

Washington, Indiana

WAL-MART SUPERCENTER
ANCHORED SHOPPING CENTER

Call for Details

1717 S. Route 57 S.

For Additional Information Call:

888.810.5050

FOR LEASING:

Rebecca Dragin
Leasing Representative
Shadow-Anchored Centers Div.
614.306.4556 Cell
dragin@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

JOIN THESE EXISTING TENANTS

ADVANCE AMERICA
SPRINT
CASH STORE
CATO
CHECK INTO CASH
CHECK 'N GO
ANYTIME FITNESS
DOLLAR TREE

DOMINO'S PIZZA
FASHION BUG
GAMESTOP
GNC
GREAT CLIPS
HIBBETT SPORTS
LITTLE CAESARS
MAURICES

PAYLESS SHOESOURCE
QUIZNOS
RADIO SHACK
RENT-A-CENTER
SALLY BEAUTY
SHOESHOW
SUBWAY
VERIZON WIRELESS

FOR ACQUISITIONS:

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

SCHOSTAK BROTHERS & COMPANY
17800 Laurel Park Drive North
Suite 200C
Livonia, Michigan 48152
www.schostak.com

FOR LEASING:

Rebecca Dragin
Leasing Agent
614.306.4556
dragin@schostak.com

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

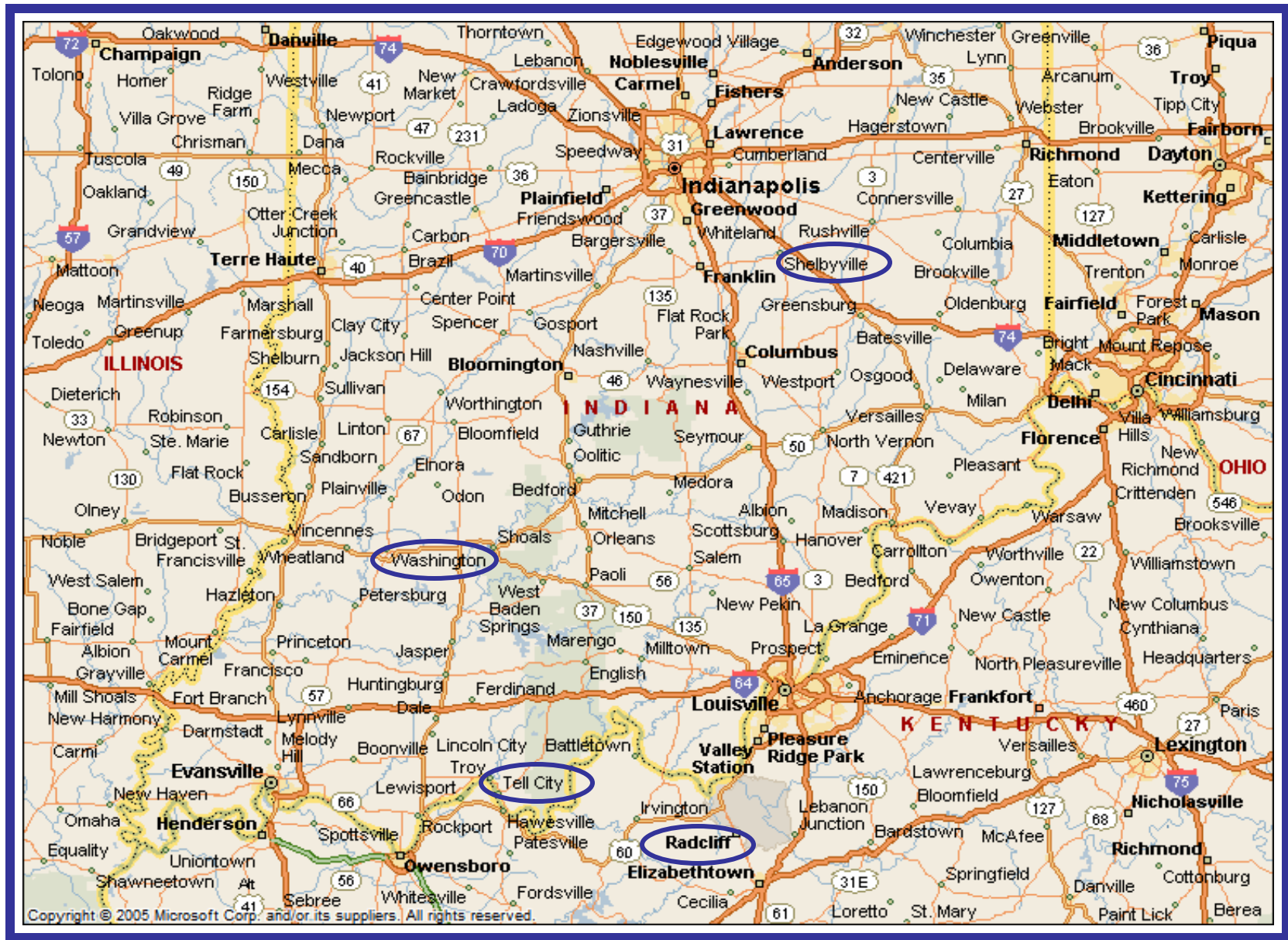
The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an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

