



## SALE ANNOUNCEMENT

# CINEMARK CHESAPEAKE SQUARE CHESAPEAKE, VA

TWELVE SCREEN MOVIE THEATER  
100% LEASED

AUGUST 2017



# CINEMARK CHESAPEAKE SQUARE

## CHESAPEAKE, VA



Mission Capital Advisors, LLC (“Mission Capital” or “Asset Sale Advisor”) is pleased to present the opportunity to acquire the fee-simple interest in a 42,248 sf 12-screen movie theatre located at 2413 Chesapeake Square Ring Road, Chesapeake, VA (the “Property”). The sale offers the ability to acquire a property with a steady income stream from a strong national tenant.

### Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of Cinemark Chesapeake Square, a 12-screen movie theatre located 11 miles west of Norfolk in the heart of the Hampton Roads region of Southeastern Virginia.

On behalf of the Seller, Mission Capital is soliciting a call for offers for the purchase of the Property, pursuant to the Asset Sale timeline attached hereto. Site visits will be held before the call for offers date.

### Purchase and Sale Agreement

**The Seller will make its required form of Purchase and Sale Agreement available for review. Pursuant to the Purchase and Sale Agreement, the Seller is selling its Asset subject only to those representations and warranties explicitly stated in the Purchase and Sale Agreement. No other representations or warranties, either expressed or implied, shall apply.**

**No obligation to sell shall be binding on seller unless and until a written contract of sale or asset sale agreement is signed and delivered by seller.**

### Investment Highlights

- The Property was built-to-suit for Cinemark USA, Inc. in 2011 with an initial lease term through December 31, 2026. Cinemark Holdings, Inc. (NYSE: CHK), the parent company of Cinemark USA, is the third largest theatre operator in the United States, with a presence in 41 states. The company had revenues of over \$2.9 billion in 2016.
- The Property is 100% leased by Cinemark USA, Inc. The lease has over 9 years remaining with four (4), five (5) year extension options.
- The standalone theatre is adjacent to the Chesapeake Square Mall, a regional mall containing approximately 100 stores, restaurants and kiosks.
- The immediate submarket surrounding the theatre includes the prosperous suburbs along Portsmouth Boulevard - an area with an average household income in excess of \$80,000 per year.
- The Chesapeake MSA has a population in excess of 1.7 million and is home to multiple Fortune 500 companies as well as several major military institutions and bases, in addition to being one of the busiest port cities in the world.

### Asset Sale Timeline

The transaction contemplated herein has been scheduled as follows:

EVENT	DATE
SALE ANNOUNCEMENT DISTRIBUTED	MONDAY, AUGUST 7, 2017
INITIAL DATA DISTRIBUTION	MONDAY, AUGUST 7, 2017
COMMENTS TO PSA DUE	THURSDAY, AUGUST 31, 2017
CALL FOR OFFERS	THURSDAY, AUGUST 31, 2017



## Asset Sale Process

Prospective Bidders are subject to qualification by Mission and/or Seller (qualification process will be initiated by Mission as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of Mission and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission, have prepared a comprehensive array of due diligence data (the "Due Diligence Materials"), which will be made available to Prospective Bidders that have executed, and are subject to the terms of, the Confidentiality Agreement (the "Confidentiality Agreement"), which can be accessed on the transaction offering email or by visiting <https://market.missioncap.com/>. Included in the Due Diligence Materials will be an Offering Memorandum for the Asset (the "Offering Memorandum") prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller's required form of Purchase and Sale Agreement (the "Purchase and Sale Agreement").

Due diligence information will be provided to Bidders via Mission's online due diligence site. Such information may include third party reports, litigation documents (if applicable), and financial statements, in both computer file and imaged formats.

Please e-sign or return an executed Confidentiality Agreement to Katie Juarez at [kjuarez@missioncap.com](mailto:kjuarez@missioncap.com). **PLEASE NOTE THAT E-SIGNATURES WILL BE PROCESSED IN TOP PRIORITY WHILE EMAIL SIGNATURES ARE PROCESSED AT THE END OF EACH BUSINESS DAY.**

**All inquiries should be directed through Mission Capital. The Seller is not to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.**





# CINEMARK CHESAPEAKE SQUARE

## CHESAPEAKE, VA



## Contact Information

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Due diligence information can be found in the data room at [market.missioncap.com](http://market.missioncap.com)

**Disclaimer:**

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR ASSET SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET FROM THE ASSET SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSET. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ASSIGNEES, OFFICERS, TRUSTEES, DIRECTORS, SERVICERS AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, INCLUDING BUT NOT LIMITED TO THE VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY COLLATERAL. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

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