

Shelbyville, Indiana

WAL-MART SUPERCENTER
ANCHORED SHOPPING CENTER

Call for Details

114 Lee Boulevard

For Additional Information Call:

888.810.5050

FOR LEASING:

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Leasing Representative
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fink@schostak.com

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Livonia, Michigan 48152
248.262.1000 Office
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The logo for Schostak Brothers & Company features the word "schostak" in a bold, lowercase, sans-serif font. Above the letter "o" is a stylized orange and yellow roof-like shape. Below "schostak" are the words "BROTHERS & COMPANY" in a smaller, uppercase, sans-serif font.

schostak
BROTHERS & COMPANY



SHADOW-ANCHORED CENTERS DIVISION



SCHOSTAK BROTHERS & COMPANY, INC. OWNS ONE OF THE LARGEST GROWING WAL-MART SHADOW-ANCHORED PORTFOLIOS.



- NEW CENTERS 2003-2007
- EXCELLENT CO-TENANCIES
- STRATEGIC SMALL MARKET PENETRATION
- STEADY RELIABLE TRAFFIC

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 RENT-A-CENTER
 SALLY BEAUTY
 SHOE SHOW
 SUBWAY
 VERIZON

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FOR LEASING:

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WAL-MART SUPERCENTER PORTFOLIO



Schostak Brothers & Company is proud to present its Wal-Mart Supercenter Portfolio of Shopping Centers. Each center is strategically positioned within the market to allow maximum exposure to consumers and the Wal-Mart shopper. All centers are anchored by the revolutionary Supercenter format store that draws customers from both nearby and great distances, every week of every year.

WHAT IS A WAL-MART SUPERCENTER?

Wal-Mart was already a dominant retailer when it rolled out its evolutionary prototype store in 1988, the Supercenter. By far, the most significant change in this prototype was the inclusion of a grocery store component. A dozen years later, in 2000, Wal-Mart became the largest grocery retailer in the United States. The grocery sector accounts for 28% of the Wal-Mart segment of Wal-Mart Stores, Inc.

