

Offering Memorandum

Commercial
Realty Advisors

320 Main St. Bourne, MA 02540



Jeff Eklund, Associate

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Corporate Headquarters

222 West Main Street

Hyannis MA 02601

(508) 862.9000 Fax:(508) 862.9200

www.comrealty.net

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CONFIDENTIALITY AND DISCLAIMER

This Offering Document was prepared by Commercial Realty Advisors, Inc., from and on information furnished by Bournehurst Properties, Llc, who are “The Sellers”, by agents of the Seller and from other sources believed reliable. No guaranty, express or implied, is made as to the accuracy or completeness of this information and it is subject to error, omission, change of price, change of description or condition, or withdrawal without notice. Commercial Realty Advisors, Inc. has not independently audited or verified any information, financial projection, legal description, leases, sketch or plans related to 320 Main Street, Buzzards Bay (Bourne), Massachusetts (hereinafter referred to as “Subject Property”). No projection of future income or the viability of Subject Property has been guaranteed by The Seller or Commercial Realty Advisors, Inc. The recipient acknowledges its responsibility to perform a due diligence review at its own cost prior to any acquisition of the Subject Property.

Commercial Realty Advisors, Inc. represents The Seller on an exclusive basis. Commercial Realty Advisors, Inc. and any other brokers or salespeople represent the Seller, not the Buyer, in the marketing, negotiation and sale of this business and property, unless otherwise disclosed.

This Offering Document is proprietary to the Seller and its related legal and beneficial owners and to Commercial Realty Advisors, Inc. Should you decline to make such an offer, you agree to return promptly this document and any other information provided if it is so requested. You acknowledge that you will treat all information discretely, including but not limited to the fact that the Subject Property has been placed on the marker for sale. You will not discuss, reproduce or in any way share such information with any party including owners, employees, agents, customers, creditors, suppliers, employees or competitors of the Subject Property, unless prior written permission has been granted by Commercial Realty Advisors, Inc.

320 Main St., Buzzards Bay, MA 02532

EXCLUSIVE REPRESENTATION

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Real Estate:

320 Main St., Buzzards Bay, MA 02532

Broker:

Bournehurst Properties, LLC has retained Jeff Eklund of Commercial Realty Advisors, Inc to advise, market and sell the real estate.

Mr. Eklund's contact information is: *Jeff Eklund, Commercial Realty Advisors, Inc. 222 West Main Street, Hyannis, MA 02601. Direct: 508.418.5115 Fax: 508.862.9200. Email: jeklund@comrealty.net.*

All discussions and appointments are to be arranged through Commercial Realty Advisors, Inc. office.



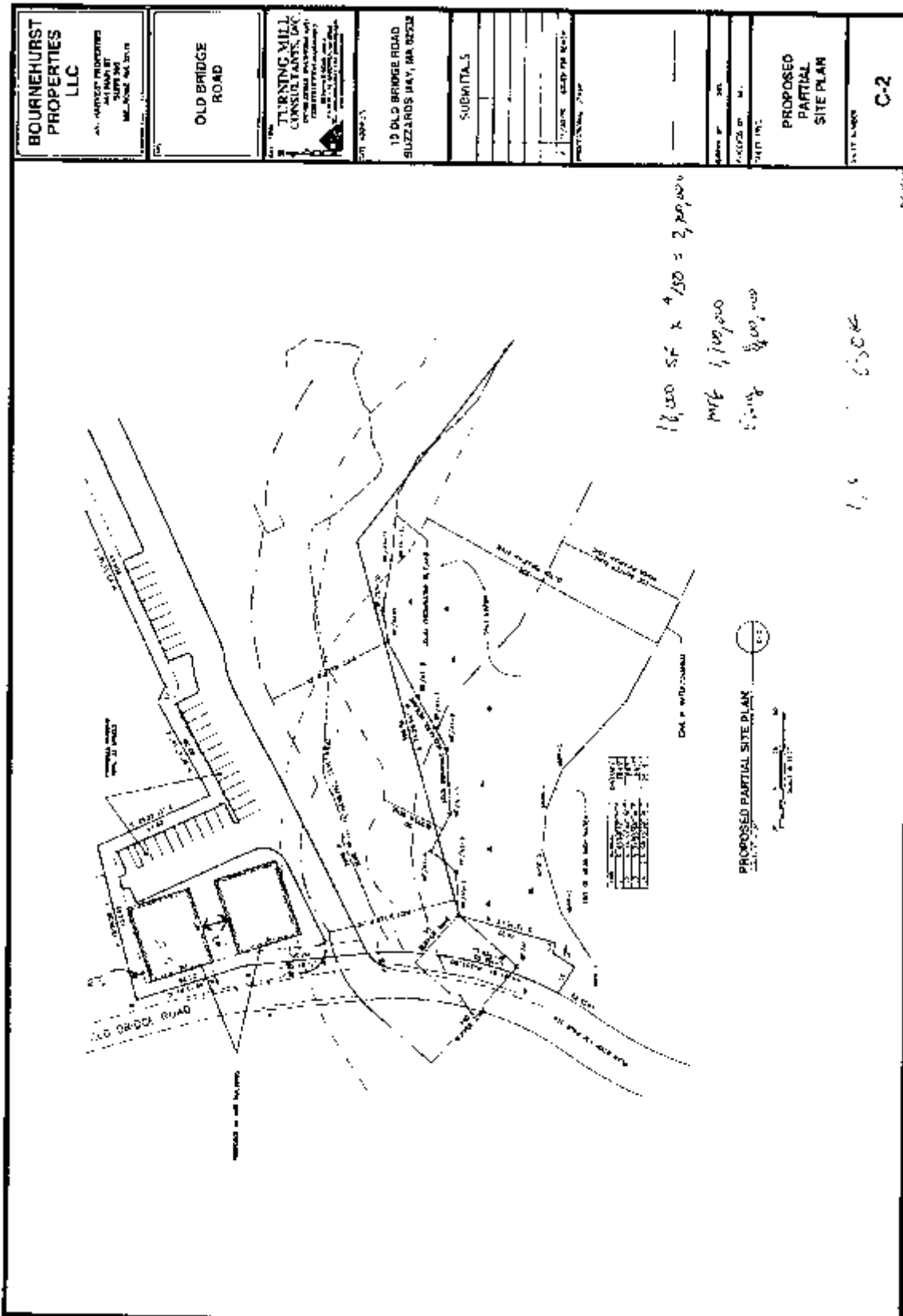
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Commercial
Realty Advisors

