

Pineville, Louisiana

WAL-MART SUPERCENTER
ANCHORED SHOPPING CENTER

Call for Details

3628 Monroe Highway

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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ANYTIME FITNESS
CASH STORE
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CHECK INTO CASH
CHECK 'N GO
DOLLAR TREE
DOMINO'S PIZZA**

**FASHION BUG
GAMESTOP
GNC
GREAT CLIPS
HIBBETT SPORTS
LITTLE CAESARS
MAURICES
PAYLESS SHOESOURCE**

**QUIZNOS
RADIOSHACK
RENT-A-CENTER
SALLY BEAUTY
SHOE SHOW
SPRINT
SUBWAY
VERIZON WIRELESS**

FOR ACQUISITIONS:

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FOR LEASING:

**Dan Fink
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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

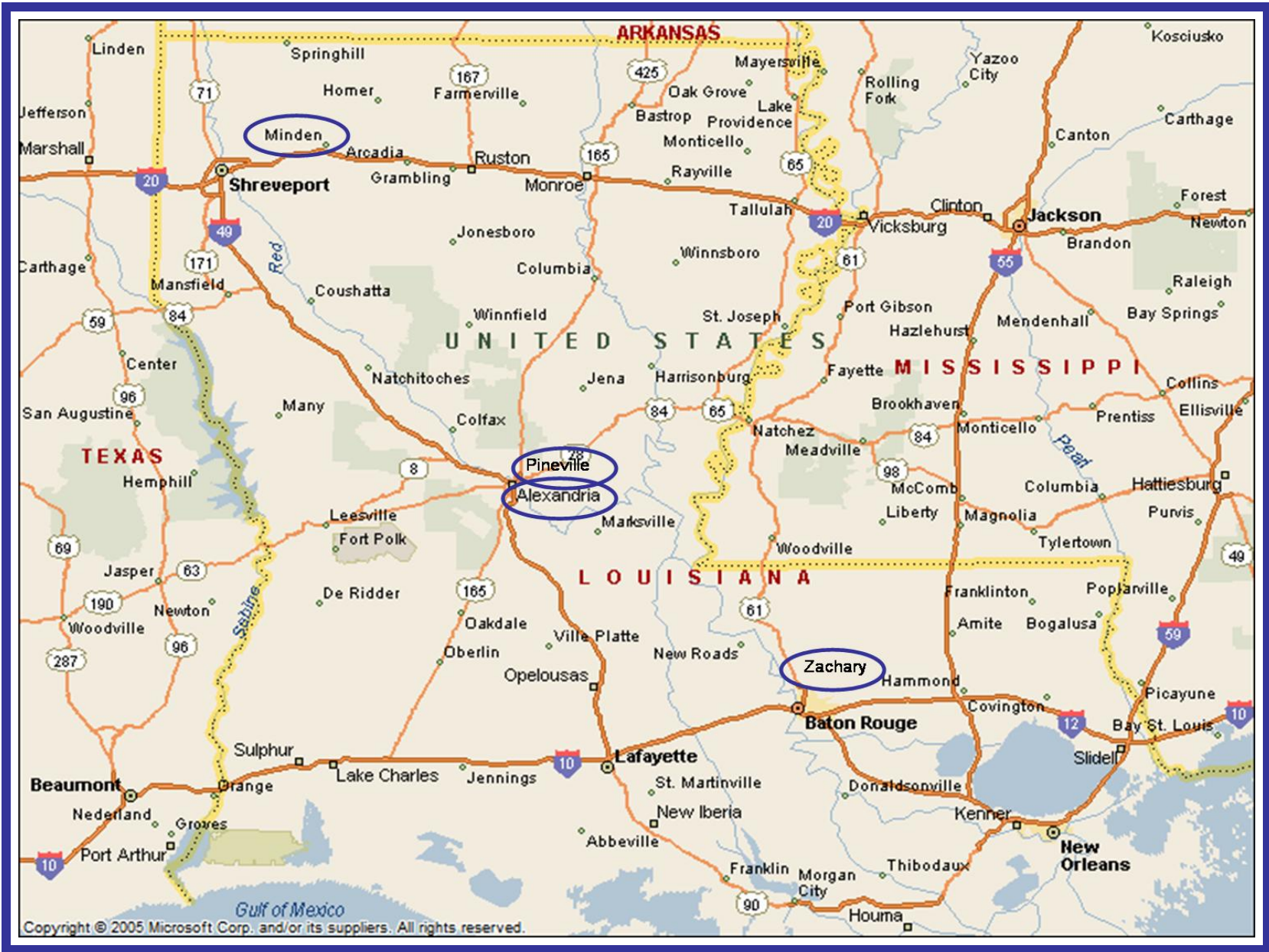
The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an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

