

Minden, Louisiana

WAL-MART SUPERCENTER ANCHORED SHOPPING CENTER

Call for Details

123 Minden Shopping Center Dr.

For Additional Information Call:

888.810.5050

FOR LEASING:

Dan Fink
Leasing Representative
Shadow-Anchored Centers Div.
260.456.9401 Direct
260.564.4024 Cell
fink@schostak.com

SCHOSTAK BROTHERS & CO.:

17800 Laurel Park Drive N.
Suite 200C
Livonia, Michigan 48152
248.262.1000 Office
248.262.1814 Fax
www.schostak.com

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
SPRINT
SUBWAY
VERIZON WIRELESS**

FOR ACQUISITIONS:

**Patrick K. Windley
Senior Vice President
740.587.1485
windley@schostak.com**

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17800 Laurel Park Drive North
Suite 200C
Livonia, Michigan 48152
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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

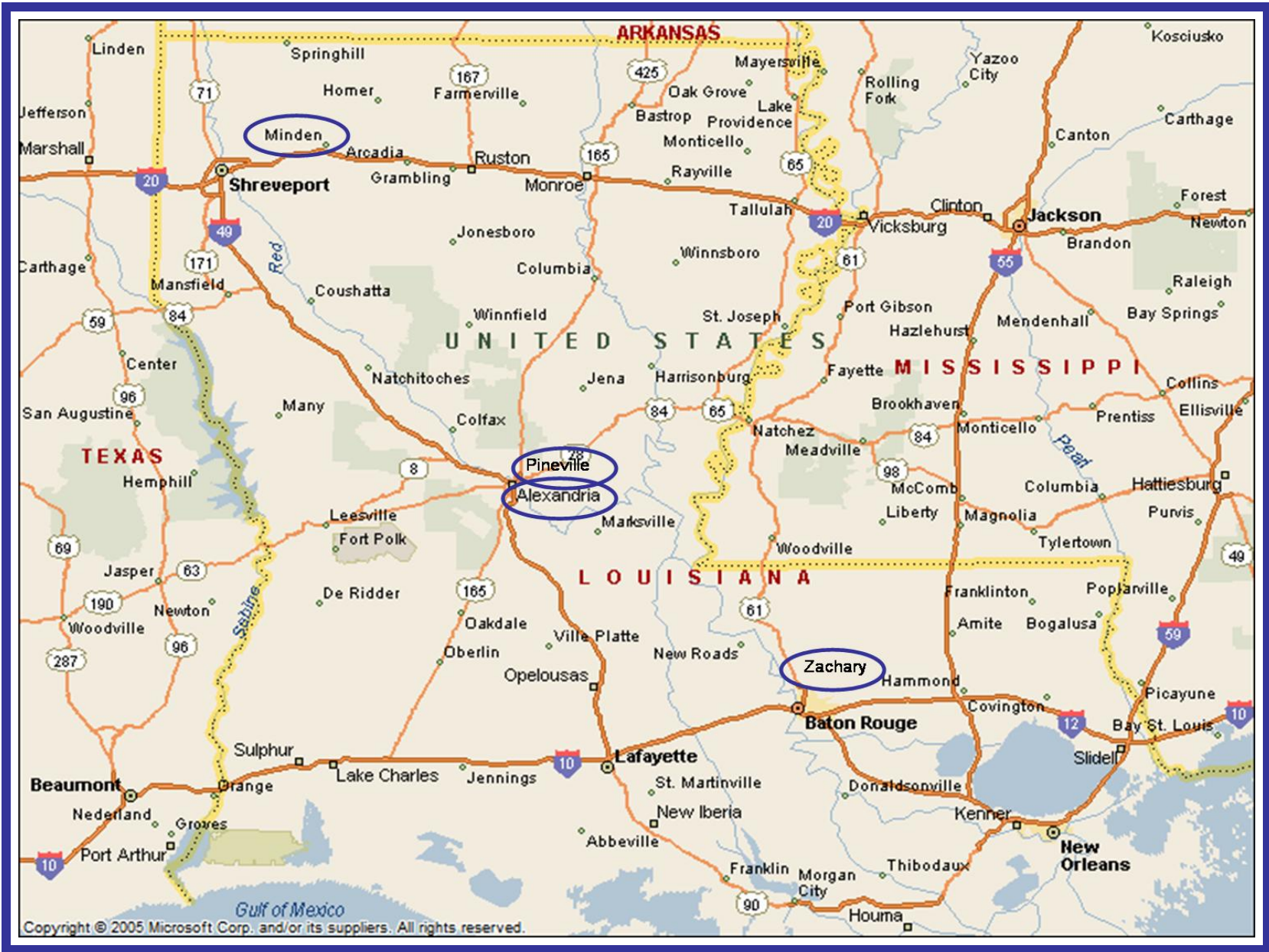
The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an 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

