

Fort Dodge, Iowa

**WAL-MART SUPERCENTER
ANCHORED SHOPPING CENTER**

Call for Details

3043 1st Ave. South "A"

For Additional Information Call:

888.810.5050

FOR LEASING:

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Leasing Representative
Shadow-Anchored Centers Div.
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SCHOSTAK BROTHERS & COMPANY, INC. OWNS ONE OF THE LARGEST GROWING WAL-MART SHADOW-ANCHORED PORTFOLIOS.



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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

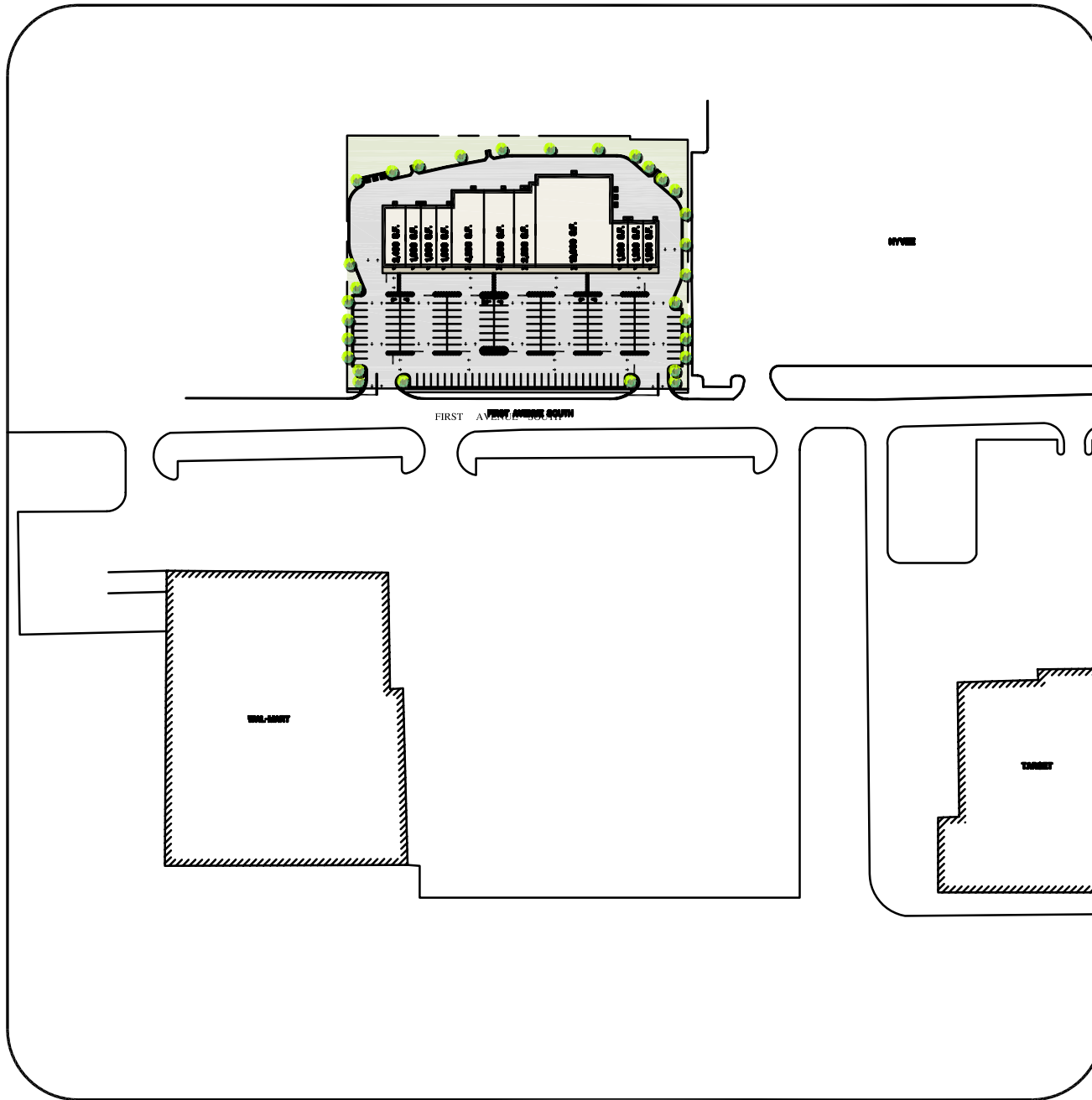
Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers ... the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the 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.