WAL-MART – THE SUPERCENTER ERA

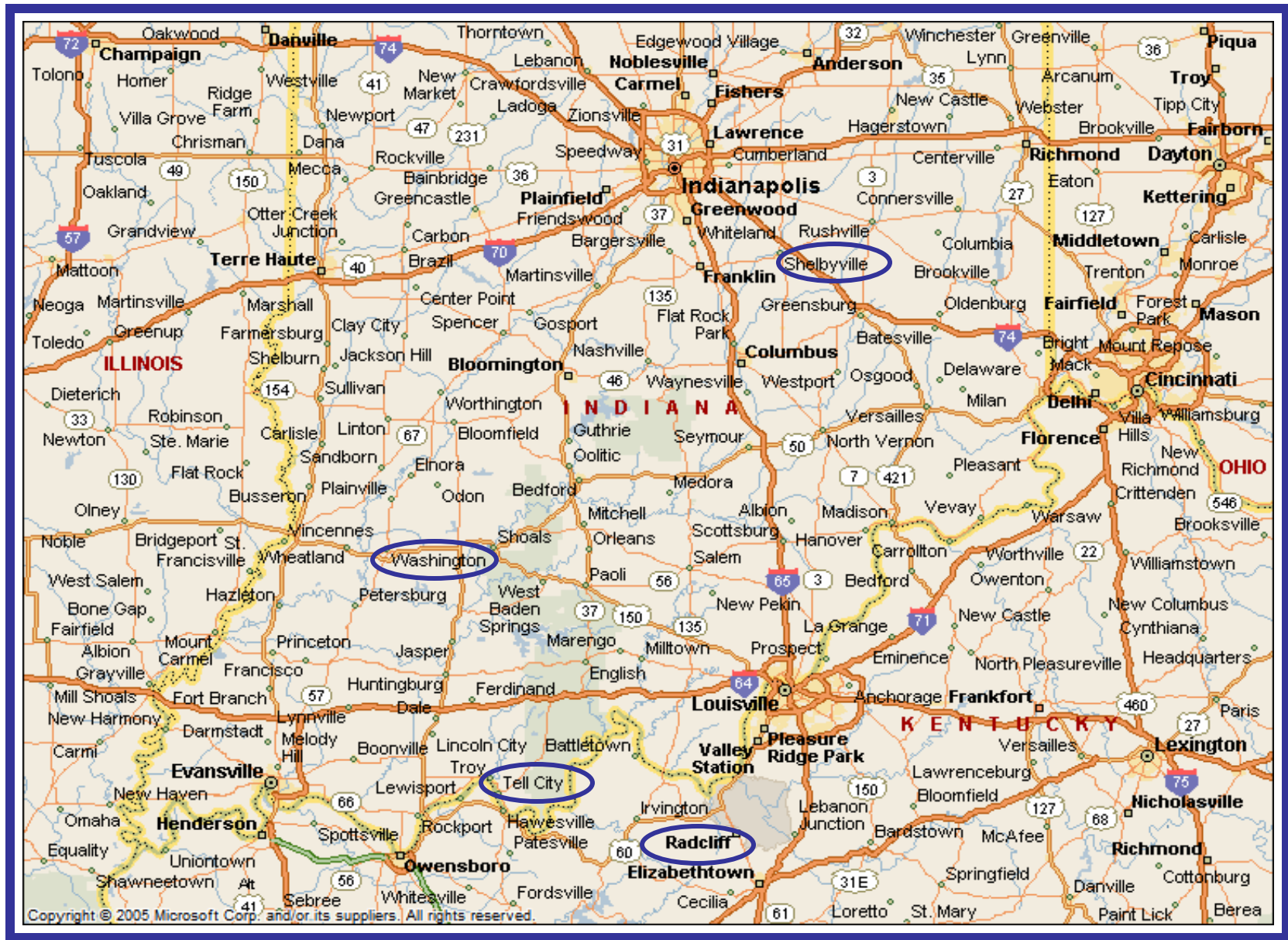
The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an 11% growth of the older format non-Supercenter stores. The Supercenter format has been so successful and so popular with consumers that Wal-Mart has converted 636 (averaging 127 per year) non-Supercenter stores into Supercenters and has **NEVER CLOSED A SUPERCENTER LOCATION.**

THE GROCERY ANCHORED STRIP CENTER EVOLVES TO SUPERCENTERS

Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers ... the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the Supercenters are killing the grocery stores, based upon consumer preferences. A Wal-Mart Supercenter houses 36 departments within, in addition to groceries.

WHAT DO OUR LOCATIONS HAVE TO OFFER?

