

sweeney

REAL ESTATE & APPRAISAL

DOWNTOWN MIXED USE INVESTMENT

MERCHANTS BANK BUILDING

20 WESTMINSTER STREET PROVIDENCE - RHODE ISLAND



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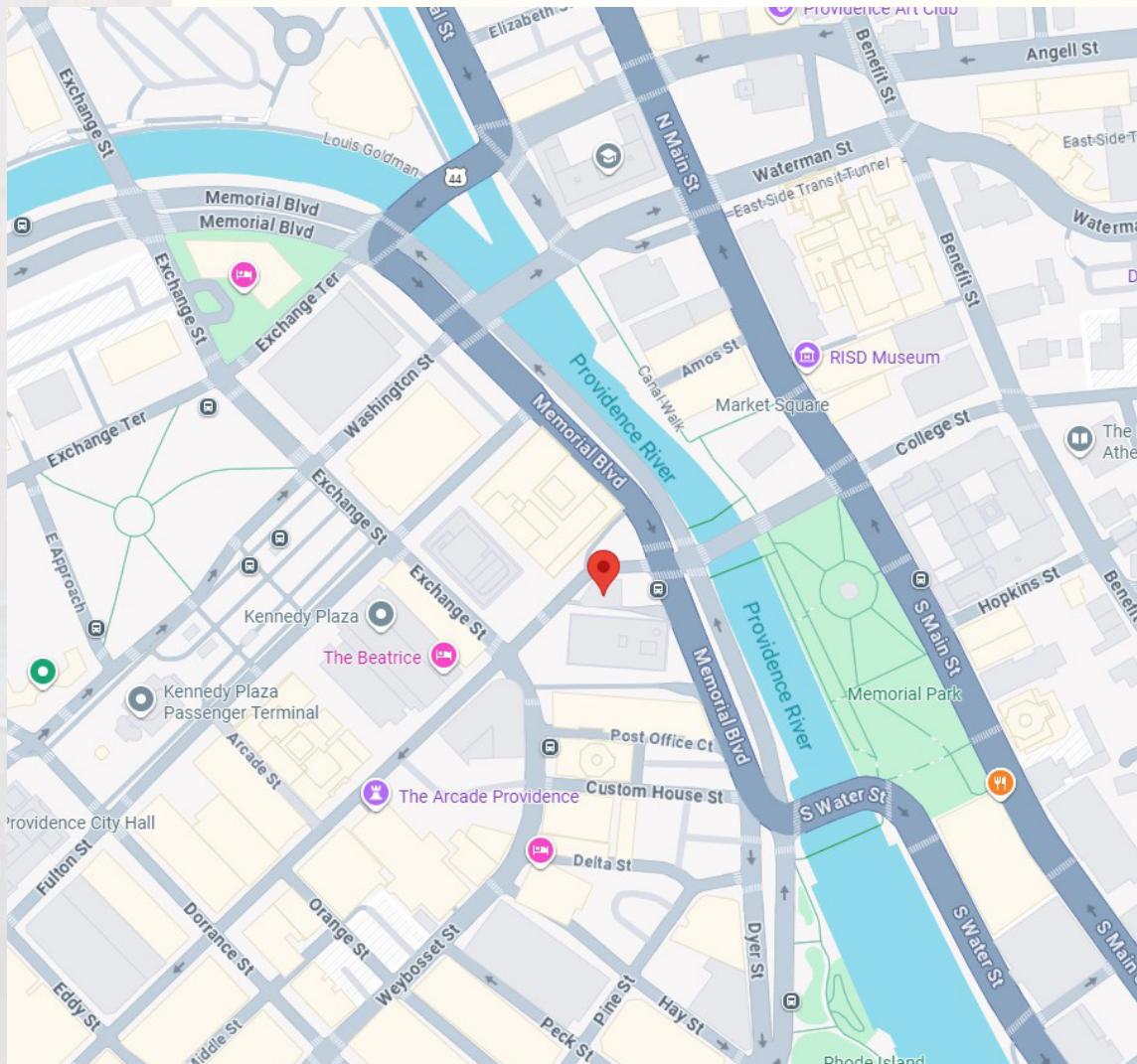


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LOCATION MAP



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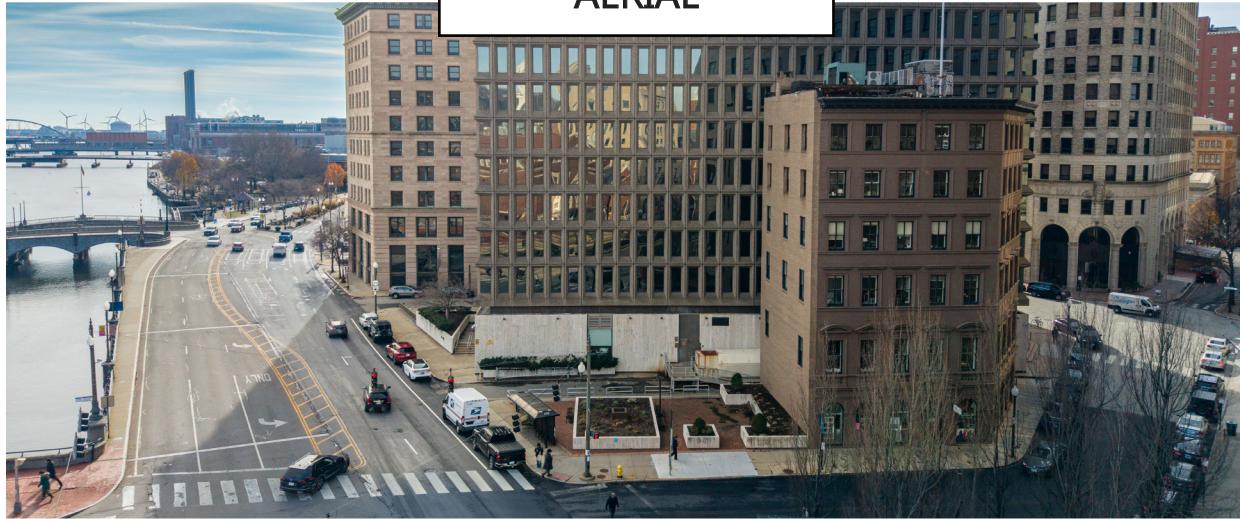
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PROPERTY DETAILS

- Downtown Financial District Location
- First Floor Retail; Five (5) Floors Residential (9 Units)
- 97+ FT of Frontage on Westminster Street
- Visible from Memorial Blvd
- Adjacent to Brown & RISD
- High Walking Traffic
- Neighbors the Textron Building, Turks Head, One Financial & the Beatrice Hotel
- 2025 NOI: \$66,738
 - Residential Units 100% Occupied; First Floor Retail Option Agreement in Place

AERIAL



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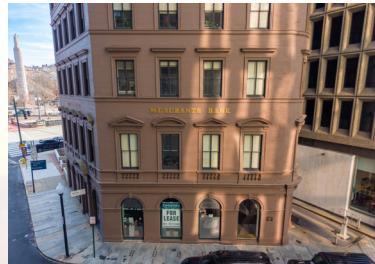
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PHOTOS



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