

Ottumwa, Iowa

WAL-MART SUPERCENTER
ANCHORED SHOPPING CENTER

Space Available – Call for Details

1859 Venture Avenue

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.:

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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**
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- **STRATEGIC SMALL MARKET PENETRATION**
- **STEADY RELIABLE TRAFFIC**

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SHOE SHOW
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SUBWAY
VERIZON WIRELESS**

FOR ACQUISITIONS:

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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?

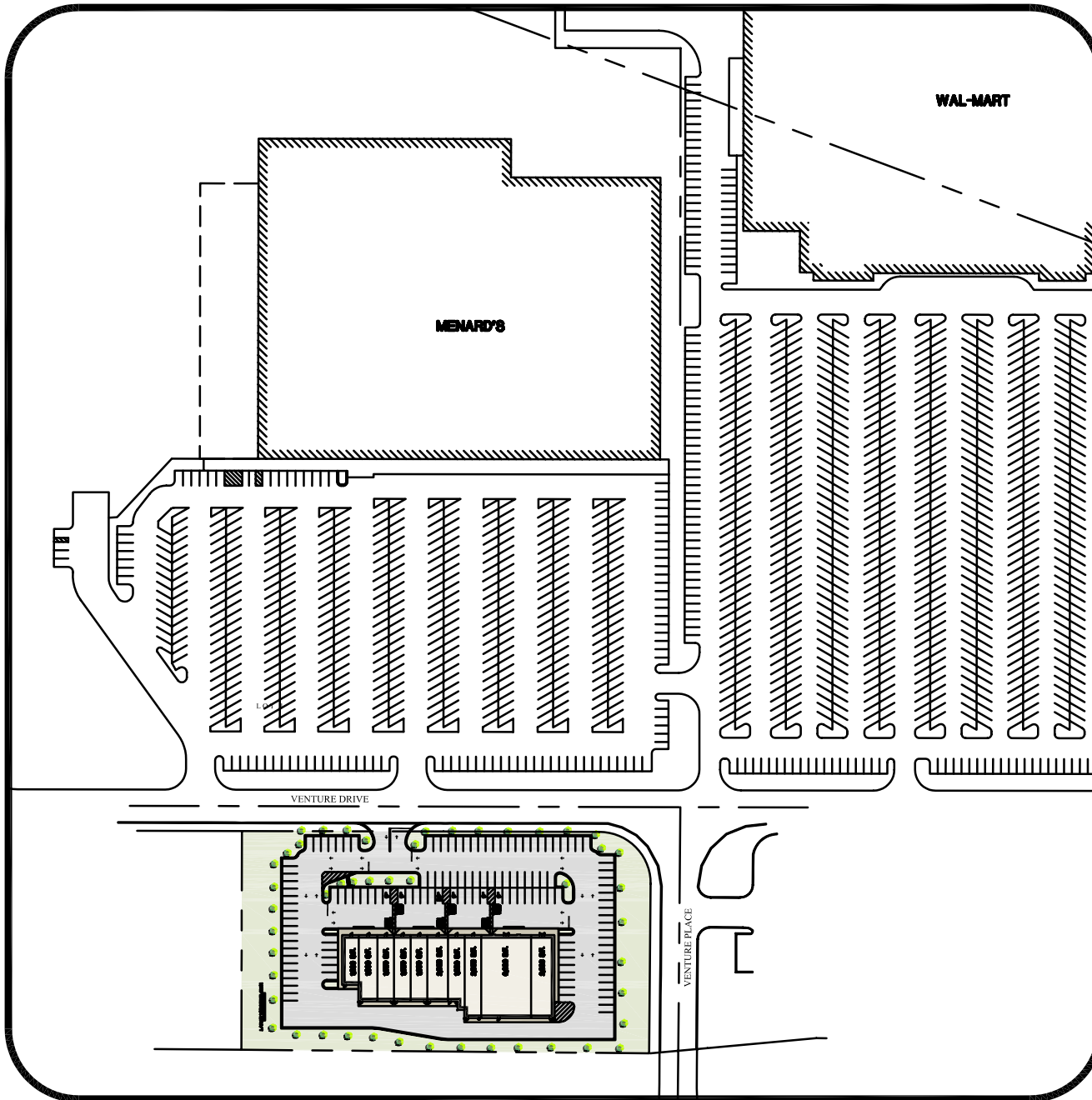
In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and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



