



CONFIDENTIAL OFFERING MEMORANDUM

White Sands Beach Club

706 Shore Road · North Truro, Massachusetts

A RARE BEACHFRONT CONDOMINIUM REDEVELOPMENT · EXISTING CONDO STRUCTURE IN PLACE

OFFERED AT

\$22,999,000

Buildings 2, 3 & 4 · 42 units — or Buildings 3 & 4 at \$14,999,000

This is a confidential offering. All figures are from public records; purchasers should independently verify all material facts. This sale excludes the owner's residence building (Building 1), retained by Seller as a carve-out. Select images are illustrative or AI-enhanced and are labeled where used. Complete documentation provided to qualified parties following NDA execution.

Executive Summary

White Sands Beach Club is a rare 2.3-acre beachfront property at Beach Point, on the Truro–Provincetown line — a **redevelopment opportunity that already carries real momentum**. The condominium structure is established and in place, with roughly **40% of the units rebuilt from the ground up** since 2019 and a further ~20% substantially renovated.

The offering conveys **42 fee-simple condominium units** in Buildings 2, 3 & 4; the owners prefer to retain **2 units (Building 1)** as a carve-out. Pathways include individual condominium sales, multifamily, or continued seasonal lodging under Beach Point zoning — subject to approvals.

SITE AREA 2.30 Acres on Beach Point	UNITS OFFERED 42 Buildings 2, 3 & 4	NEW UNITS 17 Built in 2020	OFFERED AT \$22.99M Buildings 2, 3 & 4
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Address	706 Shore Road, North Truro, MA
Assessor Parcel	Map 1, Parcel 5 APN TRUR-000001-000000-000005
Zoning	Beach Point Limited Business (LBP)
FEMA Flood Zone	Zone AE — 2014 Barnstable County FIRM
Building Area	±20,285 SF offered (of ±24,801 SF total)
Carve-Out	Building 1 (owner's residence, 2 units) — retained by Seller
Offering	Buildings 2, 3 & 4 — \$22,999,000 · Buildings 3 & 4 — \$14,999,000
2025 Assessed Value	\$4,150,700



What's Being Sold & the Ownership Carve-Out

White Sands is a condominium campus consisting of four buildings. This offering conveys the **42 fee-simple condominium units** in Buildings 2, 3 & 4, together with the 2.30-acre parcel, site improvements, pool, and decking. The Seller **retains Building 1** — the owner's residence and staff apartment — as a carve-out. The diagram below shows exactly what transfers and what is retained.

CAMPUS BUILDINGS — INCLUDED VS. RETAINED

RETAINED BY SELLER Building 1 Owner's Residence & Staff Apartment 2 UNITS — CARVED OUT Built 2006 · 4,516 SF 4-BR residence + 2-BR staff apt.	INCLUDED IN SALE Building 2 West Wing 17 UNITS + OFFICE Built 2020 · 7,400 SF New construction · 17 kitchens	INCLUDED IN SALE Building 3 Beachfront Building 10 UNITS Built 1955 · 5,950 SF Renovated 2020 · 9 kitchens	INCLUDED IN SALE Building 4 East Wing 15 UNITS Built 1950 · 6,935 SF 10 kitchens · 2-story former-gym storage
CONVEYED TO BUYER 42 condominium units · ±20,285 SF Buildings 2, 3 & 4 · plus the 2.30-acre parcel, land, site improvements, pool, decking, and the operating office within Building 2.		RETAINED BY SELLER (CARVE-OUT) Building 1 · 2 units The 4-BR owner/manager residence and 2-BR staff apartment (±4,516 SF), excluded from this transaction.	

The carve-out is effected through the property's condominium structure. Exact unit designations, common-area and expense allocations, shared utilities and parking, and any cross-easements between the retained residence and the conveyed units are to be confirmed by buyer and seller counsel. Lawful unit count remains subject to the title and zoning review summarized in the Supporting Documentation.

Campus Site Plan

The schematic below keys each building to the ownership breakdown on the previous page and to the aerial that follows. Buildings 2, 3 & 4 (color-coded) convey to the buyer; Building 1 (gray, dashed) is retained by the Seller.



Illustrative site schematic — not to scale. Building positions and footprints are approximate and shown for orientation only; final configuration subject to survey, recorded condominium plans, and site plan review. Orientation: Cape Cod Bay beachfront along the top, Shore Road along the bottom.

