



The Red Pheasant • 905 Main Street • Dennis, MA 02638

Commercial Real Estate, Development,
Consulting & Brokerage Services

The Realty Advisory, Inc.
508.775.6000

Contact Richard Catania • 1645 Falmouth Rd. (Rte. 28) Suite 10F, Centerville, MA 02632 • Cell: 508.367.1898



Executive Summary

Chef owner opportunity!

Beautifully maintained award-winning Landmark Restaurant with Four Bedroom Residence. Widely known as one of the premier restaurants on Cape Cod, The Red Pheasant boasts New England elegance and charm, with wide pine floors, post and beam construction and two working fireplaces. This Rustic and elegant facility can easily be converted into other concepts such as Casual Dining, Tavern, Art Gallery, or Breakfast & Lunch Restaurant.

The Red Pheasant has beautifully manicured gardens in a prime location on the historic Olde Kings Highway in Dennis, which boasts the area's lowest taxes as well as access to Scargo Lake and local beaches. The property includes a fully equipped well maintained kitchen, bar, two dining rooms, garage and a wine cellar. The four-bedroom three full bath home included in the sale could be used for rental income, owner's residence, seasonal Airbnb, Art Gallery, Banquet facility or employee quarters.

Sale includes all Real Estate, Business, Goodwill, Fixtures, Furniture, Equipment, Full Year-Round Liquor License and a Four-Bedroom Living Area.

7,200 Square Feet

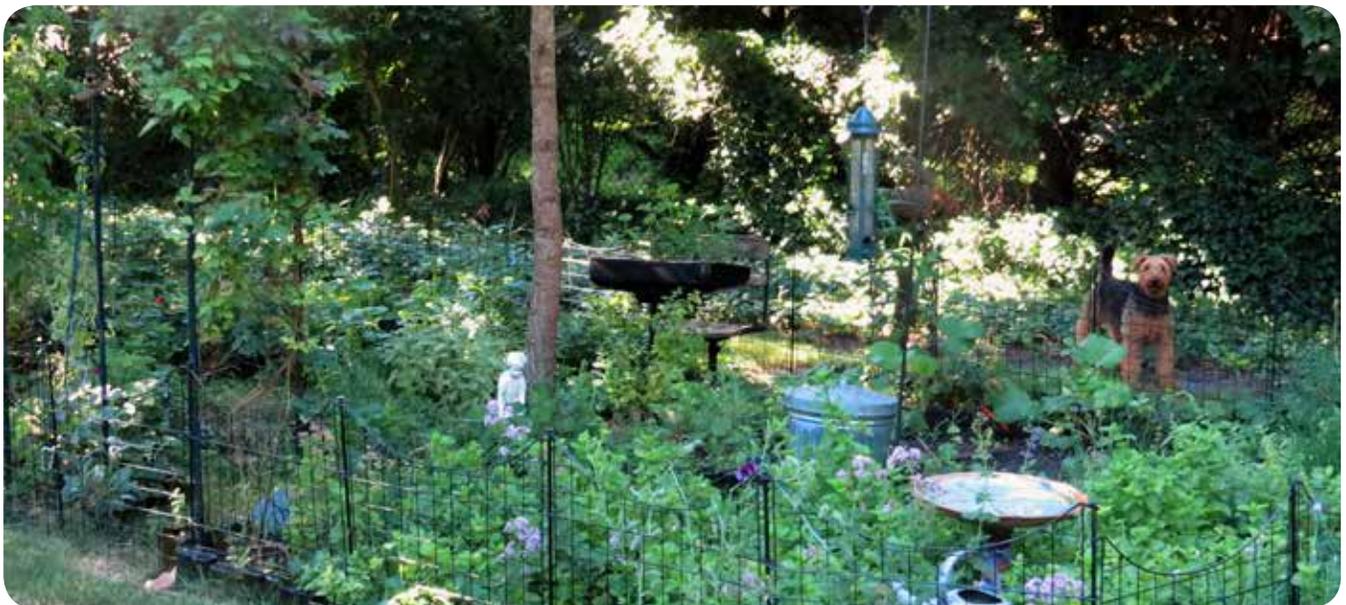
1.2 Acres

100 Seats

Full Year-Round Liquor License

\$950,000





Award of Excellence Wine Spectator consistently since late 1980's
Best Chefs of America • Trip Advisor Award of Excellence
Cape Cod Life "Best Of" Hall of Fame April 2016





A BRIEF HISTORY OF DENNIS

Dennis is a quintessential Mid Cape town (total population 83,193) offering visitors and residents a bit of everything. Route 6A winds through historic Dennis and features antiques, dining, shopping and cultural activities. Route 28 offers gift shops, restaurants, mini golf and other fun for summer visitors.



