

LIPG

LEISURE INVESTMENT
PROPERTIES GROUP

OFFERING
MEMORANDUM

GREEN CAY MARINA
CHRISTIANSTED, ST. CROIX

163 SLIP MARINA



Property Tours

- ❖ All Tours Are by Appointment Only and Must be Arranged by Calabash Real Estate
- ❖ Prospective Purchasers are Encouraged to Visit the Property Prior to Submitting Offer

PLEASE DO NOT CONTACT ON-SITE MANAGEMENT OR STAFF WITHOUT PRIOR APPROVAL

Terms of Sale

THE PROSPECTIVE INVESTOR WILL BE SELECTED BY OWNER IN ITS SOLE AND ABSOLUTE DISCRETION BASED ON A VARIETY OF FACTORS INCLUDING, BUT NOT LIMITED TO:

- ❖ Offer Price
- ❖ Financial Strength
- ❖ Ability to Close in a Timely Fashion
- ❖ Absence of Contingencies
- ❖ Level of Property Due Diligence Completed

ALL OFFERS MUST BE PRESENTED IN WRITING AND INCLUDE:

- ❖ Purchase Price
- ❖ Source of Purchaser's Capital (Equity and Debt)
- ❖ Amount of Earnest Money Deposit
- ❖ Outline of the Proposed Schedule for Due Diligence and Closing (LIPG Will Provide Standardized LOI Template)
- ❖ Description of Any Physical or Environmental Assumptions Which Affect the Price Being Offered
- ❖ A List of Contingencies Required to Close the Transaction
- ❖ The Purchasing Entity Should Identify Principals
- ❖ Investor Summary
 - Resume Outlining Real Estate Owned and/or Management Experience of Comparable Properties
 - Proof of Funds (LIPG Will Provide a Template Letter)

Calabash Real Estate will be available to coordinate on-site inspections for prospective investors and to answer any questions related to information contained in this Offering Memorandum.

DISCLAIMER AND AGREEMENT TO KEEP THE SUBSEQUENT INFORMATION CONTAINED HEREIN CONFIDENTIAL

Offering Memorandum and Due Diligence: Collected Information from Sources

This Offering Memorandum has been prepared to provide summary, unverified information to prospective investors/buyers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Calabash Real Estate cannot and has not made any investigation, and makes no warranty or representation, with respect to the financial health, P&Ls for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of hazardous materials, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Calabash Real Estate has not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take undertake appropriate due diligence to satisfy for themselves the factual nature of all such information that they rely on for their acquisition.

Confidential Information:

The information contained in the following Offering Memorandum is strictly confidential and the way it is presented is proprietary to Calabash Real Estate. It is intended to be reviewed only by the party receiving it from Calabash Real Estate and should not be made available to any other person or entity without the written consent of Calabash Real Estate.



GREEN CAY MARINA

GREEN CAY MARINA SUMMARY

Leisure Investment Properties Group is proud to present the opportunity to acquire Green Cay Marina in St. Croix. Green Cay stands out as a remarkable asset, boasting a unique combination of highly desirable boat slips and easy accessibility within a well-protected harbor that makes it a coveted destination for boating enthusiasts. With St. Croix's limited number of boat slips available across the island, Green Cay Marina's offering of wet slips becomes all the more precious. As the largest public marina among the four on the island, Green Cay Marina plays a vital role in accommodating both local boaters and visiting yachts, providing essential docking facilities in a picturesque setting. Guests of the Marina are also welcome to use the amenities of the Resort, creating a mutually beneficial relationship between the two assets.

Its strategic positioning and comprehensive amenities make it an ideal starting point for exploring the pristine waters of St. Croix and beyond, further cementing its status as a special asset within the US Virgin Islands Ocean-Centric infrastructure.

