

***Club at Cape Cod
177 Lower County Road
Dennisport, MA***



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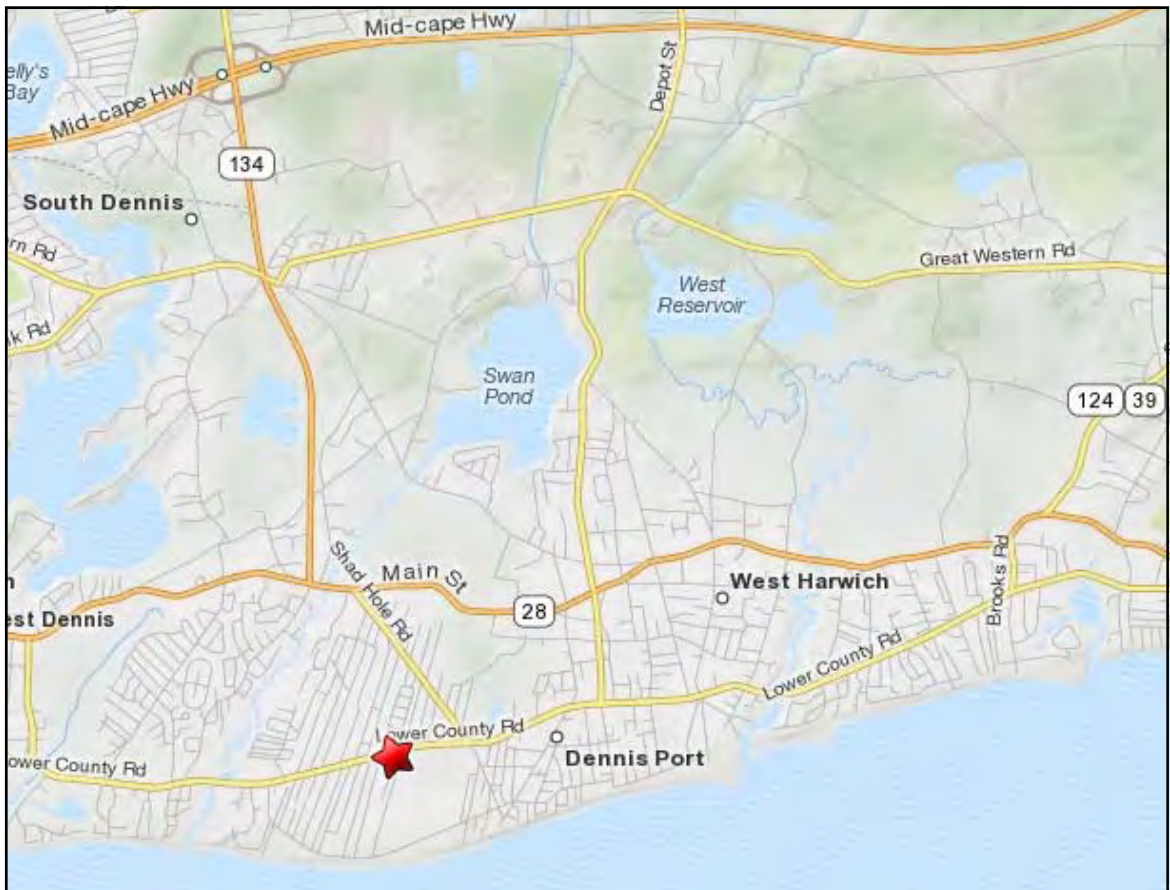
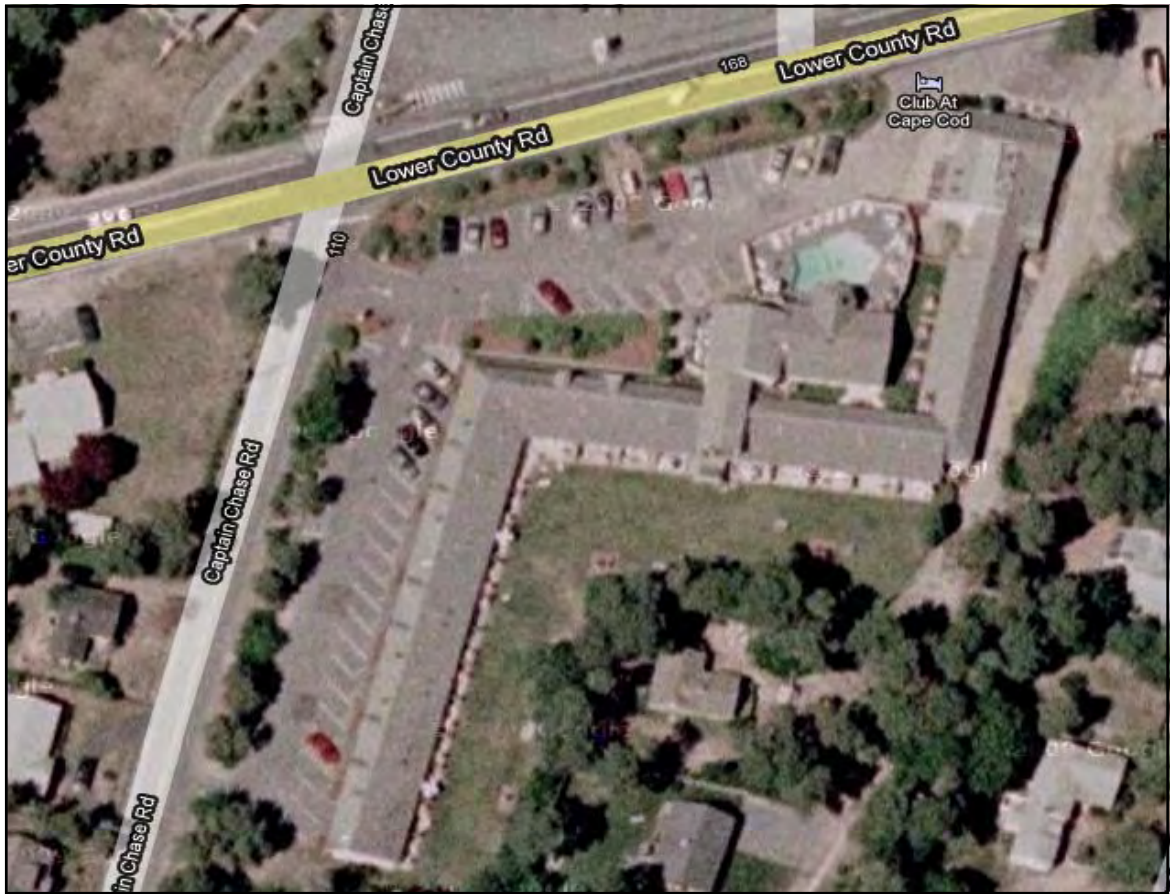
177 Lower County Road, Dennisport

