

What is a 50 foot boat slip at Butler Basin on the Tennessee River in Huntsville, Al worth?

What is a 50 foot boat slip at Butler Basin on the Tennessee River in the City Limits of Huntsville worth? A check of the rates charged by four marinas (Ditto Landing, Goose Pond, Signal Point, and Alreds) will show the average rental is \$334.75 per month. Notice we did say rental because at Butler Basin you own your 50 foot slip. What is your 50 foot boat slip which comes with every lot purchase at Butler Basin worth?

Lets analyze it using a 9% cap rate (return on your investment):
 $\$334.75 \times 12 = \$4017.00/\text{year}$ divided by $.09 = \$44,633.33$.

Wow! Not bad, but lets look a more realistic cap rate, say 5%:
 $\$334.75 \times 12 = \$4017.00/\text{year}$ divided by $.05 = \$80,340.00$

We can play with the numbers, but trying to be conservative we can all probably agree that a 50 foot boat slip, already permitted by TVA, on the Tennessee River, with power and water is worth at least \$50,000.00. Sure, Butler Basin has all the amenities you would expect in a gated community including a community pool and Gazebo, but we offer more. In the same price range we give you your own 50 foot boat slip and via the Tennessee River a gateway to anywhere in the world.

Your boat is in front of your Huntsville home and your home requires no flood insurance. In fact it is not even in the flood plain. See the article (story) herein, Safely Building on a Major Waterway, to see why. Where else could this happen other than where Green Mountain comes down to touch the Tennessee River....

Butler Basin