

14- 60' Boat Slip Portfolio

- 14- 60' Slips – 'Jupiter's Best Kept Secret'
- Deeded Fee Simple Real Estate
- No submerged land lease!
- 100% occupancy
- Hurricane Safe Marina
- Brand New Sea Wall Installed 2022
- High Upside Potential or Easy Cash Flow
- Low HOA, Low Taxes
- HOA managed
- No repair/maintenance duties
- Full Live-aboard marina
- NOI - \$423K with annual leases (Current NOI is higher)
- CAP Rate 4.37% w/ annual leases, annual increases likely
- Strong northern Palm Beach County Market, not enough boat slips exist for the number of boaters in area
- Slips are deeded separately, provides future flexibility
- Great location, close to beaches, dog beaches, restaurants, grocery markets, shops, and much more



FOR MORE INFORMATION PLEASE CONTACT:

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Marina Information

BRAND NEW SEAWALL 2022- Currently under construction, this new seawall is fully assessed and fully paid with reserves for contingencies

LOCATION: The Bluffs Marina is well located between the Palm beach and Jupiter inlets on the East side of the intracoastal in Northern Palm Beach County. We are just 55 miles east of "Grand Bahama Island"....with easy access to all points beyond. With easy access to the Gulf of Mexico, via Lake Okeechobee, you will be in Key West before you know it. We are a fantastic Marina, enjoyed by avid boaters since the 1980's.....People love it here..

FULL LIVEBOARD ALLOWED: 'Fee Simple' Deeded Slips with No Submerged Land Lease. We are one of the facilities where you can liveboard on your boat full time if you like. This works for owners or crew, without any restrictions.

HURRICANE SAFE MARINA: As the area's best Hurricane Hole, the Bluffs Marina Slips are in demand year round. With our proximity to the inlets, and our facility being surrounded by 5 story condominiums, we are well positioned to be the best protected location no matter which direction a storm comes. You will feel safe your vessel is here.

FUEL- AT TRUCK PRICES: Since we don't have fuel tanks in the ground....our boaters enjoy the lowest fuel prices, delivered to their boat while in the slip, at Truck prices.

PARKING: With ample parking, some owners leave a car year round for their seasonal or occasional use. Besides all of the activities within walking distance, our area has easy access to Uber & Taxi services. Palm Beach International Airport is only about 20 min away. Private Jet access is even closer, via 2 regional airports.



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Boat Slip Portfolio Breakdown

Slip #	annual income	Taxes pd '21	Annual Dues
1-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
2-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
3-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
4-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
5-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
6-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
7-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
8-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
9-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
10-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
11-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
12-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
13-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
14-60'	\$ 35,400.00	\$ 1,954.76	\$ 3,237.24
	\$ 495,600.00 Gross	\$ 27,366.64	\$ 45,321.36
		Total Exp	\$ 72,688.00
	gross rent \$ 495,600.00		SALE PRICE
	expenses \$ 72,688.00		\$9,675,000
	NOI \$ 422,912.00	4.37% CAP	



All slips can be annual at \$2950/mo. Some are seasonal at higher rates/current income is higher
Investment can be passive, with annual leases (Boats stay for years).
Investment can be more active and produce additional income with easy self management

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