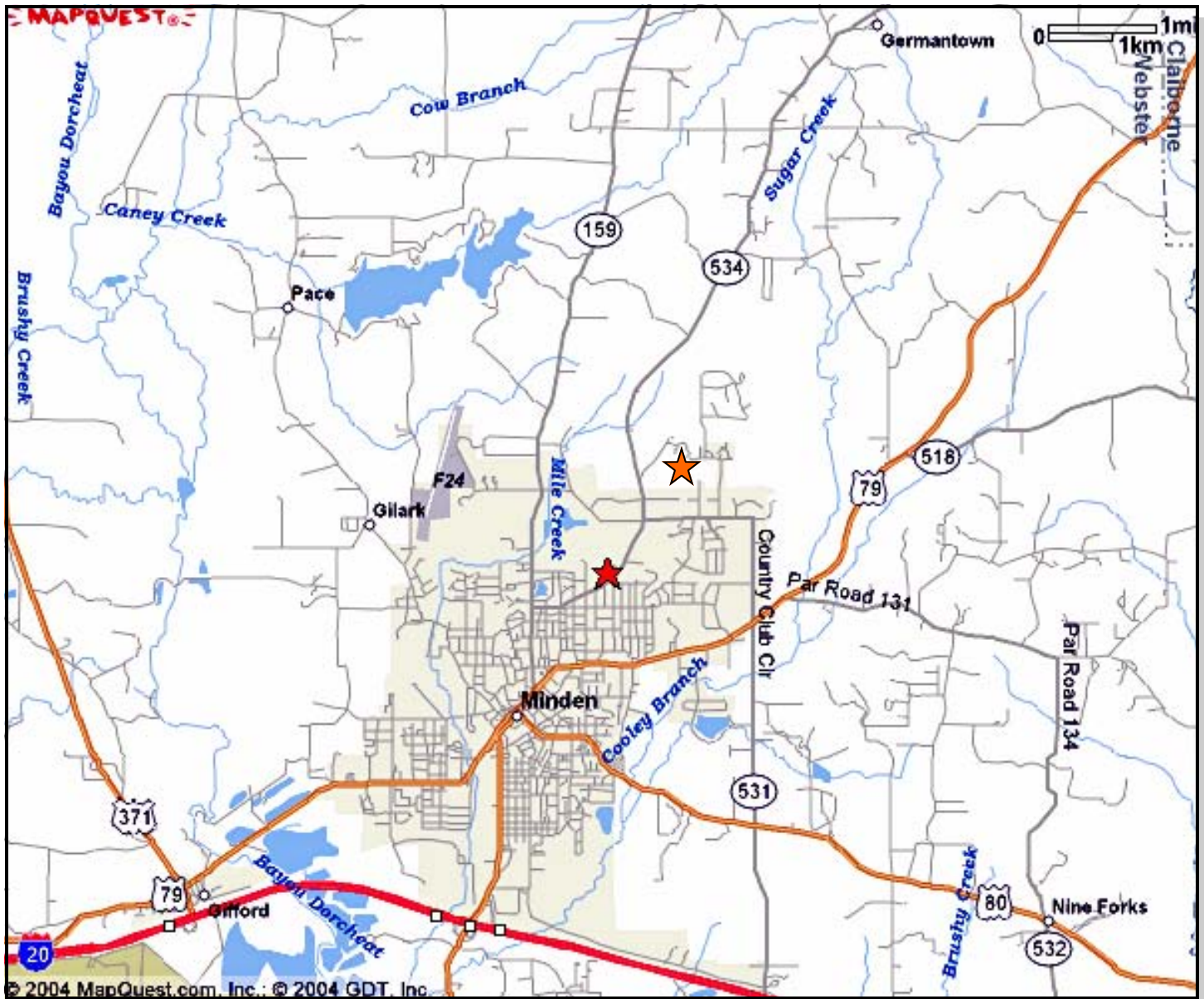
Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers ... the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the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

