

33-KEY MOTEL WALK TO SEA STREET BEACH



73 SEA STREET DENNIS PORT, MA | BRAND NEW PRICE UPDATE \$1.2M

Address: 73 Sea Street Dennis Port, MA 026
Land Area: 33,541 SF / 0.77 Acres
SF Area: 11,091 Square Feet
Septic: Private. Three Systems. All Passed July 27, 2017.
Report available upon request.

RE Taxes: \$9,520
2017 Assessment: \$962,300
For Sale: \$1,200,000

Total Rooms: 33 rooms
1 family suite w/three beds, 12 with kitchenettes

Rates: <http://www.dorymanmotel.com/rates.shtml>

Web: www.dorymanmotel.com

Season: May 25 thru September 19

33 Key Motel a very short walk from Nantucket Sound on Sea Street Beach, popular restaurant destinations such as Sundae School and other seafood restaurants. The very well maintained property includes an outdoor pool, laundry center and owner's quarters suitable for year round occupancy.



NON-DISCLOSURE AGREEMENT

RE: Doryman Motel Sea Street Dennis Port, MA

Carey Commercial, Inc., 146 Main Street, Hyannis, MA as "Broker" has been authorized with respect to the offering for sale of the above referenced business and property to make available for review certain information concerning the business' financial history upon execution of this confidentiality agreement by the prospective purchaser.

("Prospective Purchaser") is interested in the possible purchase of the real estate and has the experience and financial capabilities to undertake a transaction of this magnitude. The information may include, without limitation, legal instruments, studies, brochures and other materials all of the aforementioned information collectively referred to as "Informational Materials"). In this connection, "Informational Material" is furnished to Prospective Purchaser only on the condition that Prospective Purchaser agrees to treat the "Informational Material" confidentially as hereinafter provided. Therefore, as a prerequisite to furnishing this "Informational Material" Broker is prepared to provide the "Informational Materials" for the Prospective Purchaser's consideration in connection with the possible purchase of the Business subject to the following conditions:

1. All "Informational Material" furnished to the Prospective Purchaser by Owner, remain the property of Owner, will not be duplicated or used for any other purpose other than evaluating a possible purchase of the Property. Therefore, Prospective Purchaser agrees to keep all "Informational Material" (other than information which is a matter of public record or is provided in other sources readily available to the public other than as a result of disclosure by Prospective Purchaser) strictly confidential. If a purchase transaction is not consummated then all "Informational Materials" will promptly, upon the request of Owner, be returned to Owner, whether furnished before or after the date of this letter, without retaining copies thereof. If a purchase transaction is not consummated Prospective Purchaser agrees not to make any of the "Informational Material" available or disclose any of its contents or the fact that discussions or negotiations are taking place concerning a possible purchase of the Business, or any of the terms, covenants, conditions, or other facts with respect to any such investment proposal to any person and specifically to include Owner's staff.
2. The "Informational Material" may be disclosed to the Prospective Purchaser's partners, legal counsel and lenders (Related Parties), solely for the purpose of evaluating the purchase.
3. The Potential Purchaser understands and acknowledges the Broker and Owner do not make any representations or warranties as to the accuracy or completeness of the "Informational Materials" and that the information used in the preparation of the "Informational Materials" was furnished to Broker by others and has not been independently verified by Broker. Owner expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers to invest in the Property from Prospective Purchaser, and/or to terminate discussions, at any time with or without notice.
4. Broker is acting as agent on the behalf of Seller (Seller's Agency). A Seller's Agent has duties as defined by law to represent the Seller's interest in the sale of the Business. This generally means a duty to seek a sale, or exchange at the price and terms stated in the brokerage agreement or at a price and terms acceptable to the seller or landlord; account for Seller funds; disclose all information relevant to the transaction as required by law to the Seller and maintain the Client's confidentiality.
5. The Potential Purchaser acknowledges that the Business is publicly offered for sale and is subject to withdrawal from availability, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any Potential Purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion or national origin.

If in agreement with the foregoing, please return one original signed copy of the agreement to "Broker": Chuck Carey, Carey Commercial Inc., 146 Main Street, Hyannis, MA 02601 Fax: 508-790-8998 or email to: cjc@careycommercial.com

AGREED TO AND ACCEPTED: (Signature) _____ Date: This _____ Day Of _____ 2017

Name: _____

Phone Number: _____

Email: _____

Amount Available to Invest: \$ _____

Key: 2646

Town of DENNIS - Fiscal Year 2017

12/5/2016 5:20 pm SEQ #: 3.142

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DORYMAN MOTEL LLC P O BOX 526 DENNISPORT, MA 02639				39-31-0				73 SEA STREET DP			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DORYMAN MOTEL LLC				10/13/2011	QS	775,000	(195413)				
DORYMAN REALTY TRUST				05/11/1992	C	410,000	(129541)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2012-0381 000	08/31/2015	77	CYCLICAL REV	3,400	08/31/2015	RWF	100	100
	06/07/2012	77	CYCLICAL REV		06/07/2012	HD	100	100
	03/28/2012	2	ADDITIONS		05/15/2014	APK	100	100
	01/06/2004	77	CYCLICAL REV		01/06/2004	HD	0	0
	12/31/2002	77	CYCLICAL REV		12/31/2002	HD	0	0