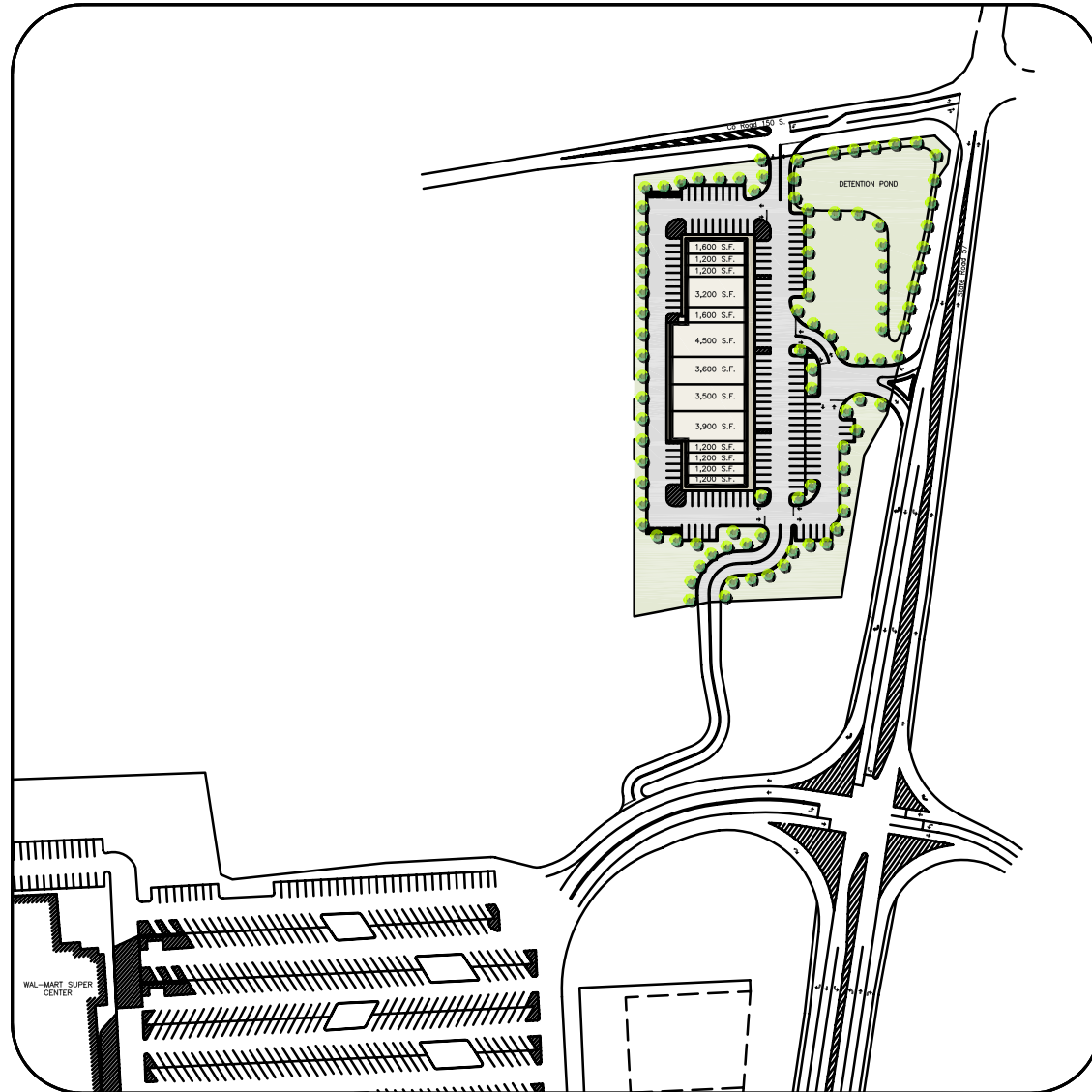
In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and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