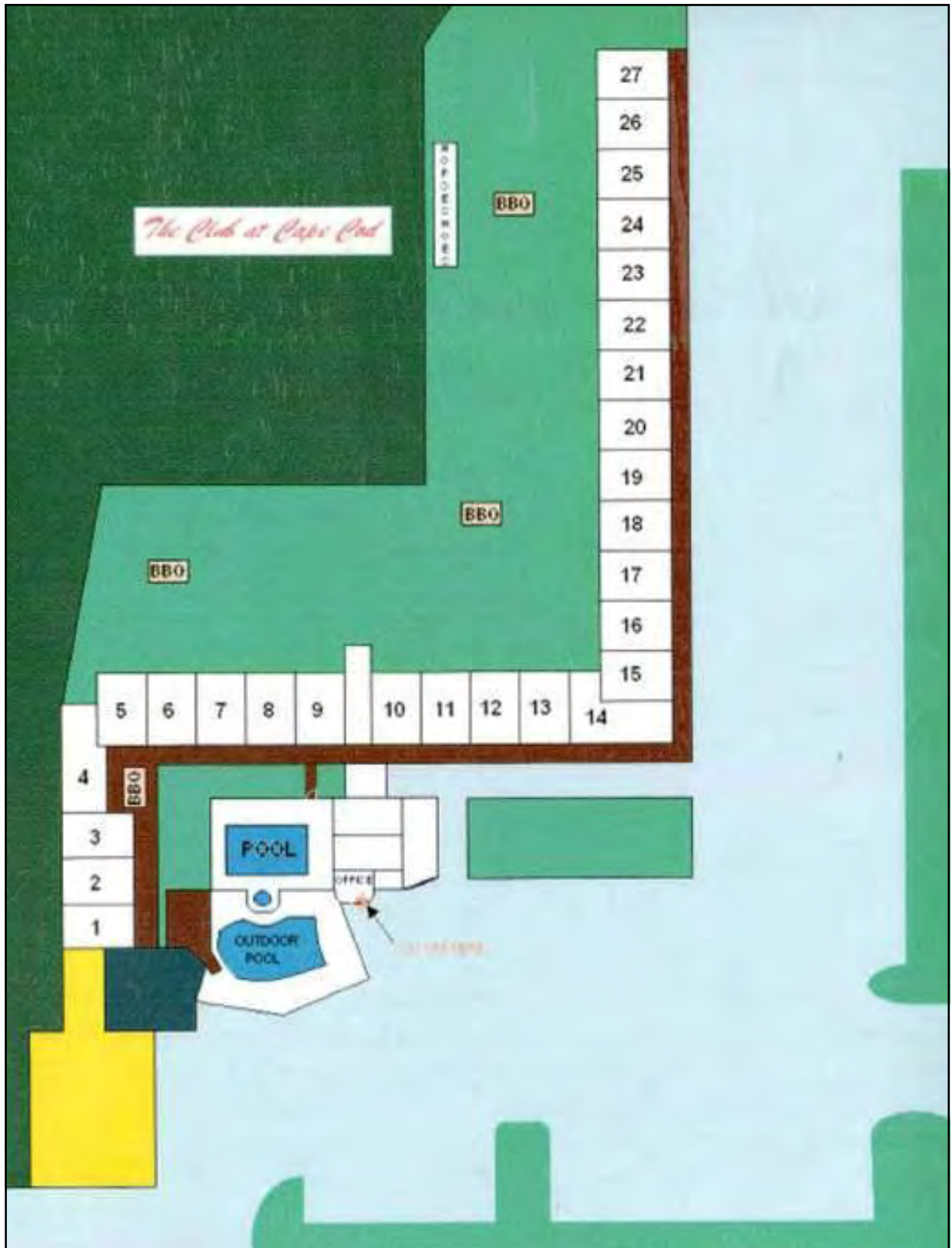
The Club at Cape Cod is a time share facility that can be changed back to motel ownership or sold as condominiums.

