



EXECUTIVE
SUMMARY

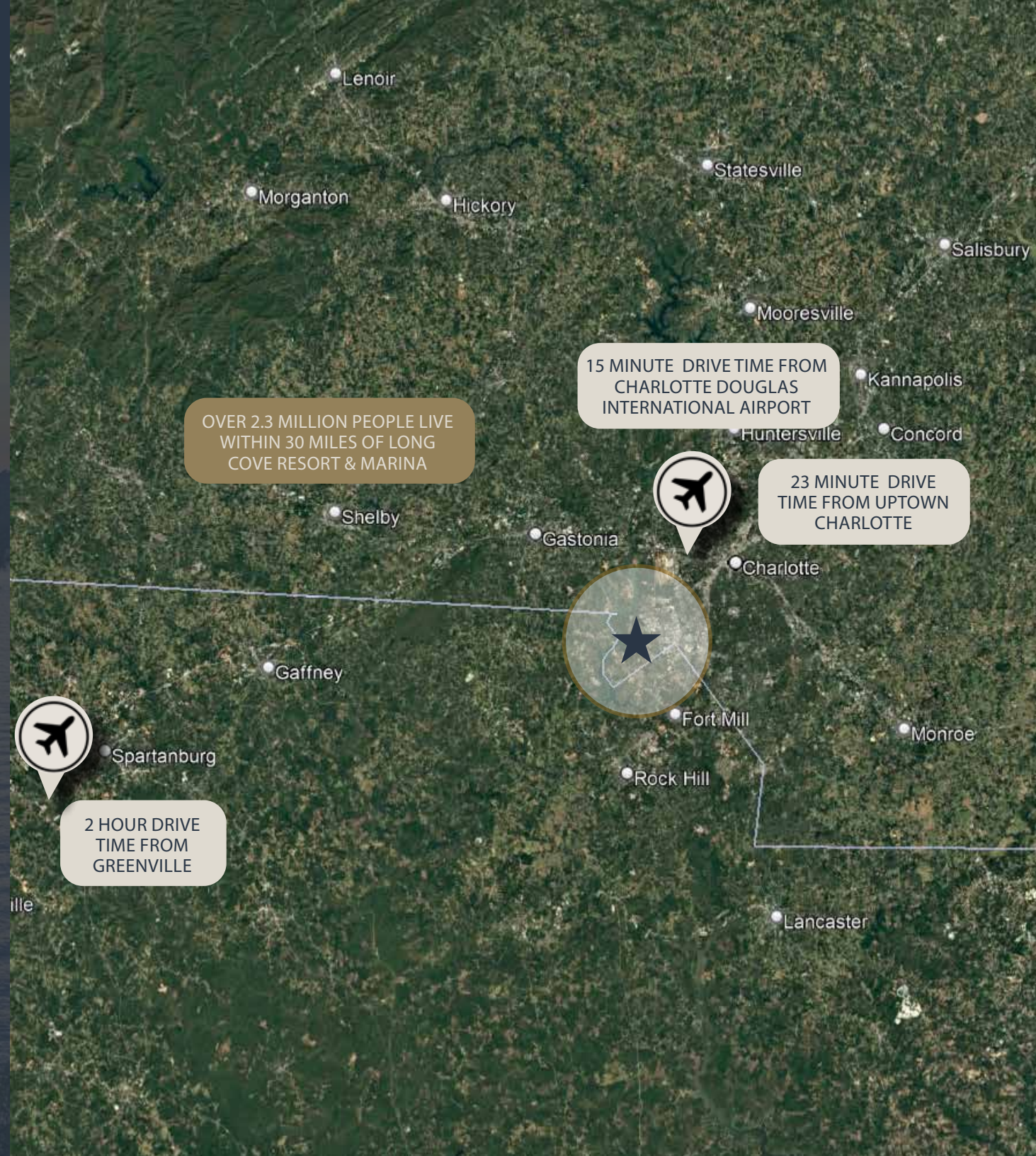
LONG COVE RESORT & MARINA

LAKE WYLIE | CHARLOTTE, NC

LOCATION OVERVIEW

Long Cove Resort & Marina on Lake Wylie offers a relaxed yet adventurous lakeside experience in the scenic Carolina Piedmont. Just minutes from Charlotte's vibrant dining, shopping, and entertainment, it provides easy access to boating, fishing, and water sports on one of the region's most beautiful lakes. Conveniently located about 23 minutes (20 miles) from Uptown Charlotte via I-77, 15 minutes from Charlotte Douglas International Airport, and roughly 3 hours (184 miles) from Raleigh via I-85 and I-40, Long Cove Resort & Marina is the perfect launch point for a peaceful weekend retreat or an active lakeside getaway.

In the heart
of the
Carolina
Lake Country





Investment Highlights

- Strategically located on Lake Wylie, Long Cove offers direct access just 23 minutes from Uptown Charlotte.
- Long Cove features 35 rental cabins, a private beach, several event venues, as well as a marina with 112 wet slips.
- Recent and in process CAPEX improvements including the planned renovation of a swimming pool and jacuzzi will benefit the next owner. These upgrades not only enhance the guest experience but also position the resort for stronger revenue growth and long-term operational efficiency.
- Significant growth in revenue and NOI projected due to the completion of a resort-style pool and jacuzzi, a 484 SF meeting room to drive weekday occupancy, and the recent hiring of an events coordinator, and paving of the entrance road.
- For TTM ending June 30, 2025, Long Cove generated \$617,000 in NOI on \$1,458,000 in Gross Revenue.
- Projected stabilized (Year 3) NOI is estimated to be \$1,369,000 on \$2,590,000 in gross revenue.



Long Cove Resort & Marina

LEISURE PROPERTY ADVISORS

Andrew Cantor

Senior Vice President

+1 404 978 2347

andrew.cantor@colliers.com

Dan Grovatt

Senior Vice President

+1 813 871 8509

dan.grovatt@colliers.com

Matt Putnam

Senior Vice President

+1 813 871 8538

matt.putnam@colliers.com

Broker of Record

Tiffany Johnson

Clarus Properties, Inc.

d/b/a Colliers

4830 West Kennedy Blvd, Suite 300
Tampa, FL 33609
USA

Colliers