About us

Marina Sales has joined Gulf Commercial Brokerage, LLC as a strategic partner to better serve the national and international marina industry, creating an unparalleled marketing platform for both buyers and sellers. Because of our outstanding research and marketing ability, our clients attain their anticipated returns when working with MarinaSales and Gulf Commercial Brokerage. We have been exclusively working with buyers and sellers of commercial real estate investments sales for over 10 years. Whether a buyer or seller, you will benefit from our aggressive marketing campaigns.

We offer:

- Customized investment packaging
- Nationwide Presence & Local Expertise
- Buyer and Seller Representation
- Broker Affiliate Networking

Members:

- State Board of Realtors & National Association of Realtors
- Texas Self Storage Association
- Texas Association of Realtors
- Loopnet and Commgate
- Marina Association of Texas
- Association of Marina Industries



Working hard to provide comprehensive services in the valuation, positioning and marketing of marinas and marine-related enterprises.

Broker

CONTACT

Peter Meyer Gulf Commercial Brokerage, LLC

Cell (713) 320-9651 Fax (713) 574-9643 peter@gulfcommercialbrokerage.com www.gulfcommercialbrokerage.com

PETER MEYER

As President of Gulf Commercial Brokerage, LLC, Peter focuses on Marinas, RV, Mobile Home Parks, Self-Storage, Industrial Properties and land, Peter specializes in creating customized marketing plans for owners, helping attract prospective buyers to your property. With a real estate/ business background and business degree, we understand the market trends, investment strategies and what to look for in making a property work for all buyers and sellers.

Peter's acquisition and disposition experience helps inform our clients throughout each transaction, assisting our clients to make an informative business decision!

By developing a strategic partnership with www.marinasales.com, Peter strives to create one of the largest, marketing and informative brokerage companies among the Marine industry!

Peter enjoys boating, fishing, hunting and spending time with his family and friends.

Images and statements in this brochure are representative of the average MarinaSales.com marketing involvement. Each listing can vary in its marketing as every listing is unique. In certain instances, images have been borrowed from MarinaSales.com's advertising sources for representation only.



www.gulfcommercialbrokerage.com



S MARINASALES Professional Services in Marine Business and Property Sales



www.MarinaSales.com

Thinking of buying or selling?

OVERVIEW

MarinaSales and Gulf Commercial Brokerage provide brokerage, consulting, marketing, and valuation services to marina owners and investors worldwide. Our principals have backgrounds in business, finance and commercial real estate along with the deep industry connections required to source and close deals.

We understand the unique characteristics of the contemporary marine business and property marketplace. Together, we consistently perform due to an unparalleled commitment to relationships, industry knowledge, and results.

Call today!

(713) 320-9651

Marina

of Texas

Association

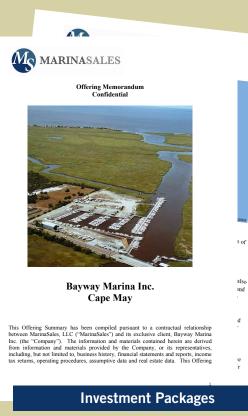
MarinaSales marketing



MarinaSales.com Website

What marinas should know Ð Marinas For Sale about how appraisers Corps of Engineers • Going Concern Value—Real estate is an integral part of the ongoing Corps of Eng valuate their operations In quantifying a marina facility's BY GERARD H. MCDONOUGH, MAI leased to a third party, which is becor and the sul of marinas across the Ine vanianton or marines across or United States is a very complex i because no two marines are alike. rimes vary in land area, wet and dry increasingly more popular in y's marketplace while at the s ame time th Within there xisting and r marina types m exist with different characteristics, such as Wi-Fi capabilities, ship's store, laun The site inspection ocation. As a result, one of The site inst e inspection is an i orth. Due to the unique chara in of marinar ding of the physical ch cry familian. with the prope and the n a, the approis should appraise the small, family-owned large, full-sea A professional approach ce operasmall or limite first step in the s of wet slips indoor and outdoor b luation of a is to det ones are listed in ine which int ith fuel ser with fuel services. In addition wet slips, upland storage, and rvices, the full-service marina · Fee Sin perty is at the core of the fir alysis, and the appraiser n · Leased En ally includes a boat main · Leasehold-Land is leased. This ermine what is the most me profitable fi nent that is either cated on lab. common in wner of the m highest and best use. And this is not asy, particularly in Florida. wned h the U.S. Arm stially zoned site can cor Primary items to consider with upland and basin areas Coning: Is the cu Pump-Out Facility: Is there at ant use as a mari permitted use? If not, expansion ntial will be restricted and neigh-Dry Stack Buildings: An engi

Marketing & Industry News



MarinaSales works hard to market your property for the appropriate audience. In addition to the services already listed, we also provide the following related services:

- Marinas
- Storage
- RV/Mobile Home
- Industrial
- Land

www.MarinaSales.com