

SUN DYNASTY PLAZA

21 Memorial Dr | Plymouth, MA 02360

Retail
Investment Opportunity

Offering Memorandum

Below-Market Rents | Prime Waterfront Location | Flexible Tenancy Structure



MATTHEWS™

Exclusively Listed By



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Property Overview

Sun Dynasty Plaza
21 Memorial Dr Plymouth, MA 02360



Investment Highlights

Property Highlights

Contact Broker for Interior Images

- Below-Market Rental Rates Present **Immediate Upside** and Opportunity for NOI Growth
- Short-Term Lease Structure Provides Near-Term Flexibility to Reposition Rents or to **negotiate long term leases**
- Highly Desirable Location Adjacent to Plymouth Harbor with Strong Regional Draw and Waterfront Accessibility
- **Waterfront Views** Enhance Tenant Appeal and Support Long-Term Leasing Demand
- **Underutilized Space** Creates Opportunity for Reconfiguration, Expansion, or Increased Income Generation on 3rd floor
- Diversified Multi-Tenant Rent Roll Reduces Reliance on Any Single Occupant and Supports Income Stability
- Located Within an Affluent Demographic Base with Strong Consumer Spending Fundamentals
- **Partial Seller Financing Available** with substantial down payment Providing Enhanced Acquisition Flexibility for Qualified Buyers
- Restaurant **Owner-User** Opportunity with Potential SBA Financing Eligibility Due to Restaurant Occupying More Than 50% of the Building Area



21 MEMORIAL DR
Plymouth, MA 02360

+15,258 SF

Suggested

1936 /R 1985

Year Built

8,048

Vehicles Per Day

\$2,662,600

Assessed Value

Fee Simple

Type of Ownership





The Shoppes at Village Landing

FLAIR FLORAL

SALT

Sip

BLUE-EYED CRAB

CARIBBEAN GRILL & RUM BAR

TAVERN ON THE WHARF

ANNA'S HARBORSIDE GRILLE

Cabby Shack

Restaurant & Pub

Nelson Beach

EAST BAY GRILLE

Plymouth Harbor

hotel 1620

PLYMOUTH HARBOR

AT VILLAGE LANDING

Paid Public Parking

THOMAS SEA SUITES

Public Parking

Public Parking

Lobster Hut

Captain John's Whale Watch Tours

Wood's Seafood Restaurant

Citizens™

Terrace

ROOFTOP DINING

fl FINE LINES

MED SPA & WELLNESS

Subject Property

RYAN'S

Family Friends Fun

Plymouth Waterfront Visitor Center

S Park Ave

Water St ± 6,500 VPD

Plymouth Memorial Hall
Premier entertainment destination that routinely hosts major national touring acts, comedy shows, and high-profile tribute bands.

Paid Public Parking

DILLON'S LOCAL

PLYMOUTH ANTIQUARIAN SOCIETY

Plimoth Patuxet Museum
Full-scale reproduction of the original Mayflower, attracting **±300,000** visitors every year.

Plymouth Rock
The centerpiece of Pilgrim Memorial State Park along the Plymouth waterfront, it ranks as one of the most heavily visited historic landmarks in Massachusetts.

The Edge
Plymouth
AÑEJO
KOGI



The Artisan Pig
THE MEA
THAI CUISINE

Plymouth Village Historic District
Over 1.5M annual visitors.

PILGRIM HALL
MUSEUM

PLYMOUTH ANTIQUARIAN SOCIETY

Plymouth Waterfront Visitor Center

Subject Property

DILLON'S LOCAL

Plymouth Memorial Hall
Premier entertainment destination that routinely hosts major national touring acts, comedy shows, and high-profile tribute bands.

