



36 South Street **OAK & EMBER** Mashpee, MA 02649

Polished casual Steakhouse, meets hip comfortable bar. With a passion for innovative food and spirits. Oak and Ember takes you on a trip around the world by exploring our vast collection of whiskeys, wines, bourbons, scotches, sipping rums, rotating premium beers on tap, and inspired cocktail classics. While enjoying your new favorite spirit at the bar, treat yourself to a unique dish from our innovative and fun small-plate menu or the full dinner menu.



The Realty Advisory, Inc.

Commercial Real Estate, Development,
Consulting & Brokerage Services

1645 Falmouth Road, Suite 10F
Centerville, MA 02632

CONTACT

Richard Catania
508.367.1898

rcatania@therealtyadvisory.com



The Realty Advisory, Inc.

**Commercial Real Estate, Development,
Consulting & Brokerage Services**

OFFERING

We are pleased to offer this opportunity to own and operate a fully outfitted, completely turnkey premium restaurant in the Affluent New Seabury area. From Mesquite wood floors, Italian tile and marble to the beautifully appointed Mahogany Bar this tastefully done Bistro and Grill could easily be converted into other dining concept. The Current owners have chosen to focus on the growth of their other successful Restaurant concept. Site tours are recommended to fully realize to quality and detail of what this Great Restaurant has to offer.

Carefully laid out dining rooms are complemented with an enclosed Patio complete with awnings and heaters. Temperature controlled Wine storage. The Kitchen is equipped with state of the Art equipment and small wares. A rear alley provides for deliveries and Security.

REPRESENTATION

Oak and Ember has retained Richard Catania of the Realty Advisory, Inc. as their Representative. 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 Oak and Ember in Mashpee, MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.

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



The Realty Advisory, Inc.

**Commercial Real Estate, Development,
Consulting & Brokerage Services**

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

Asking Price: 399K Business FF&E,

4,589 Square Feet

Seats: 54 (Bar), 57 (Dining) 23 (Outside)





Commercial Real Estate, Development,
Consulting & Brokerage Services

EXECUTIVE SUMMARY

Oak and Ember Restaurant

www.oakandember.com

MASHPEE, MA: Amazing Bar and Dining room. Located in busy Mashpee. Draws from New Seabury, Falmouth and Centerville.

Seating Capacity: 54 seats bar, 57 dining, 23 outside

Facilities: Top notch classy build out done with the finest materials and to the highest degree of quality

Competition: Other area restaurants but none come close to this décor and quality of location.

Furniture, Fixtures & Equipment: All FF&E is state of the art and new within the last 24 months. Ask broker for asset list

Growth/Expansion: Huge opportunity for experienced operator to tap into New Seabury/Willow bend clientele and market towards the growing Mashpee population

Financing: 100% financing qualified buyers

Support/Training: Available

Reason Selling: Personal Reasons

Asking Price: Base Rent + Improvement Rent

The Realty Advisory, Inc.