Schostak
BROTHERS & COMPANY

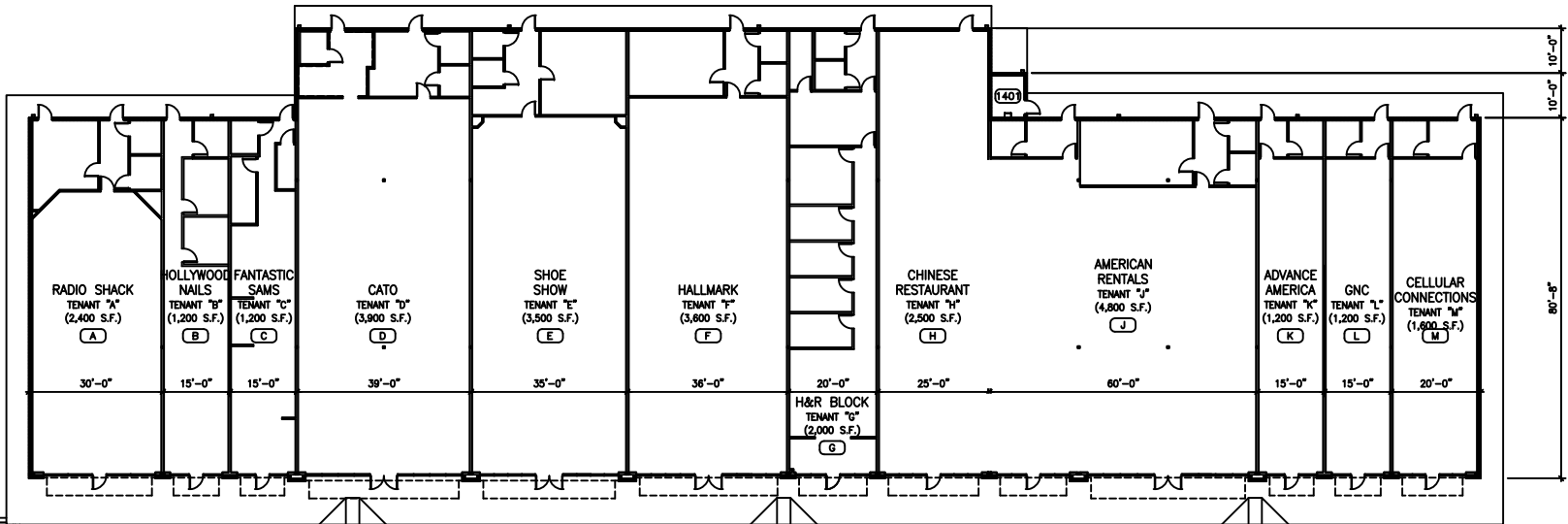
17672 Laurel Park Drive North, Suite 400E, Livonia, Michigan 48152 www.schostak.com

WASHINGTON SHOPPING CENTER



SITE PLAN





TOTAL GROSS LEASABLE AREA: 29,100 S.F.