Dennis is made up of five villages: East Dennis, West Dennis, South Dennis, Dennis Port and Dennis. Each of the five villages boasts its own library.

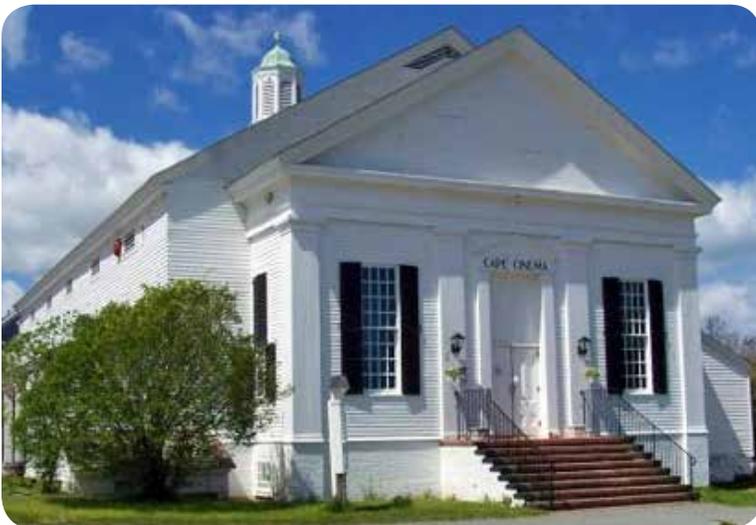
One of the few bi-coastal towns on the Cape, Dennis was incorporated in 1793. The town is named for the area's first appointed minister, Rev. Josiah Dennis.

In 1816, Dennis resident Henry Hall discovered that sand which had blown onto his cranberry vines made for a sturdier and larger fruit. This discovery led to cranberry farming becoming a big business on Cape Cod.

The town also draws a lot of talent including art exhibitions at the Cape Cod Museum of Art, films at the historic Cape Cod Cinema and live stage shows at the Cape Playhouse and Eventide Arts on the Gertrude Lawrence Stage.

The Cape Playhouse, which operates during the late spring and summer, is the oldest professional summer theater in the United States.

The Dennis Historical Society, the town and the Dennis Chamber of Commerce host several summertime and holiday events each year including road races, a sand sculpture contest, outdoor band concerts on the village green, lectures and tours.



Residence







COMMONWEALTH OF MASSACHUSETTS

Town of Dennis

Board Of Health

RED PHEASANT INN

NAME

NUMBER

BHP-2016-0571

FEE

\$2.00

DATE ISSUED

January 04, 2016

905 ROUTE 6A

ADDRESS

IS HEREBY GRANTED A MILK & CREAM

MILK & CREAM

This permit is granted in conformity with the Statutes and ordinances relating thereto, and expires December 31, 2016 unless sooner suspended or revoked.

