

Offering Summary

Bluebird Parker Beach Lodge

South Yarmouth, Massachusetts

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The Offering

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to offer, on an exclusive basis, the fee simple interest in the 50-room Bluebird Parker Beach Lodge ("Hotel" or "Property").

The Hotel is ideally located on Cape Cod in South Yarmouth, Massachusetts. Situated off MA Route 28, the Hotel is five miles east of Hyannis, MA, 78 miles south of Boston, MA, and 83 miles east of Providence, RI. South Yarmouth is one of the first stops on Cape Cod travelers pass through when visiting the top leisure destination. South Yarmouth is a census-designated place (CDP) in the town of Yarmouth in Barnstable County, Massachusetts. It unites the three villages of West Yarmouth, Yarmouth Port, and South Yarmouth to form the second-oldest town on the Cape. It is a history-rich area with iconic landmarks, museums, local restaurants, sandy beaches, and family-friendly attractions.

The Bluebird Parker Beach Lodge offers investors an opportunity to acquire a recently-renovated, turnkey asset across the street from Parker's River Beach on Cape Cod, Massachusetts. The Hotel is being offered unencumbered by brand and management, presenting investors with an opportunity well below replacement costs in the high-barrier New England market.

Address:	192 S Shore Drive, South Yarmouth, MA 02664
Land Area:	0.98 Acres
Year Built / Renovated:	1970 / 2022
Units:	50 (including two suites)
Amenities:	Outdoor Pool, Parker Swim Shop, Beach Chair Rentals
Parking:	Complimentary, On Site
Seasonality:	May - October
Ownership Interest:	Fee Simple
Management:	Unencumbered



Investment Highlights

Recently-Renovated, Turnkey Hotel

The Property consists of 50 rooms including two suites, outdoor pool, and the Parker Swim Shop with beach toys, snacks, and other items for sale. The Hotel underwent a complete renovation in 2022. Current ownership spent approximately \$3 million, or \$60,000 per room. The Hotel is in turnkey condition for a new owner. The Property is the perfect place for family beach vacations, where guests can take a short stroll down to the beach or relax by the pool.



Investment Highlights

Located Steps Away From Parker's River Beach

The Bluebird Parker Beach Lodge is steps away from Parker's River Beach, one of Yarmouth's popular beaches. Parker's River Beach is a beautiful beach along Nantucket Sound offering a picturesque coastline, sandy shores, and calm waters for swimming. It provides amenities such as ample parking, playground, restrooms, pavilion, food concession, and outdoor showers, making it convenient for visitors. With opportunities for beach volleyball and ample space for relaxation, Parker's River Beach offers a serene and family-friendly environment on Cape Cod.



Investment Highlights

Cape Cod: Top New England Leisure Destination

Cape Cod is the quintessential leisure getaway destination with its renowned beaches, ocean front seafood restaurants, historic lighthouses, golf courses, and popular housing market. It generates \$1.32 billion in tourism annually, with visitors spending \$200 per travel party per day and overnight guests spending \$800 per trip.

Cape Cod, which is surrounded by Cape Cod Bay, Atlantic Ocean, Nantucket Sound, and Buzzards Bay, is a popular summer vacation spot for New England and Mid-Atlantic residents. It provides a range of lifestyle amenities, including arts and cultural activities, golf and tennis facilities, and two bridges over the canal: The Sagamore Bridge (US Route 6) and The Bourne Bridge (MA Route 28). Both the Provincetown Municipal Airport and the Cape Cod Gateway Airport offer commercial air service. Cape Cod is a well-liked tourist destination due to its many ferry stops, easy access from Massachusetts's mainland, sandy beaches, family-friendly neighborhoods, and abundance of outdoor activities. Nearby beaches include Seagull Beach, which is great for windsurfing, and Bass River Beach (also known as Smugglers Beach), which has become known for its annual sand castle contest.

Centrally located to beaches, restaurants, shopping, ferries to Martha's Vineyard and Nantucket, golf, bike trails, nature tails, Cape Cod National Seashore, and lighthouses, the Bluebird Parker Beach Lodge benefits from an unparalleled location within the coastal Cape Cod town of South Yarmouth. The Property is located off Route 28, one of the main throughways that run along Cape Cod. US Route 6, the Cape's main throughway, is located just a short distance away via exit 75.