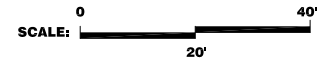
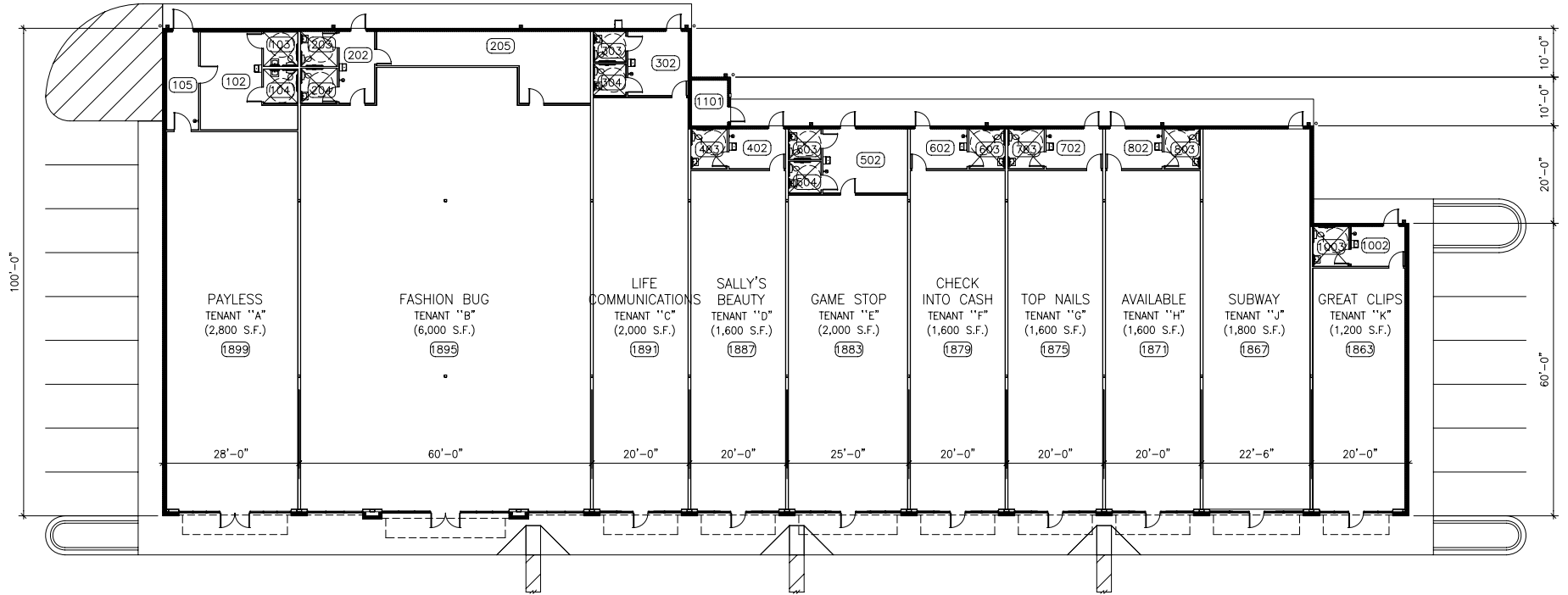
Ottumwa, Iowa



OTTUMWA SHOPPING CENTER



SITE PLAN



NOT TO SCALE. DO NOT SCALE DRAWING.

PROJECT **OTTUMWA**
OTTUMWA, IOWA

REVISIONS

DRAWING TITLE LEASE PLAN		
DATE 10/9/09	DRAWN BY 	DRAWING # SL-1
	APPROVED BY 	



SUBWAY

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MENARDS

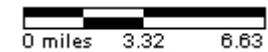
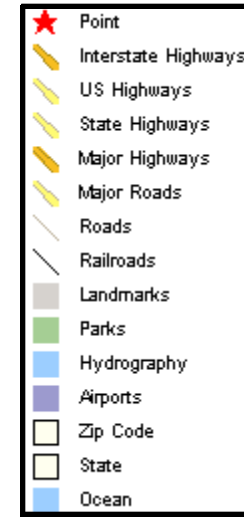