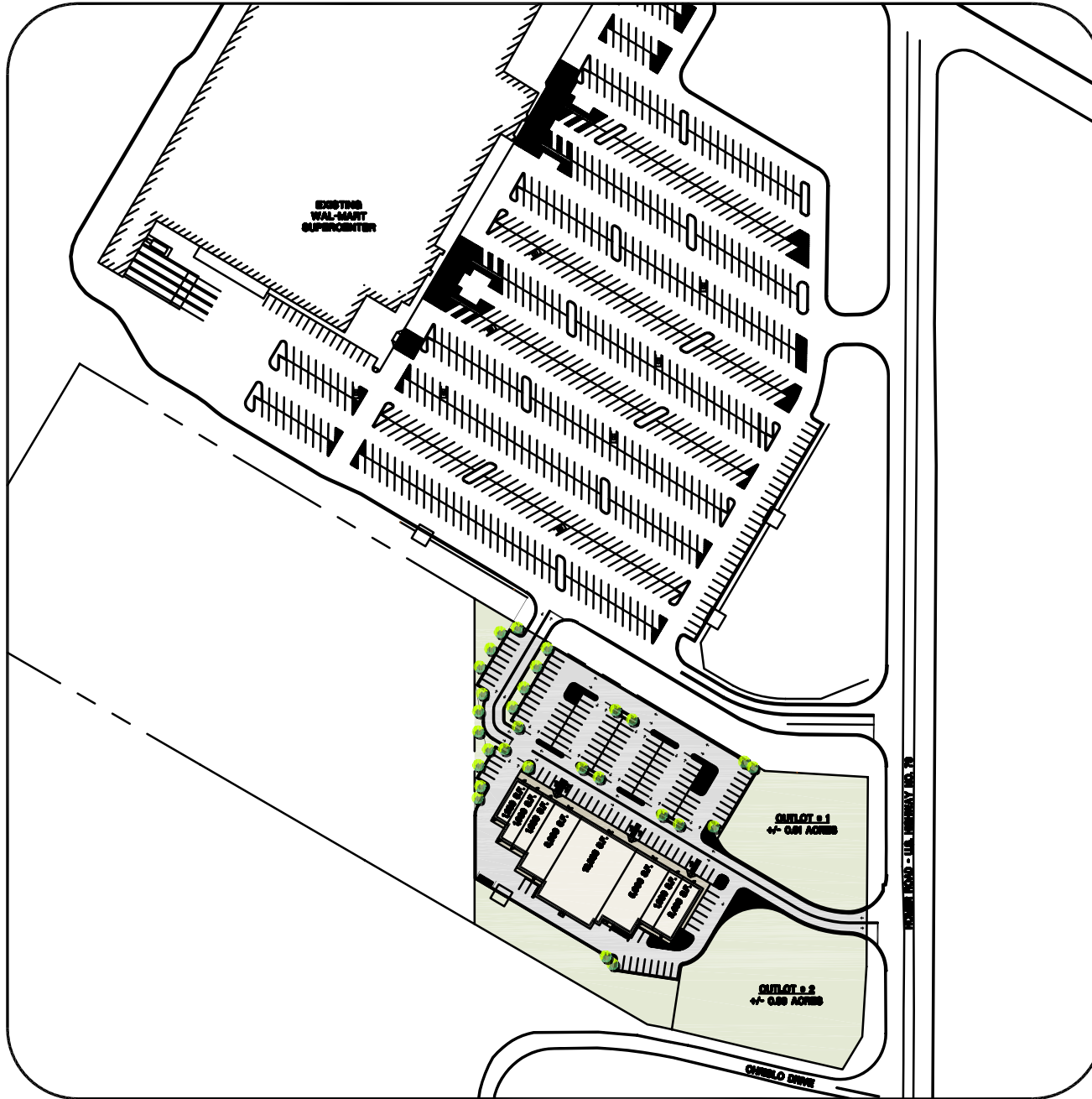
In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and 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.