Building Identification

The same numbering, shown on a current aerial. Buildings 2, 3 & 4 (color-coded: gold, blue, green) are included in the sale; Building 1 (gray, dashed) is the Owner's Residence retained by the Seller.



1 • Owner's Residence

Retained • 2 units • 2006

2 • West Wing

17 units • 2020 • new build

3 • Beachfront Building

10 units • 1955 • renovated 2020

4 • East Wing

15 units • 1950 • value-add

Actual aerial with building identification per the ownership breakdown. Building outlines are approximate and shown for identification only; unit counts, square footage, and renovation status subject to verification against the assessor cards and recorded condominium plans.

Investment Highlights

Existing Condominium Structure Already in Place

White Sands is already a legal condominium (Buccaneer Condominium, M.G.L. c. 183A) — not a hotel that must be converted from scratch. A buyer acquires established fee-simple condominium units, a materially shorter path to a residential condo product. Residential use still requires a Section 40.3 special permit and a Master Deed use amendment.

Redevelopment Momentum — ~40% Already Rebuilt

The capital-intensive work is underway: over \$1.24M in documented 2019–2020 permits delivered the new West Wing (Building 2) on a new foundation and a full renovation of the Beachfront building (Building 3). A buyer inherits real momentum — with the 1950 East Wing (Building 4) remaining as identified value-add.

A Deeded, For-Sale Value Path

Direct-beachfront homes and condominiums in the Provincetown–Truro corridor trade at levels that reward a deeded, for-sale strategy. With 42 fee-simple units already in condominium form, a buyer can pursue individual unit exits over time — a return profile distinct from a single-owner lodging hold. In-place income underwrites the basis; the for-sale path frames the upside.

Irreplaceable Beachfront Scale & Density

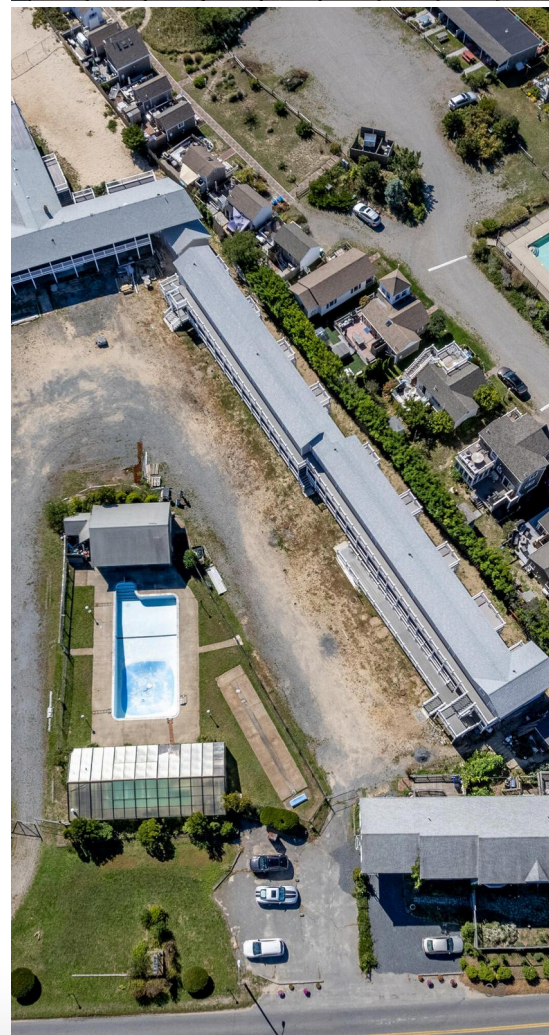
At 2.30 acres with direct Cape Cod Bay frontage, the site is unusually large for this coastline. The Beach Point framework supports approximately 47 units, and the National Seashore boundary freezes competing supply in perpetuity — subject to parking, wastewater, floodplain, and permitting constraints.

A Patient Asset with Multiple Paths

The property rewards a patient owner. It can be held and operated seasonally while entitlements advance, redevelopment can be phased building by building, and the ultimate program — for-sale condominiums, multifamily, or a repositioned resort — can flex with the market and the approval path. Few Outer Cape assets offer this breadth of long-term potential on a single deeded parcel.