PROJECT **WASHINGTON**
WASHINGTON, INDIANA

REVISIONS

 DRAWING TITLE **LEASE PLAN**

DATE **10/31/11** DRAWN BY DRAWING # **SL-1**
APPROVED BY

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

Fantastic
Sams

CATO
FASHIONS

SHOE
SHOW

Hallmark
HALLMARK

H&R BLOCK

GREAT WALL STORE

SALE





AMERICAN RENTAL

**ADVANCE AMERICA
CASH ADVANCE**

Verizon Wireless

WELLS FARGO

WELLS FARGO

PAYDAY

ADVANCES

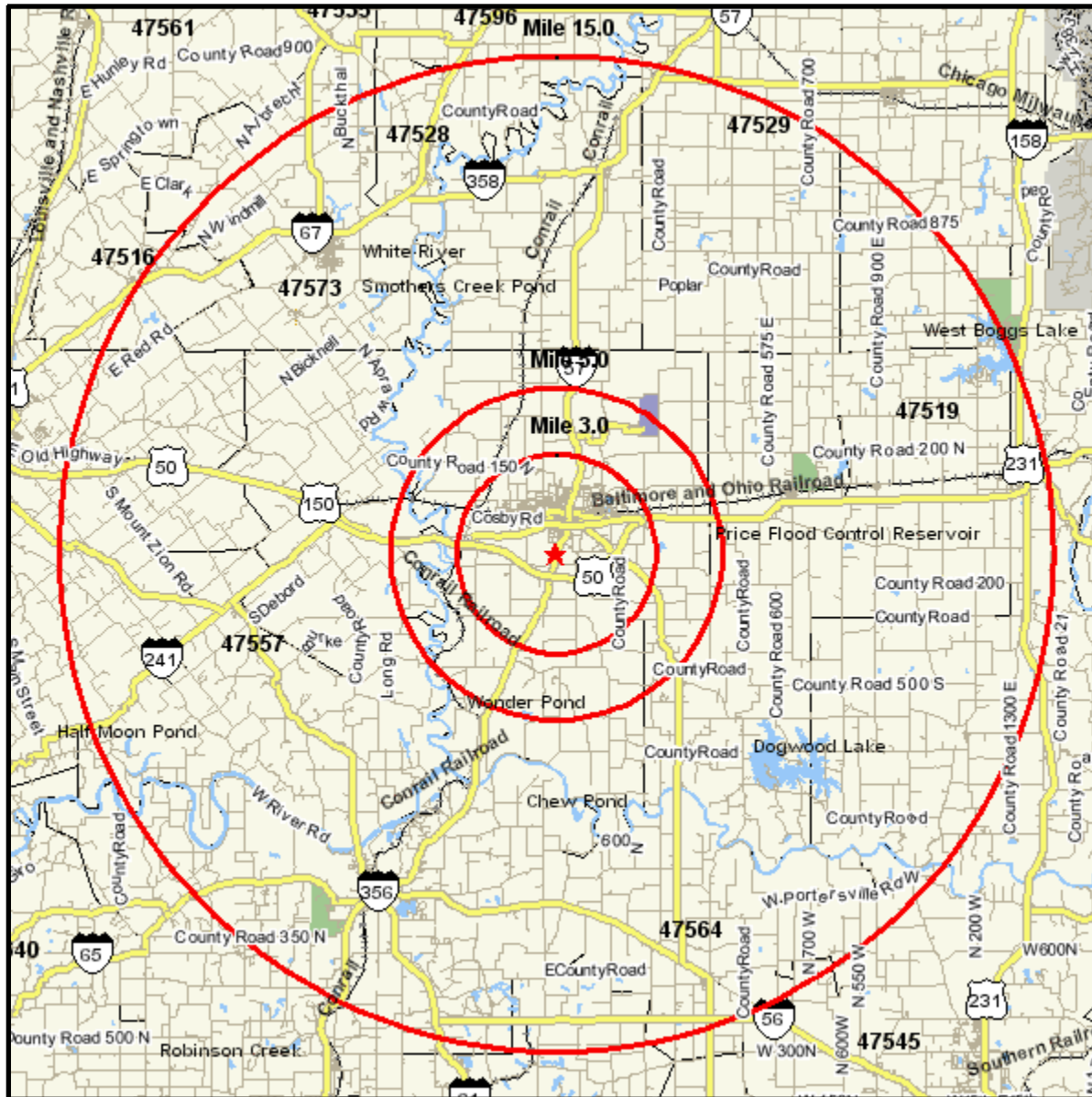
GET \$100 TO \$500

GET \$100 TO \$500

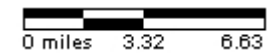
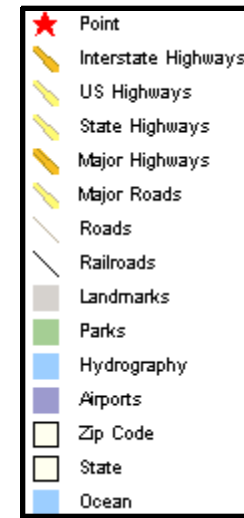
Area Map

Prepared For:

Order #: 966338089
Site: 01



1717 S STATE ROAD 57
WASHINGTON, IN 47501-4178
Coord: 38.639663, -87.177099
Radius - See Appendix for Details



FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.6343/-87.1794

RF1

1717 State Road 57 S

3 mi radius 5 mi radius 15 mi radius

Washington, IN 47501

		3 mi radius	5 mi radius	15 mi radius
POPULATION	2011 Estimated Population	12,927	15,568	46,151
	2016 Projected Population	13,896	16,863	48,915
	2010 Census Population	12,692	15,239	45,467
	2000 Census Population	12,461	14,796	44,650
	Projected Annual Growth 2011 to 2016	1.5%	1.7%	1.2%
	Historical Annual Growth 2000 to 2011	0.3%	0.5%	0.3%
HOUSEHOLDS	2011 Estimated Households	5,007	6,028	17,066
	2016 Projected Households	5,052	6,127	16,677
	2010 Census Households	5,001	6,003	17,173
	2000 Census Households	5,052	5,954	17,091
	Projected Annual Growth 2011 to 2016	0.2%	0.3%	-0.5%
	Historical Annual Growth 2000 to 2011	-0.1%	0.1%	-