Investment Highlights

Attractive Basis, Discount to Replacement Cost in High-Barrier Market

The cost to develop hotels has increased significantly in recent years and New England, especially Cape Cod, is considered a high-barrier lodging market. The Hotel is being offered at a significant discount to replacement cost. A new owner will benefit from an attractive basis and strong lodging fundamentals as a result of limited new supply.

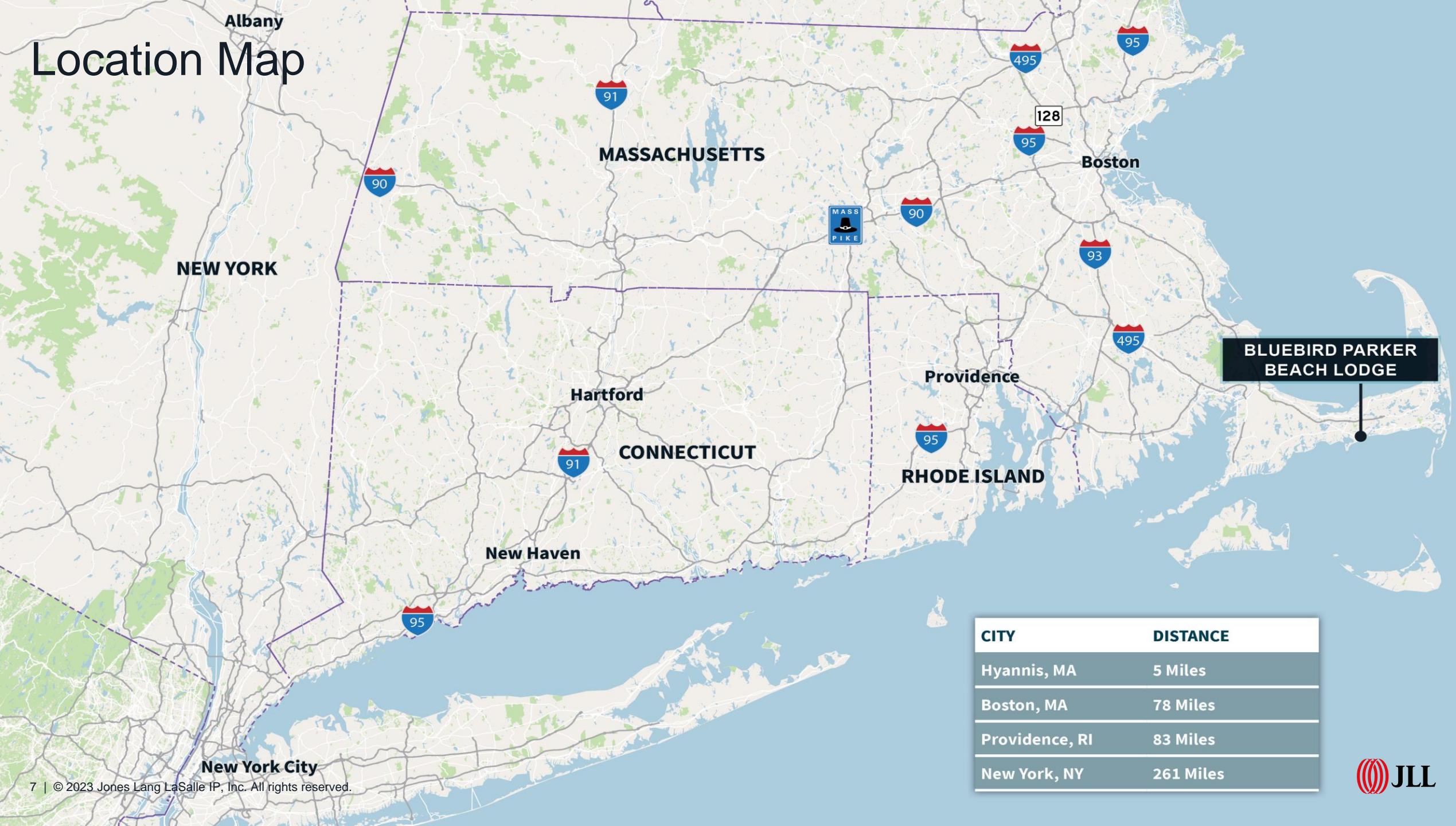
Unencumbered by Brand & Management

The Hotel is being offered unencumbered by brand and management which will allow investors complete flexibility as it relates to ongoing management strategy and potential rebranding.



Albany

Location Map



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