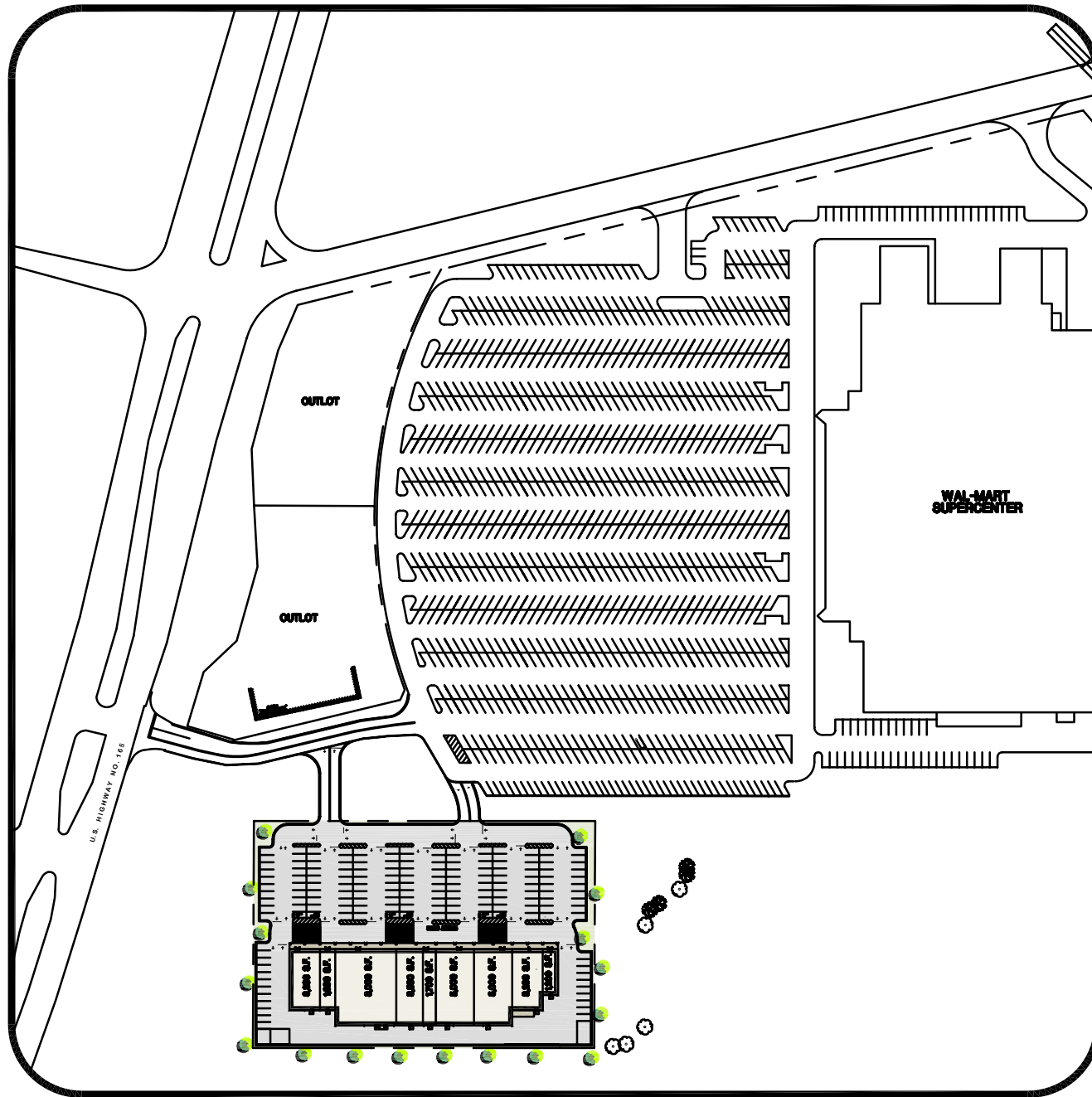
Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers ... the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the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