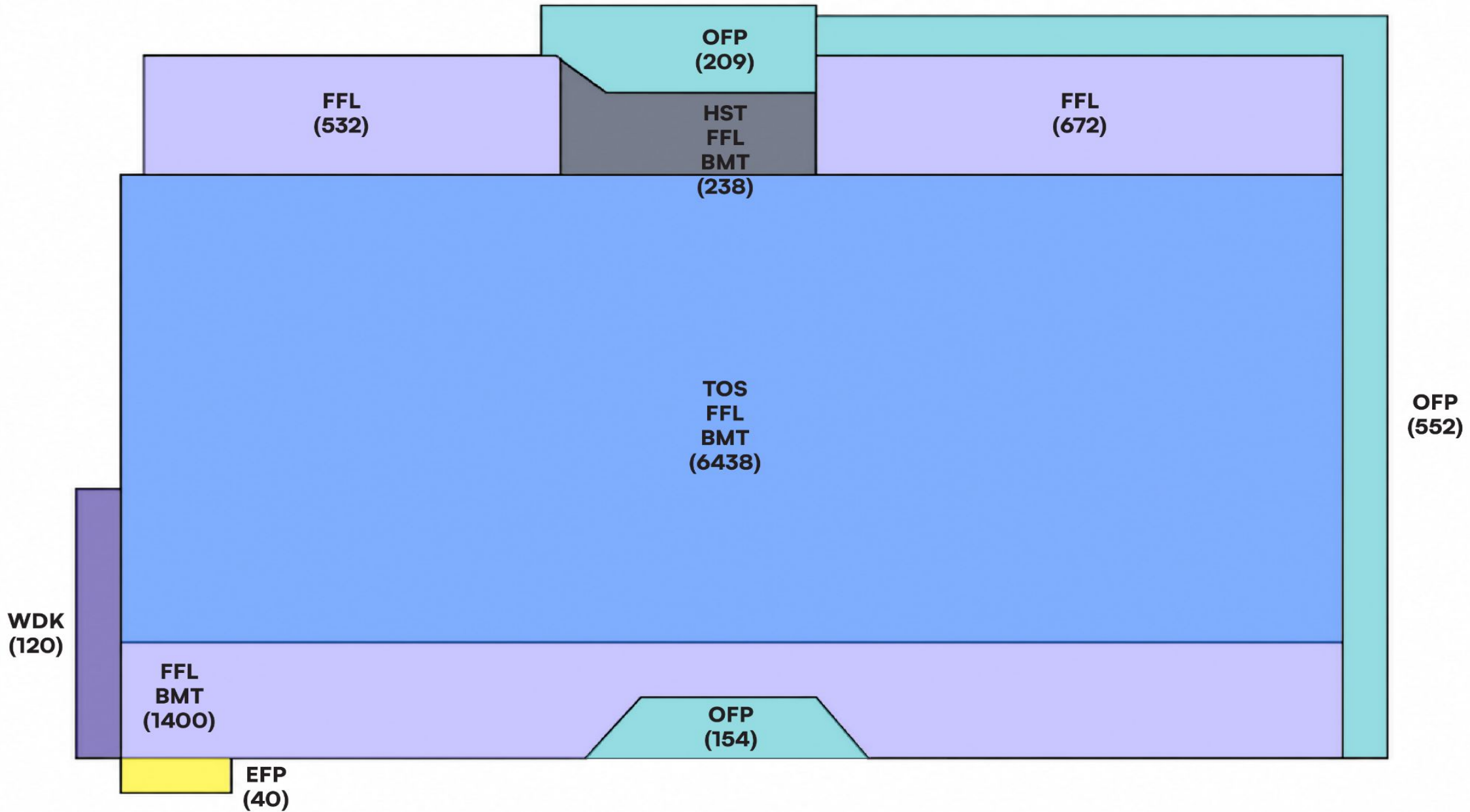
Water St ± 6,500 VPD

RYAN'S
Family. Friends. Fun.

Terrace
ROOFTOP DINING

S Park Ave

SITE PLAN



Financial Overview

Sun Dynasty Plaza
21 Memorial Dr Plymouth, MA 02360



RENT ROLL

| Suite | Tenant | GLA (SF) | % of GLA | Term | Term Expiration | Period | Changes on | Monthly Rent | Annual Rent | Rent/SF (Annually) | Rent/SF (Monthly) | Increase's | % of Total Rent | Lease Type |
|---------------------|------------------------------|---------------|----------------|------|-----------------|--------|------------|-----------------|------------------|--------------------|-------------------|------------|-----------------|------------|
| 1 | The Sun Dynasty | 9,000 | 59% | - | - | TAW | Current | \$13,000 | \$156,000 | \$17.33 | \$1.44 | - | 67.01% | MG |
| 2 | Second Nature Social Skills | 2,086 | 14% | - | - | TAW | Current | \$1,900 | \$22,800 | \$10.93 | \$0.91 | - | 9.79% | MG |
| 3 | MIY Art Studio | 2,086 | 14% | 0.5 | 12/31/26 | Term | Current | \$2,200 | \$26,400 | \$12.66 | \$1.05 | - | 11.34% | MG |
| 4 | Aristocracy Salon & Remedies | 2,086 | 14% | 4.5 | 12/31/30 | Term | 1/1/2027 | \$2,300 | \$27,600 | \$13.23 | \$1.10 | 2% Annual | 11.86% | MG |
| Total (100%) | 4 Suites | 15,258 | 100.00% | | | | | \$19,400 | \$232,800 | \$15.26 | \$1.27 | | 100.00% | |