Property Highlights and Amenities:

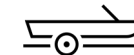
- Listing Price \$16,200,000 – (8.5x Multiple of FY 2024 Projected \$1.9M Slip Revenue – 11.12% Pro Forma Cap Rate)
- 163 Wet Slips Well Positioned in a deep-water, protected harbor
- Historically 100% Occupancy for wet slips with waiting list. High demand and limited supply of storage on the island position Green Cay as the best on island.
- Opportunity to add Dry Stack given demand/supply imbalance
- Strong Growth in Revenue projected EOY 1 – Projected Increase 32% 2023 to **\$2,713,820 (EOY - 2024)**. Due to additional slips being added in 2023 and capitalized on in Year 1



INVESTMENT HIGHLIGHTS



Hurricane Hole Protected
From Large Storms



Opportunity to Add
Dry Stack



163 Wet Slip Deep
Water Marina



4000g Gas Tank
6000g Diesel Tank
Above Ground



Premier Destination
Marina (1 of 4
Marinas on Island)



7.12% Cap Rate
(Approximated Operating
Expenses - 2023)

MARINA OVERVIEW

Green Cay Marina is a home away from home for your power or sailing yacht. A safe, tranquil hurricane hole conveniently located 3 miles east of Christiansted, the historic town and epicenter of St. Croix. The marina can accommodate vessels up to 100ft in length, with 8ft draft alongside. Offering diesel, gas, and potable water service, as well as showers and bathrooms, a laundromat, 110/220v shore power, event space, and two beautiful beaches with some of the best snorkeling on the island. Green Cay Marina has received the Blue Flag Marina distinction for its exceptional environmental management, education, safety and services and water quality. The Marina features a maintenance building that is 2,700 square feet with three 8 foot roll down doors and two 14 foot roll down doors.

See Show site — [Blue Flag](#) for details. Below are some additional amenities:

Amenities Offered

- 163 slips for power and sailing yachts
- Daily, monthly and live-aboard rates
- 2 Resort Restaurants: Deep End (casual – Resort Restaurant), The Galleon (Fine dining/events – Marina)
- Beach, pool and tennis court privileges at Tamarind Reef Resort
- Free WIFI internet

Standard Dockage Rates		
Daily		\$/ft
All Boats		\$2.50/ft
Monthly		
D Dock	<26ft	\$18.00/ft
Monthly (All other Docks)		
Mono-Hulls	Not Live Aboard	\$20.00/ft
Mono-Hulls	Live Aboard	\$25.00/ft
Catamarans/Multi Hulls	Not Live Aboard	\$30.00/ft
Catamarans/Multi Hulls	Live Aboard	\$40.00/ft

- Fuel facilities (4000g Gasoline, 6000g Diesel – Above Ground)
- Fresh water and ice
- Shower and laundry facilities
- Power, telephone & cable hookups
- Storage units • Sanitary pump-out station
- 24-hour secured dock
- Hotel Discounts at Tamarind Reef Resort

STORAGE OVERVIEW

Wet Slips Overview

The state of the marina at Green Cay Marina can be summarized as vibrant and active, with a variety of wet slips accommodating boats of different sizes. Across nine docks labeled A through I, there's a total of 163 slips, with sizes ranging from 26 feet to 60 feet in length. Overall, the marina is well-utilized, reflecting a healthy boating community and underscoring its significance as a hub for maritime activities in the area.

Dry Stack Development

There is an opportunity to develop the vacant land which is adjacent to the marina into Dry Stack which would help fill the immediate need for additional boat storage on the island. It is estimated that there are only 106 Marina Wet Slips on an island outside of Green Cay Marina (Dry Stack Unknown). The limited supply of slips has made it incredibly difficult for boat owners to enjoy the beautiful waters of the USVI. Additional Dry Stack would fill the immediate need for storage and open up more wet slips for transient travelers.

“The marina offers good protection for vessels and is one of the preferred options in the area... Positioned close to Green Cay and near Buck Islands National Park, one of the most popular snorkeling destinations in the U.S.V.I.”

