





39 Slips Condo Marina w/ Declarant Rights.

*Separate condo slips. Owner gets full declarant rights.

*HOA is inactive. New owner can activate and start charging HOA Dues to the 16 Owners in the building that own slips.

*Any repairs that are made can be shared with the Homeowners. (You can exempt yourself from any dues.)

*Marina Boat Slips are 12 ft. wide, there are a few 14 ft. wide slips at the front of the piers (1 each side)

*Electric service is 20 amp. Water meters are in place.

ERE / Tangier Development LLC taxes owed 12-31-2019

Dist Acct	2017 CO Taxes	2018 CO Taxes	2019 Co Taxes	Total Due
07-143435			\$102.31	\$102.31
07-143443	\$112.99	\$102.31	\$91.63	\$306.93
07-143451	\$112.99	\$102.31	\$91.63	\$306.93
07-143478	\$112.99	\$102.31	\$91.63	\$306.93
07-143486	\$112.99	\$102.31	\$91.63	\$306.93
07-143494	\$112.99	\$102.31	\$91.63	\$306.93
07-143508	\$112.99	\$102.31	\$91.63	\$306.93
07-143516	\$112.99	\$102.31	\$91.63	\$306.93
07-143524	\$112.99	\$102.31	\$91.63	\$306.93
07-143532	\$112.99	\$102.31	\$91.63	\$306.93
07-143559	\$112.99	\$102.31	\$91.63	\$306.93
07-143591	\$112.99	\$102.31	\$91.63	\$306.93
07-143605	\$112.99	\$102.31	\$91.63	\$306.93
07-143613	\$112.99	\$102.31	\$91.63	\$306.93
07-143621	\$112.99	\$102.31	\$91.63	\$306.93
07-143648	\$112.99	\$102.31	\$91.63	\$306.93
07-143656	\$112.99	\$102.31	\$91.63	\$306.93
07-143664	\$112.99	\$102.31	\$91.63	\$306.93
07-143672	\$112.99	\$102.31	\$91.63	\$306.93
07-143680	\$112.99	\$102.31	\$91.63	\$306.93
07-143699	\$112.99	\$102.31	\$91.63	\$306.93
07-143702	\$112.99	\$102.31	\$91.63	\$306.93
07-143710	\$112.99	\$102.31	\$91.63	\$306.93
07-143729	\$112.99	\$102.31	\$91.63	\$306.93
07-143737	\$112.99	\$102.31	\$91.63	\$306.93
07-143745	\$112.99	\$102.31	\$91.63	\$306.93
07-143753	\$112.99	\$102.31	\$91.63	\$306.93
07-143761	\$112.99	\$102.31	\$91.63	\$306.93
07-143788	\$112.99	\$102.31	\$91.63	\$306.93
07-143796	\$112.99	\$102.31	\$91.63	\$306.93
07-143818				\$0.00
07-143850				\$0.00
07-143826				\$0.00
07-143419				\$0.00
07-143400				\$0.00
07-143370				\$0.00
07-143354				\$0.00
07-143257				\$0.00
07-143249				\$0.00

Total Due

\$9,003.28

Crisfield, MD Boat Slips

RENTAL PROFORMA- Annually

41 BOAT SLIPS \$300/mo. = \$4200/yr x 41

Rent Income	\$172,200.00
25% Vacancy	\$43,050.00
Annual Taxes (41 slips @\$90.74ea)	\$3,720.24
Miscellaneous	<u>\$3,000.00</u>
NET INCOME ANNUALLY:	\$122,429.76