[Signatures]
Board Of Health
HEALTH DIRECTOR



COMMONWEALTH OF MASSACHUSETTS

Town of Dennis

Board Of Health

RED PHEASANT INN

NAME

NUMBER

BHP-2016-0572

FEE

\$75.00

DATE ISSUED

January 04, 2016

905 ROUTE 6A

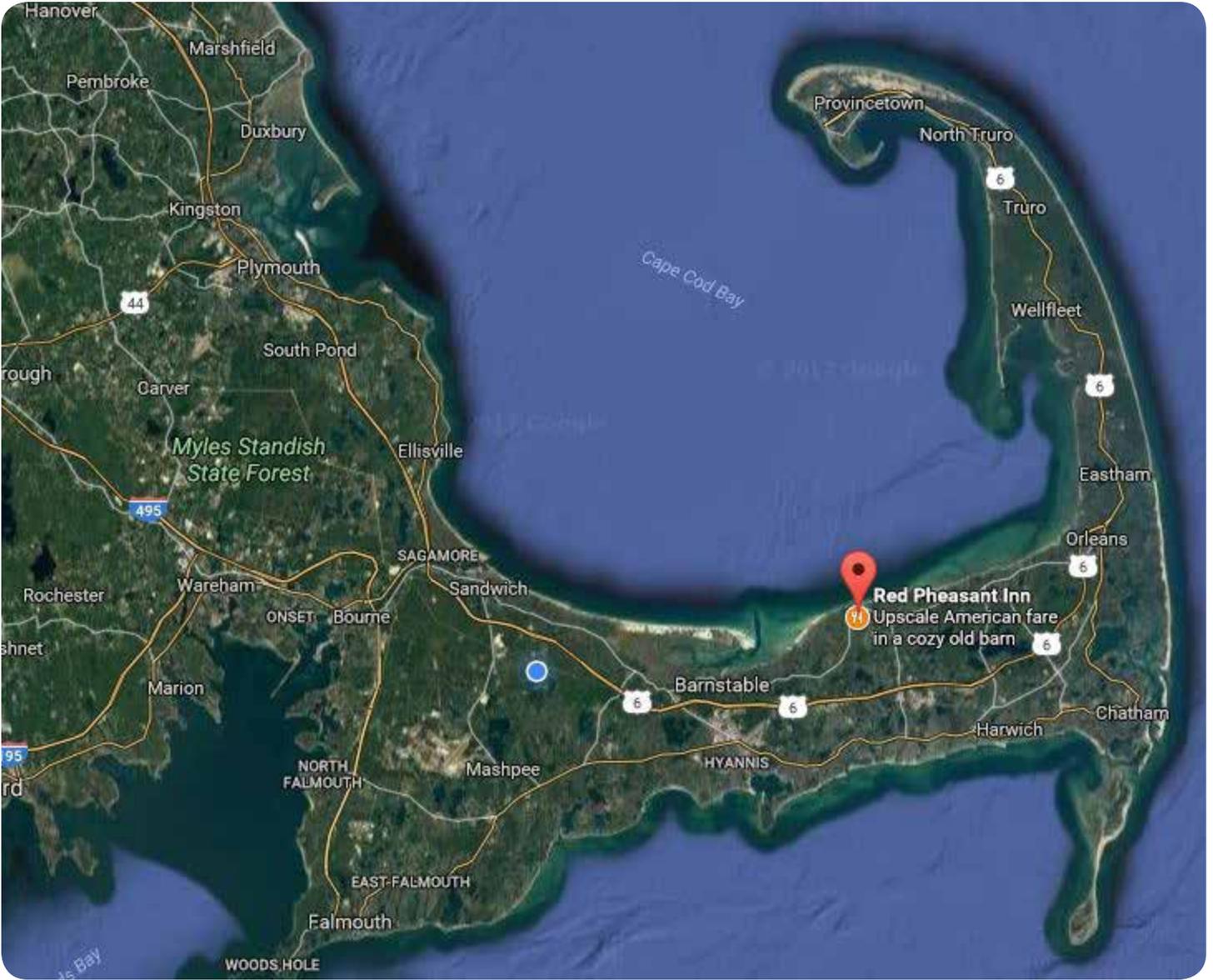
ADDRESS

IS HEREBY GRANTED A COMMON VICTUALLER

COMMON VICTUALLER

This permit is granted in conformity with the Statutes and ordinances relating thereto, and expires December 31, 2016 unless sooner suspended or revoked.

