

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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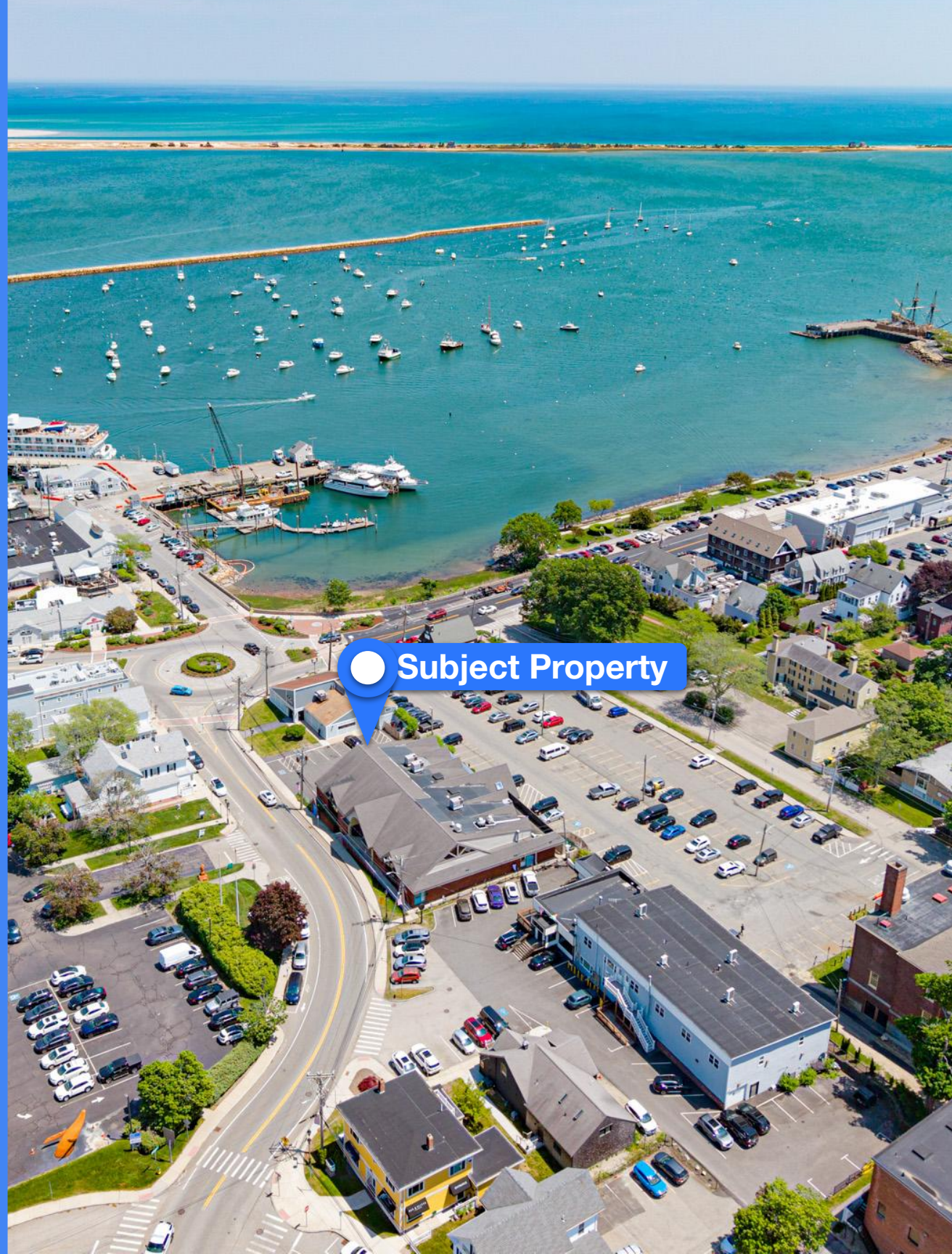




Table of Contents

- 01 Property Overview
- 02 Financial Overview
- 03 Tenant Overview
- 04 Market Overview

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 /R1985

Year Built

8,048

Vehicles Per Day

\$2,662,600

Assessed Value

Fee Simple

Type of Ownership





The Shoppes at Village Landing



Nelson Beach

EAST BAY GRILLE

Plymouth Harbor



Paid Public Parking

THOMAS SEA SUITES

Public Parking

Public Parking



Captain John's
Whale Watch Tours

Wood's Seafood
Restaurant



Subject
Property



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



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.



Plymouth Village Historic District

Over 1.5M annual visitors.

