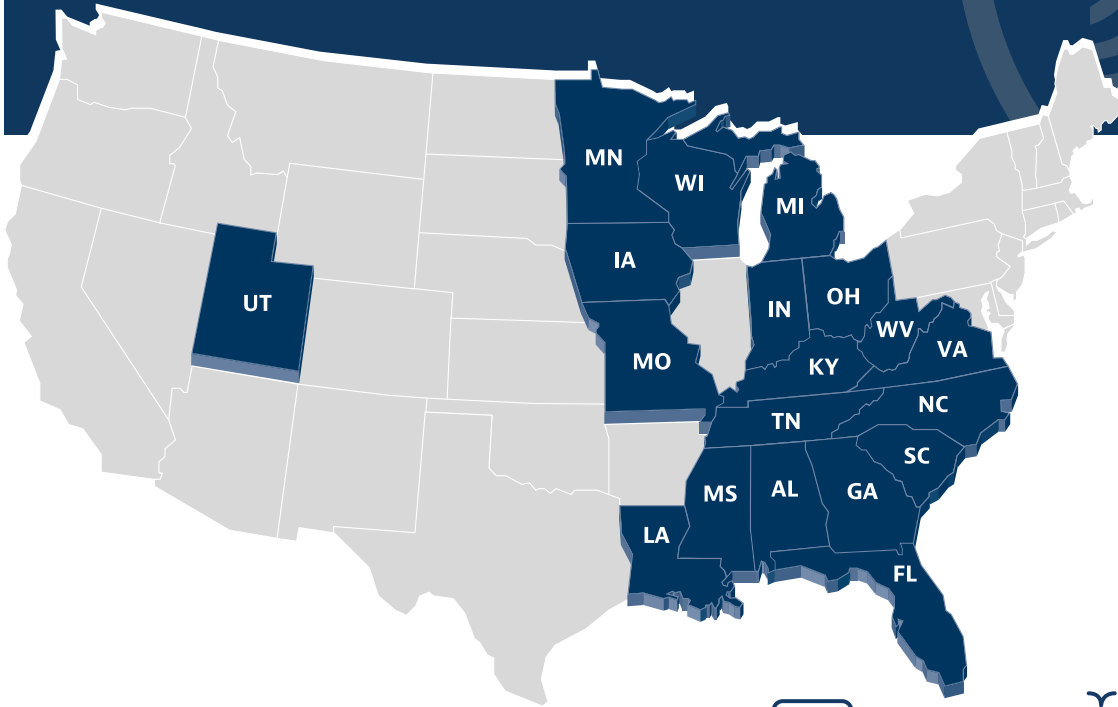
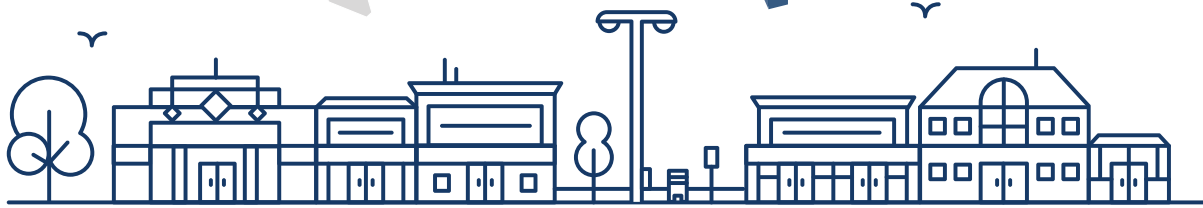


ACQUISITIONS



PROPERTY CRITERIA

- Dominant shopping center within the community served
- Anchored center with credit worthy tenants
- Gross leasable area greater than 60,000 square feet
- City population greater than 5,000 or service area greater than 20,000
- Greater than 30 miles from a major metropolitan area



DOMINANT CENTERS

COUNTY SEAT COMMUNITIES

ANCHORED CENTERS



WHAT ARE COUNTY SEAT COMMUNITIES?

County Seat Communities are towns that typically serve as the hub for business, local government, recreation and shopping for a surrounding rural region.



KEY BUYING ADVANTAGES

- Tax efficient transactions through equity swap or all cash
- Efficiently work with sellers through closing
- High probability to close
- Flexible to meet situational needs



SUBMISSION CRITERIA

- Price
- Current rent roll with full year financials
- Gross sales reports for anchor tenants
- Site plan

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