



Villaggio
RISTORANTE

4631 Falmouth Road, Cotuit, MA 02635
Cape Cod Massachusetts



The Realty Advisory, Inc.

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

1645 Falmouth Road, Suite 10F
Centerville, MA 02632

CONTACT

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Executive Summary

Villaggio Ristorante on Cape Cod

4631 Falmouth Road (Route 28), Cotuit MA 02635



Villagio Ristorante serves delicious, authentic Italian food, prepared by Chef Jay whose family's culinary history goes back four generations, in a charming 18th century Federal style building that is on the National Register of Historic Places

This beautiful, property features 100 seats on two floors with six separate rooms, a newly enlarged Tavern area, an outdoor patio and a long history of being a dining destination with no competition in a five-mile radius.

Sale includes:

Business • Goodwill • Fixtures • Furniture • Equipment • Full Year-Round Liquor license and a very reasonable lease with a potential to purchase the Real Estate.

4367 Square Feet
1.5 Acres

\$269,000

Financials available upon request

Sons of Liberty Tavern



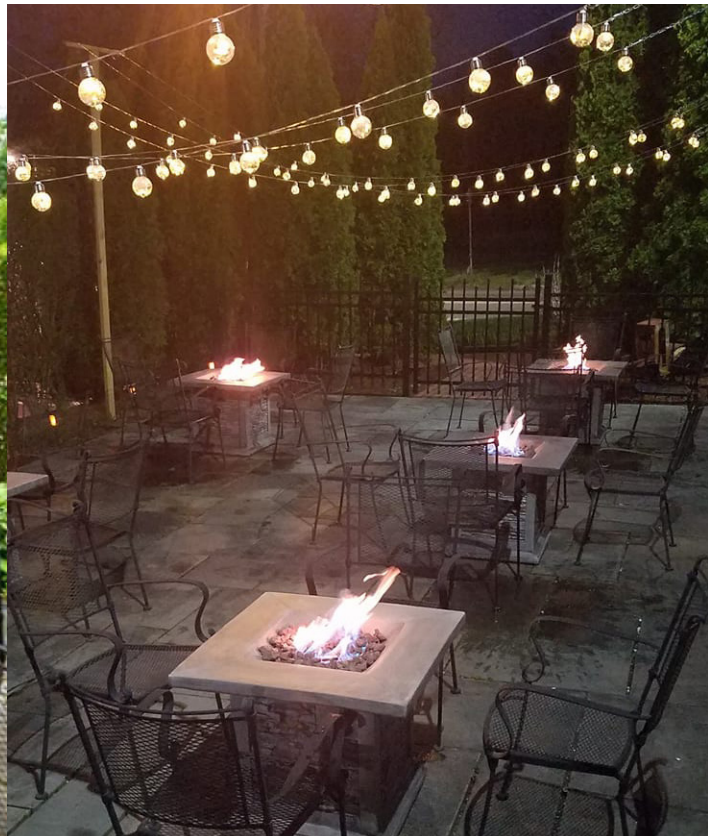
Looking to dine on the lighter side? Then the Sons of Liberty Tavern is the place to be. Not only do we offer 10 oz. Martinis and a large collection of Bourbon Whiskies, but we also have a unique way of pouring your Draft Beers. When dining in the tavern you may order from either the Tavern menu or the Villaggio menu giving you the best of both worlds. You will also enjoy watching the day's best sporting event on our 70 inch TV making for a relaxing evening out.



This stunning well-appointed, charming 18th century Federal style building is on the National Registry of Historic Places.



Built in 1790, this beautiful property features two floors with an all weather outdoor patio and a long history of being a fine dining destination.



Brief History of Cotuit



Cotuit was part of a major land purchase negotiated by Myles Standish of the Plymouth Colony with Paupmunnuck, Wampanoag headman of the Cotachessett village allegedly located on or near the island known today as Oyster Harbors, or Grand Island. That transaction, which occurred on May 17, 1648, was made by Paupmunnuck and his brother, and “sold” about “twenty square miles of land in what is now the southwestern section of Barnstable.”

The purchase price was two kettles, a bushel of Indian corn, and the agreement to fence off 30 acres (120,000 m²) of land comprising the Cotachessett village. However this was renegotiated shortly after the conclusion of the Standish agreement to drop the fence and corn and settled instead on a price of “one great brass kettle seven spans in wideness round about, and one broad hoe.”

Cattle and the harvesting of salt marsh hay was the primary economic activity in colonial Cotuit. The Little River section of the village (near the present location of the Cotuit Oyster Company) was the site of some early shipyards.

The name Cotuit is derived from the Wampanoag term: “place of the council”. Cotuit was formerly known as Cotuit Port until the postmaster, Charles C. Bearse, dropped the “port” in 1872.

