

# Charter Realty & Development and Paraclete Realty Lease to Alamo Drafthouse Cinema

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Charter Realty & Development in conjunction with Paraclete Realty, LLC are pleased to announce they have leased 34,000 square feet for an Alamo Drafthouse Cinema in Loudoun County, Virginia. Alamo Drafthouse and their new franchise partner, Cojeaux Cinemas, will be occupying 34,000 square feet of the 700,000 square foot plaza known as One Loudoun Center located in the city of Ashburn. Alamo Drafthouse Cinema will be joining the mixed area plaza of 3.7 million square feet. The center is being developed by Potomac Development Group, Miller and Smith, L.L.C., and North America Sekisui House LLC, an affiliate of Japan's SEKISUI HOUSE, Ltd. Alamo will build a multi-screen cinemplex of 34,000 square feet and expects to open in spring of 2013

The Alamo Ashburn location will be a state of the art ground-up location with 8 screens. Each of the auditoriums will be equipped with high-tech digital projection as well as excellent screen size to room ratio and amazing sound. In addition to the superior AV equipment, the layout of each screening room will eliminate the traditional front row, ensuring every seat in the house allows for a great viewing experience.

Alamo Drafthouse signed a development agreement with Cojeaux Cinemas in August 2011 that includes Washington D.C. and the surrounding market areas in Virginia and Maryland. Cojeaux Cinemas is currently pursuing additional locations to expand the presence of Alamo Drafthouse Cinema within Washington D.C. proper and the surrounding metropolitan areas over the next five years. Cojeaux Cinemas is made up of President Anthony Coco, Executive Vice President Joseph Edwards and partners Roy Spence, Judy Trabuls, Mary Spence and Shay Spence. The advisory board members include Rusty Coco and Tara Coco

The Alamo Drafthouse Cinemas provides a unique combination of theatre and restaurant, showing first run & independent films and special programming events with an extensive menu made from scratch in a state-of-the-art culinary kitchen. Customers order all food and drinks from servers who quietly attend to them throughout the movie. Customers are encouraged to arrive early to enjoy the pre-show entertainment. Instead of a barrage of advertising, a pre-show of rare (and often hilarious) clips are shown that change on a regular basis, often tailored specifically to the feature film. Additionally, the Alamo Drafthouse protects the theater experience with a zero tolerance policy for people who disrupt the film with talking or texting. Last summer the Alamo Drafthouse was featured on global news for a viral "Don't Talk" PSA that used a humorously misguided voicemail from an actual patron who was ejected for texting during the film.

The Alamo Drafthouse is a lifestyle entertainment brand with an acclaimed cinema-eatery, the largest genre film festival in the United States and an online collectible art store. Named "the best theater ever" by *Time Magazine*, the Alamo Drafthouse Cinema has built a reputation as a movie lover's oasis not only by combining food and drink service with the movie-going experience, but also introducing unique programming and high-profile, star studded special events. Alamo Drafthouse Founder & CEO, Tim League, created Fantastic Fest, a world renowned film festival dubbed "The Geek Telluride" by Variety. Fantastic Fest showcases eight days of offbeat cinema from independents, international filmmakers and major Hollywood studios. The Alamo Drafthouse's collectible art boutique, Mondo, offers breathtaking, original products featuring designs from world-famous artists based on licenses for popular TV and Movie properties including Star Wars, Star Trek & Universal Monsters. The Alamo Drafthouse Cinema is expanding its brand in new and exciting ways, including the launch of Drafthouse Films, a new film distribution label and plans to extend its theaters and unique programming philosophy to additional markets across the United States. More information about Alamo Drafthouse franchise opportunities are available on the official website. <http://drafthouse.com/>. The media contact for Alamo Drafthouse is Brandy Fons, [Brandy@fonspr.com](mailto:Brandy@fonspr.com).

Charter Realty & Development represents Alamo Drafthouse Cinema throughout the Eastern half of the U.S. including New York, New England, Virginia, Washington D.C., Maryland, North and South Carolina, Georgia and Florida.

Charter Realty & Development Corp currently owns or leases over 12 million square feet of shopping centers throughout the North East. For more information on Alamo Drafthouse Cinema or our company please visit [www.chartweb.com](http://www.chartweb.com) or contact Dan Zelson at [dan@chartweb.com](mailto:dan@chartweb.com).