Imagery may be enhanced or edited with AI





MARKET OVERVIEW

The Outer Cape & Beach Point

*One of the most supply-constrained beachfront
residential & resort corridors in the Northeast*

The Outer Cape Market

The Outer Cape draws affluent second-home buyers, repeat-stay vacationers, and an international visitor base. Direct beachfront is the scarcest product on the peninsula — for residential ownership and lodging alike. Provincetown anchors the corridor's northern terminus with premium home and room values; White Sands sits at the southern gateway on the same rare frontage, without Provincetown's fully-priced basis.

MARKET CHARACTERISTICS

- Direct beachfront is the corridor's scarcest, most valuable product — residential or lodging
- Deep second-home and beachfront-condo demand from affluent Boston and New York buyers
- Provincetown-anchored destination market with premium residential and peak-season values
- Cape Cod National Seashore adjacent — a permanent amenity and supply barrier
- Year-round ferry access supports both residential and shoulder-season demand

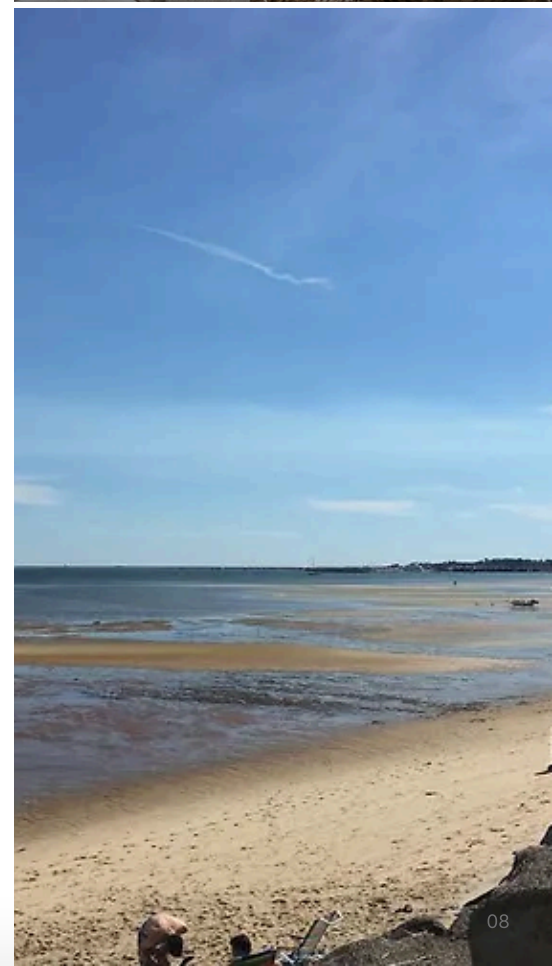
HIGH BARRIERS TO ENTRY

- No comparable beachfront assemblage sites remain available on Beach Point
- Zoning height, density, and use limits prevent large-scale new development
- FEMA AE flood zone and Conservation Commission govern all coastal work
- Replicating land, structures, licensing, and permits would require substantial time and cost
- National Seashore boundary freezes supply in perpetuity

Comparable beachfront redevelopment sites are effectively unavailable; new supply is constrained by zoning, coastal overlays, and National Seashore adjacency — a scarcity that underpins both residential and lodging value.



Imagery may be enhanced or edited with AI





THE ASSET

Site & Setting

Site Area	2.30 acres (±100,188 SF) — one of the largest single parcels on Beach Point
Beach Access	Public records indicate access/easement benefit to beach on abutting parcel; buyer counsel to confirm title scope and terms
Water Exposure	Cape Cod Bay beachfront; National Seashore dunes and Atlantic visible from upper decks
On-Site Amenities	Pool and courtyard visible in aerial photography; elevated deck system across beachfront structures
Location	Beach Point, Truro — immediately south of the Provincetown town line (postal: "North Truro")
Assessor Parcel	Map 1, Parcel 5 — APN TRUR-000001-000000-000005
Year Built / Rebuilt	Building 1: 2006 (owner's residence, retained) · Building 2: 2020 (new construction) · Building 3: 1955, renovated 2020 · Building 4: 1950 (original / value-add)

Buildings & Campus Layout

Four buildings totaling ±24,801 SF on 2.30 acres. The sale includes **42 fee-simple condominium units** (currently configured as lodging) across Buildings #2-#4 (±20,285 SF). Building #1 — the owner's residence and staff apartment — is **retained by the Seller as a carve-out** and is not part of this offering. The newest and renovated buildings dominate the offering; the 1950 East Wing is largely original, providing identified value-add.