Financial Summary

\$2,650,000

List Price

6.05%

Cap Rate

\$173.68

Price Per SF

±15,258 SF

GLA

Current Income

| Income | Total | \$ PSF |
|-------------------------|------------|----------|
| Rental Income | \$232,800 | \$15.65 |
| Vacancy Factor (5%) | (\$11,640) | (\$0.78) |
| Effective Gross Revenue | \$221,160 | \$14.87 |

2025 Expenses

Expenses

| | | |
|-------------------------|-----------------------|-----------------------|
| Real Estate Taxes | \$35,215 | \$2.37 |
| Insurance | \$14,600 | \$0.98 |
| Repairs | \$7,300 | \$0.49 |
| Maintenance | \$3,720 | \$0.25 |
| Utilities | Tenant Responsibility | Tenant Responsibility |
| Total Operating Expense | \$60,835 | \$4.09 |
| Net Operating Income | \$160,325 | \$10.78 |
| Operating Expense Ratio | 27.5% | |
| Net Operating Income | \$160,325 | \$10.78 |



Return Valuation

Return Valuation Summary

Pricing Summary

| | |
|----------------|-------------|
| Price | \$2,650,000 |
| Price PSF (\$) | \$173.68 |

Return Summary:

| | |
|-------------------|-------|
| Cap Rate | 6.05% |
| Return on Capital | 6.05% |
| Debt Yield | 9.92% |

Capital Summary:

| | |
|-----------------|-------------|
| Required Equity | \$1,033,500 |
| Debt | \$1,616,500 |

Debt Summary:

| | |
|-------------------------------|-------------|
| LTV | 61% |
| Loan Amount | \$1,616,500 |
| Interest Rate | 6.25% |
| Amortization | 25 Years |
| Term | 5 Years |
| Monthly Debt Service | \$10,664 |
| Annual Debt Service | \$127,963 |
| Proforma Net Cash Flow | \$32,362 |
| <i>DSCR - In Place Income</i> | 1.25x |