The facility contains 27 Luxury Units, Owners Quarters, Indoor Pool, and Outdoor Pool.

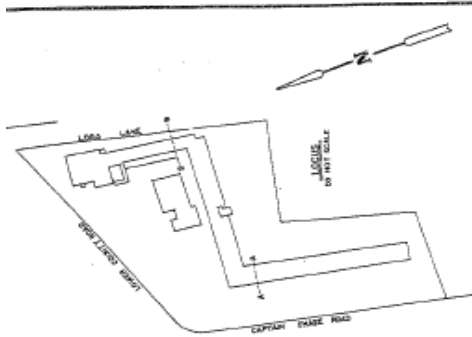


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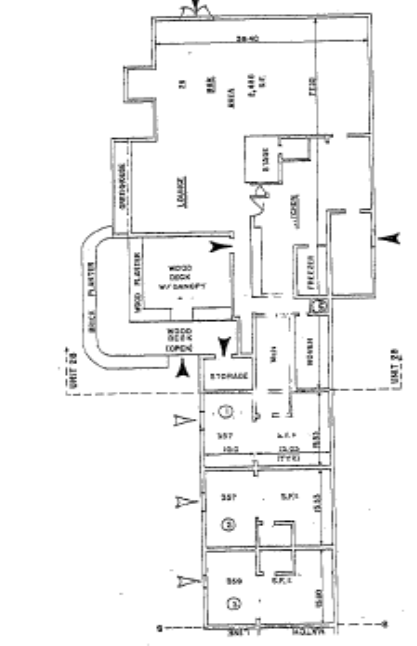
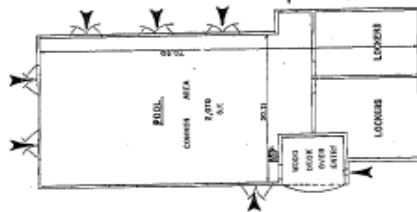
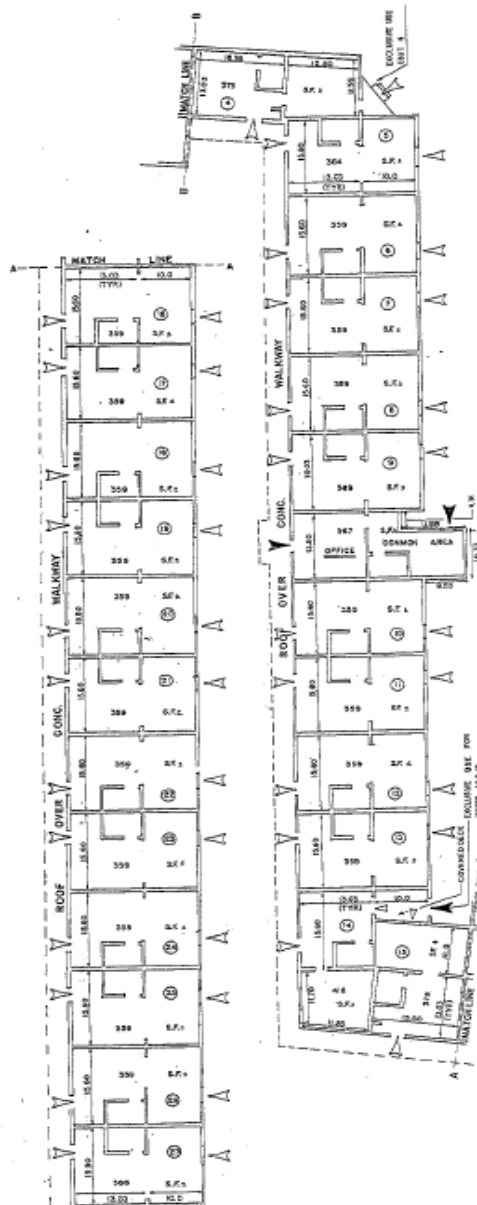


177 Lower County Road, Dennisport



I hereby certify that the plat and acreage depicts the location and dimensions of the buildings comprising the Club at Cape Cod Condominium, and that the land shown is in the 1st or 2nd class of the General Land Use District, that the buildings herein were built in accordance with the then applicable zoning by-laws of the Town of Dennis when built, that there are no structural encroachments shown on said plat, and that the premises is located within Flood Zone C.

John S. O'Neil
 Registered Land Surveyor
 Date: 11/12/02



KEY TO SYMBOLS
 - - - - - COMMON ENTRANCE
 - - - - - CONDOMINIUM ENTRANCE

I hereby certify that this plan has been prepared in conformity with the rules and regulations of the Registrar of Deeds of the Commonwealth of Massachusetts.