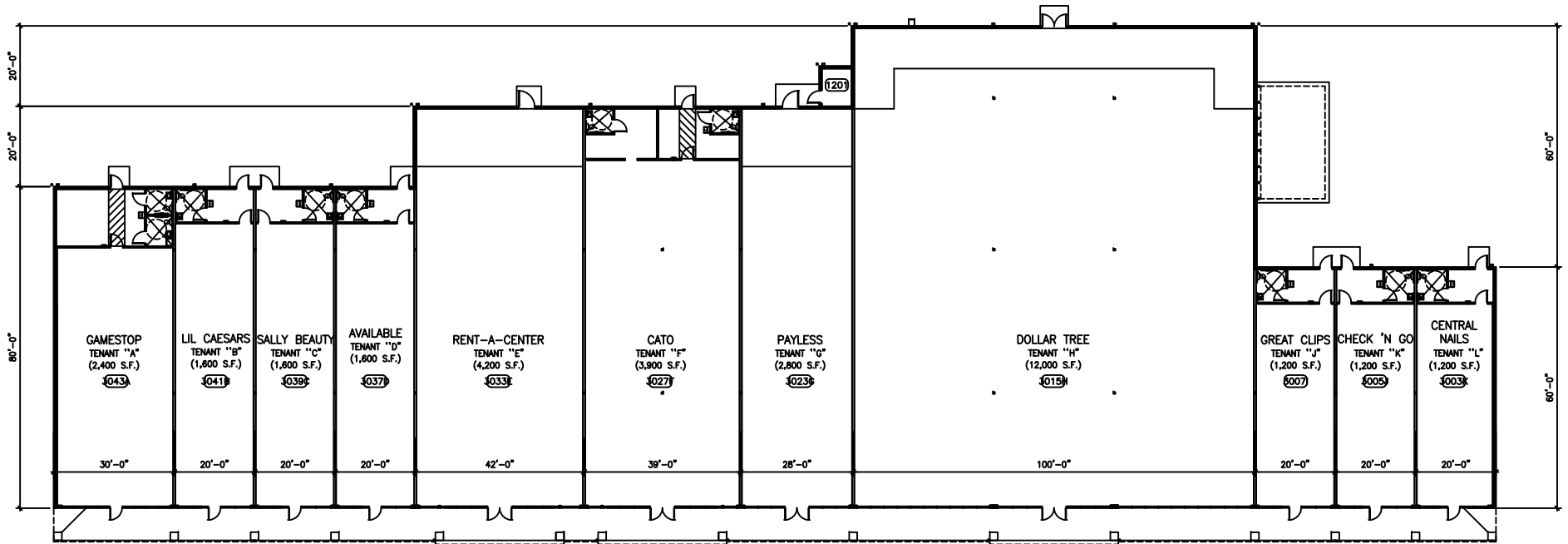


FORT DODGE SHOPPING CENTER



SITE PLAN





NOT TO SCALE. DO NOT SCALE DRAWING.

PROJECT **FORT DODGE**
FORT DODGE, IOWA

REVISIONS

DRAWING TITLE
LEASE PLAN

DATE
11/30/11

DRAWN BY
APPROVED BY

DRAWING #
SL-1

Schostak
BROTHERS & COMPANY
17800 LAUREL PARK DRIVE NORTH SUITE 200C (248)262-1000
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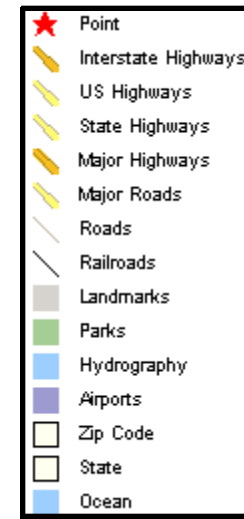


Area Map

Prepared For:

Order #: 966338024
Site: 01

3043 1ST AVE S # A
FORT DODGE, IA 50501-2995
Coord: 42.505300, -94.152400
Radius - See Appendix for Details



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Claritas Tech Support: 1 800 866 6511



FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 42.5053/-94.1534

RF1

3043 1ST Ave S		3 mi radius	5 mi radius	15 mi radius
Fort Dodge, IA 50501				
POPULATION	2011 Estimated Population	20,263	26,586	39,252
	2016 Projected Population	19,695	25,891	38,514
	2010 Census Population	20,426	26,783	39,463
	2000 Census Population	21,914	28,094	41,595
	Projected Annual Growth 2011 to 2016	-0.6%	-0.5%	-0.4%
	Historical Annual Growth 2000 to 2011	-0.7%	-0.5%	-0.5%
HOUSEHOLDS	2011 Estimated Households	8,841	11,033	16,172
	2016 Projected Households	8,554	10,683	15,703
	2010 Census Households	8,919	11,126	16,298
	2000 Census Households	9,246	11,310	16,538
	Projected Annual Growth 2011 to 2016	-0.6%	-0.6%	-0.6%
	Historical Annual Growth 2000 to 2011	-0.4%	-0.2%	-0.2%
AGE	2011 Est. Population Under 10 Years	12.3%	12.3%	12.3%
	2011 Est. Population 10 to 19 Years	13.6%	13.6%	13.7%
	2011 Est. Population 20 to 29 Years	13.7%	14.2%	13.9%
	2011 Est. Population 30 to 44 Years	17.0%	17.1%	16.7%
	2011 Est. Population 45 to 59 Years	21.7%	21.0%	20.8%
	2011 Est. Population 60 to 74 Years	13.0%	12.9%	13.2%
	2011 Est. Population 75 Years or Over	8.7%	8.9%	9.3%
	2011 Est. Median Age	38.4	38.0	38.3
MARITAL STATUS & GENDER	2011 Est. Male Population	49.7%	49.6%	49.7%
	2011 Est. Female Population	50.3%	50.4%	50.3%
	2011 Est. Never Married	25.6%	25.3%	23.2%
	2011 Est. Now Married	50.5%	51.0%	54.7%
	2011 Est. Separated or Divorced	14.3%	13.5%	12.5%
	2011 Est. Widowed	9.7%	10.2%	9.5%
INCOME	2011 Est. HH Income \$200,000 or More	0.7%	1.2%	1.5%
	2011 Est. HH Income \$150,000 to \$199,999	1.3%	1.7%	1.8%
	2011 Est. HH Income \$100,000 to \$149,999	7.5%	8.3%	8.6%
	2011 Est. HH Income \$75,000 to \$99,999	10.1%	10.8%	11.8%
	2011 Est. HH Income \$50,000 to \$74,999	19.6%	19.2%	20.2%
	2011 Est. HH Income \$35,000 to \$49,999	15.6%	15.7%	16.2%
	2011 Est. HH Income \$25,000 to \$34,999	12.4%	12.1%	12.2%
	2011 Est. HH Income \$15,000 to \$24,999	15.6%	14.7%	13.6%
	2011 Est. HH Income Under \$15,000	17.1%	16.3%	14.2%
	2011 Est. Average Household Income	\$48,830	\$51,977	\$55,509
	2011 Est. Median Household Income	\$41,507	\$43,588	\$45,485
	2011 Est. Per Capita Income	\$21,667	\$22,170	\$23,371
	2011 Est. Total Businesses	1,426	1,685	2,229
	2011 Est. Total Employees	15,214	18,643	23,033

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3043 1ST Ave S

Fort Dodge, IA 50501

3 mi radius 5 mi radius 15 mi radius

	3 mi radius	5 mi radius	15 mi radius	
RACE	2011 Est. White	91.0%	90.6%	92.2%
	2011 Est. Black	4.2%	4.8%	3.7%
	2011 Est. Asian or Pacific Islander	0.8%	0.8%	0.7%
	2011 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
	2011 Est. Other Races	3.8%	3.5%	3.1%
HISPANIC	2011 Est. Hispanic Population	1,113	1,367	1,755
	2011 Est. Hispanic Population	5.5%	5.1%	4.5%
	2016 Proj. Hispanic Population	7.1%	6.7%	6.0%
	2010 Hispanic Population	5.1%	4.8%	4.1%
EDUCATION (Adults 25 or Older)	2011 Est. Adult Population (25 Years or Over)	13,627	17,775	26,165
	2011 Est. Elementary (Grade Level 0 to 8)	2.9%	3.6%	3.2%
	2011 Est. Some High School (Grade Level 9 to 11)	6.8%	6.5%	6.8%
	2011 Est. High School Graduate	36.6%	36.3%	36.9%
	2011 Est. Some College	24.7%	23.5%	23.2%
	2011 Est. Associate Degree Only	11.3%	11.2%	12.4%
	2011 Est. Bachelor Degree Only	13.1%	14.2%	13.1%
	2011 Est. Graduate Degree	4.6%	4.6%	4.4%
HOUSING	2011 Est. Total Housing Units	9,659	12,020	17,643
	2011 Est. Owner-Occupied	59.7%	61.5%	64.6%
	2011 Est. Renter-Occupied	31.8%	30.3%	27.0%
	2011 Est. Vacant Housing	8.5%	8.2%	8.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.5%	0.7%	0.8%
	2000 Homes Built 1995 to 1998	1.3%	1.7%	2.2%
	2000 Homes Built 1990 to 1994	1.8%	2.5%	2.8%
	2000 Homes Built 1980 to 1989	3.6%	4.0%	4.5%
	2000 Homes Built 1970 to 1979	10.6%	14.0%	15.7%
	2000 Homes Built 1960 to 1969	12.0%	13.1%	13.0%
	2000 Homes Built 1950 to 1959	17.7%	17.3%	15.3%
	2000 Homes Built Before 1949	52.5%	46.6%	45.6%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	-	-	0.2%
	2000 Home Value \$400,000 to \$499,999	0.2%	0.2%	0.2%
	2000 Home Value \$300,000 to \$399,999	0.3%	0.4%	0.5%
	2000 Home Value \$200,000 to \$299,999	1.7%	2.4%	2.6%
	2000 Home Value \$150,000 to \$199,999	4.1%	5.2%	4.6%
	2000 Home Value \$100,000 to \$149,999	9.2%	11.5%	12.8%
	2000 Home Value \$50,000 to \$99,999	51.4%	50.0%	49.3%
	2000 Home Value \$25,000 to \$49,999	25.7%	23.4%	22.4%
	2000 Home Value Under \$25,000	7.4%	6.9%	7.3%
	2000 Median Home Value	\$66,873	\$70,787	\$71,209
	2000 Median Rent	\$219	\$218	\$209