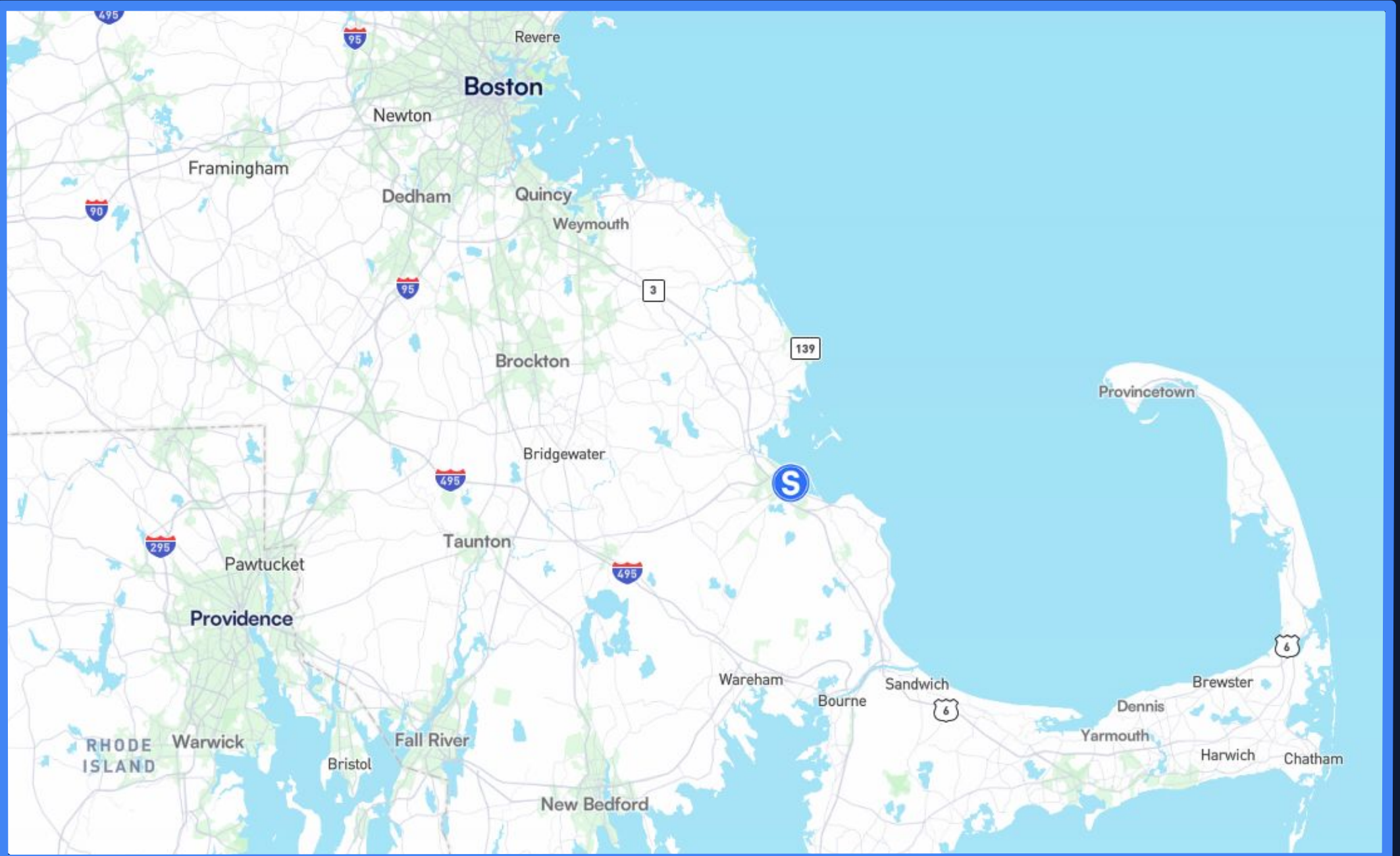
Property Information:

| | |
|----------------|-----------|
| NOI (In-Place) | \$160,325 |
| GLA | 15,258 |



Market Overview

Sun Dynasty Plaza
21 Memorial Dr Plymouth, MA 02360



PLYMOUTH, MA

Market Demographics

1.5M+

Annual Visitors

\$120,000

Median HH Income

58,000

Total Population

\$1 Billion (+)

Annual Visitor Spending



Local Market Overview

Plymouth, Massachusetts is a coastal town with a long history and a stable local economy. It is known for tourism tied to its historic sites, waterfront, and seasonal events, which support many local businesses, restaurants, and hotels. Plymouth also has a strong small business presence and benefits from healthcare, education, retail, and marine-related industries. Its location between Boston and Cape Cod helps attract residents and visitors while supporting steady commercial activity.

The town offers a mix of residential neighborhoods, outdoor recreation, and community services that contribute to its quality of life. Plymouth has several beaches, parks, and conservation areas, along with a growing downtown area that supports local shopping and dining. Economic development efforts have focused on balancing growth with preservation of the town's historic character and coastal environment, helping maintain consistent property values and business investment.

Property Demographics

| Population | 1-Mile | 3-Mile | 5-Mile |
|-------------------------------|-----------|-----------|-----------|
| Five-Year Projection | 7,036 | 26,199 | 48,991 |
| Current Year Estimate | 6,776 | 24,977 | 47,047 |
| 2020 Census | 6,156 | 23,467 | 44,410 |
| Growth Current Year-Five-Year | 3.84% | 4.89% | 4.13% |
| Growth 2020-Current Year | 10.07% | 6.43% | 5.94% |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Five-Year Projection | 3,490 | 11,237 | 20,097 |
| Current Year Estimate | 3,364 | 10,696 | 19,268 |
| 2020 Census | 2,971 | 9,641 | 17,474 |
| Growth Current Year-Five-Year | 3.74% | 5.06% | 4.30% |
| Growth 2020-Current Year | 13.25% | 10.94% | 10.27% |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$128,595 | \$139,323 | \$158,141 |

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 21 MEMORIAL DR, Plymouth, MA, 02360 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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