John S. O'Neil
 Registered Land Surveyor
 Date: 11/12/02

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PLAN OF LAND IN
 DENNISPORT, MASSACHUSETTS
 PREPARED FOR
THE CLUB AT CAPE COD CONDOMINIUM
 PREPARED BY
MCKINNON AND SONS, CO.
 ENGINEERING - LAND SURVEYING
 469 SLOCUM ROAD
 NORTH DARTMOUTH, MASS. 01904



FLOOR PLAN OF
THE CLUB
 AT
CAPE COD CONDOMINIUM

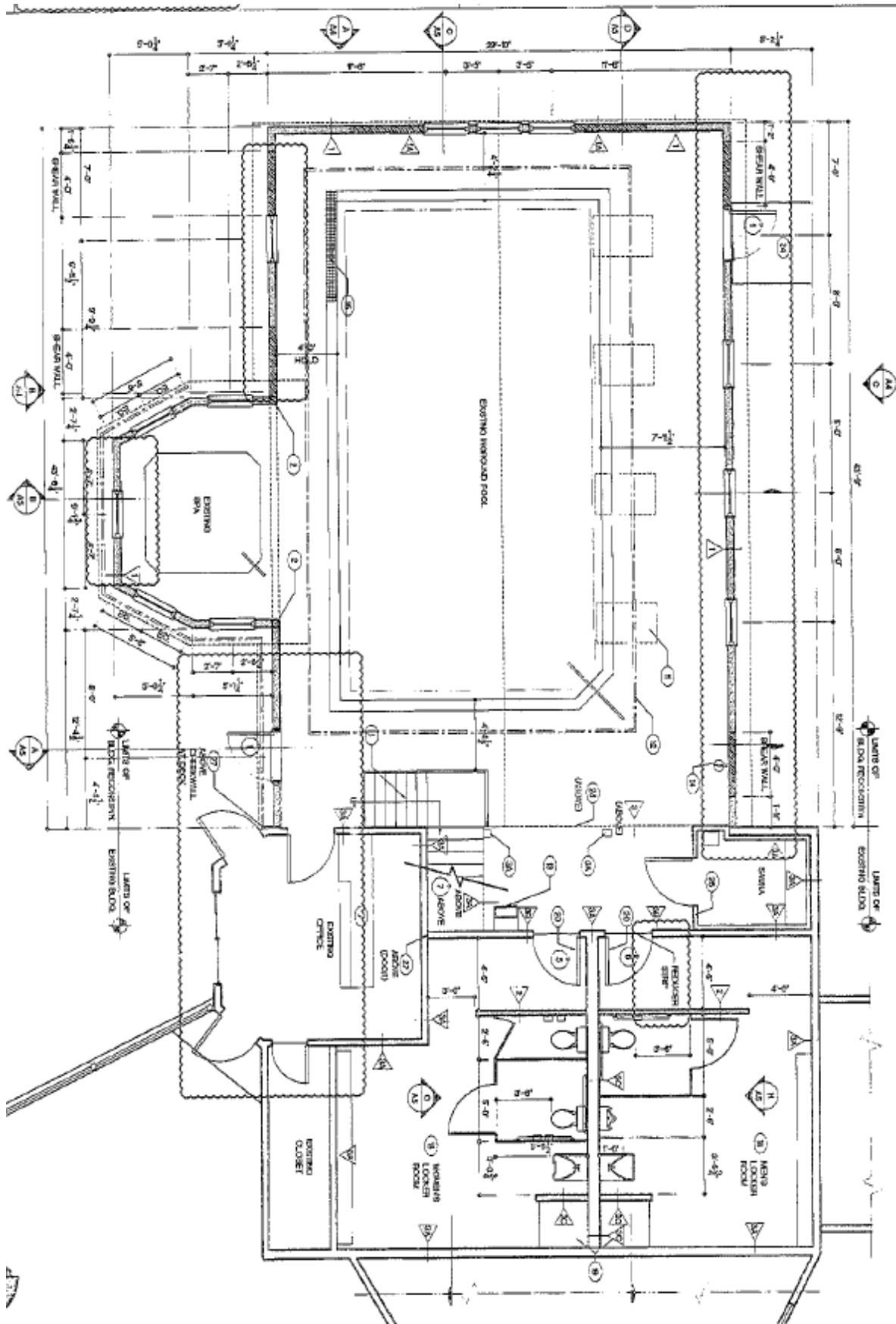
NOTES:
 THIS PLAN IS A REVISED
 FLOOR PLAN OF THE CLUB AT
 CAPE COD CONDOMINIUM, c/o 1/2
 CAPE PINES MOTEL CONDOMINIUM.