Commercial Real Estate, Development,
Consulting & Brokerage Services

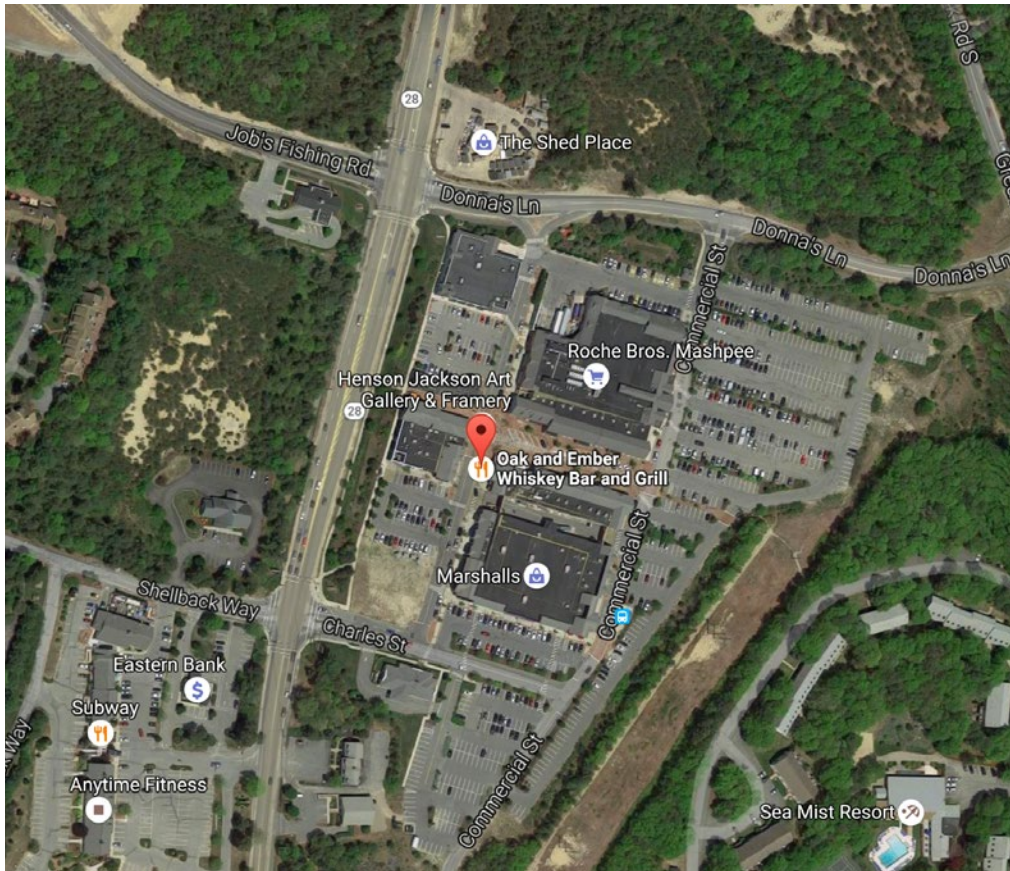




The Realty Advisory, Inc.

Commercial Real Estate, Development,
Consulting & Brokerage Services

LOCATION



36 South Street, Mashpee, MA

SOUTH CAPE MARKETPLACE

southcapemarketplace.com



TYPES OF TENANTS

Home Furnishings,
Accessories and Gifts

Mens, Womens &
Children's Apparel

Restaurants, Food, Catering

Service

Jewelry and Accessories

Entertainment



The Realty Advisory, Inc.

Commercial Real Estate, Development,
Consulting & Brokerage Services

ASSET LIST

All FF&E is state of the art and new within the last 24 months. Ask broker for full asset list.

New Additions

- Brand new Aloha system that is up to date with all compliancy. \$ 30,000 expense
- Recovered the patio \$ 19,000
- Installed infrared heating system on patio \$ 7,000
- Installed paddle fans on patio
- All new bottle storage system at bar and new service drain board area
- Built an air conditioned wine cellar/liquor room
- Built a kitchen mop room
- Built a new employee bathroom
- Repainted all walls in dining room with a custom faux painted finish. \$ 7,500
- Replaced all bar stools at tables in bar area to match bar. \$ 9,000

Key Features of Dining Room Buildout

- Extensive woodwork details that must be seen to be appreciated. Features 12 inch mahogany crown molding, wide custom window molding.
- Rare onyx bar top for 30 seat bar
- Italian marble flooring around bar
- Quarters sawn Mesquite floor in bar
- Gas fireplace in dining room
- State of the art music system
- 4 large flat screen tvs in bar area
- Electronic controlled lighting system
- Plates and glassware, silverware
- Huge amount of small ware ready to go.
- Fully inspected to date fire and exhaust system
- Carbon dioxide sensing system up to code
- Over 2.5 Million has been spent on this build out to date.