Wet Slips			
<u>Wet Slips:</u>	<u>Slip Length (ft)</u>	<u># of Occupied Slips</u>	<u>Total # of Slips</u>
Dock A	60	20	22
Dock B	50	28	29
Dock C	40	42	44
Dock D	26	25	29
Dock E	Slip size vary	7	7
Dock F	40	11	11
Dock G	Slip size vary	5	6
Dock H	50	4	5
Dock I	Slip size vary	9	10
Total Linear Feet/Total # of Slips:	-	151	163

PRO FORMA BUSINESS PLAN – REVENUE ASSUMPTIONS

Marina Revenue	\$/Slip	2023	PF \$/Slip	EOY 1	% Change
Wet Slips Available		163		163	-
Wet Slips Occupied		151	12	155	3%
Occupancy		93%		95%	3%
Marina Revenue					
Slip Rental	\$ 9,581.94	\$ 1,446,872	\$ 12,335.76	\$ 1,912,043	32%
Lease Income	\$ 563.11	\$ 85,030	\$ 618.03	\$ 95,794	13%
Utilities Income	\$ 747.79	\$ 112,917	\$ 857.60	\$ 132,928	18%
Fuel Sales	\$ 2,511.75	\$ 379,274	\$ 2,703.28	\$ 419,009	10%
Gift Shop	\$ -	\$ -	\$ 575.00	\$ 89,125	0%
Other	\$ 213.19	\$ 32,192	\$ 418.84	\$ 64,920	102%
Subtotal Marina Revenue		\$ 2,056,285	\$ -	\$ 2,713,820	32%
Gross Revenue:		\$ 2,056,285		\$ 2,713,820	32%

Marina Occupancy: The marina has historically operated at 100% occupancy, and that is highly projectable into the future although we have conservatively projected a 5% vacancy for EOY 1.

Slip Revenue: Installation of new slips in late 2023 has contributed to an average monthly increase in slip revenue. Current ownership projects slip revenue to reach \$1.9m.

Lease Income: Tenant change over caused a loss of income. Current ownership anticipates a normal year of lease income for EOY 1

Fuel Sales: New Dock Master has had immediate impact on improving Fuel Sales

Gift Shop: Gift Shop is scheduled to be opened late summer 2024

PRO FORMA BUSINESS PLAN – EXPENSE ASSUMPTIONS

Marina	% of Dept	2023	% of Rev	EOY 1	% Change
Salaries & Benefits	33%	\$ 153,507	28%	\$ 135,086	-12%
COGS - Marina Fuel	56%	\$ 258,998	60%	\$ 284,926	10%
Docks Maintenance	4%	\$ 17,176	4%	\$ 17,692	3%
Equipment	4%	\$ 16,983	4%	\$ 17,492	3%
Sewage Treatment	3%	\$ 13,821	3%	\$ 14,235	3%
Electrical R&M	1%	\$ 5,200	1%	\$ 5,356	3%
Subtotal Marina	100%	\$ 465,685	100%	\$ 474,788	2%
General & Administrative	% of Dept	2023	% of Dept.	EOY 1	% Change
Marketing	6%	\$ 11,985	6%	\$ 12,344	3%
Gas/Oil Supplies	10%	\$ 20,444	10%	\$ 21,057	3%
Cleaning Supplies	10%	\$ 20,331	10%	\$ 20,941	3%
Professional/Legal Fee	27%	\$ 54,156	28%	\$ 59,572	10%
Bank/CC Charges	38%	\$ 77,629	37%	\$ 77,629	0%
Computer Expense	7%	\$ 14,859	7%	\$ 15,305	3%
Dues and Subs	1%	\$ 2,463	1%	\$ 2,536	3%
Sub Gen. & Admin	100%	\$ 201,867	100%	\$ 209,385	4%
Utilities	% of Dept.	2023	% of Dept.	EOY 1	% Change
Electric	41%	\$ 51,260	40%	\$ 46,134	-10%
Water	42%	\$ 52,824	41%	\$ 47,541	-10%
Telephone	2%	\$ 2,797	3%	\$ 2,881	3%
Wireless Internet	4%	\$ 4,704	4%	\$ 4,845	3%
Propane	7%	\$ 8,930	8%	\$ 9,198	3%
Satellite/Cable TV	3%	\$ 4,061	4%	\$ 4,183	3%
Subtotal Utilities	100%	\$ 124,576	100%	\$ 114,782	-8%
Fixed Costs					
Taxes		\$ 20,278		\$ 20,886	3%
Insurance		\$ 89,690		\$ 92,380	3%
Sub Fixed Cost	0%	\$ 109,967	0%	\$ 113,266	3%
Total Expenses		\$ 902,095		\$ 912,222	1%
NOI/EBITDA		\$ 1,154,190		\$ 1,801,599	56%