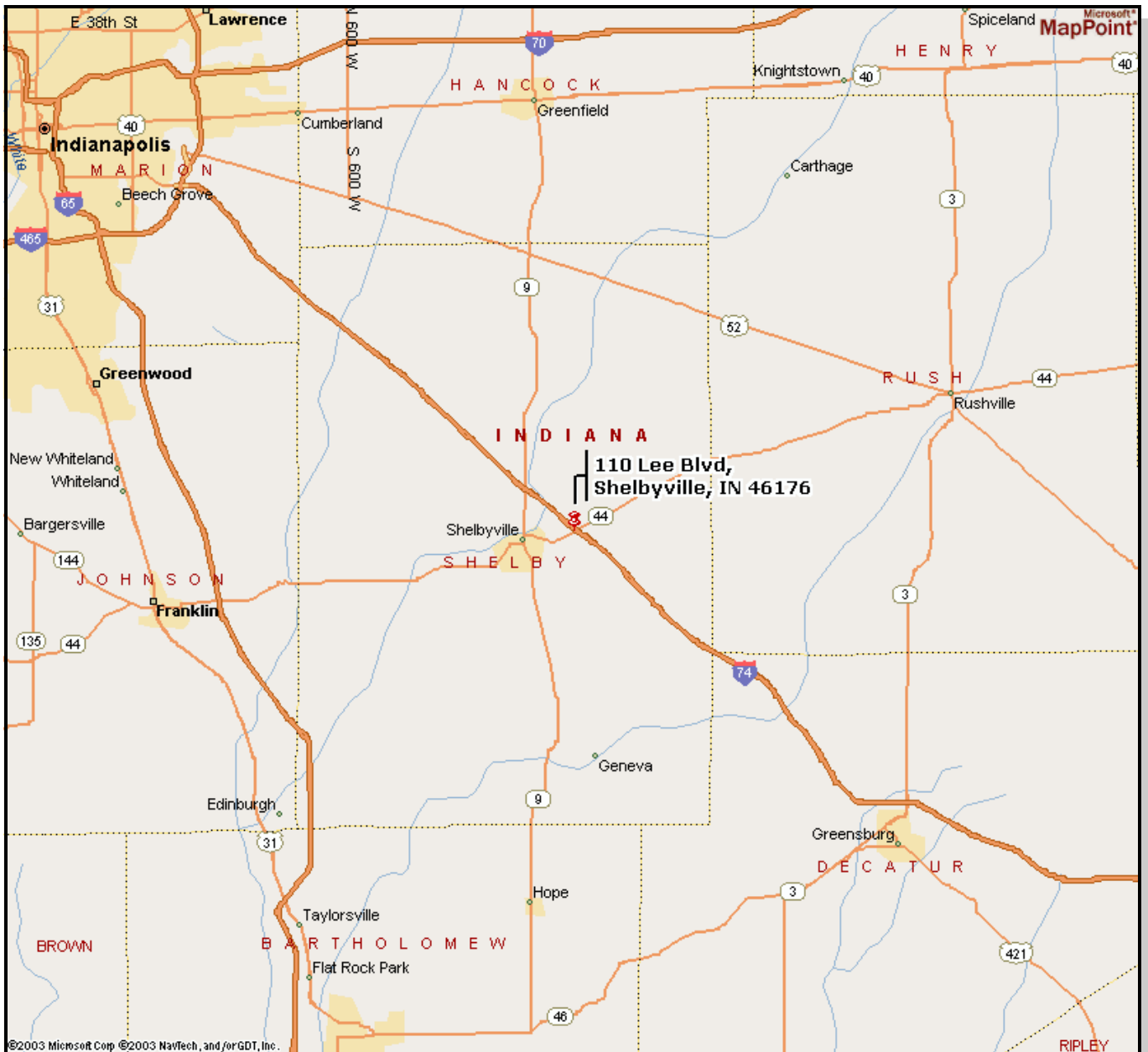
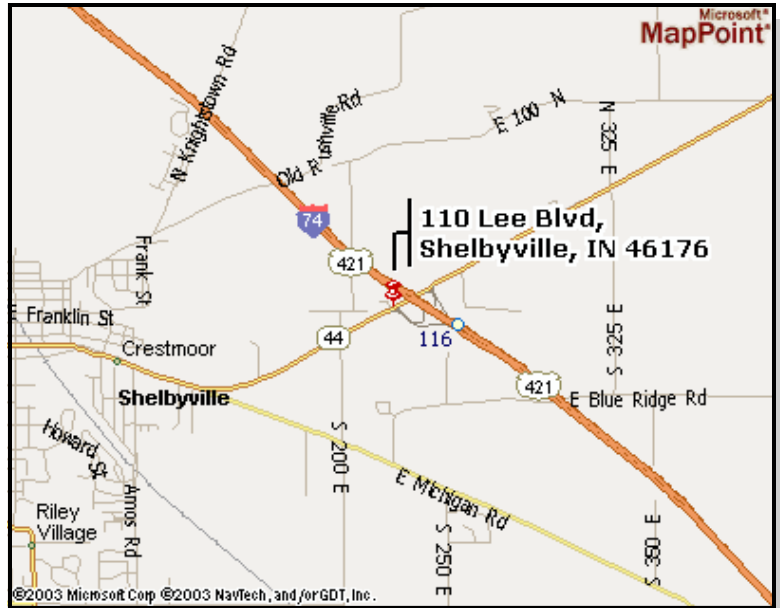
In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and transaction machine, but co-existence is not only possible, but it can be quite profitable. Many national chain merchants that were previously committed to grocery anchored locations have adjusted their locational strategies to Wal-Mart Supercenters. With modest rents, our Supercenter locations offer merchants the ability to align their real estate and focus in the best and most consistent shopping center locations ... benefiting from Wal-Mart's powerful drawing power.



