



Inn at Diamond Cove Resort

Great Diamond Island, **Portland, Maine**



The Inn at Diamond Cove, Diamond's Edge Restaurant, a 220 Person Event Venue, a 45 Slip Marina, & a 50 Seat Fully Restored Naval Launch all nestled on one of Portland, Maine's most pristine and tranquil islands



The Offering

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to offer, on an exclusive basis, the fee simple interest in the 44-room Inn at Diamond Cove, a timeless New England Resort in pristine condition (the "Resort" or "Property") featuring oversized luxury guestrooms with high-end finishes situated in Great Diamond Island in Portland, Maine. Set on the historic site of Fort McKinley once used to defend the Portland Harbor, the boutique Hotel was developed in 2015 with significant attention to preserving the area's original character and rich history. The opportunity also includes the Resort's own 50-seat Naval launch, an exclusive 45-slip marina, a 220-person wedding and event venue, and Diamond's Edge Restaurant, boasting exquisite local flavors and breathtaking oceanfront views. The Property is nestled in one of the state's most spectacular and unspoiled natural oases, just 20 minutes from downtown Portland's vibrant restaurant and tourism scene.

The offering presents investors with an extremely rare opportunity to either acquire or invest in highly desirable real estate assets situated in an irreplaceable resort setting on an island off Portland, Maine. The Property is being offered at a discount to replacement costs and comparable New England sales. Fully unencumbered, the Resort allows for significant performance upside through improved operations and enhanced marketing initiatives.