320 Main St., Buzzards Bay, MA 02532

PROPERTY SUMMARY

Property Address / Description:	320 Main St. Buzzards Bay, MA 02532 Map 20.3, Parcel 130-0-R On the Town of Bourne, MA Assessors maps.
Property Owner:	Bournehurst Properties, LLC.
Zoning:	Business 2 & Residential
Real Estate Tax:	\$14,218.93 (2010)
Year Built:	1921—Commercial Building 1880—Residential Building
Gross Building Area	32,722 +/- SF Commercial/Industrial Space 2,086 +/- SF Residential Building 34,808 +/- SF Total Area
Land Area	4.99 +/- Acres
Title Reference:	Certificate #: 174632 Barnstable County Registry of Deeds



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Key: 4204 **Town of Bourne - Fiscal Year 2011**

CURRENT OWNER		PARCEL ID	LOCATION
BOURNEHURST PROPERTIES LLC		20-5-120-0-R	320 MAIN ST
C/O HARVEST PROPERTIES		TRANSFER HISTORY	DOES T SALE PRICE BLDG (CMT)
441 MAIN ST			
STATE 298			
WELHOSE, MA 02178			

CD	TY	ADRESSE	NON	INT	N	POST	ADJ BASE	SAF	Type	LC	VC	CREDIT AMT	ADJ VALUE

TOTAL	CONNO	PRINT	ASSESSED	CURRENT	PRECEDUB
None			LAND	207,100	
INT			BUILDING		
N, Indus			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	CONNO	DRMNGT	YB	UNITS	ADJ PRICE	RONLD

BUILDING	CD	ADJ	DESC	MEASURE	5250007	SM
MODEL	B	08-6		LIST	10101001	JE
STYLE	94	0.65	INDUSTRIAL (100N)	REVIEW	10102007	DB
QUALITY	A	1.00	AVERAGE (100N)			
U FRAME	2	1.00	MASONRY (100N)			

YEAR BLT	1921	SIZE ADJ	0.905
NET AREA	15,832	DETAIL ADJ	0.528
BLA/RCHL	\$23	OVERALL	1.050

CARPORTY	UNITS	ADJ
1	1.00	
80	1.00	
100	1.00	

STORIES	1
% HEATED	100
% AIR COND	0
% SPRINKLERS	100

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT COVER	12	BRICK VENEER	1.00
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	8	TAR & GRAVEL	1.00
FLOOR COVER	7	MOHE	0.83
INT FINISH	3	OTHER	0.96
HEAT/REF COOL	15	SUSPENDED	0.98
FUEL SOURCE	2	GAS	1.00
NAP	3		1.00