Area Map

Prepared For: Lisa Duhaime

Order #: 966328487
Site: 01

1859 VENTURE DR
OTTUMWA, IA 52501-3771
Coord: 41.009200, -92.454700
Radius - See Appendix for Details



FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 41.0150/-92.4554

RF1

1899 Ventura Dr		3 mi radius	5 mi radius	15 mi radius
Ottumwa, IA 52501				
POPULATION	2011 Estimated Population	17,750	26,932	41,393
	2016 Projected Population	17,556	27,086	41,848
	2010 Census Population	17,843	26,901	41,279
	2000 Census Population	17,871	27,030	41,643
	Projected Annual Growth 2011 to 2016	-0.2%	0.1%	0.2%
	Historical Annual Growth 2000 to 2011	-0.1%	-	-0.1%
HOUSEHOLDS	2011 Estimated Households	7,353	10,910	16,566
	2016 Projected Households	7,000	10,530	16,079
	2010 Census Households	7,459	11,009	16,689
	2000 Census Households	7,685	11,182	16,893
	Projected Annual Growth 2011 to 2016	-1.0%	-0.7%	-0.6%
	Historical Annual Growth 2000 to 2011	-0.4%	-0.2%	-0.2%
AGE	2011 Est. Population Under 10 Years	12.9%	13.6%	13.7%
	2011 Est. Population 10 to 19 Years	11.7%	11.9%	12.4%
	2011 Est. Population 20 to 29 Years	12.6%	12.8%	12.6%
	2011 Est. Population 30 to 44 Years	18.1%	17.8%	17.6%
	2011 Est. Population 45 to 59 Years	23.6%	22.5%	21.4%
	2011 Est. Population 60 to 74 Years	12.5%	12.7%	13.1%
	2011 Est. Population 75 Years or Over	8.7%	8.7%	9.2%
	2011 Est. Median Age	39.4	38.7	38.4
MARITAL STATUS & GENDER	2011 Est. Male Population	48.0%	48.2%	49.1%
	2011 Est. Female Population	52.0%	51.8%	50.9%
	2011 Est. Never Married	23.9%	23.5%	22.0%
	2011 Est. Now Married	48.8%	51.1%	55.1%
	2011 Est. Separated or Divorced	17.8%	16.5%	14.6%
	2011 Est. Widowed	9.4%	8.8%	8.2%
INCOME	2011 Est. HH Income \$200,000 or More	0.8%	0.9%	1.6%
	2011 Est. HH Income \$150,000 to \$199,999	0.7%	1.2%	1.7%
	2011 Est. HH Income \$100,000 to \$149,999	5.7%	7.6%	8.9%
	2011 Est. HH Income \$75,000 to \$99,999	7.8%	9.9%	9.9%
	2011 Est. HH Income \$50,000 to \$74,999	17.0%	17.6%	19.5%
	2011 Est. HH Income \$35,000 to \$49,999	18.7%	17.0%	16.5%
	2011 Est. HH Income \$25,000 to \$34,999	14.3%	14.2%	13.3%
	2011 Est. HH Income \$15,000 to \$24,999	15.2%	14.8%	13.7%
	2011 Est. HH Income Under \$15,000	19.8%	16.8%	15.0%
	2011 Est. Average Household Income	\$44,385	\$48,226	\$54,391
	2011 Est. Median Household Income	\$35,936	\$40,968	\$43,863
	2011 Est. Per Capita Income	\$18,487	\$19,764	\$21,941
2011 Est. Total Businesses	875	1,207	1,593	
2011 Est. Total Employees	9,948	19,769	22,343	

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Ottumwa, IA 52501				
RACE	2011 Est. White	89.7%	90.6%	93.0%
	2011 Est. Black	1.8%	1.7%	1.2%
	2011 Est. Asian or Pacific Islander	0.9%	1.0%	0.8%
	2011 Est. American Indian or Alaska Native	0.6%	0.6%	0.4%
	2011 Est. Other Races	6.9%	6.2%	4.6%
HISPANIC	2011 Est. Hispanic Population	2,404	3,291	3,662
	2011 Est. Hispanic Population	13.5%	12.2%	8.8%
	2016 Proj. Hispanic Population	18.8%	17.0%	12.3%
	2010 Hispanic Population	12.2%	11.0%	8.0%
EDUCATION (Adults 25 or Older)	2011 Est. Adult Population (25 Years or Over)	12,280	18,381	27,993
	2011 Est. Elementary (Grade Level 0 to 8)	7.9%	6.9%	6.1%
	2011 Est. Some High School (Grade Level 9 to 11)	10.0%	9.3%	8.7%
	2011 Est. High School Graduate	41.9%	38.9%	38.8%
	2011 Est. Some College	21.4%	20.9%	21.2%
	2011 Est. Associate Degree Only	8.4%	9.4%	10.2%
	2011 Est. Bachelor Degree Only	6.9%	9.5%	10.2%
	2011 Est. Graduate Degree	3.5%	5.0%	4.8%
HOUSING	2011 Est. Total Housing Units	8,107	12,046	18,333
	2011 Est. Owner-Occupied	64.9%	67.8%	70.8%
	2011 Est. Renter-Occupied	25.8%	22.7%	19.6%
	2011 Est. Vacant Housing	9.3%	9.4%	9.6%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.4%	0.6%	1.1%
	2000 Homes Built 1995 to 1998	2.4%	2.8%	3.9%
	2000 Homes Built 1990 to 1994	1.8%	2.6%	3.3%
	2000 Homes Built 1980 to 1989	4.2%	4.4%	6.0%
	2000 Homes Built 1970 to 1979	7.7%	9.6%	12.8%
	2000 Homes Built 1960 to 1969	9.2%	9.6%	9.2%
	2000 Homes Built 1950 to 1959	16.1%	17.1%	14.8%
	2000 Homes Built Before 1949	58.1%	53.4%	48.8%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.3%	0.2%
	2000 Home Value \$400,000 to \$499,999	0.1%	0.2%	0.2%
	2000 Home Value \$300,000 to \$399,999	-	0.3%	0.3%
	2000 Home Value \$200,000 to \$299,999	0.5%	1.2%	1.3%
	2000 Home Value \$150,000 to \$199,999	1.8%	3.0%	3.1%
	2000 Home Value \$100,000 to \$149,999	5.8%	8.6%	8.6%
	2000 Home Value \$50,000 to \$99,999	33.7%	35.4%	37.4%
	2000 Home Value \$25,000 to \$49,999	40.9%	35.6%	33.7%
	2000 Home Value Under \$25,000	17.3%	15.5%	15.2%
	2000 Median Home Value	\$49,515	\$55,653	\$56,490
	2000 Median Rent	\$196	\$212	\$206