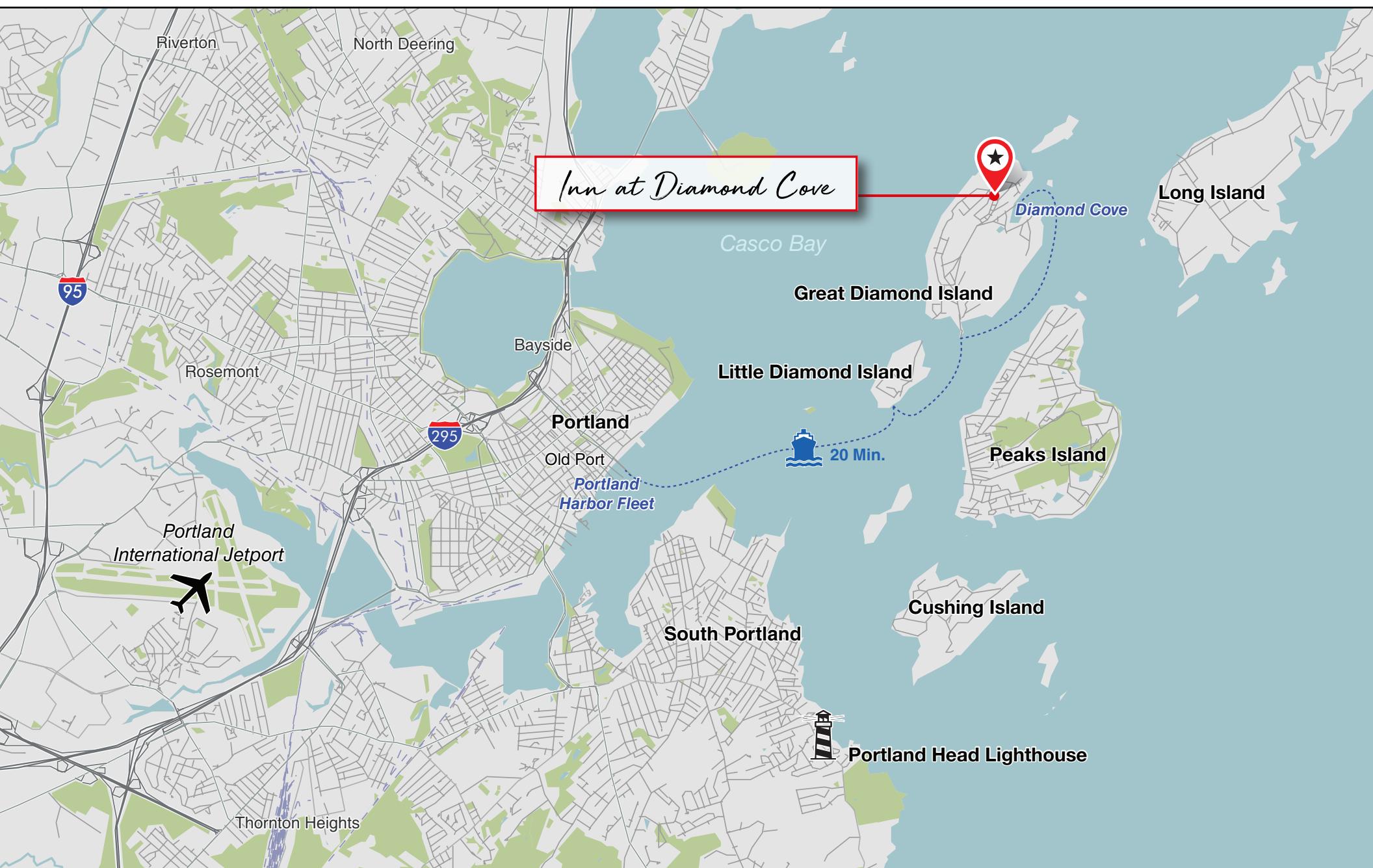


The Location

Situated in Portland's Casco Bay, Great Diamond Island is a peaceful getaway destination. Just a scenic 20 minute ferry ride from downtown Portland, the island features 193 acres of northern New England scenery, six secluded beaches, popular farm-to-table dining, rich history, and a variety of outdoor activities including tennis, yoga, kayaking, paddle boarding, walking trails, and simply enjoying the peace and tranquility of Maine island living. Transportation around the island is provided on golf carts and bicycles allowing for a grounding, vehicle-free stay. The Resort benefits from its proximity to Portland's famous restaurant scene and robust tourism with more than 8.8 million annual overnight visitors.



Location Map



The Resort

Set on the historic site of Fort McKinley used to defend the Portland Harbor during the Spanish-American War, World War I, and World War II; the Resort features a unique product rich in history and natural beauty. The Hotel was restored and redeveloped in 2015 with meticulous attention to historic detail, preserving the area's original character. Just a brief ferry ride from Portland, Maine; the Resort boasts 44 luxury guestrooms and suites, an outdoor swimming pool, wedding and event space, extensive recreational amenities, a 45-slip exclusive marina, and a 50-seat Naval launch providing transportation to and from downtown Portland. Food and beverage outlets include Lobby Bar & Café, Cabana Bar & Firepit, and the island's highly acclaimed Diamond's Edge Restaurant serving the Casco Bay community since the late 1980's.

RESORT SUMMARY

ADDRESS	22 McKinley Ct, Portland, ME 04109
OPEN	2015
GUESTROOMS	44 rooms & suites with balconies
FOOD & BEVERAGE	<ul style="list-style-type: none">Lobby Bar & CaféCabana Bar & FirepitDiamond's Edge Restaurant and Marina
AMENITIES & RECREATIONAL FACILITIES	<ul style="list-style-type: none">Outdoor Pool & CabanaIndoor Basketball CourtTennis CourtsYoga StudioHot TubGame RoomFire PitBicycles
BANQUET & EVENT SPACE	<ul style="list-style-type: none">McKinley Grove Tent Site: 220 peopleThe Art Gallery: 60 peopleBoard Room: 30 people
MARINA	45 slips
NAVAL LAUNCH	50 seats
BRAND & MANAGEMENT	Fully Unencumbered
OWNERSHIP STRUCTURE	Fee Simple



The Inn at Diamond Cove

The Inn features 22 condominium units divided into 44 spacious and well-designed guestrooms and suites. Room types include Deluxe Rooms (300 – 400 SF), Livingroom Suites (650 – 750 SF) and Luxury Suites (800 – 1200 SF). Guestrooms are situated on the Hotel's lower level, first floor, and second floor; with 2 guestrooms located on the third floor. Lobby Bar & Café and Cabana Bar & Firepit are situated on the Hotel's premises and provide casual seasonal dining as well as afternoon drinks.



Diamond's Edge Restaurant, Marina & Naval Launch

Situated in the northeastern part of the island overlooking Diamond Cove, Diamond's Edge Restaurant and Marina has catered to greater Casco Bay residents and visitors since the late 1980's. Known for its exquisite cuisine and serene ambience, the waterfront Restaurant offers a one-of-a-kind al fresco dining experience celebrating the bounty of Maine's sea and shore with a tantalizing menu of creative and artfully prepared dishes – from steamed-to-order Maine lobsters purchased directly from local lobstermen, to black and blue filet mignon, as well as tasteful cocktails.

The Resort's 45-slip Marina is the island's main ferry terminal and can accommodate large sailboats, motor boats and ferries. Access to the island is available by the Casco Bay Ferry line service, as well as the Resort's own fully restored 50-seat Joseph S. Kennedy (JSK) Naval launch. The Resort's various revenues sources and businesses include the Hotel, Restaurant, Marina, event venue, and JSK launch which provide significant potential for operational efficiencies given the interchangeable nature of these assets.



Banquet & Event Space

The Resort features extensive banquet and event space and is an ideal destination for weddings, retreats, and other social events. Event venues include the outdoor McKinley Grove Tent Site that has the capacity for 220 guests, the Art Gallery that can host up to 60 people, and the Board Room which fits 30 guests.



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