The Realty Advisory, Inc.

Commercial Real Estate, Development,
Consulting & Brokerage Services





The Realty Advisory, Inc.

Commercial Real Estate, Development,
Consulting & Brokerage Services

ASSET LIST

All FF&E is state of the art and new within the last 24 months. Ask broker for full asset list.

Kitchen Special Features

- Doyon steam injected hearth ovens with proofer
- Vulcan convection ovens
- French top
- Brand new chip warmer.
- Two walk in coolers and many reach ins
- Freezer
- Remote Perlick/Glycol Beers cooling system in beer cooler in kitchen
- Large commercial Cook shack smoker oven
- Air conditioned kitchen
- Floor mixer and dough table



Oak and Ember Asset List

Quantity	DESCRIPTION	Quantity	DESCRIPTION
1	BRENVILLE VEGETABLE JUICER	9	STAINLESS STEEL WALL MOUNTED SHELVES
1	ALTO SHAM COMBI OVEN	1	Aloha Server
1	MICROWAVE	9	Epson PRINTER
1	STARMAX 12"x18" GRIDDLE	5	Aloha Workstation
2	PITCO FRYER	63	BAR STOOLS
2	VULCAN CHEESE MELTERS	12	WROUGHT IRON PATIO TABLES
1	Vulcan Infrared grill 48 inch	18	PATIO CHAIRS
1	Cook shack smoker	2	WICKER PATIO SOFAS WITH CUSHIONS
1	36" VULCAN RADIATED FRENCH TOP	2	WICKER PATIO END TABLES
1	RANDELL 2 COMPARTMENT STEAM TABLE	2	WICKER PATIO COFFEE TABLES
2	TRUE 93" SANDWICH PREP REFRIGERATOR	9	WOODEN HIGH-TOP BAR TABLES
1	TRUE 27" SANDWICH PREP REFRIGERATOR	14	WOODEN DINING ROOM TABLES
1	CONTINENTAL 36" SANDWICH PREP REFRIGERATOR	8	BOOTH SEATS
1	BEVERAGE AIR 48" SANDWICH PREP REFRIGERATOR.	2	LARGE ROUND BOOTH SEATS
1	MANATOWOC ICE MAKER	1	LARGE BANQUET
1	PENN WALKIN REFRIGERATOR 6'X14'	26	DINING ROOM CHAIRS
1	PENN WALKIN FREEZER 6'X5'	4	LARGE MARBLE DINING ROOM LAMPS
1	NORWAKE WALKIN REFRIGERATOR 7' X14'	4	CHANDELIERS (ONE LARGE - 3 MEDIUM)
1	WOOD STONE MT ADAMS 5' WOOD-FIRE OVEN	4	SMALL BOOTH LAMPS
1	HOBART 30 QUART FLOOR MIXER	4	WALL SCONCES