The numbers above were calculated using the consolidated financial statements for the Marina and Resort. Expenses unrelated to the operations of the Marina have been omitted to give an accurate representation of the Marina operation.

Please note each additional section breakdown of expenses allocated to the marina.

Labor: The marina has been operating much more efficiently after the addition of the new Dockmaster. We projected this trend to continue and reduce excess labor costs.

Fuel Cost of Sales: The increase in Fuel Costs of Sales is proportional with the increase in Fuel Sales. We have kept the percentage at 32% profit margin

Marketing: The large majority of the marketing budget is allocated towards the Resort. We have allocated 25% of the historical trendline for the marketing expenses towards the marina and applied a standard 3% appreciation for EOY 1.

Allocated Operating Expenses: Equipment, Sewage Treatment, Electrical R&M, Cleaning Supplies, Bank/CC Charges, Computer Expenses, and Dues and Subs have all been allocated 50% Marina – 50% Resort

Professional/Legal Fees: Current ownership has projected an increase of \$10k in professional/legal fees to account for the transfer of high-cost labor to outsourced services.

Utilities: 4th Quarter conservation program identified water leaks and launched new power-saving measures and fixtures which have reduced water and electric bills. Utilities have been allocated at 30% Marina – 70% Resort

Fixed Costs: Fixed costs have been projected to increase 3% by EOY1. Taxes have been allocated 50% Marina – 50% Resort. Insurance Expenses have been allocated 35% Marina – 65% Resort

DRY STACK DEVELOPMENT PHASE 1

Dry Storage Facility Phase 1			
Avg Cost per foot	Price/ft	Length (ft)	Revenue/Vessel
	\$35	25	\$875
	\$55	40	\$2,200
	\$70	60	\$4,200
Anticipate Customer base	Boats	Monthly Revenue	Annual Revenue
Clients 25ft or less	15	\$13,125	\$157,500
Clients 40ft or less	21	\$46,200	\$554,400
Clients 60ft or less	9	\$37,800	\$453,600
	45	\$97,125	\$1,165,500

Dry Stack Development

Green Cay Marina is very well positioned to add additional dry stack facilities given the optimal location of the marina on the preferable calm northeast side of the island, and the strong demand the marina current has given the waitlist for their wet slips. The plan above was provided by current ownership which details expectations for the first phase of dry stack development which would include 45 racks. This is a conservative estimate for the total amount of slips which could be built should new ownership pursue a dry stack development.

LIPG has not included a dry stack facility in its pro forma projections, although it would certainly impact projections for future ownership should they pursue this development strategy

PRICING ANALYSIS



Pricing Metrics

Offering Price:

\$16,200,000

Down Payment:

\$5,670,000

GRM

2023

EOY 1

7.88

5.97

CAP Rate

7.12%

11.12%

EBITDA Multiplier

14.04

8.99

The Pricing Metrics above are intended to showcase an accurate representation of Gross Revenue Multiplier of all Business activities & Cap Rate to the purchase price. Given the current state of operations between the Resort and Marina the numbers have been adjusted to showcase the most accurate representation of financials possible. The offering price is representative of a 14.04x EBITDA Multiple or a 7.12% Cap Rate. Projected forward-looking financials, the offering price of \$16,200,000 is representative of a 8.99x EBITDA Multiple or a 11.12% Cap Rate.

PLEASE NOTE: Resort is also for sale separately. Contact us for more info.