Plymouth Waterfront Visitor Center

Subject Property



Plymouth Memorial Hall

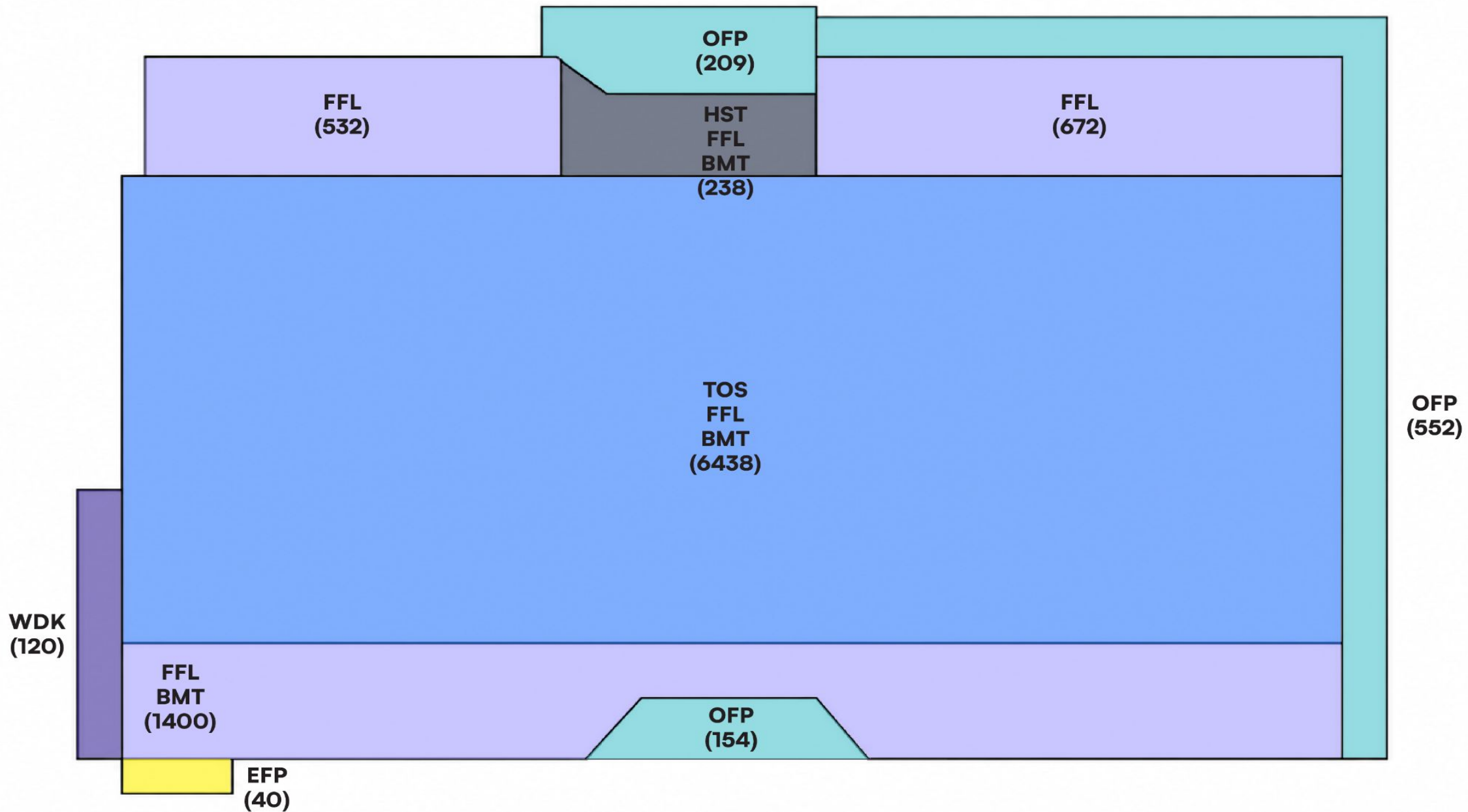
Premier entertainment destination that routinely hosts major national touring acts, comedy shows, and high-profile tribute bands.



Water St ± 6,500 VPD

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%	-	7/31/27	W/ LL Termination clause	Current	\$2,200	\$26,400	\$12.66	\$1.05	-	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%					\$19,700	\$236,400	\$15.49	\$1.29		100.00%	



Financial Summary

\$2,650,000

List Price

6.18%

Cap Rate

\$173.68

Price Per SF

±15,258 SF

GLA

Current Income

Income	Total	\$ PSF
Rental Income	\$236,400	\$15.49
Vacancy Factor (5%)	(\$11,820)	(\$0.77)
Effective Gross Revenue	\$224,580	\$14.72

2025 Expenses

Expenses

Real Estate Taxes	\$35,215	\$2.31
Insurance	\$14,600	\$0.96
Repairs	\$7,300	\$0.48
Maintenance	\$3,720	\$0.24
Utilities	Tenant Responsibility	Tenant Responsibility
Total Operating Expense	\$60,835	\$3.99
Net Operating Income	\$163,745	\$10.73
Operating Expense Ratio	27.1%	
Net Operating Income	\$163,745	\$10.73