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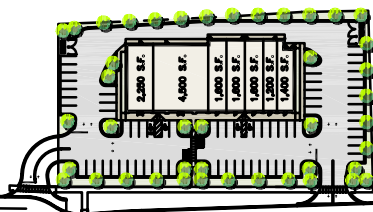
17672 Laurel Park Drive North, Suite 400E, Livonia, Michigan 48152 www.schostak.com

Shelbyville, Indiana



INTERSTATE 74

SITE PLAN

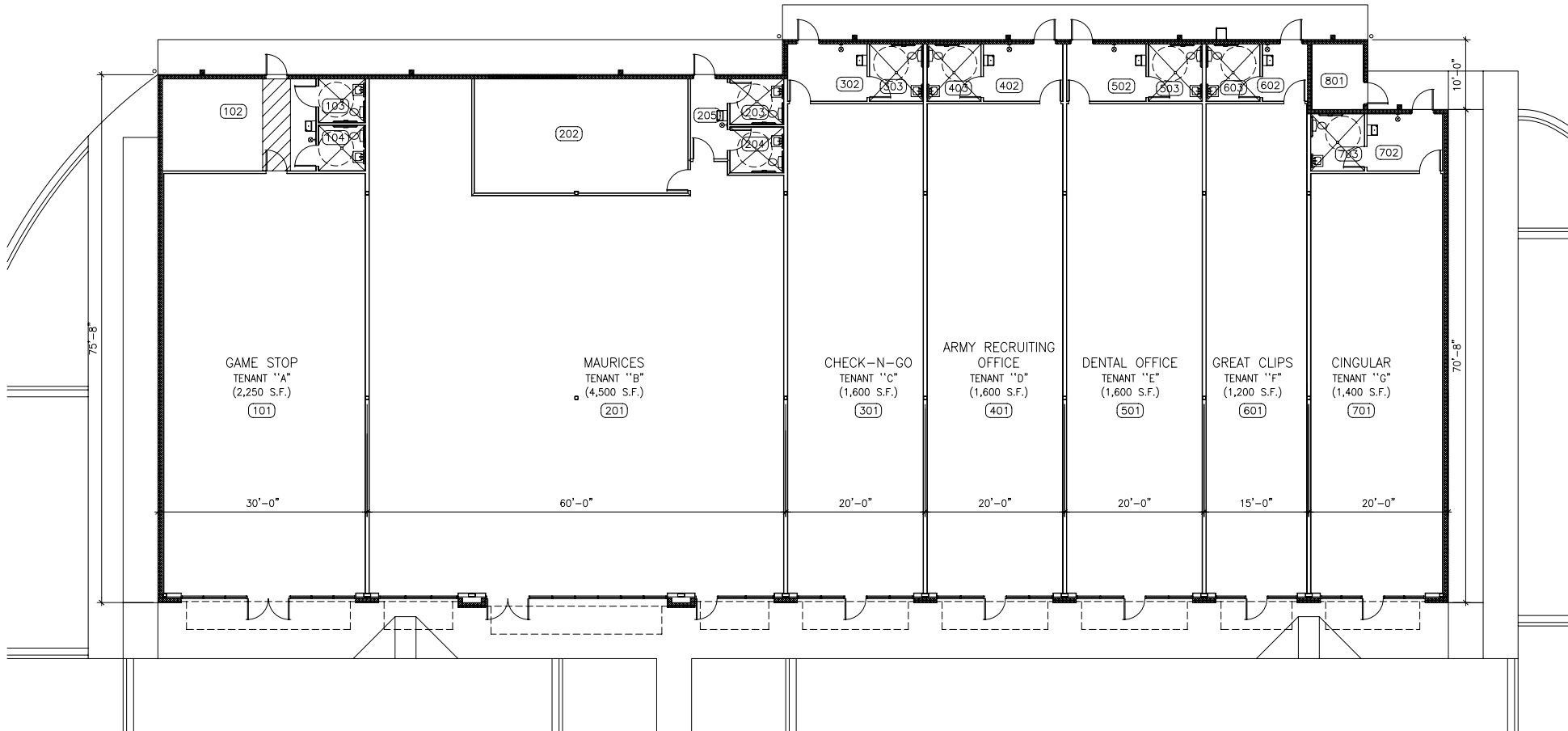


PETERS

WAL-MART
SUPERCENTER

TRUCKS ONLY

FINCH ROAD



NOT TO SCALE. DO NOT SCALE DRAWING.

PROJECT **SHELBYVILLE**
SHELBYVILLE, INDIANA

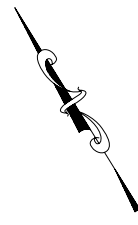
REVISIONS

DRAWING TITLE
LEASE PLAN

DATE
2/8/08

DRAWN BY
APPROVED BY

DRAWING #
SL-1



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BROTHERS & COMPANY
25800 NORTHWESTERN HWY., SUITE 750 (248)262-1000 SOUTHFIELD, MICHIGAN 48075