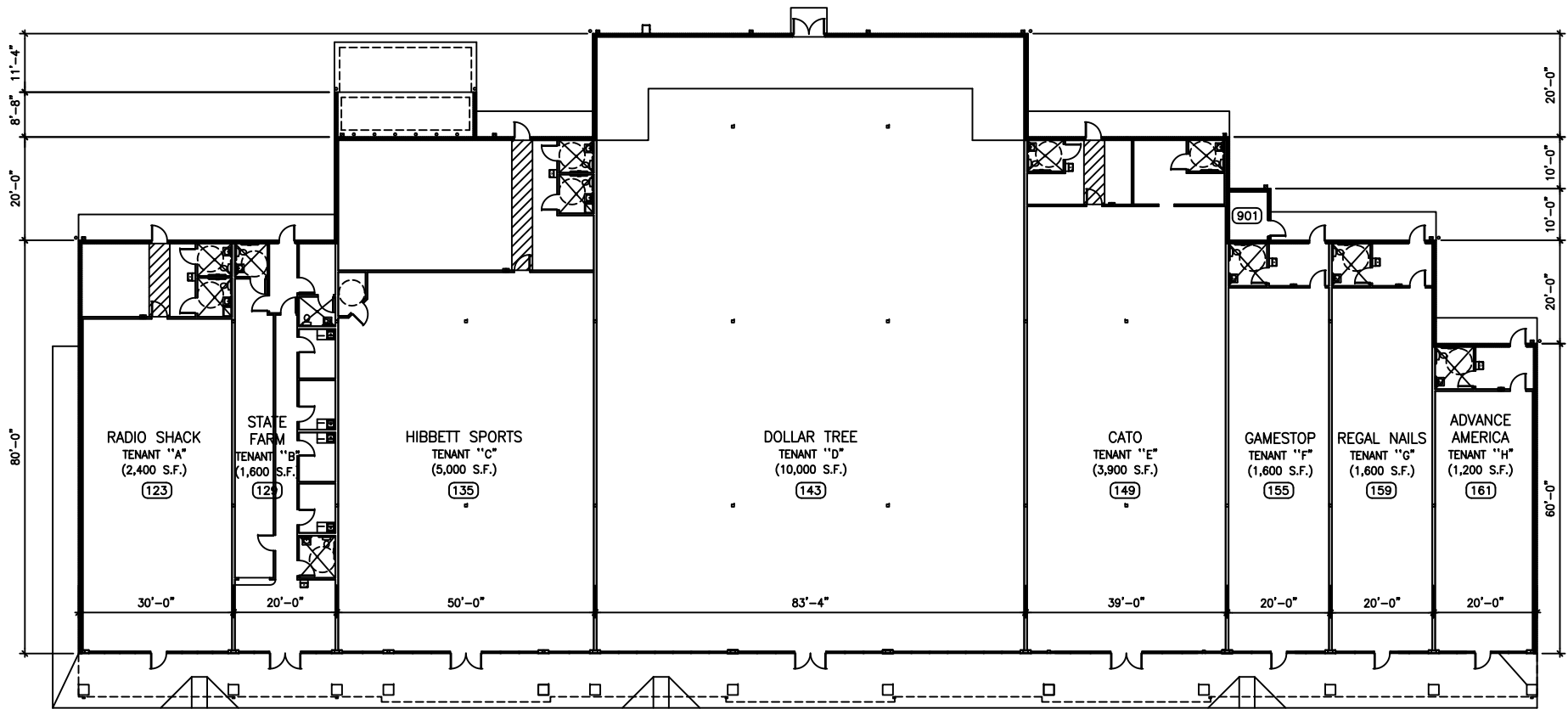
Minden,
Louisiana



MINDEN SHOPPING CENTER



SITE PLAN



NOT TO SCALE. DO NOT SCALE DRAWING.