BUILDING INVENTORY

Building #1 — Owner's Residence & Staff Apartment · Retained by Seller (Carve-Out) (Built 2006 · 4,516 SF)

A 4-BR owner/manager residence and 2-BR staff apartment (2 units). **Retained by the Seller and excluded from the sale.** An operating office/front-desk remains available within Building #2. Buyer and Seller counsel to confirm unit designations, common-area allocations, and any shared-access easements.

Building #2 — West Wing (Built 2020 · 17 Units · 7,400 SF)

The newest building on the campus — new modular construction on a new foundation, permitted December 2019. Houses 17 units — all 17 with a kitchen and full bath — plus the small front-desk office. Assessor Card page 4.

Building #3 — Beachfront Building (Built 1955 · 10 Units · 5,950 SF)

The oceanfront building at the head of the courtyard, part of the original Beach Point motel development. Houses 10 units, 9 of which have kitchens. Renovated in 2020 (permit BP 20-073) — new bathrooms, kitchens, cabinetry, doors, windows, and fire walls.

Building #4 — East Wing (Built 1950 · 15 Units · 6,935 SF)

A 1950 building housing 15 units, 10 of which have kitchens. Largely original / un-renovated — the campus's principal value-add and renovation opportunity for an incoming owner. Building #4 also includes a 2-story former-gym structure (±2,000 SF) now used for storage.

OFFERED SF	UNITS OFFERED	BUILDINGS SOLD
20,285	42	3
Buildings #2, #3 & #4 (excl. carve-out)	Across three buildings	of 4 — Building #1 retained



Reconstruction Record

The complete permit record tells a story of reinvention — a 2016 fire-damaged wing demolition that cleared the path for an ambitious 2019–2020 reconstruction campaign. The result is a campus where the majority of improvements are recent, documented, and verifiable.

September 2015 — Asphalt Roofing (BP# 15-220x)

Roof replacement across campus structures. Contractor: Avalon Building Systems.

Declared: \$1,200

March 2016 — Fire-Damaged Wing Demolition (BP# 16-042x)

Demolition of a hotel wing destroyed by fire. Cleared the site for the subsequent new construction permitted in 2019. Contractor: Avalon Builders.

Declared: \$20,000

December 2019 — Foundation & New Modular Construction (BP# 19-407)

New 2-story motel on a new foundation slab: 17 units with kitchens and full baths, plus 1 hospitality unit.

Declared: \$110,000

December 2019 — Interior Demolition (BP# 19-46)

Removal of interior wall partitions, fixtures, and flooring — gut-level reconfiguration of older structures.

Declared: \$2,500

March 2020 — Beachfront Building Renovation (BP# 20-073)

Front building full renovation: new bathrooms, kitchens, cabinetry, doors, windows, and fire walls in the primary beachfront structure.

Declared: \$225,000

July 2020 — 19 Modular Units + Office (BP# 20-195)

Installation of 19 modular units and one office per permit description. Assessor records currently reflect 17 units plus office; buyer to verify final as-built/approved count.

Declared: \$910,000

*Total declared permit costs across all construction work: ± **\$1,268,700**. A qualified buyer should plan for additional investment of \$1.5M–\$8M+ depending on repositioning depth and coastal/flood compliance scope.*



REGULATORY FRAMEWORK

Zoning & Permitting

*Beach Point Limited Business —
purpose-built for exactly this type of asset*

Bylaw Controls & District Purpose

The 2024 Truro Zoning Bylaw places the subject in the **Beach Point Limited Business** district, designed to "enable, define, and control" vacation cottages, motor courts, and motels. The bylaw also provides a special-permit conversion pathway under Section 40.3.

Base District	Beach Point Limited Business (LBP) — motel/cottage-colony lodging is explicitly contemplated by district purpose and use table
Density Cap	1 unit per 2,100 SF of lot area → approximately 47 theoretical units on this 100,188 SF parcel (not a by-right yield representation)
Building Height	2 stories / 30 feet maximum; special permit may allow limited roof-form relief
Front Setback	25 feet (Shore Road frontage side)
Side / Rear Setbacks	25 ft standard; portions served by Provincetown water may qualify for 5 ft per story
Hotel / Motel Parking	2 spaces (owner/manager) + 1.25 per rental unit; function space adds further requirement
Site Plan Review	Planning Board commercial site plan review required for any construction, alteration, expansion, or modification
Minimum Lot Size	33,750 SF — subject easily exceeds at 2.30 acres (100,188 SF)

