WILFORD LAND COMPANY, INC.
Marina Specialists
P.O. BOX 953
EASTON, MARYLAND 21601

THE HAVEN HARBOUR, ROCK HALL, MARYLAND

NAME: The Haven Harbour

LOCATION: Gratitude Road, Rock Hall, Maryland

ACREAGE: 4.55 acres, more or less, additional ½ acre under lease/option.

SLIPS: 200 slips

DEPTH: 4’/5½’ MLW

OTHER AMENITIES: 10T travelift, 44 x 64 Butler building, 27 x 10 machine shop, 4 bedroom home, 2 stores, wet bar, swimming pool, office, new showers, bubling system, 1000 gal. fuel storage, washing equipment, water and electric outlets at all slips and at all winter storage locations, indoor recreation, volleyball, shuffle board, laundry and compressor for air powered tools.

PRICE: $1,700,000 with $290,000 down; $300,000 assumable at bank rate, balance at 10%.

NET OPERATING INCOME: (defined as gross return less all expenses, except debt service, taxes, owners compensation, improvements, and depreciation) proforma for 1985 $263,300. Debt service at the asking price would be approximately $152,270 for 1986.