PROJECT

MINDEN
MINDEN, LOUISIANA

REVISIONS

DRAWING TITLE

LEASE PLAN

DATE

10/14/11

DRAWN BY

APPROVED BY

DRAWING #

SL-1

Schostak
BROTHERS & COMPANY
17800 LAUREL PARK DRIVE NORTH SUITE 200C (248)262-1000 LIVONIA, MICHIGAN 48152



MINDEN SHOPPING CENTER—27,300 SQ FT

FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 32.6259/-93.2510

RF1

1301 W Homer Rd		3 mi radius	5 mi radius	15 mi radius
Minden, LA 71055				
POPULATION	2011 Estimated Population	11,035	16,593	36,876
	2016 Projected Population	11,066	16,796	38,251
	2010 Census Population	11,057	16,562	36,522
	2000 Census Population	11,354	16,877	35,646
	Projected Annual Growth 2011 to 2016	0.1%	0.2%	0.7%
	Historical Annual Growth 2000 to 2011	-0.3%	-0.2%	0.3%
HOUSEHOLDS	2011 Estimated Households	4,423	6,486	13,869
	2016 Projected Households	4,087	6,045	13,183
	2010 Census Households	4,520	6,606	14,039
	2000 Census Households	4,578	6,571	13,674
	Projected Annual Growth 2011 to 2016	-1.5%	-1.4%	-1.0%
	Historical Annual Growth 2000 to 2011	-0.3%	-0.1%	0.1%
AGE	2011 Est. Population Under 10 Years	13.8%	13.9%	13.6%
	2011 Est. Population 10 to 19 Years	13.3%	13.2%	13.1%
	2011 Est. Population 20 to 29 Years	13.4%	13.2%	13.3%
	2011 Est. Population 30 to 44 Years	18.4%	19.3%	18.4%
	2011 Est. Population 45 to 59 Years	19.3%	18.3%	20.2%
	2011 Est. Population 60 to 74 Years	14.5%	14.9%	14.0%
	2011 Est. Population 75 Years or Over	7.3%	7.2%	7.4%
	2011 Est. Median Age	37.4	37.3	37.6
MARITAL STATUS & GENDER	2011 Est. Male Population	46.6%	47.4%	49.7%
	2011 Est. Female Population	53.4%	52.6%	50.3%
	2011 Est. Never Married	23.3%	24.2%	23.2%
	2011 Est. Now Married	48.3%	48.5%	50.3%
	2011 Est. Separated or Divorced	17.7%	17.6%	17.4%
	2011 Est. Widowed	10.7%	9.7%	9.1%
INCOME	2011 Est. HH Income \$200,000 or More	0.8%	0.9%	1.1%
	2011 Est. HH Income \$150,000 to \$199,999	2.4%	2.1%	2.0%
	2011 Est. HH Income \$100,000 to \$149,999	7.4%	6.9%	7.4%
	2011 Est. HH Income \$75,000 to \$99,999	11.2%	11.2%	11.2%
	2011 Est. HH Income \$50,000 to \$74,999	15.8%	16.9%	17.6%
	2011 Est. HH Income \$35,000 to \$49,999	13.3%	12.9%	14.7%
	2011 Est. HH Income \$25,000 to \$34,999	10.6%	10.5%	10.8%
	2011 Est. HH Income \$15,000 to \$24,999	13.7%	15.0%	14.3%
	2011 Est. HH Income Under \$15,000	24.8%	23.7%	21.0%
	2011 Est. Average Household Income	\$48,207	\$47,966	\$50,924
	2011 Est. Median Household Income	\$37,852	\$37,740	\$39,720
	2011 Est. Per Capita Income	\$19,759	\$19,318	\$20,567
	2011 Est. Total Businesses	624	834	1,256
2011 Est. Total Employees	5,808	8,630	13,041	

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RACE	2011 Est. White	52.8%	51.7%	60.1%
	2011 Est. Black	45.1%	46.2%	37.6%
	2011 Est. Asian or Pacific Islander	0.3%	0.3%	0.3%
	2011 Est. American Indian or Alaska Native	0.2%	0.3%	0.4%
	2011 Est. Other Races	1.5%	1.5%	1.7%
HISPANIC	2011 Est. Hispanic Population	176	262	716
	2011 Est. Hispanic Population	1.6%	1.6%	1.9%
	2016 Proj. Hispanic Population	2.0%	2.0%	2.4%
	2010 Hispanic Population	1.5%	1.5%	1.8%
EDUCATION (Adults 25 or Older)	2011 Est. Adult Population (25 Years or Over)	7,269	11,031	24,597
	2011 Est. Elementary (Grade Level 0 to 8)	8.7%	8.1%	6.6%
	2011 Est. Some High School (Grade Level 9 to 11)	16.3%	17.9%	15.0%
	2011 Est. High School Graduate	37.0%	35.7%	39.8%
	2011 Est. Some College	17.8%	18.8%	20.4%
	2011 Est. Associate Degree Only	5.7%	5.8%	4.5%
	2011 Est. Bachelor Degree Only	10.2%	9.7%	9.5%
	2011 Est. Graduate Degree	4.3%	4.0%	4.2%
HOUSING	2011 Est. Total Housing Units	4,952	7,222	16,084
	2011 Est. Owner-Occupied	55.5%	57.6%	59.6%
	2011 Est. Renter-Occupied	33.7%	32.2%	26.6%
	2011 Est. Vacant Housing	10.7%	10.2%	13.8%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.1%	1.4%	3.1%
	2000 Homes Built 1995 to 1998	2.6%	3.8%	6.7%
	2000 Homes Built 1990 to 1994	3.5%	3.6%	4.8%
	2000 Homes Built 1980 to 1989	12.7%	15.2%	18.9%
	2000 Homes Built 1970 to 1979	19.1%	20.8%	21.1%
	2000 Homes Built 1960 to 1969	23.8%	21.5%	17.6%
	2000 Homes Built 1950 to 1959	20.9%	18.5%	13.9%
	2000 Homes Built Before 1949	16.4%	15.2%	13.9%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	-	-	0.3%
	2000 Home Value \$400,000 to \$499,999	-	-	-
	2000 Home Value \$300,000 to \$399,999	0.4%	0.5%	1.0%
	2000 Home Value \$200,000 to \$299,999	2.2%	2.3%	2.0%
	2000 Home Value \$150,000 to \$199,999	3.9%	4.3%	4.2%
	2000 Home Value \$100,000 to \$149,999	10.2%	10.9%	11.0%
	2000 Home Value \$50,000 to \$99,999	44.9%	40.9%	42.1%
	2000 Home Value \$25,000 to \$49,999	28.5%	28.7%	26.8%
	2000 Home Value Under \$25,000	9.8%	12.5%	12.7%
	2000 Median Home Value	\$61,211	\$60,515	\$61,621
	2000 Median Rent	\$174	\$177	\$176