NO.	REVISIONS	CHECKED BY	DATE

SCALE: 1"=10'

ISSUED BY: [] CHECKED BY: JHM DATE: 11/21/02

Indoor Pool Plan



177 Lower County Road, Dennisport



The Club at Cape Cod is located in Dennisport, Massachusetts. It is in close proximity to the amenities and beaches of Cape Cod which make it a desirable vacation destination.



The Club at Cape Cod has a well maintained indoor pool.

177 Lower County Road, Dennisport

The rooms are well maintained and nicely appointed.
Unit amenities include TV, VCR, Stereo, Whirlpool Tub and Kitchenette.



HISTORICAL RENTAL RATES

	Sunday - Thursday	Friday & Saturday
FEBRUARY 6 — MAY 22	\$90	\$115
MAY 23 — SEPTEMBER 4	\$125	\$140
SEPTEMBER 5 — NOVEMBER 20	\$90	\$115

2010 Occupancy Report Summary
Average Monthly Occupancy

<u>Month</u>	<u>Days Occupied</u>	<u>Average Occupancy</u>
January		Closed
February	16	17.34%
March	31	15.04%
April	30	27.89%
May	31	41.55%
June	30	65.09%
July	31	78.99%
August	31	81.62%
September	(Should have soon)	
October	(Should have soon 1/2 the month)	
November		Closed
December		Closed

The full 2010 Occupancy Report is available upon request.

There is no guarantee that these occupancy rates
Will continue in the future.

177 Lower County Road, Dennisport

OFFERING

We are pleased to offer this property for \$1,899,000.

PROPOSED TRANSACTION

Commercial Realty Advisors, Inc. is entertaining offers to purchase The Club at Cape Cod, 177 Lower County Road, Dennisport, MA. The property will be sold in “as is” condition with no representations or warranties as to the condition or use. All qualified prospective purchasers are required to contact Thomas J. Sullivan, Managing Director of Commercial Realty Advisors, Inc. concerning site visits, inspections, submission of offers, or the proposed transaction.

SUBMISSION OF OFFERS

Commercial Realty Advisors, Inc. is hereby soliciting Offers for the purchase of The Club at Cape Cod, 177 Lower County Road, Dennisport, MA. The Seller reserves the sole and absolute right to accept or reject any Offer or to withdraw the business for sale. All Offers should include price, deposit, financing, if any and closing date. Nothing in the submission of any Offer shall be deemed in any way to create any right or obligation between the Seller and the proposed Buyer until such Offer has been accepted in writing.

The offers shall contain the following information:

- a. The name and address of the prospective purchaser, including principals.
- b. Purchaser’s legal counsel
- c. Deposit
- d. Financing to detail purchaser’s desire to obtain private, conventional, or institutional financing at prevailing rates and terms.
- e. Due diligence-inspections of property within a reasonable time period
- f. Terms to Seller-Cash at closing or Seller financing.
- g. The purchase price.
- h. Proposed closing date.



177 Lower County Road, Dennisport

Commercial Realty Advisors, Inc. specializes in the brokerage of commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business brokerage strategies. It is a commercial and investment real estate brokerage, based in Hyannis, Massachusetts and specializing in middle market transactions. The culture of the firm is that of an investment bank with a premium placed on intellectual vitality, relationship management and knowledge of its geographic markets. A cadre of well-educated and successful business and professional experts partner with clients to achieve objectives in a cost and time effective manner.

Our business is broadly based. Our real estate practice includes development, investment and other commercial sale, lease and management arrangements. Transactions include manufacturing, fabricating, food processing, oil, recycling, restaurant and hospitality, transportation, retailing, mortgage and finance, golf course, marina and other businesses.

For further information about 177 Lower County Road, Dennisport, Massachusetts, or to pursue any matter, please do not hesitate to call.

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