S	L	R	T	Y	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	452.646
A	BAS	AREA	15,832	1921	BAS AREA	15,832	30	22.89	481,281	481,281	
B	LCK	LOADING DOCK	30	30	LCK	30	70	15.33	452	452	
C	ENT	ENCL ENTRY	70	70	ENT	70	11.61	813	813	813	

COND	41	41% BAD
FUNC	0	
ECON	0	
DEPR	41	% GD
REHLD		8207,100

PHOTO 1010100000

BLDG COMMENTS

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Key: 4204 **Town of Bourne - Fiscal Year 2011** **12/14/2010** **SEG # 4311**

PARCEL ID 29.3-120-8-R	LOCATION 329 MAIN ST	CLASS 0310	CLASS% 99	DESCRIPTION Mixed-Comm/Res	IN ID 2	IN 2	CARD 2 of 4
TRANSFER HISTORY	DOS T	SALE PRICE	BK.PG (Ord)	PMT NO	PMT DT	TY	AMOUNT
441 MAIN ST SUITE 202 MELROSE, MA 02178							

CD	T	ACRES/SP	NHd	INT	N. TRML	ADJ BASE	SAF	Tax	LIP	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRONT	ASSESSED	CURRENT	PREVIOUS
	N O T E		LAND	181,400	
			BUILDING		
			DETACHED		
			OTHER		
			TOTAL		

PHOTO 01/26/2000

TY	QUAL	COND	TRMNOTE	YB	UNITS	ADJ PRICE	RMCD

BUILDING	CO	ADJ	DESC	MEASURE	DATE	SM
MODEL	6	0.65	INDUSTRIAL (100%)	LST	11/11/1991	JS
STYLE	64	1.00	AVERAGE (100%)	REVIEW	7/31/2007	CB
QUALITY	A	1.00	AVERAGE (100%)			
FRAME	2	1.00	MASONRY (100%)			

YEAR BLT	1871	SEZ ADJ	0.860
NET AREA	10,092	DETAIL ADJ	0.502
SQ/LA/RCV	325	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	05	1.00
% SPRINKLERS	100	1.00

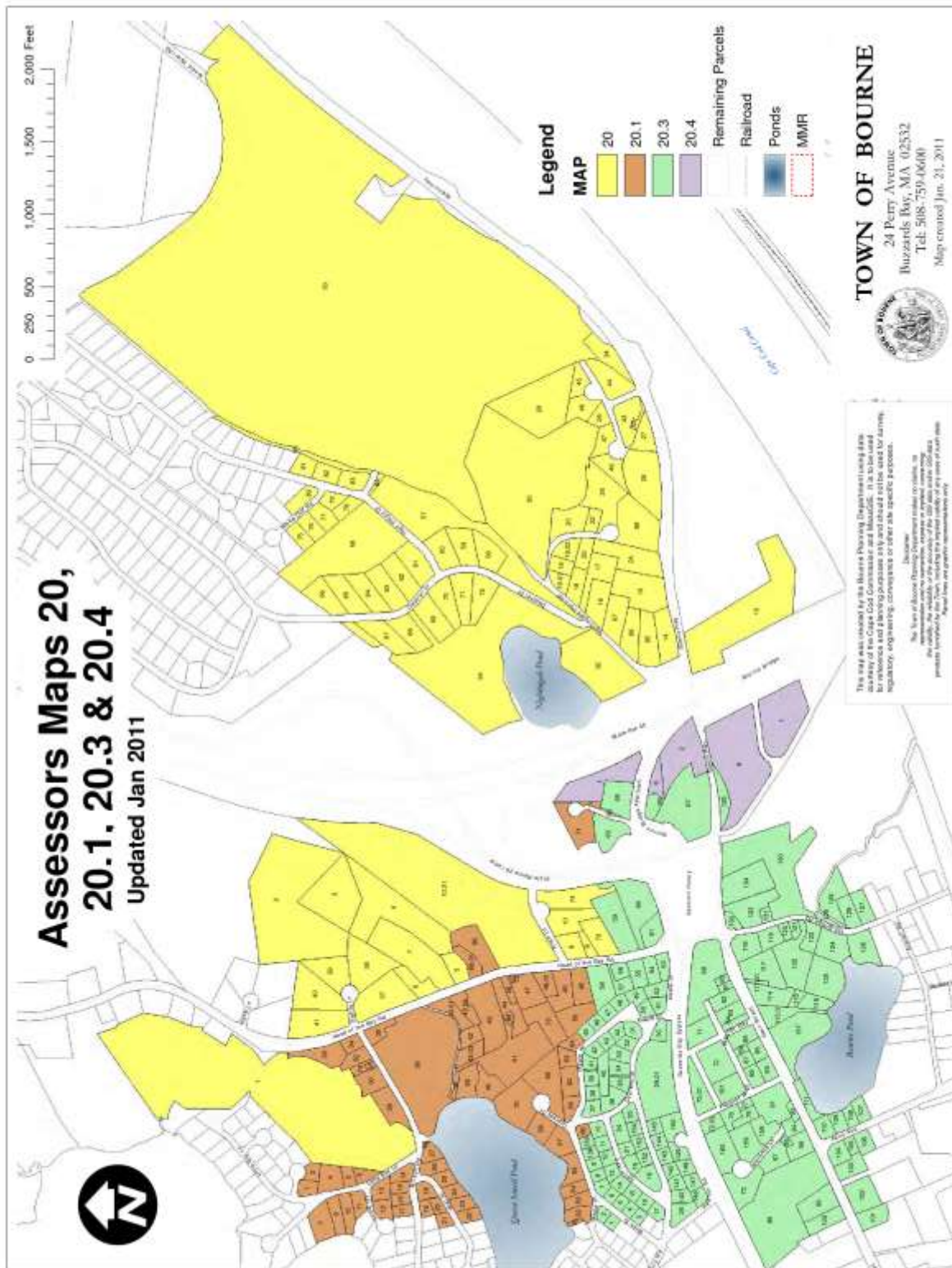
ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	12	BRICK VENEER	1.00
ROOF SHAPE	4	FLAT/SHED	0.99
FLOOR COVER	6	TAR & GRAVEL	1.00
ROOF COVER	7	NONE	0.83
INT. FINISH	5	OTHER	1.00
HEATING-COOL	15	SUSPENDED	0.93
FUEL SOURCE	2	GAS	1.00
MAP	0		1.00