AGE	2011 Est. Population Under 10 Years	17.2%	17.0%	15.0%
	2011 Est. Population 10 to 19 Years	13.6%	13.9%	14.4%
	2011 Est. Population 20 to 29 Years	12.9%	13.0%	13.0%
	2011 Est. Population 30 to 44 Years	16.7%	16.9%	16.9%
	2011 Est. Population 45 to 59 Years	19.4%	19.0%	20.0%
	2011 Est. Population 60 to 74 Years	13.3%	13.1%	13.6%
	2011 Est. Population 75 Years or Over	6.9%	7.2%	7.2%
	2011 Est. Median Age	33.6	33.5	35.2
MARITAL STATUS & GENDER	2011 Est. Male Population	50.0%	50.1%	50.8%
	2011 Est. Female Population	50.0%	49.9%	49.2%
	2011 Est. Never Married	20.5%	20.0%	20.1%
	2011 Est. Now Married	51.9%	54.3%	59.8%
	2011 Est. Separated or Divorced	19.1%	17.6%	12.7%
	2011 Est. Widowed	8.5%	8.0%	7.4%
INCOME	2011 Est. HH Income \$200,000 or More	0.9%	1.0%	1.1%
	2011 Est. HH Income \$150,000 to \$199,999	1.4%	1.6%	1.1%
	2011 Est. HH Income \$100,000 to \$149,999	5.4%	6.4%	8.0%
	2011 Est. HH Income \$75,000 to \$99,999	12.0%	13.5%	12.8%
	2011 Est. HH Income \$50,000 to \$74,999	21.1%	22.0%	21.2%
	2011 Est. HH Income \$35,000 to \$49,999	14.6%	14.5%	16.5%
	2011 Est. HH Income \$25,000 to \$34,999	12.9%	12.2%	13.0%
	2011 Est. HH Income \$15,000 to \$24,999	15.4%	14.0%	11.7%
	2011 Est. HH Income Under \$15,000	16.3%	14.8%	14.5%
	2011 Est. Average Household Income	\$52,034	\$54,501	\$54,427
	2011 Est. Median Household Income	\$43,983	\$46,831	\$45,529
	2011 Est. Per Capita Income	\$20,632	\$21,510	\$20,417
2011 Est. Total Businesses	590	661	1,627	
2011 Est. Total Employees	5,903	7,050	16,112	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.6343/-87.1794