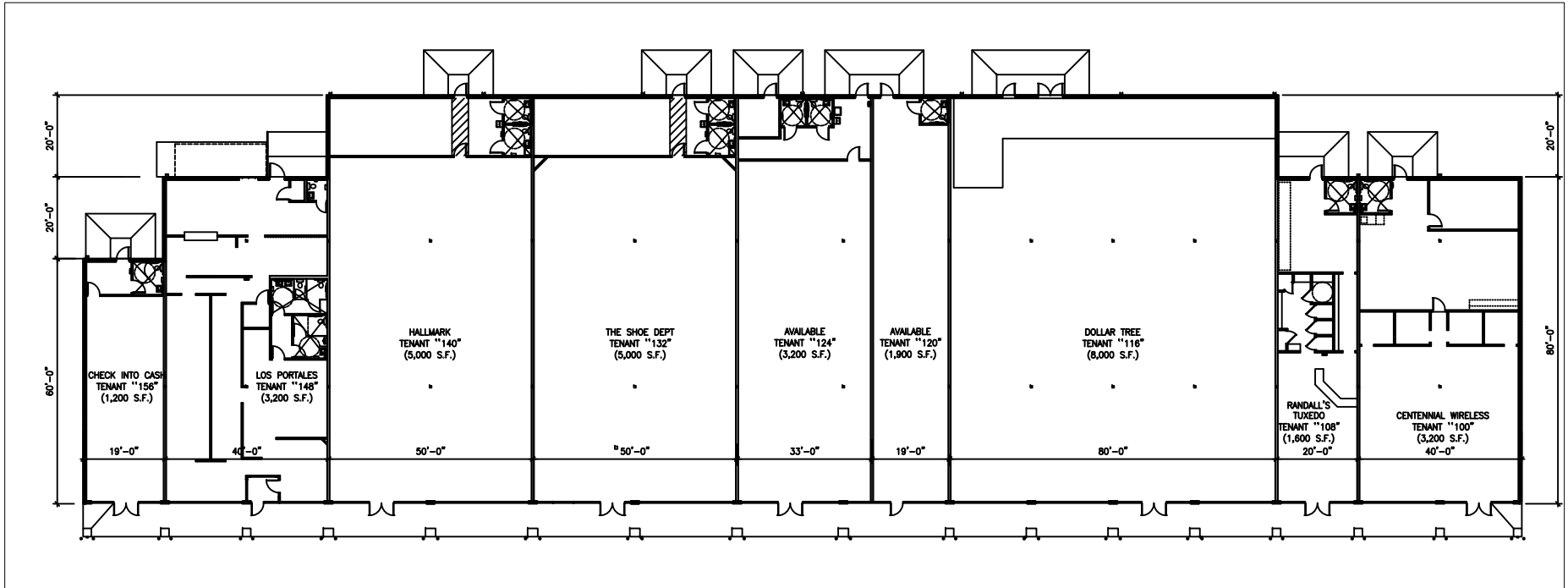


PINEVILLE SHOPPING CENTER



SITE PLAN





PROJECT **PINEVILLE**
PINEVILLE, LOUISIANA

REVISIONS

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

DRAWING TITLE **LEASE PLAN**

DATE
08/11/11

DRAWN BY
APPROVED BY

DRAWING #
SL-1

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



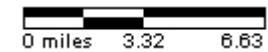
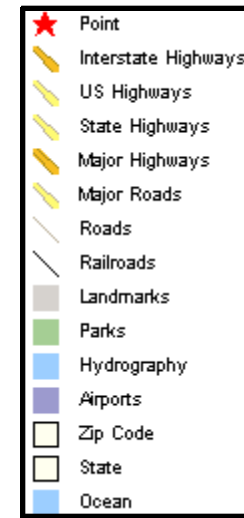
PINEVILLE SHOPPING CENTER—32,500 SQ FT

Area Map

Prepared For:

Order #: 966338327
Site: 01

PINEVILLE, LA 71360
Coord: 31.345000, -92.397700
Radius - See Appendix for Details



FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 31.3659/-92.4103

RF1

| 3628 Monroe Hwy | | 3 mi radius | 5 mi radius | 15 mi radius |
|-------------------------|--|-------------|-------------|--------------|
| Pineville, LA 71360 | | | | |
| POPULATION | 2011 Estimated Population | 16,294 | 36,516 | 120,230 |
| | 2016 Projected Population | 15,944 | 35,567 | 122,139 |
| | 2010 Census Population | 16,416 | 36,852 | 119,717 |
| | 2000 Census Population | 15,753 | 36,450 | 111,855 |
| | Projected Annual Growth 2011 to 2016 | -0.4% | -0.5% | 0.3% |
| | Historical Annual Growth 2000 to 2011 | 0.3% | - | 0.7% |
| HOUSEHOLDS | 2011 Estimated Households | 6,316 | 13,807 | 44,439 |
| | 2016 Projected Households | 6,134 | 13,334 | 43,753 |
| | 2010 Census Households | 6,375 | 13,963 | 44,591 |
| | 2000 Census Households | 5,864 | 13,389 | 41,734 |
| | Projected Annual Growth 2011 to 2016 | -0.6% | -0.7% | -0.3% |
| | Historical Annual Growth 2000 to 2011 | 0.7% | 0.3% | 0.6% |
| AGE | 2011 Est. Population Under 10 Years | 14.8% | 14.0% | 14.1% |
| | 2011 Est. Population 10 to 19 Years | 13.9% | 13.9% | 14.1% |
| | 2011 Est. Population 20 to 29 Years | 12.6% | 13.6% | 13.4% |
| | 2011 Est. Population 30 to 44 Years | 18.4% | 19.8% | 19.1% |
| | 2011 Est. Population 45 to 59 Years | 20.1% | 19.6% | 20.2% |
| | 2011 Est. Population 60 to 74 Years | 13.5% | 12.8% | 12.9% |
| | 2011 Est. Population 75 Years or Over | 6.7% | 6.2% | 6.3% |
| | 2011 Est. Median Age | 37.0 | 36.1 | 35.8 |
| MARITAL STATUS & GENDER | 2011 Est. Male Population | 48.9% | 49.0% | 48.7% |
| | 2011 Est. Female Population | 51.1% | 51.0% | 51.3% |
| | 2011 Est. Never Married | 26.1% | 26.7% | 26.2% |
| | 2011 Est. Now Married | 50.9% | 47.6% | 49.9% |
| | 2011 Est. Separated or Divorced | 15.0% | 17.2% | 16.4% |
| | 2011 Est. Widowed | 8.0% | 8.5% | 7.6% |
| INCOME | 2011 Est. HH Income \$200,000 or More | 1.2% | 1.0% | 1.8% |
| | 2011 Est. HH Income \$150,000 to \$199,999 | 3.3% | 2.9% | 3.0% |
| | 2011 Est. HH Income \$100,000 to \$149,999 | 8.3% | 6.9% | 9.4% |
| | 2011 Est. HH Income \$75,000 to \$99,999 | 14.1% | 12.7% | 12.0% |
| | 2011 Est. HH Income \$50,000 to \$74,999 | 19.7% | 17.5% | 17.3% |
| | 2011 Est. HH Income \$35,000 to \$49,999 | 15.3% | 14.3% | 14.4% |
| | 2011 Est. HH Income \$25,000 to \$34,999 | 12.7% | 12.4% | 11.7% |
| | 2011 Est. HH Income \$15,000 to \$24,999 | 11.3% | 13.6% | 14.0% |
| | 2011 Est. HH Income Under \$15,000 | 14.2% | 18.5% | 16.5% |
| | 2011 Est. Average Household Income | \$58,403 | \$53,207 | \$58,769 |
| | 2011 Est. Median Household Income | \$49,038 | \$43,264 | \$46,237 |
| | 2011 Est. Per Capita Income | \$24,892 | \$21,956 | \$23,504 |
| | 2011 Est. Total Businesses | 727 | 1,848 | 5,217 |
| | 2011 Est. Total Employees | 13,368 | 29,703 | 65,679 |