IRR ANALYSIS

Offering Price	\$ 16,200,000	(Sample) Loan Amount	\$ 10,530,000		
Down Payment	35%	Amortization	25yrs		
	\$ 5,670,000	Interest Rate	7.50%		
		Loan to Value	65%		
GRM	7.88	Term	5yrs		
EBITDAx	14.04				
Cap Rate	7.12%				
		Capital Appreciation	\$ 17,094,968		
GRM EOY 1	5.97				
EBITDAx EOY 1	8.99	5yr Unleveraged IRR	19.72%		
Cap Rate EOY 1	11.12%	5yr Leveraged IRR	33.93%		
Terminal Cap Rate	8.00%	Levered Cash-on-Cash EOY 1	13.59%		
	EOY 1	EOY 2	EOY 3	EOY 4	EOY 5
NOI	\$ 1,801,599	\$ 1,862,980	\$ 1,926,313	\$ 1,991,658	\$ 2,059,077
Terminal Cap Rate	11.12%	8.00%	8.00%	8.00%	8.00%
Value	\$ 16,200,000	\$ 23,287,248	\$ 24,078,908	\$ 24,895,721	\$ 25,738,467
Net Cash Flow Before Debt Service	\$ 1,704,442.83	\$ 1,762,909.38	\$ 1,823,240.10	\$ 1,885,492.97	\$ 1,949,727.73
Less: Debt Service	\$ 933,789	\$ 933,789	\$ 933,789	\$ 933,789	\$ 933,789
DSCR Ratio	\$ 1.93	\$ 2.00	\$ 2.06	\$ 2.13	\$ 2.21
Net Cash Flow After Debt Service	\$ 770,654	\$ 829,120	\$ 889,451	\$ 951,704	\$ 1,015,938
EOY Loan Balance	\$ 10,380,905	\$ 10,220,235	\$ 10,047,092	\$ 9,860,507	\$ 9,659,437
Unleveraged IRR	11%	30%	24%	21%	20%
Acquisition Cost	\$ (16,200,000)	\$ (16,200,000)	\$ (16,200,000)	\$ (16,200,000)	\$ (16,200,000)
EOY 1	\$ 18,001,599	\$ 1,801,599	\$ 1,801,599	\$ 1,801,599	\$ 1,801,599
EOY 2		\$ 25,150,227	\$ 1,862,980	\$ 1,862,980	\$ 1,862,980
EOY 3			\$ 26,005,221	\$ 1,926,313	\$ 1,926,313
EOY 4				\$ 26,887,379	\$ 1,991,658
EOY 5					\$ 27,797,545
Levered IRR	16%	63%	46%	38%	34%
Acquisition Cost	\$ (5,670,000)	\$ (5,670,000)	\$ (5,670,000)	\$ (5,670,000)	\$ (5,670,000)
EOY 1	\$ 6,589,749	\$ 770,654	\$ 770,654	\$ 770,654	\$ 770,654
EOY 2		\$ 13,896,133	\$ 829,120	\$ 829,120	\$ 829,120
EOY 3			\$ 14,921,267	\$ 889,451	\$ 889,451
EOY 4				\$ 15,986,918	\$ 951,704
EOY 5					\$ 17,094,968
Unleveraged Cash-on-Cash	11%	11%	11%	12%	12%
Levered Cash-on-Cash	14%	15%	16%	17%	18%

An aerial photograph of a tropical coastal area. In the foreground, there is a paved road on the left and a dense thicket of green trees and bushes. A dirt path winds through the vegetation. In the middle ground, a marina is filled with numerous white sailboats. To the right of the marina, there is a small island or peninsula with a sandy beach and a few buildings. The background shows the turquoise ocean meeting a bright blue sky with scattered white clouds.

LAND DEVELOPMENT OPPORTUNITY

**Available Separately*

MARINA LAND DEVELOPMENT OPPORTUNITY

Green Cay Marina, is primed for developing the additional approximately 20 acres surrounding the Marina into residential properties presents a promising opportunity for expansion and community enhancement. The proposed development includes 40 flat units and 63 townhome units, offering a diverse range of housing options to meet the needs of various residents. The development of new housing units can immediately address the desire for residential expansion as housing affordability has grown into a significant problem in the last 5 years. New supply will help alleviate demand and create a prosperous community surrounding Tamarind Reef Resort.