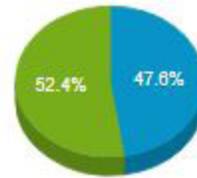
[Signatures]
Board Of Health
HEALTH DIRECTOR



Cape Cod Population Demographics

top ▲

Total Population	215,902
Male Population	102,839
Female Population	113,064
Percent Change Since 2000	0.8 %
Percent Change Since 2010	-0.3 %
Median Age	50.83

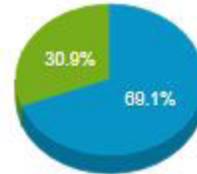


● Male Population
● Female Population

Occupational employment in Cape Cod

top ▲

White Collar	4,335
Blue Collar	1,940

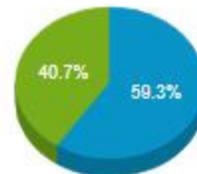


● White Collar
● Blue Collar

Number of Households in Cape Cod

top ▲

Total Households	93,581
Family Households	55,508
Non-family Households	38,070
Households With Children	20,061
Households Without Children	73,523
Average People Per Household	2.24

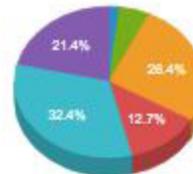


● Family Households
● Non-family Households

Cape Cod Education Statistics

top ▲

No High School	2,329
Some High School	6,296
Some College	32,175
Associate Degree	15,529
Bachelors Degree	39,559
Graduate Degree	26,087

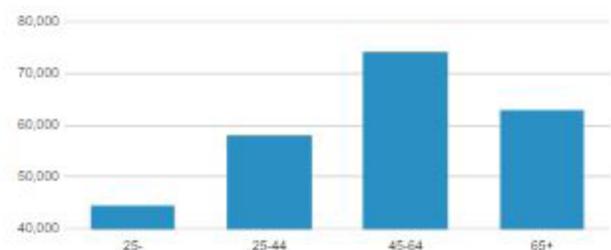


● No High School
● Some High School
● Some College
● Associate Degree
● Bachelors Degree
● Graduate Degree

Household Income and Average Income in Cape Cod

top ▲

Median Income Under 25	\$44,630
Median Income 25-44	\$58,259
Median Income 45-64	\$74,234
Median Income Over 65	\$63,083



Average Household Income	\$84,024
Median Household Income	\$62,678
Percent Increase/Decrease in Income Since 2000	33%
Percent Increase/Decrease in Income Since 2010	4%
Average Household Net Worth	\$849,988
Median Home Sale Price	\$325,523
Sales Tax Rate	6.25%
Average Household Total Expenditure	\$82,012

SUPPLEMENTAL FINANCIAL INFORMATION

A complete supplemental offering package containing relevant financial information is available upon request. Same information includes but is not limited to tax returns, monthly revenues and detailed income.

CONFIDENTIALITY AND DISCLAIMER

The Offering Document was prepared by The Realty Advisory, from and on information furnished by The Red Pheasant who is "The Seller", and the Town of Dennis, 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. The Realty Advisory, has not independently audited or verified any information, financial result, legal description, sketch or plan.

The Realty Advisory, represents Lobsterville on an exclusive basis. Any other brokers or salespeople represent the Buyer, not the Seller, in the marketing, negotiation and sale of this business and property, unless other arrangements are made in advance with the Realty Advisory, Inc.

This Offering Document is proprietary to the seller and its related legal and beneficial owners and to The Realty Advisory. This information is made available to you because you signed a Confidentiality Agreement for the purpose of conducting an analysis of the business opportunity represented herein prefatory to making an offer to purchase the aforementioned business and property. Should you decline to make such an offer, you agree to return promptly this document and any other information provided to you.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject.

OFFERING

We are pleased to offer this real estate opportunity for \$950,000. This includes real estate business, furniture, fixtures and equipment.

REPRESENTATION

The Red Pheasant has retained Richard Catania of the Realty Advisory, Inc. This transaction is a confidential matter. All inquiries will be treated with strict confidentiality. The seller reserves the right to withdraw from negotiations or the market at any time.

PROPOSED TRANSACTION

The Realty Advisory is entertaining offers to purchase The Red Pheasant in Dennis, MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.

SUBMISSION OF OFFERS

The seller reserves the sole and absolute right to accept or reject any offer. 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 business being purchased
- D. Deposit
- E. Financing to detail purchaser's desire to obtain private, conventional, or institutional financing
- F. Due diligence inspections of property within a reasonable time period
- G. Terms to Seller-Cash at closing or Seller financing
- H. The purchase price
- I. Proposed closing date



CONTACT

Richard Catania
508.367.1898

rcatania@therealtyadvisory.com
www.therealtyadvisory.com