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RF1

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|---|--|-------------|-------------|--------------|
| Pineville, LA 71360 | | | | |
| RACE | 2011 Est. White | 78.3% | 68.4% | 62.3% |
| | 2011 Est. Black | 17.6% | 27.5% | 33.7% |
| | 2011 Est. Asian or Pacific Islander | 1.0% | 1.0% | 1.2% |
| | 2011 Est. American Indian or Alaska Native | 0.7% | 0.7% | 0.6% |
| | 2011 Est. Other Races | 2.4% | 2.4% | 2.1% |
| HISPANIC | 2011 Est. Hispanic Population | 478 | 956 | 3,380 |
| | 2011 Est. Hispanic Population | 2.9% | 2.6% | 2.8% |
| | 2016 Proj. Hispanic Population | 3.6% | 3.3% | 4.0% |
| | 2010 Hispanic Population | 2.8% | 2.5% | 2.5% |
| EDUCATION (Adults 25 or Older) | 2011 Est. Adult Population (25 Years or Over) | 10,538 | 23,856 | 78,281 |
| | 2011 Est. Elementary (Grade Level 0 to 8) | 4.2% | 4.9% | 4.5% |
| | 2011 Est. Some High School (Grade Level 9 to 11) | 7.8% | 10.9% | 11.5% |
| | 2011 Est. High School Graduate | 33.3% | 34.4% | 33.8% |
| | 2011 Est. Some College | 25.1% | 23.2% | 23.1% |
| | 2011 Est. Associate Degree Only | 5.0% | 5.5% | 7.0% |
| | 2011 Est. Bachelor Degree Only | 17.0% | 15.0% | 13.9% |
| | 2011 Est. Graduate Degree | 7.5% | 6.2% | 6.3% |
| HOUSING | 2011 Est. Total Housing Units | 6,813 | 15,107 | 48,829 |
| | 2011 Est. Owner-Occupied | 59.3% | 56.5% | 59.9% |
| | 2011 Est. Renter-Occupied | 33.4% | 34.9% | 31.1% |
| | 2011 Est. Vacant Housing | 7.3% | 8.6% | 9.0% |
| HOMES BUILT BY YEAR | 2000 Homes Built 1999 to 2000 | 1.8% | 1.7% | 2.2% |
| | 2000 Homes Built 1995 to 1998 | 5.1% | 5.5% | 5.9% |
| | 2000 Homes Built 1990 to 1994 | 4.4% | 4.3% | 4.7% |
| | 2000 Homes Built 1980 to 1989 | 16.6% | 17.3% | 17.0% |
| | 2000 Homes Built 1970 to 1979 | 24.6% | 24.4% | 23.1% |
| | 2000 Homes Built 1960 to 1969 | 16.5% | 17.1% | 17.9% |
| | 2000 Homes Built 1950 to 1959 | 17.4% | 13.4% | 14.4% |
| | 2000 Homes Built Before 1949 | 13.6% | 16.3% | 14.8% |
| HOME VALUES | 2000 Home Value \$1,000,000 or More | 0.2% | 0.1% | 0.1% |
| | 2000 Home Value \$500,000 to \$999,999 | - | 0.3% | 0.4% |
| | 2000 Home Value \$400,000 to \$499,999 | 0.9% | 0.5% | 0.5% |
| | 2000 Home Value \$300,000 to \$399,999 | 0.9% | 0.6% | 1.1% |
| | 2000 Home Value \$200,000 to \$299,999 | 2.5% | 2.0% | 3.7% |
| | 2000 Home Value \$150,000 to \$199,999 | 5.9% | 4.8% | 6.4% |
| | 2000 Home Value \$100,000 to \$149,999 | 21.0% | 18.2% | 17.7% |
| | 2000 Home Value \$50,000 to \$99,999 | 50.9% | 48.3% | 45.7% |
| | 2000 Home Value \$25,000 to \$49,999 | 14.8% | 18.5% | 17.5% |
| | 2000 Home Value Under \$25,000 | 2.8% | 6.7% | 6.9% |
| | 2000 Median Home Value | \$81,042 | \$74,262 | \$80,079 |
| 2000 Median Rent | \$185 | \$182 | \$223 | |