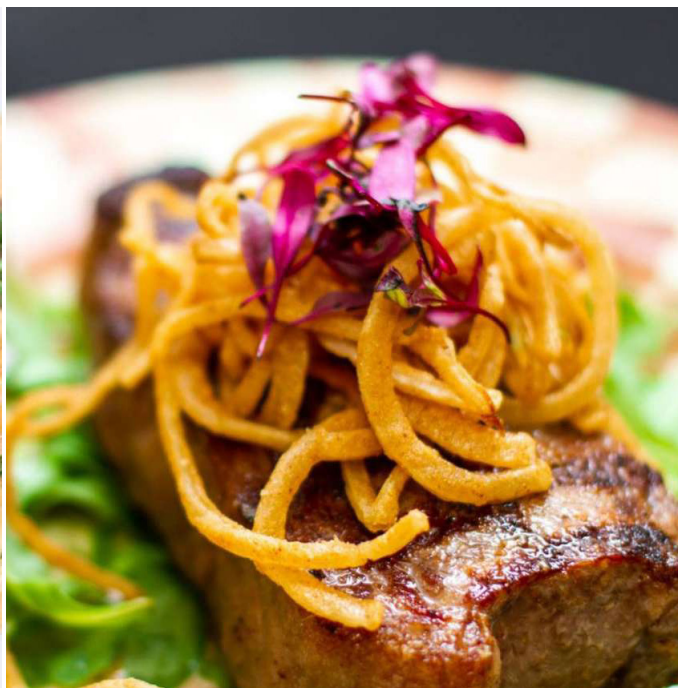
Built circa 1793, just off Main Street near the center of the village, is the Sampson’s Folly-Josiah Sampson House, the oldest standing home actually built in Cotuit (the Crocker House on Route 28 was built in 1749 in the village of West Barnstable and then moved to its present location in Cotuit by oxen).

When this Federal-style New England house was built by English businessman Josiah Sampson, it was regarded as so extravagant for its day that it came to be known by the townspeople as “Sampson’s Folly”, faced with many windows and containing a ballroom for dancing on its second floor. Now listed as “Sampson’s Folly” on the National Register of Historic Places, this home once operated as a bed and breakfast but is now a private residence. The property contained a working farm and a mill on the Santuit River, lending its name to the road which ran nearby, Sampson’s Mill Road.

Trip Advisor #1 Restaurant in Cotuit



Winner of New England Cable News
TV Diners Gold Plate Award



THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN BE READ

LICENSE No. 7000329 A
ALCOHOLIC BEVERAGE
THE LICENSING AUTHORITY OF
The TOWN OF BARNSTABLE, MASSACHUSETTS
HEREBY GRANTS A

COMMON VICTUALER
License to Expose, Keep for Sale, and to Sell
All Kinds of Alcoholic Beverages

To Be Drunk On the Premises

To: Danny Kay's Culinary Productions, Inc., d/b/a Villaggio at the Regatta (Landucci Taver

John J Bartolomei Jr., Manager

on the following described premises 4631 Falmouth Road, Cotuit, MA

A two and one-half story building located at 4631 Falmouth Road, Cotuit with 2 floors consisting of a restaurant, bar and lounge, kitchen with basement and attic for storage. Restaurant on first floor seating 68, including bar with 14 seats. Upper level dining seating 38 and outside seasonal patio with five tables seating 20

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made thereunder by the licensing authorities.

This license expires June 15, 2016, unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official
signatures this 1st day of January 2016

The Hours during which Alcoholic
Beverages may be sold are:

WEEKDAYS: 8 A.M. TO 1 A.M.

SUNDAYS: 12 MIDNIGHT TO 1 A.M.

12 NOON TO 12 MIDNIGHT

NOT VALID unless issued in conjunction
with a Food Service Permit.

RESTRICTIONS - See Below

Mayor & Council
Gene Burman
Don Jampini

LICENSING AUTHORITY

PAID: \$1525.00

RESTRICTIONS

NUMBER

7000329

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF BARNSTABLE

Licensing Authority

FEE

\$275.00

License for Innholders, Common Victualers
And Other Keepers of Restaurants and Other Establishments

In accordance with the provisions of Chapter 140 of the General Laws as amended by Chapter 299 of the Acts of 1926 and amendments thereto, LICENSE is hereby granted to

Danny Kay's Culinary Productions, Inc. d/b/a Villaggio at the Regatta (Landucci Tavern)
4631 Falmouth Road, Cotuit MA

to conduct the amusements as herein described in connection with the regular business of innholder, common victualer, manager or controller of a cafe, restaurant or other eating or drinking establishment, on the premises owned by: **Same**
of Cotuit Located 4631 Falmouth Road

Description of Premises:

Description of amusements to be conducted: Daily Live

Restrictions:

Maximum 4 performers indoors only; Recorded music facing inward for outside

To be conducted between the hours of: 11:00 AM TO 12:45 AM

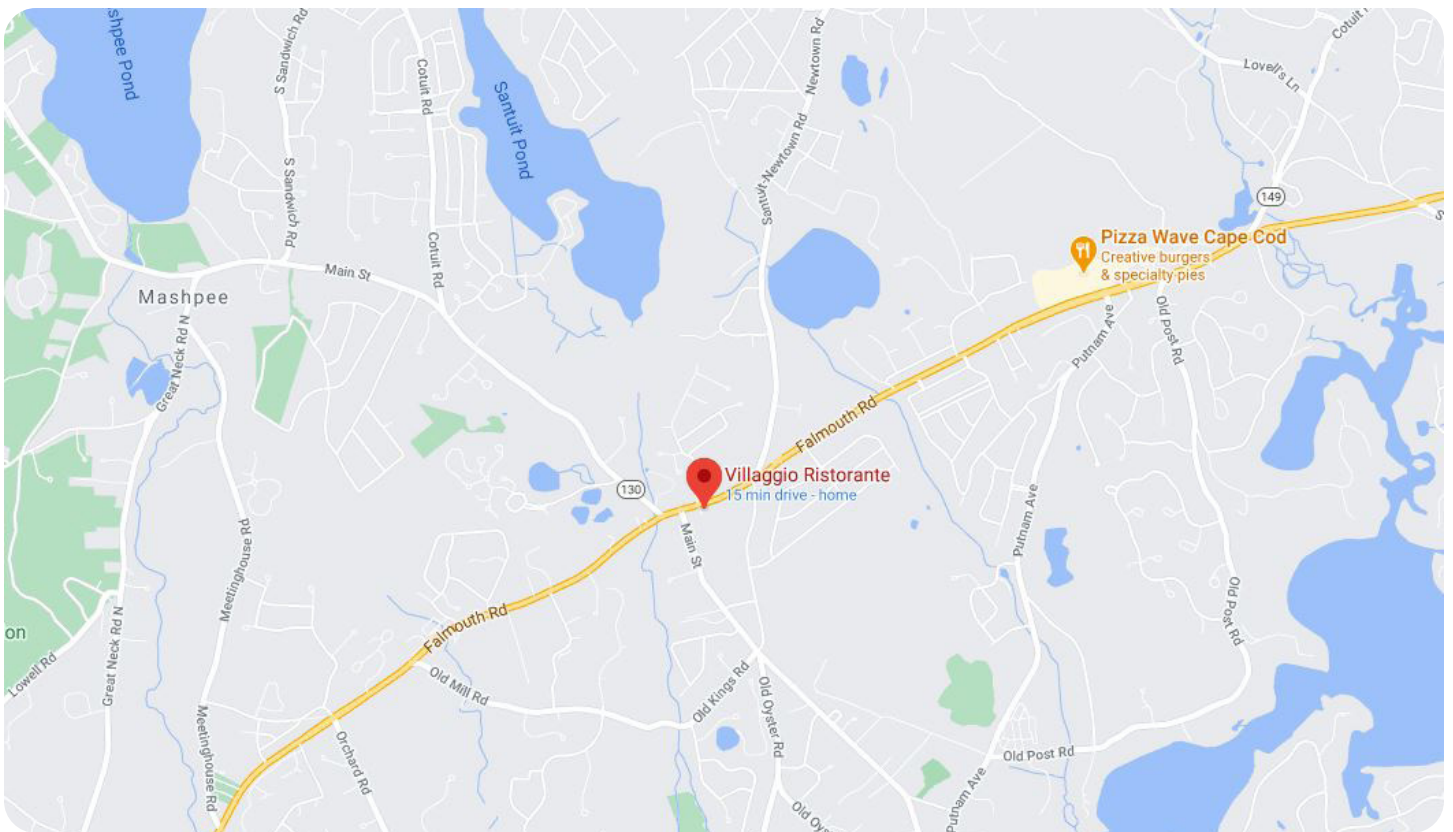
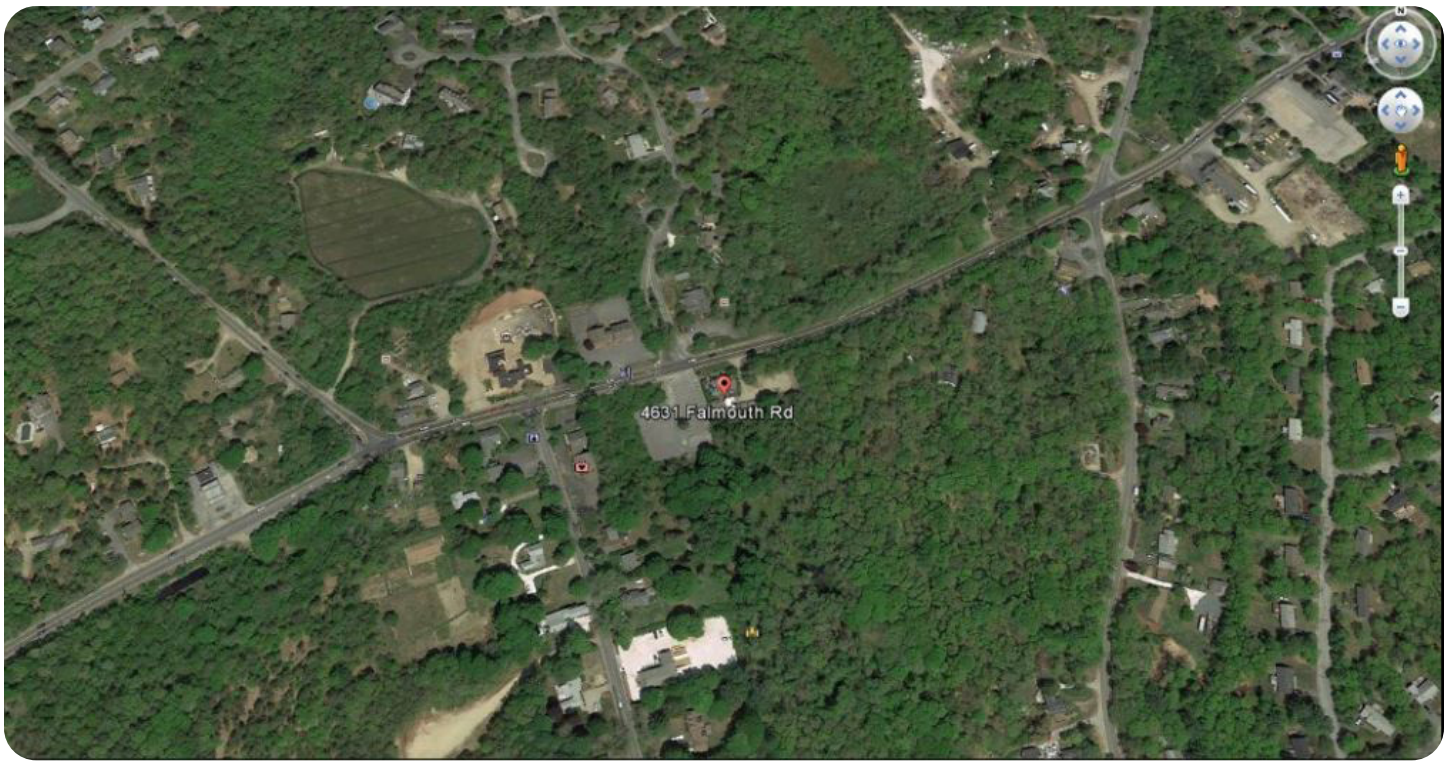
This LICENSE is granted as subject to the provisions of the General Laws chapter 140 sections 22-32 inclusive, and chapter 272, section 25-27 inclusive, and amendments thereto, and shall not be valid for a location other than as herein described.