CD	T	AC/SF/UN	Nbhd	FEMA	Inf1	ADJ BASE	SAF	Inf2	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	A	0.770	30	1.00	C	1.00	1.00	229,230	1.16	90	0.90	30G	0.90	203,920

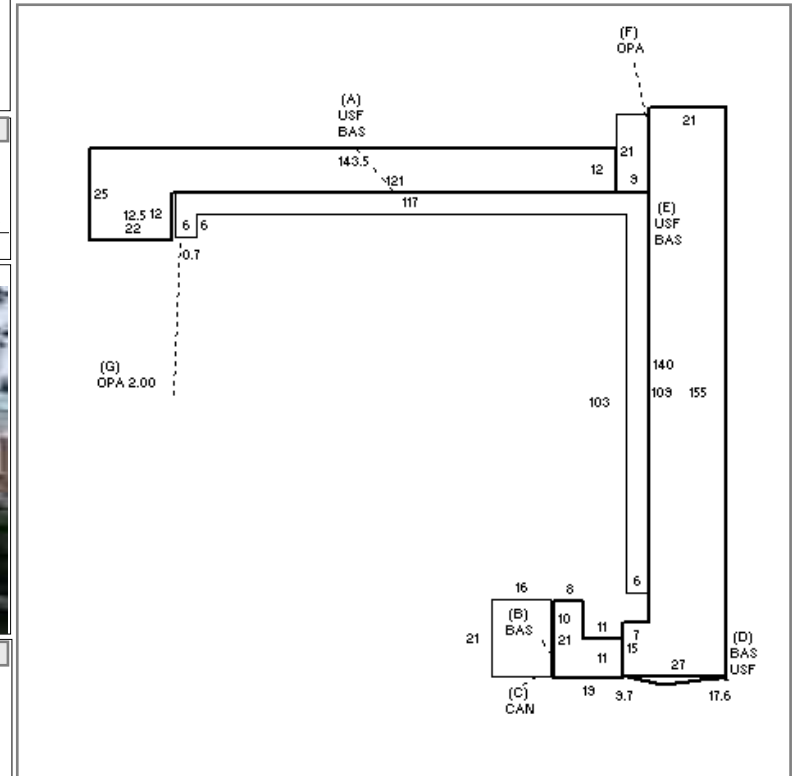
TOTAL	33,541 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	RT 28 & SOUTH	N O T E	LC PLANS 7588A, B, C, D WALK TO BEACH		LAND	203,900	203,900
FEMA			BUILDING	737,300	753,600		
Inf1	AVERAGE		DETACHED	21,100	20,600		
			OTHER	0	0		
					TOTAL	962,300	978,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	G	1.18 A	0.75 19 X 39		741	18.99	10,600
APV	A	1.00 A	0.75		7,680	1.00	5,800
SHF	A	1.00 G	0.90 12 X 8		96	18.03	1,600
W10	A	1.00 A	0.75		80	14.60	900
SHF	G	1.18 G	0.90 10 X 12	2012	120	20.68	2,200



BLDG COMMENTS
DORYMAN MOTEL
36 UNITS/ 33 RENTABLE/ 3 UNITS (STAFF & OWNER) 12 UNITS HAVE KITCHENETTES

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2015	RWF
MODEL	5		CIM	LIST		
STYLE	43	1.35	MOTELS [100%]	REVIEW	8/15/2016	DBW
QUALITY	-	0.85	AVE-/LOW+ [100%]			
FRAME	1	0.99	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,053,333
NET AREA	11,091	DETAIL ADJ	1.416	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BASE AREA	5,690	1969	88.31	502,491	CONDITION ELEM	CD
\$NLA(RCN)	\$95	OVERALL	1.000	EXTERIOR WALL	4	VINYL	1.01	C	CAN	N	CANOPY	336		16.90	5,678	EXTERIOR	
				ROOF STRUCTURE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	5,401	1969	88.31	476,969	INTERIOR	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	3,045		18.11	55,130	SERVICES	
				FLOORING	3	WW/ CARPET	1.00		BMU	N	BSMT UNF	650		20.10	13,065	FUNCTNL USE	
				INT FINISH	2	DRYWALL	1.02										
				H.V.A.C.	12	WM/CL AIR SPLIT	1.01										
				FUEL SOURCE	3	ELECTRIC	1.00										
				PRIVATE ROAD	1	NO	1.00										
				HISTORIC DST	1	NO	1.00										
																EFF.YR/AGE	1985 / 30
																COND	40 59%
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$737,300