Crisfield, MD Boat Slips

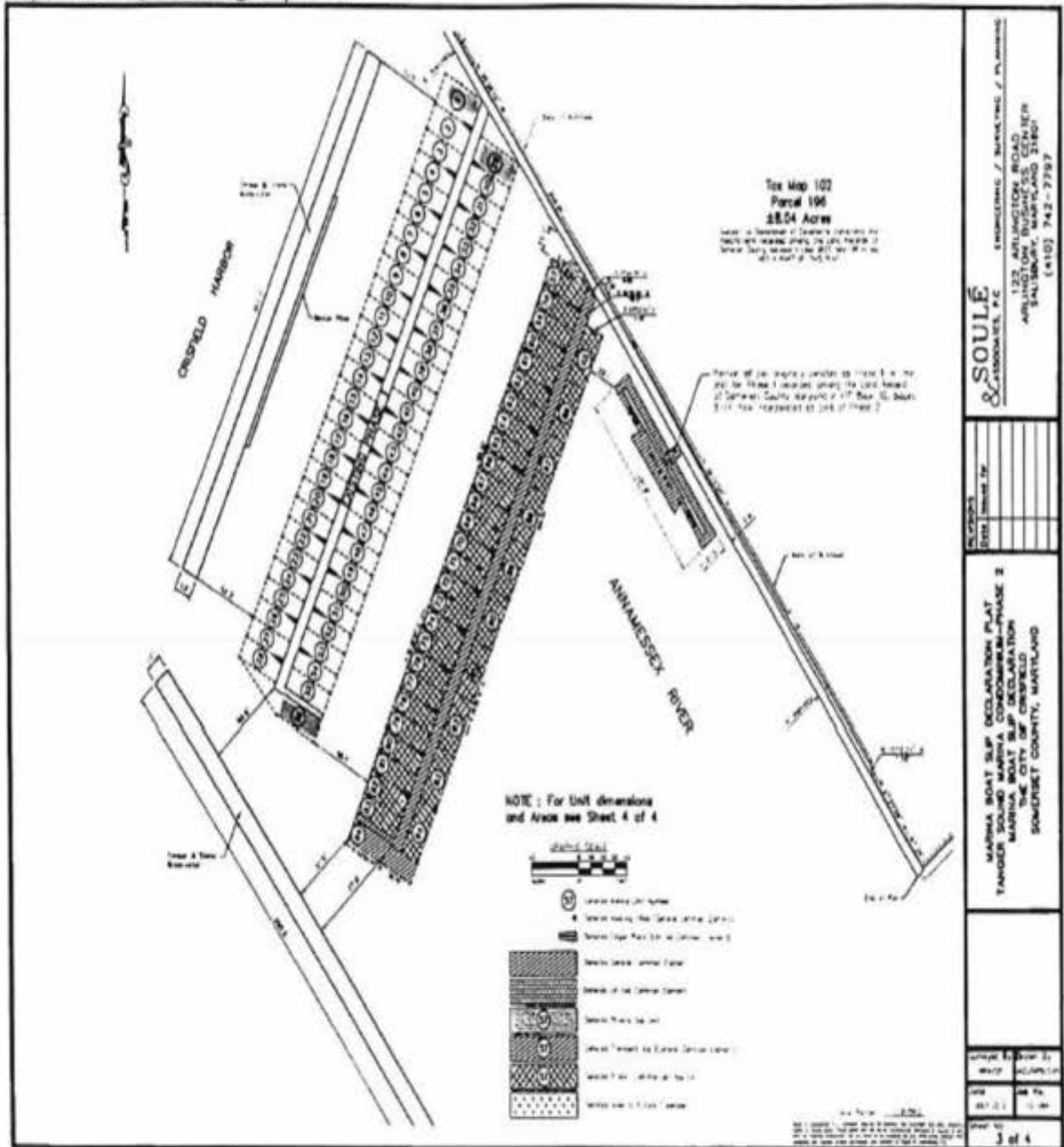
SALES PROFORMA

41 BOAT SLIPS \$15,000/SLIP

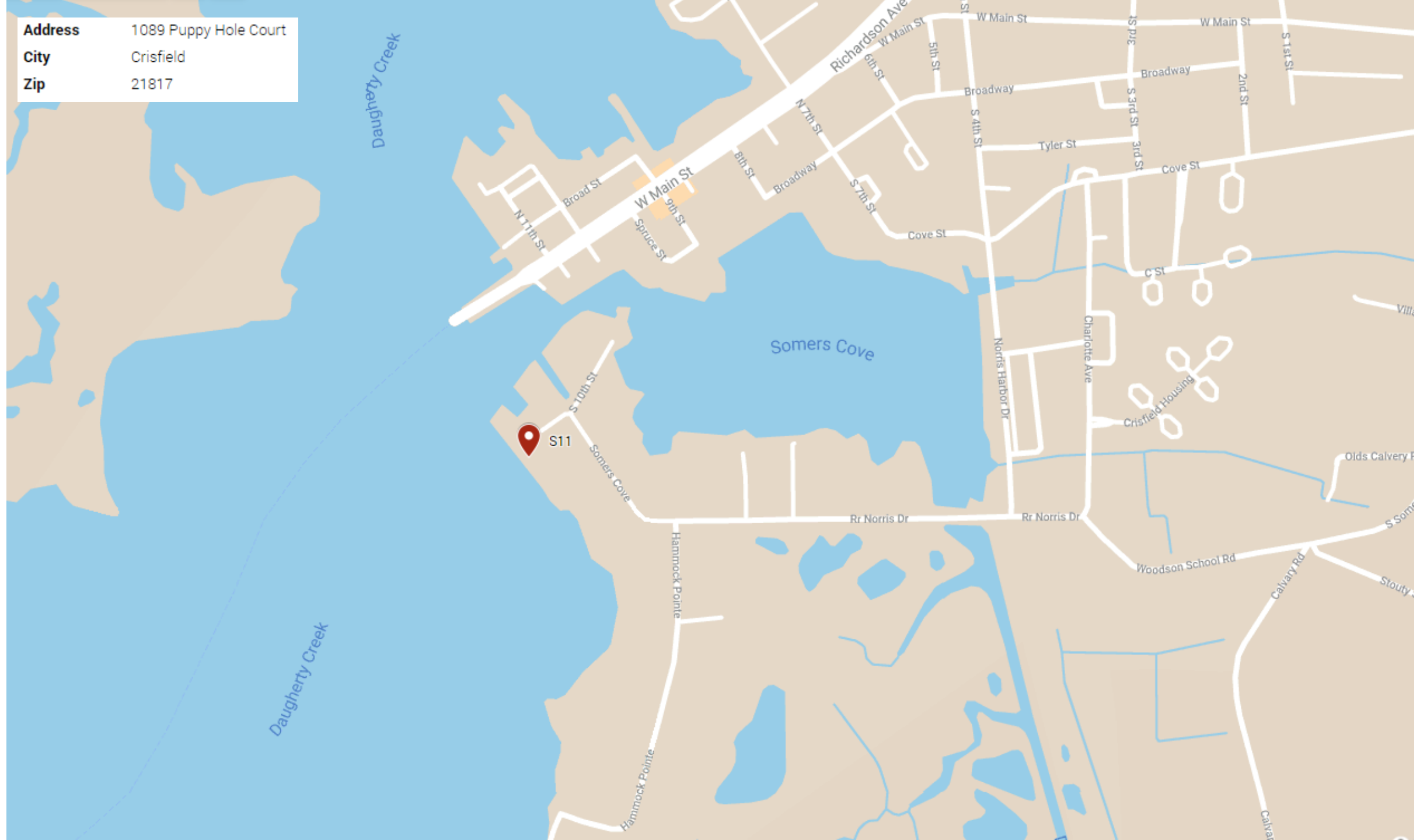
Total Sale			\$615,000.00
Miscellaneous Repairs			
	*Power Wash & Replace Misc. Decking and Stain	\$24,000.00	
	*Electrical Repair	\$8,000.00	
	*Gate	\$3,000.00	
	*TOTAL REPAIRS		\$35,000.00
Commission			<u>\$61,500.00</u>
TOTAL INCOME:			\$518,500.00

40-Parcels 1-Transient
 2-Public 13-Owned by individuals

56 total in Phase I



Address 1089 Puppy Hole Court
City Crisfield
Zip 21817



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