January 1, 2016

EXPIRES: December 31, 2016

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE PREMISES.

Martin E. Harte
George B. Berman
Don Campione



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 Offering Document was prepared by The Realty Advisory, from and on information furnished by Villaggio Ristorante who is "The Seller", and the Town of Cotuit, by agents of the seller and from other sources believed reliable. No guaranty, express or implied, is made as to the accuracy or completeness of this information and it is subject to error, omission, change of price, change of description or condition, or withdrawal without notice The Realty Advisory, has not independently audited or verified any information, financial result, legal description, sketch or plan.

The Realty Advisory, represents Lobsterville on an exclusive basis. Any other brokers or salespeople represent the Buyer, not the Seller, in the marketing, negotiation and sale of this business and property, unless other arrangements are made in advance with the Realty Advisory, Inc.

This Offering Document is proprietary to the seller and its related legal and beneficial owners and to The Realty Advisory. This information is made available to you because you signed a Confidentiality Agreement for the purpose of conducting an analysis of the business opportunity represented herein prefatory to making an offer to purchase the aforementioned business and property. Should you decline to make such an offer, you agree to return promptly this document and any other information provided to you.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject.

OFFERING:

We are pleased to offer this Business opportunity for \$269K. This includes business, furniture, fixtures and equipment.

REPRESENTATION:

Villaggio has retained Richard Catania of The Realty Advisory, Inc. 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 Villaggio Ristorante in Cotuit MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.

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



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