Alternate Development Opportunity includes the expansion of boat storage for the marina. The ability to create a dry stack boat storage facility addresses the need for additional boat storage on the island and would separate Green Cay Marina as the premier facility of St. Croix.



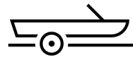
REDEVELOPMENT CONCEPTS



Townhomes



Flats



**Dry Stack
Boat Storage**

- **Townhomes – Estimated Sq. Ft. : 1,800 – 3,000 sf**
- **Flats – Estimated Sq. Ft. : 1,800 – 2,400 sf**
- **Dry Stack Boat Storage – Estimate : 45 Boats (25-60 ft)**

PROPOSED DEVELOPMENT PLANS

The potential for developing the additional acreage surrounding Green Cay Marina into residential properties presents a promising opportunity for expansion and community enhancement. The proposed development includes 40 flat units and 63 townhome units, offering a diverse range of housing options to meet the needs of various residents. Additionally, plans involve the construction of a retail/office building, initially serving as a sales office for the residences and later evolving into an amenity for the community. This mixed-use approach not only contributes to the growth of residential infrastructure but also adds commercial value, fostering a vibrant and interconnected neighborhood around Green Cay Marina.

The proposed residential development surrounding Green Cay Marina envisions a total of nine buildings, each boasting three to four stories and accommodating between 4 to 22 units per building. This architectural layout allows for a diverse mix of housing options, catering to various preferences and lifestyles within the community. The flats, spanning from 1800 to 2400 square feet, offer spacious and modern living spaces, while the townhomes, ranging from 1800 to 3000 square feet, provide a blend of comfort and sophistication. With such versatility in size and design, residents have the opportunity to choose residences tailored to their individual needs, ensuring a dynamic and inclusive living environment amidst the serene backdrop of Green Cay Marina.

Green Cay Marina
Development Location

Building	Units	Area	Notes
Building 1 (Flats)	10	1,800 sq ft	10 Units @ 1800 sq ft
Building 2 (Townhomes)	10	3,000 sq ft	10 Units @ 3000 sq ft
Building 3 (Flats)	10	2,400 sq ft	10 Units @ 2400 sq ft
Building 4 (Townhomes)	10	3,000 sq ft	10 Units @ 3000 sq ft
Building 5 (Flats)	10	2,400 sq ft	10 Units @ 2400 sq ft
Building 6 (Townhomes)	10	3,000 sq ft	10 Units @ 3000 sq ft
Building 7 (Flats)	10	2,400 sq ft	10 Units @ 2400 sq ft
Building 8 (Townhomes)	10	3,000 sq ft	10 Units @ 3000 sq ft
Building 9 (Retail/Office)	1	10,000 sq ft	Retail/Office Building
Total	63	100,000 sq ft	63 Units