RF1

1717 State Road 57 S

Washington, IN 47501

3 mi radius 5 mi radius 15 mi radius

	3 mi radius	5 mi radius	15 mi radius	
RACE	2011 Est. White	89.8%	90.9%	95.9%
	2011 Est. Black	1.0%	0.9%	0.5%
	2011 Est. Asian or Pacific Islander	1.0%	0.9%	0.5%
	2011 Est. American Indian or Alaska Native	0.3%	0.3%	0.2%
	2011 Est. Other Races	7.9%	6.9%	2.9%
HISPANIC	2011 Est. Hispanic Population	1,200	1,275	1,563
	2011 Est. Hispanic Population	9.3%	8.2%	3.4%
	2016 Proj. Hispanic Population	10.1%	8.9%	3.8%
	2010 Hispanic Population	9.0%	8.0%	3.3%
EDUCATION (Adults 25 or Older)	2011 Est. Adult Population (25 Years or Over)	8,179	9,800	29,558
	2011 Est. Elementary (Grade Level 0 to 8)	6.5%	5.8%	8.8%
	2011 Est. Some High School (Grade Level 9 to 11)	14.1%	13.3%	10.8%
	2011 Est. High School Graduate	42.1%	41.7%	39.8%
	2011 Est. Some College	14.9%	15.6%	16.3%
	2011 Est. Associate Degree Only	12.1%	12.0%	11.3%
	2011 Est. Bachelor Degree Only	6.1%	6.8%	7.9%
	2011 Est. Graduate Degree	4.3%	4.9%	5.1%
HOUSING	2011 Est. Total Housing Units	5,574	6,687	18,937
	2011 Est. Owner-Occupied	61.6%	64.7%	69.1%
	2011 Est. Renter-Occupied	28.2%	25.4%	21.0%
	2011 Est. Vacant Housing	10.2%	9.9%	9.9%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.8%	2.0%	1.8%
	2000 Homes Built 1995 to 1998	5.0%	5.6%	6.4%
	2000 Homes Built 1990 to 1994	3.3%	3.9%	6.5%
	2000 Homes Built 1980 to 1989	9.1%	9.4%	10.9%
	2000 Homes Built 1970 to 1979	13.8%	14.0%	14.9%
	2000 Homes Built 1960 to 1969	12.3%	12.3%	10.6%
	2000 Homes Built 1950 to 1959	13.1%	12.9%	11.5%
	2000 Homes Built Before 1949	41.7%	39.9%	37.4%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.2%	0.2%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	-	0.2%
	2000 Home Value \$400,000 to \$499,999	-	-	0.1%
	2000 Home Value \$300,000 to \$399,999	0.2%	0.3%	0.3%
	2000 Home Value \$200,000 to \$299,999	1.8%	2.2%	1.7%
	2000 Home Value \$150,000 to \$199,999	3.5%	4.7%	5.1%
	2000 Home Value \$100,000 to \$149,999	13.9%	15.4%	13.0%
	2000 Home Value \$50,000 to \$99,999	51.5%	50.6%	47.9%
	2000 Home Value \$25,000 to \$49,999	25.0%	23.0%	24.4%
	2000 Home Value Under \$25,000	3.9%	3.6%	7.3%
	2000 Median Home Value	\$70,505	\$73,824	\$69,327
	2000 Median Rent	\$180	\$178	\$189