*Regulatory reality: the property is **already a condominium**, and Section 40.3 provides a defined residential-conversion pathway — so the legal form largely exists. Floodplain, wastewater/Title 5, parking, conservation, and discretionary approvals remain the practical gating constraints.*

Constraints & Conversion Pathways

OVERLAY DISTRICTS & COASTAL CONSTRAINTS

FEMA Flood Zone	Zone AE; floodplain overlay rules take precedence over less restrictive zoning in all matters throughout the parcel
Substantial Improvement	Renovation ≥50% of pre-construction market value triggers full AE flood compliance — material for any repositioning budget
Coastal Resources	Town legal notices identify the site within Barrier Beach, Coastal Dune, and Land Subject to Coastal Storm Flowage
Wastewater	Truro's CWMP includes Beach Point in a regional wastewater study; any intensity increase requires Title 5 / BOH capacity analysis as a gating step

CONVERSION PATHWAY — SECTION 40.3

The Truro Bylaw provides a ZBA special-permit path for converting a motel, hotel, or cottage colony to single-family or multifamily use. Because White Sands is **already an established condominium**, the ownership and legal form largely exist — the remaining steps are the residential use approval and a corresponding Master Deed amendment. This is a permit-driven pathway, not an automatic by-right outcome. Key provisions:

- Existing condominium form (M.G.L. c. 183A) is in place — a residential conversion adapts it rather than creating it
- Conversion density standard: 1 unit per 2,100 SF — same Beach Point formula
- Facilities existing January 1, 1987 need not reduce then-existing unit counts when converting
- Parking may be satisfied via a contiguous or adjacent lot in common ownership under recorded conditions
- Time-share, interval, and fractional ownership products are **prohibited town-wide** — any condo structure must be true fee-simple

Floodplain, wetlands, and wastewater constraints are material, but can be addressed through disciplined due diligence, design, and permitting strategy by experienced coastal teams.



HIGHEST & BEST USE

Redevelopment Scenarios

White Sands is best understood as a beachfront redevelopment with an existing condominium structure and renovation momentum already in place. The scenarios below are ranked by where value most likely lies — fee-simple condominiums as the lead thesis, seasonal lodging as interim income.

SCENARIO	COMMERCIAL LOGIC	REGULATORY LOGIC	KEY CONSTRAINTS	ASSESSMENT
Fee-Simple Condominium Redevelopment Beachfront condos — primary thesis	Per-unit beachfront condo exits can materially exceed a hotel-income basis; direct-frontage product is the scarcest on the peninsula	Already an established condominium (c. 183A); \$40.3 special permit + Master Deed use amendment complete the residential path	Flood compliance; Title 5 / wastewater; residential parking; no interval or fractional ownership	Primary Value Thesis
Multifamily / Workforce Rental or affordable	Strong public-policy tailwind; Provincetown officials discussed this site for housing in 2022; mission-capital eligible	Same \$40.3 pathway; existing condominium form adaptable; political alignment may accelerate process	Lower ceiling than for-sale condos; wastewater still gating; community process may be lengthy	Strong Secondary Path
Interim & Seasonal Lodging Carry income while entitling	Seasonal motel use remains available, generating carrying income across the redevelopment and permitting runway	LBP district natively permits lodging; no new approvals needed to continue current use	Seasonal deed restriction (Apr–Oct); physical condition; not the long-term value driver	Interim Income
Unit Expansion Net-new units	Effective only if current count is well below the ~47-unit ceiling; limits gain to a narrow incremental range	Must pass density, parking, BOH/Title 5, Floodplain Admin, and Conservation simultaneously	Septic likely gating; coastal resources constrain footprint; marginal headroom only	Limited Upside

*The primary value thesis is **fee-simple beachfront condominium redevelopment** — supported by the existing condominium structure and ~40% recent reconstruction — with seasonal lodging providing interim income during entitlement. Sophisticated buyers will price both the upside and the permitting path.*

Two Ways to Value White Sands

White Sands underwrites two ways. As in-place seasonal lodging, income comparables imply a floor near \$17M. As a beachfront condominium redevelopment — its highest and best use — recent finished-unit trades support a materially higher basis. The offering is priced to the redevelopment thesis, with lodging income protecting the downside. Buildings 2, 3 & 4 are offered at \$22,999,000; Buildings 3 & 4 are also available separately at \$14,999,000.