LandDesign®

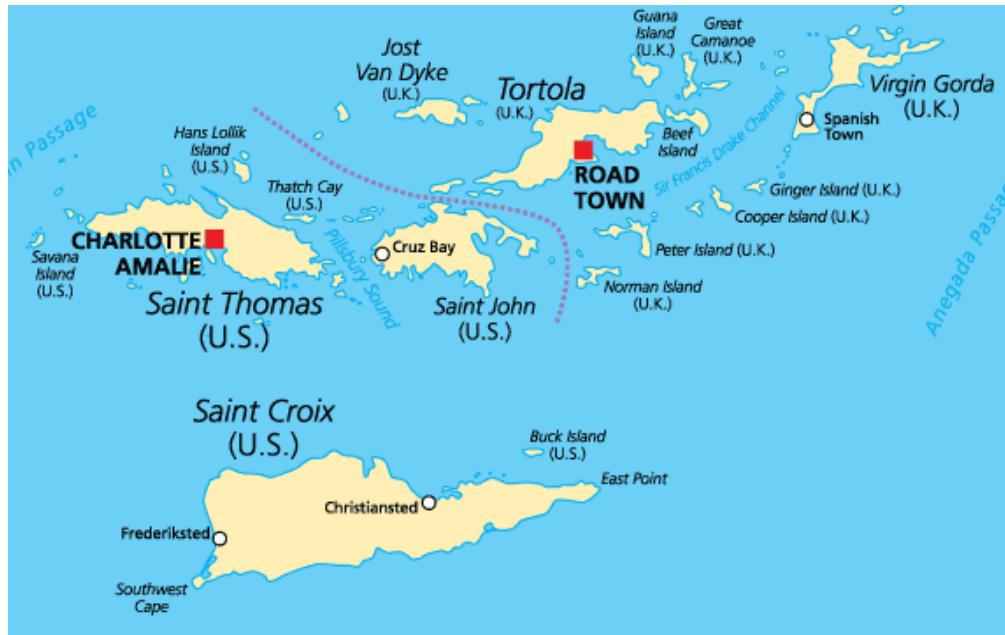
GREEN CAY MARINA
CONCEPT MASTERPLAN | ST. CROIX, US VIRGIN ISLANDS

JULY 3, 2007 | 0007011
SCALE: 1"=50'-0"
0 25 50 100
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An aerial photograph of a tropical coastal area. In the foreground, a marina is filled with numerous white yachts docked at a pier. To the left of the marina is a parking lot with several cars and a small building. A green golf course is visible in the middle ground, surrounded by palm trees and other tropical vegetation. In the background, a sandy beach meets the turquoise ocean. The sky is blue with scattered white clouds. A dark grey banner with a thin gold border is overlaid across the center of the image, containing the text 'DEMOGRAPHIC ANALYSIS' in gold, uppercase letters.

DEMOGRAPHIC ANALYSIS

DEMOGRAPHIC ANALYSIS



Demographics

	<u>Total</u>
Population 2023 (St. Croix)	50,000 est.
Population 2023 (USVI)	100,000 est.
Annual Growth Rate %	-.4%
Average Household Income	\$40,408
Median Household Income	\$39,445

Demographic Statistics Produced by Census.gov



ST. CROIX, USVI

General Statistics

Total Population – 50,000

Tourism Statistics (2022):

Leisure Air Arrivals – 163,202

Cruise Visitors – 83,478

Resort Occupancy Rate – 60%

Source: USVI Bureau of Economic Research



St. Croix, USVI, nestled in the Caribbean just east of Puerto Rico, is a captivating tropical island renowned for its stunning natural landscapes, inviting climate, and vibrant local culture. As a premier tourist destination, St. Croix boasts a thriving hotel industry, offering a diverse array of accommodations tailored to cater to every traveler's preferences. With a rich history dating back to the early 20th century, the island has long attracted visitors seeking a luxurious escape, and today, it is home to some of the Caribbean's most exclusive and upscale hotels, promising travelers a taste of paradise in a setting of unparalleled beauty and relaxation.

[Strong Commitment to the Environment](#)

[Luxurious and Exclusive Destination](#)

[Stunning Beaches and Natural Parks](#)