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RF1

| 3628 Monroe Hwy | | 3 mi radius | 5 mi radius | 15 mi radius |
|-------------------------------|--|-------------|-------------|--------------|
| Pineville, LA 71360 | | | | |
| LABOR FORCE | 2011 Est. Labor Population Age 16 Years or Over | 12,463 | 28,314 | 93,028 |
| | 2011 Est. Civilian Employed | 57.1% | 54.3% | 55.2% |
| | 2011 Est. Civilian Unemployed | 4.4% | 4.9% | 4.6% |
| | 2011 Est. in Armed Forces | 1.0% | 0.8% | 0.5% |
| | 2011 Est. not in Labor Force | 37.4% | 40.0% | 39.8% |
| | 2011 Labor Force Males | 48.0% | 48.3% | 48.2% |
| | 2011 Labor Force Females | 52.0% | 51.7% | 51.8% |
| OCCUPATION | 2000 Occupation: Population Age 16 Years or Over | 6,704 | 14,392 | 44,879 |
| | 2000 Mgmt, Business, & Financial Operations | 12.4% | 10.6% | 10.6% |
| | 2000 Professional, Related | 25.7% | 21.8% | 21.5% |
| | 2000 Service | 13.9% | 17.1% | 18.8% |
| | 2000 Sales, Office | 26.4% | 26.4% | 26.9% |
| | 2000 Farming, Fishing, Forestry | 0.4% | 0.7% | 0.6% |
| | 2000 Construction, Extraction, Maintenance | 11.0% | 11.1% | 10.4% |
| | 2000 Production, Transport, Material Moving | 10.3% | 12.3% | 11.2% |
| | 2000 White Collar Workers | 64.4% | 58.7% | 59.0% |
| | 2000 Blue Collar Workers | 35.6% | 41.3% | 41.0% |
| TRANSPORTATION TO WORK | 2000 Drive to Work Alone | 81.5% | 78.6% | 79.8% |
| | 2000 Drive to Work in Carpool | 12.1% | 13.3% | 13.2% |
| | 2000 Travel to Work by Public Transportation | 0.9% | 1.5% | 1.5% |
| | 2000 Drive to Work on Motorcycle | 0.5% | 0.3% | 0.2% |
| | 2000 Walk or Bicycle to Work | 2.5% | 3.3% | 2.3% |
| | 2000 Other Means | 0.5% | 1.1% | 1.0% |
| | 2000 Work at Home | 2.0% | 1.9% | 2.1% |
| TRAVEL TIME | 2000 Travel to Work in 14 Minutes or Less | 40.4% | 39.1% | 38.0% |
| | 2000 Travel to Work in 15 to 29 Minutes | 44.9% | 44.1% | 41.6% |
| | 2000 Travel to Work in 30 to 59 Minutes | 8.8% | 11.3% | 14.4% |
| | 2000 Travel to Work in 60 Minutes or More | 5.9% | 5.5% | 6.1% |
| | 2000 Average Travel Time to Work | 20.1 | 20.8 | 22.0 |
| CONSUMER EXPENDITURE | 2011 Est. Total Household Expenditure | \$306 M | \$628 M | \$2.16 B |
| | 2011 Est. Apparel | \$14.6 M | \$30.0 M | \$103 M |
| | 2011 Est. Contributions, Gifts | \$18.8 M | \$38.0 M | \$133 M |
| | 2011 Est. Education, Reading | \$7.94 M | \$16.3 M | \$56.9 M |
| | 2011 Est. Entertainment | \$17.0 M | \$34.7 M | \$120 M |
| | 2011 Est. Food, Beverages, Tobacco | \$49.6 M | \$102 M | \$349 M |
| | 2011 Est. Furnishings, Equipment | \$13.3 M | \$26.9 M | \$93.1 M |
| | 2011 Est. Health Care, Insurance | \$22.4 M | \$46.1 M | \$157 M |
| | 2011 Est. Household Operations, Shelter, Utilities | \$91.3 M | \$188 M | \$644 M |
| | 2011 Est. Miscellaneous Expenses | \$5.18 M | \$10.6 M | \$36.2 M |
| 2011 Est. Personal Care | \$4.47 M | \$9.19 M | \$31.4 M | |
| 2011 Est. Transportation | \$61.9 M | \$126 M | \$432 M | |

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