LENS 1 — IN-PLACE LODGING (INCOME FLOOR)

≈ \$15M – \$18M

42 units at roughly \$350K–\$420K per key — a premium to recent Provincetown hotel trades reflecting direct beachfront and ~40% new construction. The operating floor, not the ceiling.

LENS 2 — BEACHFRONT CONDOMINIUM REDEVELOPMENT

≈ \$25M+

42 fee-simple units at \$600K–\$750K as-converted imply a \$25.2M–\$31.5M sell-out (see comparables). The offering is priced to the entitled redevelopment basis beneath that sell-out.

THE VALUATION BRIDGE

LODGING FLOOR ~\$17M	+	BEACHFRONT CONDOMINIUM PREMIUM ~\$6M	=	OFFERING \$22.999M
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*The ~\$6M spread between the lodging floor and the offering is the **beachfront condominium premium** — the same margin visible in recent Outer Cape motel- and cottage-to-condo conversions, where bulk purchase bases near \$460K per unit are being resold as finished condos at \$875K–\$1,000,000+ each.*

IN-PLACE LODGING FLOOR — PER-KEY REFERENCE

Provincetown Inn (2023, not beachfront)	~\$235,000 / room
Foxberry Inn (2023)	~\$254,000 / room
Inn at 7 Central (active ask)	~\$323,000 / room
White Sands — implied at offering	~\$548,000 / unit (redevelopment basis)

Beachfront Condominium Comparables

Recent Outer Cape condominium trades — several on Shore Road at Beach Point itself — support a finished-unit basis well above \$500,000, plus the conversion economics behind it. Figures are drawn from public and brokerage sources and should be confirmed via the Barnstable County Registry of Deeds.

PROPERTY	TOWN	DATE	PRICE	UNIT / SIZE	BASIS / NOTE
482 Shore Rd #10 — Seaside	N. Truro · Beach Point	Apr 2025	\$740,000	1BR / 740 SF	~\$1,000/SF · beachfront, same street as subject
482 Shore Rd #8-9 — Seaside	N. Truro	2022	\$1,060,000	2BR / 1,430 SF	~\$741/SF · bayfront 2-bedroom
556 Shore Rd — Shoreline Beach	N. Truro	2021	\$550,000	2BR / ~812 SF	~\$677/SF · bayfront, private beach
404 Commercial St #2	Provincetown	Dec 2025	\$3,150,000	3BR / 2,250 SF	~\$1,400/SF · harborfront ceiling
Collins Cove Cottage Colony	Eastham	Feb 2025	\$3,250,000	7 cottages	~\$464K/unit buy → reselling as condos \$875K–\$1.0M each
Sea Gull Motel · 654 Shore Rd	N. Truro · Beach Point	Active	\$12,000,000 ask	26 units	~\$461K/unit ask · neighboring condo/resort play

MARKET BENCHMARKS (2025–26)

Cape-wide condo median (2025)	\$494,500
Truro condos	~\$904 / SF
Provincetown waterfront	\$1,045–\$1,600 / SF

SELL-OUT MATH — 42 UNITS

At \$600,000 / unit	\$25.2M
At \$700,000 / unit	\$29.4M
At \$750,000 / unit	\$31.5M

*Finished beachfront condominiums on Shore Road trade from **\$550,000** (2BR, 2021) to **\$740,000+** (1BR, 2025); the Provincetown waterfront ceiling runs to \$3.15M. At \$600K–\$750K per finished unit, White Sands' 42 units imply a \$25.2M–\$31.5M sell-out — the foundation of the redevelopment basis.*