ES	LBAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RMCD	TOTAL RM	COND
			L BAS AREA	10,092	1921	24.38	246,093	256,054	41
			N LOADING DOCK	880		15.32	10,571		0

COND	41	41%	BAD
FURC	0		
ECON	0		
DEPR	41	15,000	06
RMCD			8181-400

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CURRENT OWNER		PARCEL ID		LOCATION		DESCRIPTION		12/14/2010	
4204 BOURNEHURST PROPERTIES LLC 441 MAIN ST SUITE 204 MELROSE, MA 02178		33-1-130-9-R		320 MAIN ST		320 MAIN ST		12/14/2010	
Bournehurst Properties LLC		TRANSFER HISTORY		DOCS		Y		SALE PRICE	
BOURNEHURST PROPERTIES LLC		10/05/2004		B		1,350,000		(174632)	
SOUTON COMPANY LLC		05/07/1998		B		1,500,000		385-34	
KIMBERLY COX & HAINBUSH		05/12/1987		DB		1,350,000		NA-WA	
CD		T		ACREAGE		NON		SHEL	
103		S		68,020		C-4		1.00	
203		A		5,918		C-4		1.00	
303		A		2,501		C-4		1.00	
TOTAL		4.880		Acres		ZONING		PRINT	
None		CMAA		N		HOUSE IS AT 12 OLD BRITIQUE RD		320	
Inv1		AVG							
R_Invt		AVG							
TY		QUAL		CODE		DIMINUTE		YR	
PW		A		1.00		A		33,000	
SHF		L		0.90		F		0.60	
OGF		A		1.00		F		0.60	
SHM		A		1.00		10		0.90	
S24M		A		1.00		10		0.90	
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PW		A		1.00		A		3	



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OFFERING

We are pleased to offer this opportunity for \$1,649,000.

PROPOSED TRANSACTION

Commercial Realty Advisors, Inc. is entertaining offers to purchase 320 Main St., Buzzards Bay (Bourne), Cape Cod, MA 02532. 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 Jeff Eklund 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 320 Main St., Buzzards Bay (Bourne), Cape Cod, MA 02532. The Seller reserves the sole and absolute right to accept or reject any Offer or to withdraw the property 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. Identification of property being purchased
- d. Deposit
- e. Financing to detail purchaser’s desire to obtain private, conventional, or institutional financing at prevailing rates and terms.
- f. Due diligence-inspections of property within a reasonable time period
- g. Terms to Seller-Cash at closing
- h. The purchase price.
- i. Proposed closing date.

320 Main St., Buzzards Bay, MA 02532

ABOUT COMMERCIAL REALTY ADVISORS, INC

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 with offices in Boston 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 320 Main St., Buzzards Bay, MA 02532, or to pursue any matter, please do not hesitate to call.

Jeff Eklund

Commercial Realty Advisors, Inc.

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Commercial
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