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The Greenwich Mills  
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# OFFERING MEMORANDUM

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CONFIDENTIALITY  
AGREEMENT  
REGAL COMMERCIAL REAL ESTATE

The information contained in the following Offering Memorandum is proprietary and strictly confidential . It is intended to be reviewed only by the party receiving it from Regal Commercial Real Estate and should not be made available to any other person or entity without the written consent of Regal Commercial Real Estate. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property .The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable ; however, Regal Commercial Real Estate have not verified, and will not verify, any of the information contained herein, nor have Regal Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided . All potential buyers must take appropriate measures to verify all of the information set forth herein. By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Regal Commercial Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property .

### INVESTMENT SUMMARY

Regal Commercial Real Estate is pleased to present the 60,000 sq.ft cinema complex currently owned and operated by Cinemaworld in Lincoln, Rhode Island. This state-of-the-art theater contains 16 screens, with all screens featuring stadium seating, wall-to-wall screens and DLP digital sight and sound. Property is located in the Lincoln Commons at 622 George Washington Highway, Lincoln Rhode Island.

### OFFERING SUMMARY

PRICE \$8,500,000

Price Includes Real Estate (Leasehold)

### PROPERTY SUMMARY

ADDRESS 622 George Washington Hwy #321, Lincoln RI

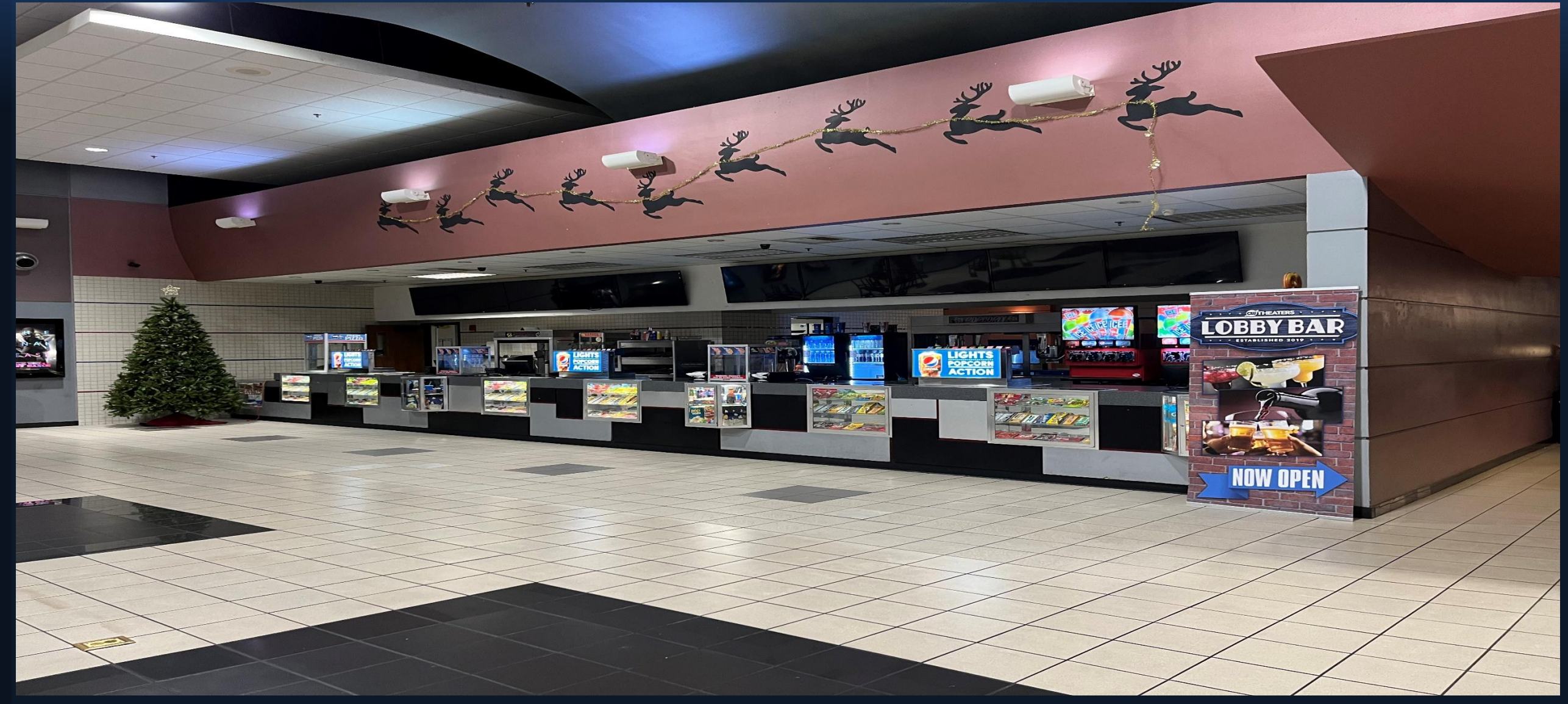
COUNTY Providence

BUILDING AREA 59,500 sq.ft with +/-10,000 sq.ft Mezzanine

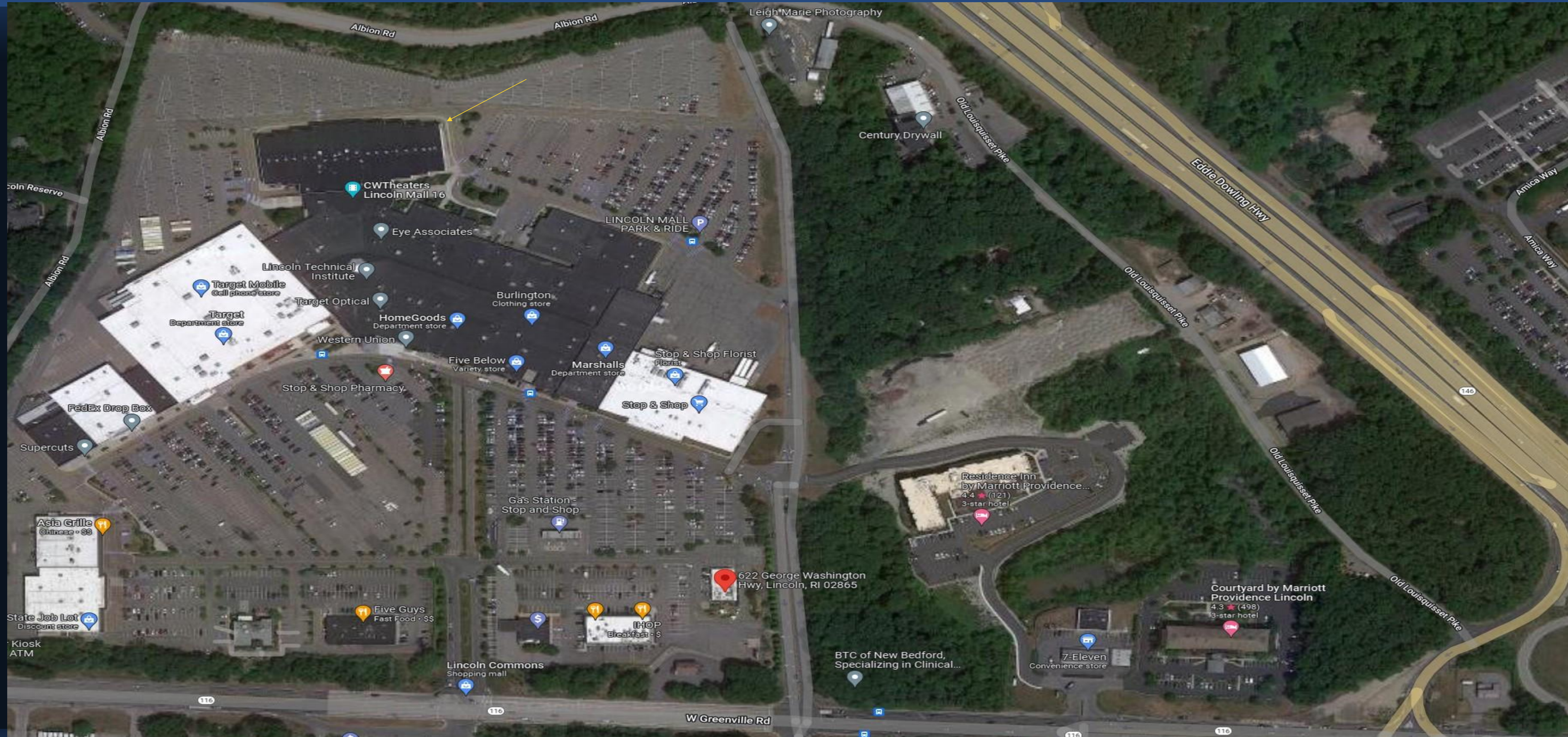
LAND AREA 60,000 sq.ft Pad Site

YEAR BUILT 2005









## HIGHLIGHTS

16 Screen Cinema Complex

Modern- State of the Art Facility

Stadium Seating

Wall to Wall Screens

DLP Digital Sight and Sounds

Concession/Bar

Strong Demographics for Cinema- Market Population = +/-250,000 ('A' Market)

Large Parking Area

Easy to Access to Route 146, I-95 and 295

Lincoln Commons contains tenants such as Target, Dollar Tree, McDonalds, Starbucks, Ocean State Job Lot, Stop n Shop



## Financials

Financials will be provided by request