



**81 UNITS • 100,000 SF • APARTMENT BUILDING
FOR SALE / PARTIALLY FINISHED
THE CALL BUILDING / 55 - 75 MAIN STREET
WOONSOCKET, RHODE ISLAND 02895**



PROPERTY INFORMATION

- The Call Building - 100,000 +/- SF Apartment Building For Sale
- 81 Units (73 Residential Apartments + 8 Commercial Spaces)
- Sale includes 4 land parcels (1.42 acres)
- Parcels: 14-336, 14-383, 14-331 and 14E-405
- Partially Finished Project
- Please sign nondisclosure form for more information (including principal buyer)



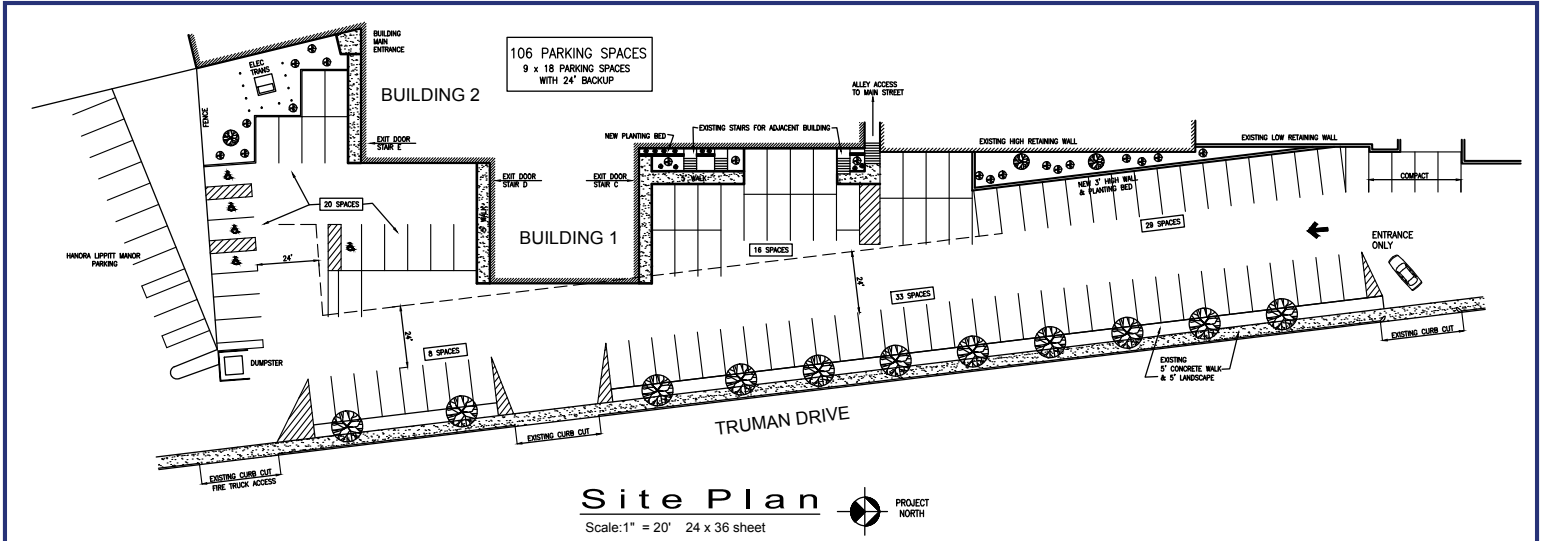
CONFIDENTIALITY & DISCLAIMER

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 DMG Brokerage and should not be made available to any other person or entity without the written consent of DMG Brokerage. 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. DMG Brokerage has not made any investigation, and makes no warranty or representation. The information in the Offering Memorandum has been obtained from sources deemed reliable; however DMG Brokerage has not verified and will not verify any of the information contained herein, nor has DMG Brokerage conducted any investigation regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measure to verify all the information set forth herein.

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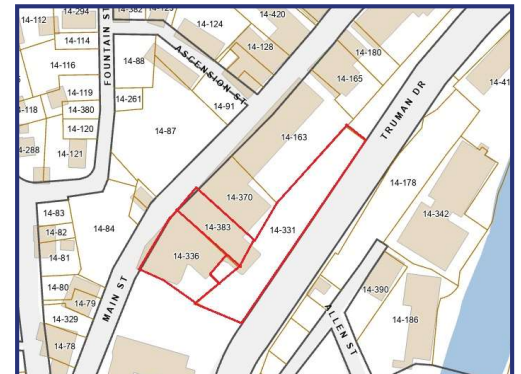


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55 & 75 Main Street are eligible to receive State and Federal historic tax credits, each approximately 20% of the cost of the rehabilitation of the building - provided the builder follows historic credit guidelines.