1	HOBART GRINDING ATTACHMENT	1	GAS FIREPLACE
1	HOBART VEGETABLE SLICING/ SHREDDER ATTACHMENT	4	FLAT SCREEN TV'S
1	HOBART 15" SLICER	2	HANGING LIGHT FIXTURES IN DINING ROOM
1	DOYON SHEETER	5	PIECES OF ART (FRAMED)
3	ROLLING SPEED RACKS	1	SHERBOURNE MUSIC/CABLE SYSTEM
1	DOYON ARTISAN STEAM INJECTED TRIPLE DECK OVEN W/PROOFER	4	Infrared outdoor heaters
2	VULCAN CONVECTION OVEN	3	Paddle fans patio
2	VULCAN 6 BURNER W/ STANDARD OVEN	3	BAR SINKS
2	WINE COOLER CASES	1	BAR DISHWASHER
1	PHONE SYSTEM WITH 4 PHONES	1	Sandwich prep True Bar
1	PORTABLE PHONE SYSTEM WITH 2 PHONES	2	BAR REFRIGERATORS
2	CITRUS JUICERS MANUAL	12	FOOD STORAGE CONTAINER, 18"x26"x9" (1/EA.) CAMBRO
3	RECEPT., RND. 44 GAL GRAY (1/EA.) BRUTE RUBBERMADE	6	FOOD STORAGE CONTAINER, 18"x26"x15" (1/EA.) CAMBRO
4	BROOM, CORN (1/EA.) SPARTA CARLISLE	8	FOOD STORAGE COLLANDER, 18"x26"x5" (1/EA.) CAMBRO
4	SCRUB BRUSH, DECK 12" POLY (1/EA.) CARLISLE	18	LID, FOOD STORAGE 18"x26" FLAT (1/EA.) CAMBRO
4	HANDLE, DECK BRUSH 60" FIBGL. W/THRD. (1/EA.) CARLISLE	12	FOOD STORAGE CONTAINER, 12"x18"x9" (1/EA.) CAMBRO
2	SQUEEGE, WINDOW 6" (1/EA.)	12	LID, FOOD STORAGE 18"x26" FLAT (1/EA.) CAMBRO
4	SQUEEGE, FLOOR 30" W/HANDLE (1/EA.)	1	SCALE, DIAL HVY. DTY. 100LB. (1/EA.) EDLUND
4	HANDLE FOR FLOOR SQUEEGE 60" (1/EA.)	1	SCALE, DIGITAL RECEIVING 132 LB. 12"x10.75" PLATFORM (1/EA.) EDLUND
10	PAIL, 3 QT. RED (1/EA.) KLEEN-PAIL KATCH-ALL	1	SCALE, DIGITAL RECEIVING 330 LB. 20.5"x15.75" PLATFORM (1/EA.) EDLUND
6	PAIL, 8 QT. GREEN (1/EA.) KLEEN-PAIL KATCH-ALL	2	SCALE, DIAL 2 LB. BY .25 OZ. (1/EA.) EDLUND
1	ICE SCOOP, SAF-T-ICE 64 OZ. (1/EA.) KATCH-ALL	1	SCALE, DIAL 5 LB. BY .5 OZ. (1/EA.) EDLUND
2	ICE TOTE, BLUE SAF-T-ICE (1/EA.) KATCH-ALL	2	SCALE, DIGITAL 160 OZ. BY .1 OZ (1/EA.) EDLUND
1	SPICE GRINDER, (1/EA.) WARING	1	FOOD PROCESSOR, (1/EA.) ROBOT COUPE
24	FRY PAN, 11"x2" S.S. (1/EA.) VOLRATH	2	BLENDER, 64 OZ. (1/EA.) VITA-MIX
