

EXECUTIVE  
SUMMARY

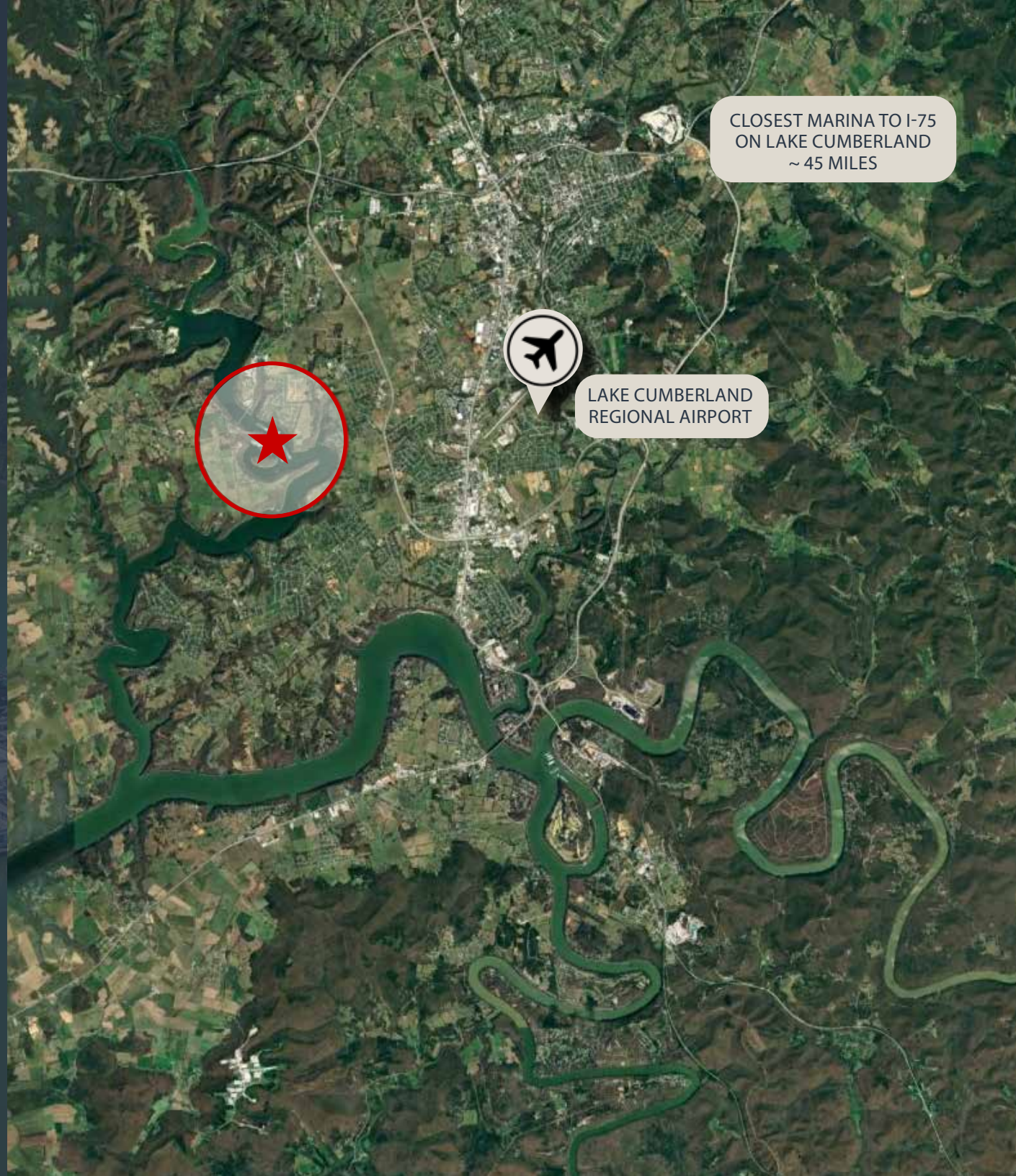
# LEE'S FORD MARINA NANCY, KENTUCKY



## LOCATION OVERVIEW

Lee's Ford Marina on Lake Cumberland offers a premier waterfront experience in the heart of Kentucky's most sought-after boating destination. Conveniently located near Somerset's dining, entertainment, and recreational attractions, the marina provides direct access to the lake's vast cruising waters and scenic coves. Its central position within the Lake Cumberland region offers unmatched accessibility—just minutes from major highways and regional airports—making it an ideal home port for both weekend boaters and long-term lake enthusiasts.

Anchored in the heart of Lake Cumberland, Lee's Ford Marina sits at the crossroads of the region's rich boating heritage and its vibrant lakefront community.







## Investment Highlights

- Lee's Ford Marina is strategically positioned on one of the largest and most popular recreational lakes in the Eastern U.S., as such the marina benefits from strong regional tourism and year-round boating activity.
- The storage-centric operation at Lee's Ford Marina ensures consistent and reliable cash flow, supported by long-term slip rentals and seasonal boat storage contracts. This dependable income stream is a cornerstone of the marina's financial performance and investment appeal.
- With nearly 1,000 slips, Lee's Ford Marina stands out as one of the largest inland marinas in the region. This exceptional scale offers operational efficiencies associated with larger facilities. The combination of size, infrastructure, and strategic location on Lake Cumberland makes Lee's Ford Marina a rare and valuable asset in the marina investment landscape.
- Lee's Ford Marina offers multiple growth avenues, including plans to expand premium slips and add cover existing houseboat slips. A RV resort has been conceptualized and engineered for the uplands, and future plans for cabins and floating home expansion on the island provide additional income potential in the coming years. These initiatives position the marina for long-term value creation.
- Projected Year 2 NOI (first year with RV park) is estimated to be \$3,794,000 on \$6,410,000 in gross revenue.



# Lee's Ford Marina

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