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LABOR FORCE	2011 Est. Labor Population Age 16 Years or Over	8,675	12,982	28,916
	2011 Est. Civilian Employed	52.7%	52.4%	53.6%
	2011 Est. Civilian Unemployed	4.5%	4.5%	4.3%
	2011 Est. in Armed Forces	-	-	0.2%
	2011 Est. not in Labor Force	42.8%	43.1%	41.9%
	2011 Labor Force Males	46.0%	46.7%	49.3%
	2011 Labor Force Females	54.0%	53.3%	50.7%
OCCUPATION	2000 Occupation: Population Age 16 Years or Over	4,460	6,590	14,215
	2000 Mgmt, Business, & Financial Operations	8.3%	7.6%	7.8%
	2000 Professional, Related	17.3%	16.6%	15.7%
	2000 Service	16.9%	17.3%	16.3%
	2000 Sales, Office	26.0%	25.1%	24.1%
	2000 Farming, Fishing, Forestry	0.6%	0.7%	1.0%
	2000 Construction, Extraction, Maintenance	13.2%	13.9%	15.2%
	2000 Production, Transport, Material Moving	17.7%	18.8%	19.8%
	2000 White Collar Workers	51.6%	49.3%	47.6%
	2000 Blue Collar Workers	48.4%	50.7%	52.4%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	76.2%	76.7%	78.7%
	2000 Drive to Work in Carpool	18.4%	17.5%	16.1%
	2000 Travel to Work by Public Transportation	0.9%	0.9%	0.9%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	-
	2000 Walk or Bicycle to Work	1.2%	1.4%	1.3%
	2000 Other Means	1.2%	1.2%	1.0%
	2000 Work at Home	2.1%	2.3%	2.0%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	50.4%	46.7%	32.5%
	2000 Travel to Work in 15 to 29 Minutes	16.9%	19.2%	28.2%
	2000 Travel to Work in 30 to 59 Minutes	25.6%	26.6%	30.9%
	2000 Travel to Work in 60 Minutes or More	7.2%	7.5%	8.5%
	2000 Average Travel Time to Work	22.3	22.9	26.5
CONSUMER EXPENDITURE	2011 Est. Total Household Expenditure	\$188 M	\$275 M	\$611 M
	2011 Est. Apparel	\$8.93 M	\$13.1 M	\$29.1 M
	2011 Est. Contributions, Gifts	\$11.3 M	\$16.4 M	\$36.6 M
	2011 Est. Education, Reading	\$4.93 M	\$7.13 M	\$15.7 M
	2011 Est. Entertainment	\$10.4 M	\$15.2 M	\$33.8 M
	2011 Est. Food, Beverages, Tobacco	\$30.8 M	\$45.0 M	\$100.0 M
	2011 Est. Furnishings, Equipment	\$8.04 M	\$11.7 M	\$26.1 M
	2011 Est. Health Care, Insurance	\$13.9 M	\$20.3 M	\$45.0 M
	2011 Est. Household Operations, Shelter, Utilities	\$56.3 M	\$82.2 M	\$183 M
	2011 Est. Miscellaneous Expenses	\$3.24 M	\$4.73 M	\$10.4 M
2011 Est. Personal Care	\$2.75 M	\$4.02 M	\$8.93 M	
2011 Est. Transportation	\$37.7 M	\$55.2 M	\$123 M	

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