24	FRY PAN, 8"x1.5" S.S. (1/EA.) VOLRATH	1	SALAD DRYER, 5 GAL. (1/EA.) CHEF MASTER
8	FRY PAN, 14" NON-STICK (1/EA.) STEELCOATVOLRATH	12	THERMOMETER, POCKET 5-550 DIGITAL (1/EA.)
16	FRY PAN, 11" NON-STICK (1/EA.) STEELCOATVOLRATH	12	THERMOMETER, DIAL REF./FRZ. (1/EA.)
18	FRY PAN, 8" NON-STICK (1/EA.) STEELCOAT VOLRATH	6	THERMOMETER, DIAL OVEN (1/EA.)
12	PAN, SAUC~ INDUCTION 3 QT. (1/EA.) VOLRATH	12	SPOON, SOLID 13" S.S. X-HVY. (1/EA.)
12	COVER FOR 3 QT. INDUCTION SAUCE PAN (1/EA.) VOLRATH	12	SPOON, PERF. 13" S.S. X-HVY. (1/EA.)
6	PAN, SAUCE INDUCTION 3.25 QT. (1/EA.) VOLRATH	12	SPOON, SLOTTED 13" S.S. X-HVY. (1/EA.)
6	COVER FOR 3.25 QT. INDUCTION SAUCE PAN (1/EA.) VOLRATH	4	SPOONS, MEASURE SET (1/EA.)
24	SIZZLE PLATTER; S.S. 11"x8" OVAL (1/EA.) UPDATE	4	MEASURE, CLEAR 1 CUP W/SPOUT (1/EA.) CAMBRO
24	SIZZLE PLATTER, ALUMINUM 11"x8" OVAL (1/EA.) UPDATE	2	MEASURE, CLEAR 1 PT. W/SPOUT (1/EA.) CAMBRO
3	60 QUART STOCK POTS	4	MEASURE, CLEAR 12 QT. W/SPOUT (1/EA.) CAMBRO
6	15 QUART SAUCE POTS	6	BOWL, MIXING S.S. 8QT. (1/EA.)
3	12 QUART RONDOS	2	KNIFE, BONING 6" NARROW, STIFF W/WT. HANDLE (1/EA.)
1	18 QUART RONDO	6	KNIFE, BREAD 10" OFFSET SCALLOPED EDGE (1/EA.)
12	10 QUART SAUCE POTS	4	KNIFE, CHEF'S 10" W/WT. HANDLE (1/EA.)
12	6 QUART BAINE MARIE	1	KNIFE, PARING 3.25" SERATED W/WT. HANDLE (3/EA.) PACKAGE
3	8 QUART BAINE MARIE	1	KNIFE HOLDER, MAGNETIC 18" (1/EA.)
12	2 QUART BAIN MARIE	1	KNIFE, PIZZA ROCKER STYLE 16" SANI-SAFE (1/EA.) DEXTER
6	18 QUART STAINLESS BOWLS	2	KNIFE SHARPEN STEEL, 12" DIAMOND (1/EA.)
6	12" X 18" ROASTING RACKS	1	KNIFE SHARPENING STONE, 3 SURFACE (1/EA.) MUNDIAL
6	18" X 24" ROASTING RACKS	2	PIZZA PEEL, ALUMINUM 16"x18" W/39.5" HANDLE (1/EA.)
3	36 QUART ROASTING PANS	1	OVEN BRUSH, W/SCRAPPER (1/EA.) CARLISLE
45	18"x24" SHEET PANS	1	HANDLE FOR OVEN BRUSH (1/EA.) CARLISLE