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LABOR FORCE	2011 Est. Labor Population Age 16 Years or Over	16,136	21,204	31,400
	2011 Est. Civilian Employed	64.4%	63.2%	63.6%
	2011 Est. Civilian Unemployed	4.4%	4.3%	4.0%
	2011 Est. in Armed Forces	-	-	-
	2011 Est. not in Labor Force	31.2%	32.4%	32.4%
	2011 Labor Force Males	49.1%	48.8%	49.1%
	2011 Labor Force Females	50.9%	51.2%	50.9%
OCCUPATION	2000 Occupation: Population Age 16 Years or Over	10,481	13,057	19,560
	2000 Mgmt, Business, & Financial Operations	9.2%	9.6%	10.8%
	2000 Professional, Related	18.1%	18.1%	16.9%
	2000 Service	17.8%	17.5%	16.1%
	2000 Sales, Office	26.9%	26.6%	25.5%
	2000 Farming, Fishing, Forestry	0.6%	0.7%	1.1%
	2000 Construction, Extraction, Maintenance	8.0%	8.3%	9.3%
	2000 Production, Transport, Material Moving	19.3%	19.3%	20.3%
	2000 White Collar Workers	54.2%	54.2%	53.2%
	2000 Blue Collar Workers	45.8%	45.8%	46.8%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	84.8%	85.1%	83.8%
	2000 Drive to Work in Carpool	10.4%	10.2%	10.1%
	2000 Travel to Work by Public Transportation	0.6%	0.5%	0.4%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	2.3%	2.2%	2.3%
	2000 Other Means	0.5%	0.5%	0.5%
	2000 Work at Home	1.4%	1.6%	2.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	70.4%	68.7%	60.7%
	2000 Travel to Work in 15 to 29 Minutes	20.4%	22.3%	27.8%
	2000 Travel to Work in 30 to 59 Minutes	6.7%	6.5%	8.5%
	2000 Travel to Work in 60 Minutes or More	2.5%	2.5%	3.0%
	2000 Average Travel Time to Work	13.1	13.3	14.7
CONSUMER EXPENDITURE	2011 Est. Total Household Expenditure	\$379 M	\$493 M	\$754 M
	2011 Est. Apparel	\$18.0 M	\$23.4 M	\$35.8 M
	2011 Est. Contributions, Gifts	\$22.6 M	\$29.8 M	\$45.9 M
	2011 Est. Education, Reading	\$9.58 M	\$12.6 M	\$19.2 M
	2011 Est. Entertainment	\$20.9 M	\$27.2 M	\$41.8 M
	2011 Est. Food, Beverages, Tobacco	\$62.0 M	\$80.3 M	\$122 M
	2011 Est. Furnishings, Equipment	\$16.1 M	\$21.1 M	\$32.5 M
	2011 Est. Health Care, Insurance	\$28.0 M	\$36.3 M	\$55.4 M
	2011 Est. Household Operations, Shelter, Utilities	\$113 M	\$147 M	\$225 M
	2011 Est. Miscellaneous Expenses	\$6.48 M	\$8.38 M	\$12.8 M
2011 Est. Personal Care	\$5.55 M	\$7.20 M	\$11.0 M	
2011 Est. Transportation	\$76.5 M	\$99.4 M	\$153 M	

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