Return Valuation

Return Valuation Summary

Pricing Summary

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

Return Summary:

Cap Rate	6.18%
Return on Capital	6.18%
Debt Yield	10.13%

Capital Summary:

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

Debt Summary:

LTV	61%
Loan Amount	\$1,616,500
Interest Rate	6.50%
Amortization	25 Years
Term	5 Years
Monthly Debt Service	\$10,913
Annual Debt Service	\$130,957
Proforma Net Cash Flow	\$32,788
DSCR - In Place Income	1.25x

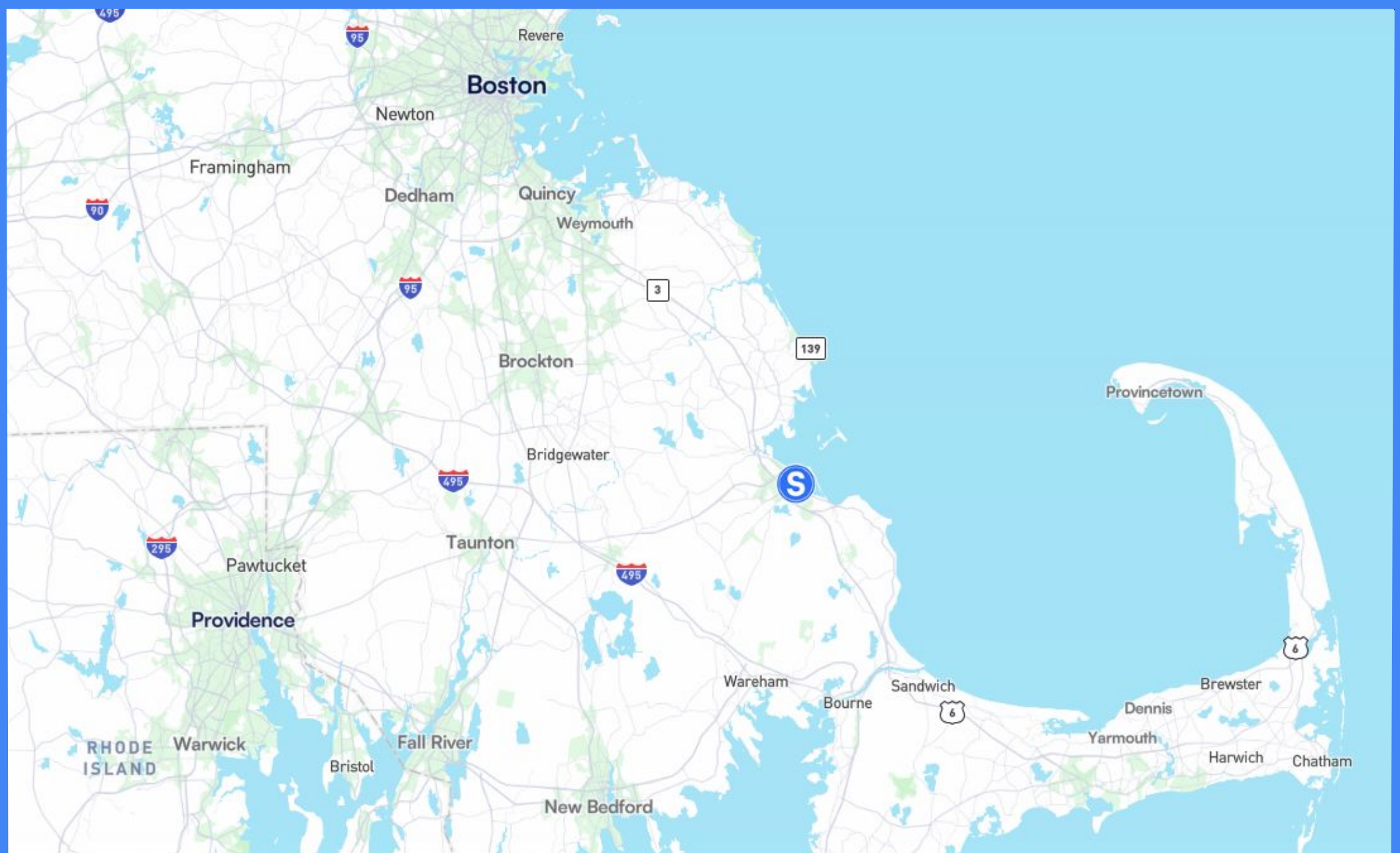
Property Information:

NOI (In-Place)	\$163,745
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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