Oak and Ember Asset List

Quantity	DESCRIPTION	Quantity	DESCRIPTION
15	12"X18" SHEET PANS	1	BROILER BRUSH, 2 SIDED W/SCRAPER 30" (1/EA.) CARLISLE
2	HALF SPEED RACKS	6	CUTTING BOARD, COMPOSIE RUBBER 18"X24"X.75" (1/EA.)
60	LID, FOOD PAN 1/6 (1/EA.) CAMWEAR	6	CUTTING BOARD, COMPOSIE RUBBER 18"X24"X1" (1/EA.)
36	FOOD PAN, 1/9 4" DEEP (1/EA.) CAMWEAR	6	RECEPT., 23 GAL. SLIM JIM GRAY (1/EA.) RUBBERMADE
36	LID, FOOD PAN 1/6 (1/EA.) CAMWEAR	12	18' METRO RACK SHELVING
3	BOTTLE OPENERS	24	24" METRO RACK SHELVING
7	BAR ORGANIZERS	5	ROLLING FLOUR BINS
1	BAR CADDY	2	5' STAINLESS STEEL TABLES
8	WINE OPENERS	1	4' STAINLESS STEEL TABLE
4	ICE BINS	2	24"X24" STAINLESS STEEL TABLE
3	Perlik Bottle steps	1	3 COMPARTMENT SINK CORNER UNIT
1	L SHAPOED DISH TABLE	35	LARGE SQUARE SOUP BOWLS
1	6' STRAIGHT DISH TABLE	36	SMALL SQUARE SOUP CUPS
1	HOBART HIGH TEMPERATURE DISH MACHINE	12	SMALL ROUND SOUP CUPS
3	STAINLESS STEEL FREE STANDING DOUBLE SHELF	132	MEDIUM ROUND BOWLS
1	HANGING STAINLESS STEEL UTENSIL STRAP RACK	68	LARGE ROUND BOWLS
3	HANGING STAINLESS STEEL DOUBLE SHELF	83	LARGE ROUND DINNER PLATES
80	Vinyl placematts	55	SQUARE LOBSTER BISQUE BOWLS
3	SILVER WATER PITCHERS	19	RECTANGLE PLATES
8	WINE CHILLERS	41	SMALL DIVIDED RECTANGLE PLATES
4	SILVER WINE BUCKETS WITH STANDS	51	RAMEKINS
1	SMALL REFRIGERATOR IN SERVICE STATION	11	LG CASSEROLE DISHES
1	BREAD WARMER	50	SMALL CASSEROLE DISHES
1	LARGE COOLER	11	ROUND SOUP CUPS
1	RACK TO HOLD 6 SHEET PANS	15	MAC & CHEESE DISHES
50	BREAD BASKETS	25	SMALL BUTTER RAMEKINS
60	CANDLE HOLDERS	10	GLASS SHAKER GLASSES
5	PEPPER GRINDERS	6	LG METAL SHAKERS
40	SALT & PEPPER SHAKERS	1	SMALL METAL SHAKER
50	WOVEN PLACEMATS	4	ICE SCOOPS
20	COCKTAIL TRAYS	5	METAL STRAINERS
3	SETS OF CRUETS	5	BAR SPOONS
6	COFFEE PUMP POTS	4	MUDDLERS
15	TEA POTS	10	RUBBER BAR MATTS
26	COFFEE CUPS	30	MARGARITA GLASSES
94	COFFEE CUP SAUCERS	9	LG BLOODY MARY GLASSES
47	COFFEE MUGS	50	ROCKS GLASSES
20	CREAMERS	34	COLLINS GLASSES
11	SUGAR AND TEA CADDIES	85	SODA GLASSES
116	WATER GLASSES	18	STELLA BEER GLASSES
86	ESPRESSO SAUCERS	30	BAR BEER GLASSES
27	ESPRESSO CUPS	250	DINNER KNIVES
29	10 OZ. MARTINI GLASSES	250	DINNER FORKS
20	RED WINE GLASSES	163	SALAD FORKS
30	WHITE WINE GLASSES	75	SOUP SPOONS
28	LG CHAMPAGNE FLUTES	27	COCKTAIL FORKS
24	SMALL CHAMPAGNE FLUTES	20	ESPRESSO SPOONS
24	PONY GLASSES	96	COFFEE SPOONS
11	BRANDY SNIFTERS	40	STEAK KNIVES
7	GLASS COFFEE MUGS	6	SILVER MARKING TRAYS
127	SQUARE HALF SALAD PLATES	52	SMALL SQUARE UNDERLINER PLATES
225	LARGE SQUARE SALAD PLATES	145	B&B SQUARE PLATES
130	XTRA LARGE SQUARE DINNER PLATES		



Commercial Real Estate, Development,
Consulting & Brokerage Services

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 enclosed material contains detailed financial information and extensive analytical work. This material is highly confidential, furnished solely for the purpose of a review by a prospective purchase of Oak and Ember and such material is not to be used for any other purpose or made available to any other person without the express written consent of The Realty Advisory. The material is based in part upon information supplied by the owner of the business and in part upon information obtained by The Realty Advisory.

This offering document is subject to errors, omissions, and withdrawal from the market without notice. Much of the information above has been provided by third parties deemed reliable. No warranty or representation, expressed or implied, is made by the Owner, The Realty Advisory or any other their respective affiliates, as to the accuracy or completeness of the information contained herein or as to the engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance of the material contained herein. All prospective purchasers are encouraged to conduct their own due diligence.