U.S. VIRGIN ISLANDS MAP OVERVIEW

Popular Attractions

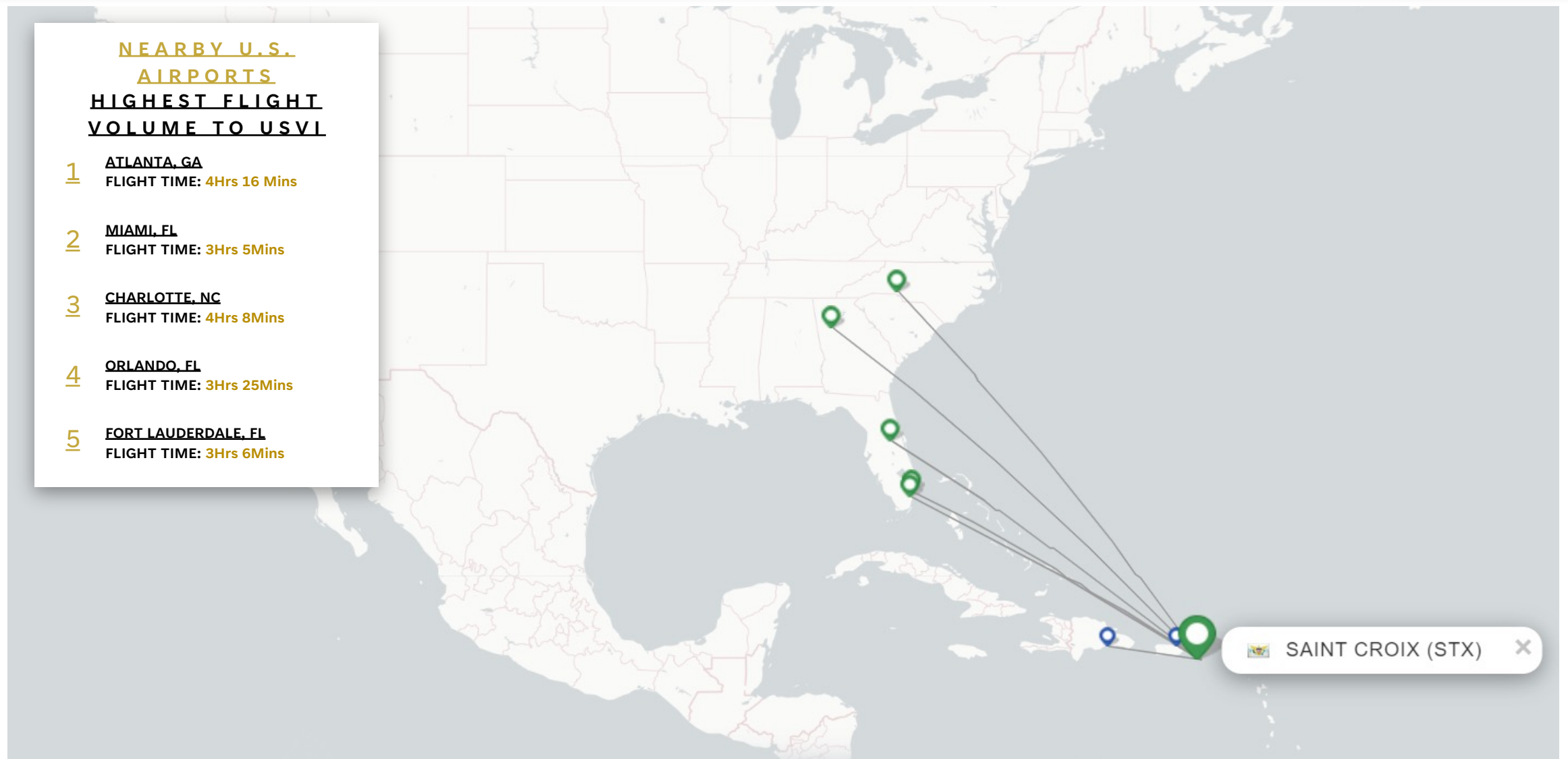
- Buck Island National Monument**
Location St. Croix
- Virgin Islands National Park**
Drive Time: St. John
- Magen's Bay**
Drive Time: St. Thomas
- Sandy Point National Wildlife Refuge**
Drive Time: St. Croix
- Maho Bay Beach**
Drive Time: St. John
- Estate Whim Plantation Museum**
Drive Time: St. Croix
- Fort Frederick**
Drive Time: St. Croix
- Fort Christiansvaern**
Drive Time: St. Croix
- St. George Village Botanical Gardens**
Drive Time: St. Croix



ST. CROIX REGIONAL MAP



INTERNATIONAL MAP



ADVISORY TEAM

MARINA ADVISOR

JEFFREY SPILMAN, CCIM

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