The owners have applications that are in stages of approval and these applications are transferable to new ownership. Along with the building, we will provide the information on that process and share the consulting contacts that we are working with for these credits. We approximate those tax credits as up to \$4,000,000 for the new buyer. (Buyer/Broker to complete all and necessary due diligence regarding the tax credits).



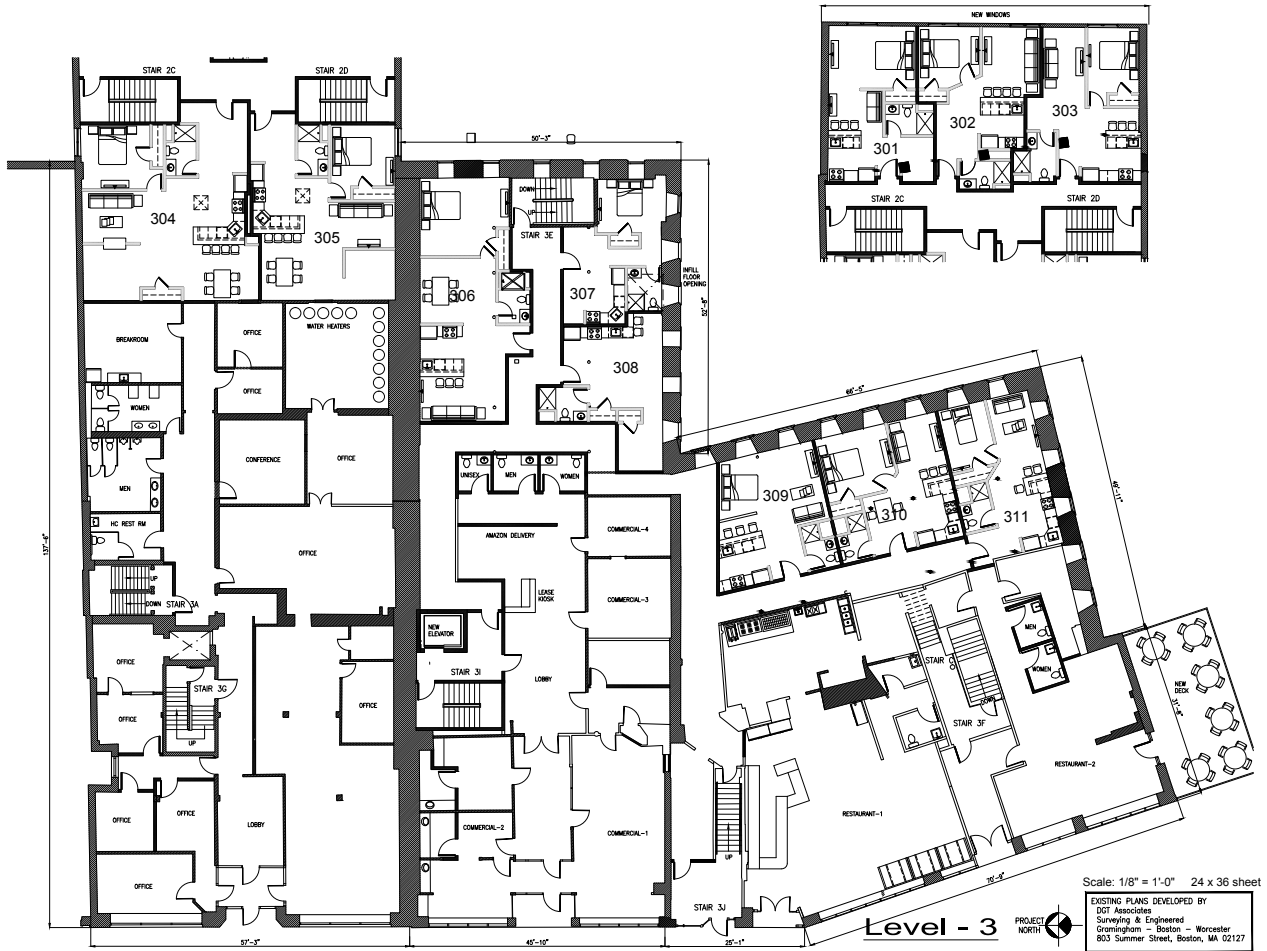
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