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Ottumwa, IA 52501				
LABOR FORCE	2011 Est. Labor Population Age 16 Years or Over	14,257	21,388	32,790
	2011 Est. Civilian Employed	57.5%	57.9%	59.8%
	2011 Est. Civilian Unemployed	4.8%	4.9%	4.3%
	2011 Est. in Armed Forces	-	-	-
	2011 Est. not in Labor Force	37.6%	37.2%	35.8%
	2011 Labor Force Males	47.1%	47.6%	48.7%
	2011 Labor Force Females	52.9%	52.4%	51.3%
OCCUPATION	2000 Occupation: Population Age 16 Years or Over	7,842	11,974	19,059
	2000 Mgmt, Business, & Financial Operations	7.7%	8.7%	9.7%
	2000 Professional, Related	13.9%	16.0%	14.9%
	2000 Service	20.0%	18.7%	16.7%
	2000 Sales, Office	21.7%	22.3%	22.3%
	2000 Farming, Fishing, Forestry	0.7%	0.6%	1.1%
	2000 Construction, Extraction, Maintenance	10.3%	9.1%	10.2%
	2000 Production, Transport, Material Moving	25.6%	24.5%	25.1%
	2000 White Collar Workers	43.3%	47.0%	46.9%
	2000 Blue Collar Workers	56.7%	53.0%	53.1%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	79.9%	80.8%	80.7%
	2000 Drive to Work in Carpool	12.5%	12.3%	12.0%
	2000 Travel to Work by Public Transportation	1.5%	1.2%	0.9%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2000 Walk or Bicycle to Work	3.0%	2.3%	2.2%
	2000 Other Means	0.8%	0.7%	0.8%
	2000 Work at Home	2.1%	2.6%	3.5%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	61.0%	60.8%	49.0%
	2000 Travel to Work in 15 to 29 Minutes	21.4%	23.0%	30.4%
	2000 Travel to Work in 30 to 59 Minutes	12.4%	11.5%	15.2%
	2000 Travel to Work in 60 Minutes or More	5.3%	4.7%	5.4%
	2000 Average Travel Time to Work	17.3	16.6	18.8
CONSUMER EXPENDITURE	2011 Est. Total Household Expenditure	\$297 M	\$464 M	\$762 M
	2011 Est. Apparel	\$14.1 M	\$22.0 M	\$36.2 M
	2011 Est. Contributions, Gifts	\$17.4 M	\$27.6 M	\$46.1 M
	2011 Est. Education, Reading	\$7.30 M	\$11.6 M	\$19.3 M
	2011 Est. Entertainment	\$16.3 M	\$25.7 M	\$42.3 M
	2011 Est. Food, Beverages, Tobacco	\$49.0 M	\$76.1 M	\$124 M
	2011 Est. Furnishings, Equipment	\$12.4 M	\$19.7 M	\$32.6 M
	2011 Est. Health Care, Insurance	\$22.2 M	\$34.5 M	\$56.0 M
	2011 Est. Household Operations, Shelter, Utilities	\$88.8 M	\$139 M	\$228 M
	2011 Est. Miscellaneous Expenses	\$5.10 M	\$7.94 M	\$12.9 M
2011 Est. Personal Care	\$4.33 M	\$6.77 M	\$11.1 M	
2011 Est. Transportation	\$59.6 M	\$93.7 M	\$154 M	

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