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142

XBOX 360

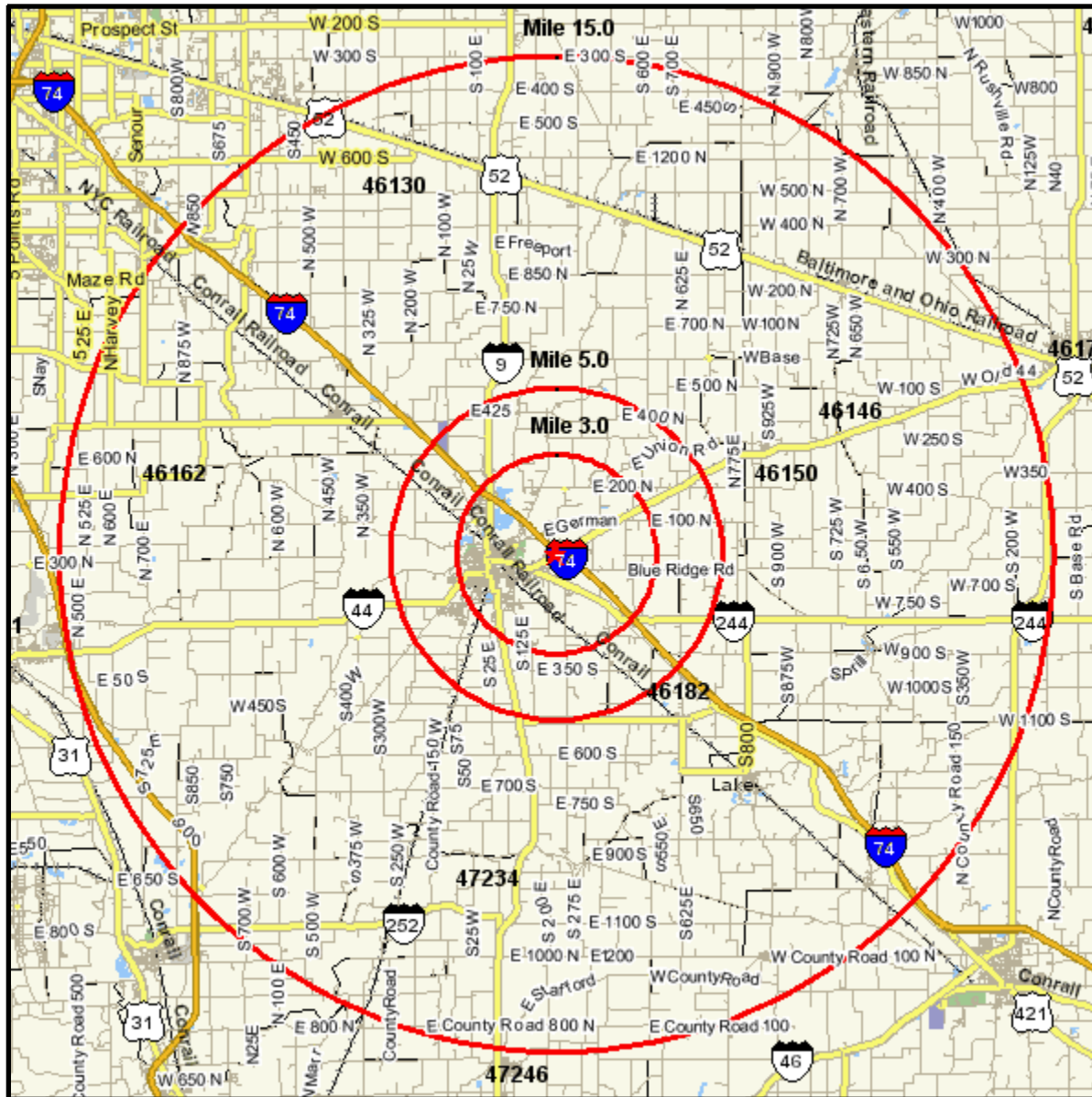
CASH
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DVDs



Area Map

Prepared For:

Order #: 966332723
Site: 01



114 LEE BLVD
SHELBYVILLE, IN 46176-3403
Coord: 39.525832, -85.737605
Radius - See Appendix for Details

- Point
- Interstate Highways
- US Highways
- State Highways
- Major Highways
- Major Roads
- Roads
- Railroads
- Landmarks
- Parks
- Hydrography
- Airports
- Zip Code
- State
- Ocean



Schostak Brothers & Company
 Summary Report
 Shelbyville Shopping Center



Intersection / Address: 114 Lee Blvd, Shelbyville, In 46176

February 2008

Coordinates Longitude: -85.737605
 Latitude: 39.525832

	3 MILE RADIUS	5 MILE RADIUS	15 MILE RADIUS
POPULATION			
2007 Estimate	17,412	23,262	56,967
2012 Projection	17,185	23,285	58,068
% Population Change 2000-2007	-2.11%	1.21%	2.77%
% Population Change 1990-2000	9.06%	11.95%	7.42%
2007 POPULATION (ETHNICITY)			
White	16,280	21,857	54,943
Black	313	393	469
American Indian/Alaska Native	25	36	97
Asian	266	383	456
Population Hispanic	715	817	1,292
HOUSEHOLDS			
2007 Estimate	7,283	9,483	21,827
2012 Projection	7,250	9,576	22,440
2000 Households	7,299	9,195	20,828
% Households Change 2000-2007	-.22%	3.13%	4.80%
% Households Change 1990-2000	12.12%	15.44%	11.65%
INCOME			
2007 Average Income	\$51,645	\$54,644	\$62,113
2007 Median Household Income	\$41,460	\$44,414	\$51,172
2007 Per Capital Income	\$21,696	\$22,463	\$23,937
AGE			
Median Age (2007)	36.41	37.09	37.69
Average Age (2007)	37.03	37.67	37.63