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.6343/-87.1794

RF1

1717 State Road 57 S		3 mi radius	5 mi radius	15 mi radius
Washington, IN 47501				
LABOR FORCE	2011 Est. Labor Population Age 16 Years or Over	9,610	11,584	35,234
	2011 Est. Civilian Employed	60.8%	61.9%	61.3%
	2011 Est. Civilian Unemployed	5.4%	5.1%	4.2%
	2011 Est. in Armed Forces	-	-	-
	2011 Est. not in Labor Force	33.8%	33.0%	34.5%
	2011 Labor Force Males	49.9%	50.1%	50.5%
	2011 Labor Force Females	50.1%	49.9%	49.5%
OCCUPATION	2000 Occupation: Population Age 16 Years or Over	5,524	6,692	20,431
	2000 Mgmt, Business, & Financial Operations	7.3%	8.6%	10.1%
	2000 Professional, Related	15.1%	15.8%	15.4%
	2000 Service	15.4%	14.8%	14.2%
	2000 Sales, Office	24.1%	23.6%	21.8%
	2000 Farming, Fishing, Forestry	0.5%	0.5%	1.0%
	2000 Construction, Extraction, Maintenance	10.3%	11.2%	14.0%
	2000 Production, Transport, Material Moving	27.3%	25.4%	23.5%
	2000 White Collar Workers	46.6%	48.1%	47.3%
	2000 Blue Collar Workers	53.4%	51.9%	52.7%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	81.1%	81.2%	76.9%
	2000 Drive to Work in Carpool	14.3%	13.9%	14.8%
	2000 Travel to Work by Public Transportation	0.2%	0.2%	0.1%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	2.4%	2.2%	2.7%
	2000 Other Means	0.6%	0.6%	1.2%
	2000 Work at Home	1.4%	2.0%	4.3%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	58.6%	56.9%	41.9%
	2000 Travel to Work in 15 to 29 Minutes	14.6%	16.5%	28.5%
	2000 Travel to Work in 30 to 59 Minutes	20.6%	20.5%	22.6%
	2000 Travel to Work in 60 Minutes or More	6.2%	6.2%	7.0%
	2000 Average Travel Time to Work	19.7	19.6	21.6
CONSUMER EXPENDITURE	2011 Est. Total Household Expenditure	\$224 M	\$279 M	\$788 M
	2011 Est. Apparel	\$10.7 M	\$13.3 M	\$37.6 M
	2011 Est. Contributions, Gifts	\$13.2 M	\$16.5 M	\$46.6 M
	2011 Est. Education, Reading	\$5.64 M	\$7.03 M	\$19.8 M
	2011 Est. Entertainment	\$12.4 M	\$15.5 M	\$43.7 M
	2011 Est. Food, Beverages, Tobacco	\$36.8 M	\$45.5 M	\$129 M
	2011 Est. Furnishings, Equipment	\$9.55 M	\$12.0 M	\$33.8 M
	2011 Est. Health Care, Insurance	\$16.5 M	\$20.4 M	\$57.7 M
	2011 Est. Household Operations, Shelter, Utilities	\$67.0 M	\$83.1 M	\$235 M
	2011 Est. Miscellaneous Expenses	\$3.81 M	\$4.72 M	\$13.4 M
2011 Est. Personal Care	\$3.28 M	\$4.06 M	\$11.5 M	
2011 Est. Transportation	\$45.4 M	\$56.5 M	\$160 M	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.