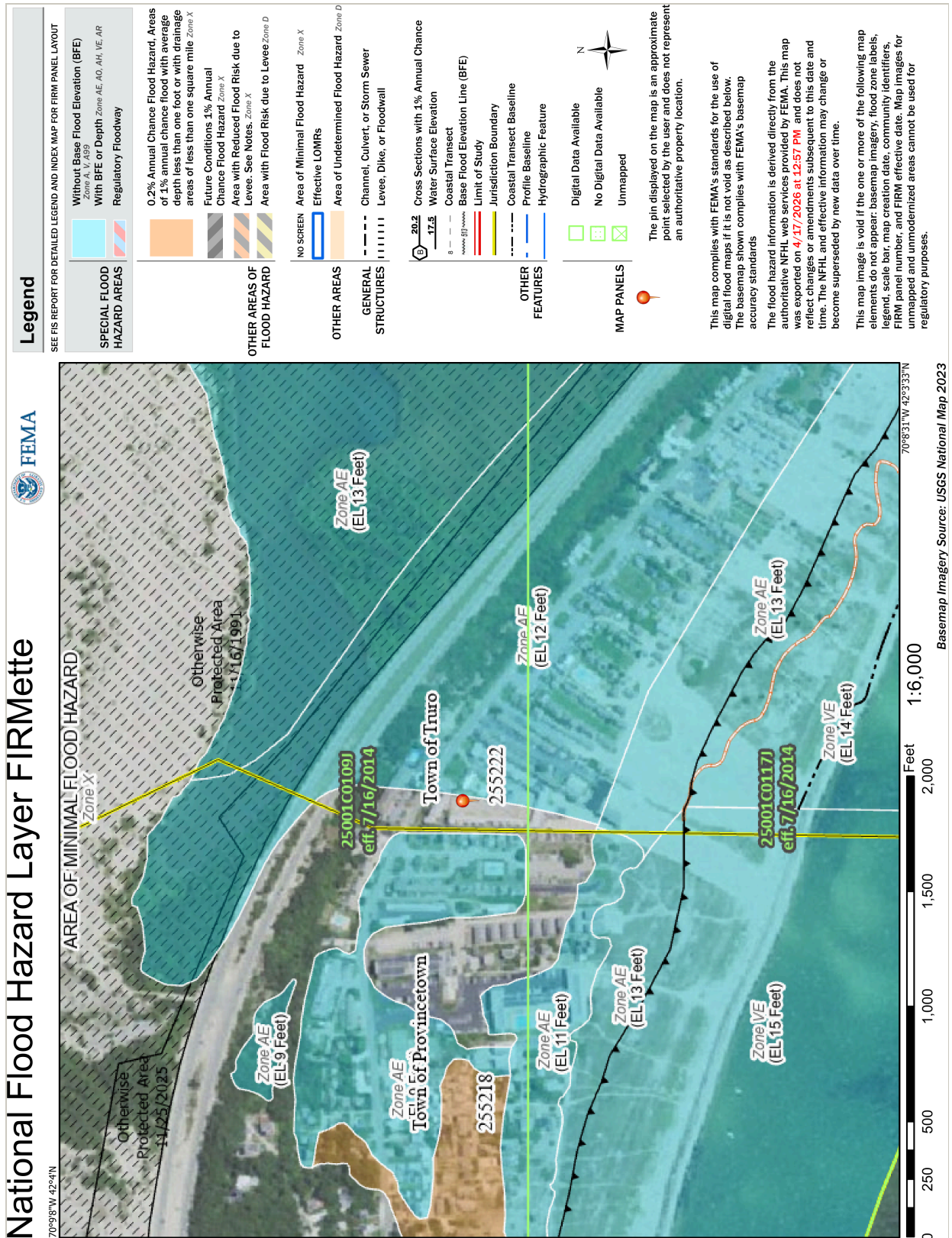
Sources: Cape Cod & Islands Association of Realtors 2025 Year-End Report; coastalneighborhoods.com (Seaside / Shoreline Beach condominiums); Provincetown Independent; LandVest; Churchill Properties; Zillow. Sale prices are from public and brokerage data and should be independently verified at the Barnstable County Registry of Deeds prior to reliance.



APPENDIX

Supporting Documentation

Assessor Records · FEMA Flood Zone · Permit History



FEMA National Flood Hazard Layer · Barnstable County FIRM 2014 · 706 Shore Road, North Truro, MA · Parcel: Map 1, Parcel 5

Assessor Card — Page 1 of 4 (Building 1)

Town of TRURO - Fiscal Year 2026

Key: 5

10/20/2025

2:22 pm

SEQ #: 4

CURRENT OWNER										PARCEL ID		LOCATION				CLASS		CLASS%		DESCRIPTION		BN ID		CARD	
WHITE SANDS BEACH CLUB INC										1-5-0		706 SHORE RD				3450		100		RESORT CONDO					
PO BOX 611										TRANSFER HISTORY		DOS		T		SALE PRICE		BK-PG (Cert)							
WHITE SANDS BEACH CLUB IN										02/15/1991		99				7204-13*		20-195		07/29/2020		11		COMMERCIAL	
WHITE SANDS BEACH CLUB IN										06/22/1990		L				900,000		20-073		03/03/2020		11		COMMERCIAL	
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																		19-407		12/10/2016		11		COMMERCIAL	
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CD		T		AC/SF/UN		Nhd		Imf1		Imf2		SAF		Lpi		VC		CREDIT AMT		ADJ VALUE					

Town of Truro Assessor · Fiscal Year 2026 · Parcel: Map 1, Parcel 5 · 706 Shore Road, North Truro, MA

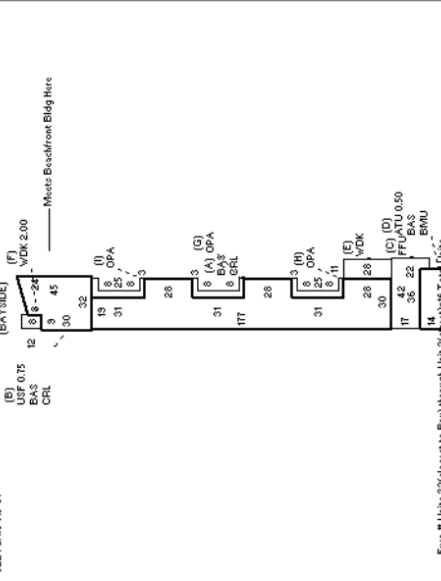
OPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION	ELEM	CD
E	2,440	2,440	18.40	44,896				1,291,281
	2,120	1955	163.28	346,143				
	3,830	1955	163.28	625,344				
	320		86.02	27,527				
	3,958		44.96	177,951				
	1,614		43.01	69,420				
					EFF YR/AGE	2000 / 24		
					COND	39 39 %		
					FUNC	40 UC		
					ECON	0		
					DEPR	79	% GD	21
					RCNLD	\$271,200		

Assessor Card — Page 4 of 4 (Building 4)

Key: 5 Town of TRURO - Fiscal Year 2026

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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EASTERLY SECTION OF MOTEL
SEE PLAN 415-61



Even # Units 32 (closest to Bay) through Unit 2 (furthest from Bay)

BLDG COMMENTS

East Wing-14 Units in Original Bldg & 2 Additl units added where bldg meets Beachfront Bldg. 16 TOTAL Units. Newer Front Attached Bldg near Shore Rd is Storage Only (former gym).

PHOTO 06/08/2022

BLDG COMMENTS

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PHOTO 06/08/2022

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PHOTO 06/08/2022

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East Wing-14 Units in Original Bldg & 2 Additl units added where bldg meets Beachfront Bldg. 16 TOTAL Units. Newer Front Attached Bldg near Shore Rd is Storage Only (former gym).

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BLDG COMMENTS

Construction Permit History

Complete public permit record for Map 1, Parcel 5 — 706 Shore Road, North Truro, MA. Source: Town of Truro Building Department. Total declared construction costs: **\$1,268,700**.

PERMIT #	DATE ISSUED	TYPE	DESCRIPTION OF WORK	DECLARED COST	CONTRACTOR
15-220x	Sep 4, 2015	Roofing	Asphalt roofing	\$1,200	Avalon Building Systems
16-042x	Mar 15, 2016	Demo	Demolish hotel wing destroyed by fire	\$20,000	Avalon Builders
19-407	Dec 10, 2019	Foundation	Foundation for new 2-story motel: 17 units with kitchens & full baths, plus 1 hospitality unit; 610 In sf new foundation slab	\$110,000	Boston & Co. Development
19-46	Dec 18, 2019	Alteration	Interior demo: take down interior wall partitions; remove interior fixtures & flooring	\$2,500	Boston & Co. Development
20-073	Mar 3, 2020	Alteration	Front building / beachfront only: renovate storage building; build interior wall partitions for bathrooms & kitchens; install kitchen cabinets; remove AC units; replace doors & windows; install fire walls	\$225,000	Boston & Co. Development
20-195	Jul 29, 2020	Addition	Install 19 modular units and one office	\$910,000	SBH Group, LLC

Source: Town of Truro Building Department public records. Declared costs are permit-stated values and may not reflect full market cost of construction. BP numbers marked "x" indicate redacted digits in public record.

EXCLUSIVE LISTING

White Sands Beach Club

706 Shore Road · North Truro, Massachusetts

Jeff Eklund

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