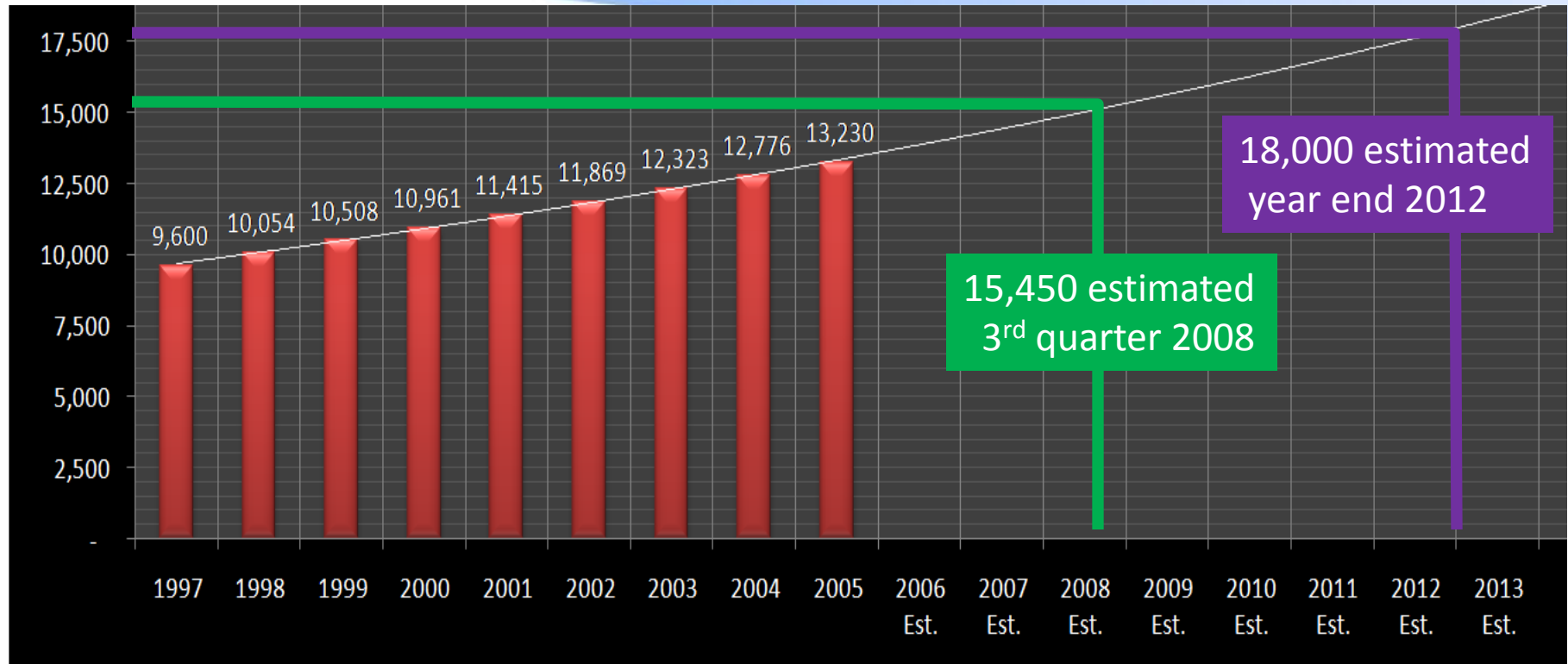


BUSINESS OPPORTUNITIES



SOUTHWEST PARTNERS

15,450 average two-daily traffic count projected to grow approximately 4% per year

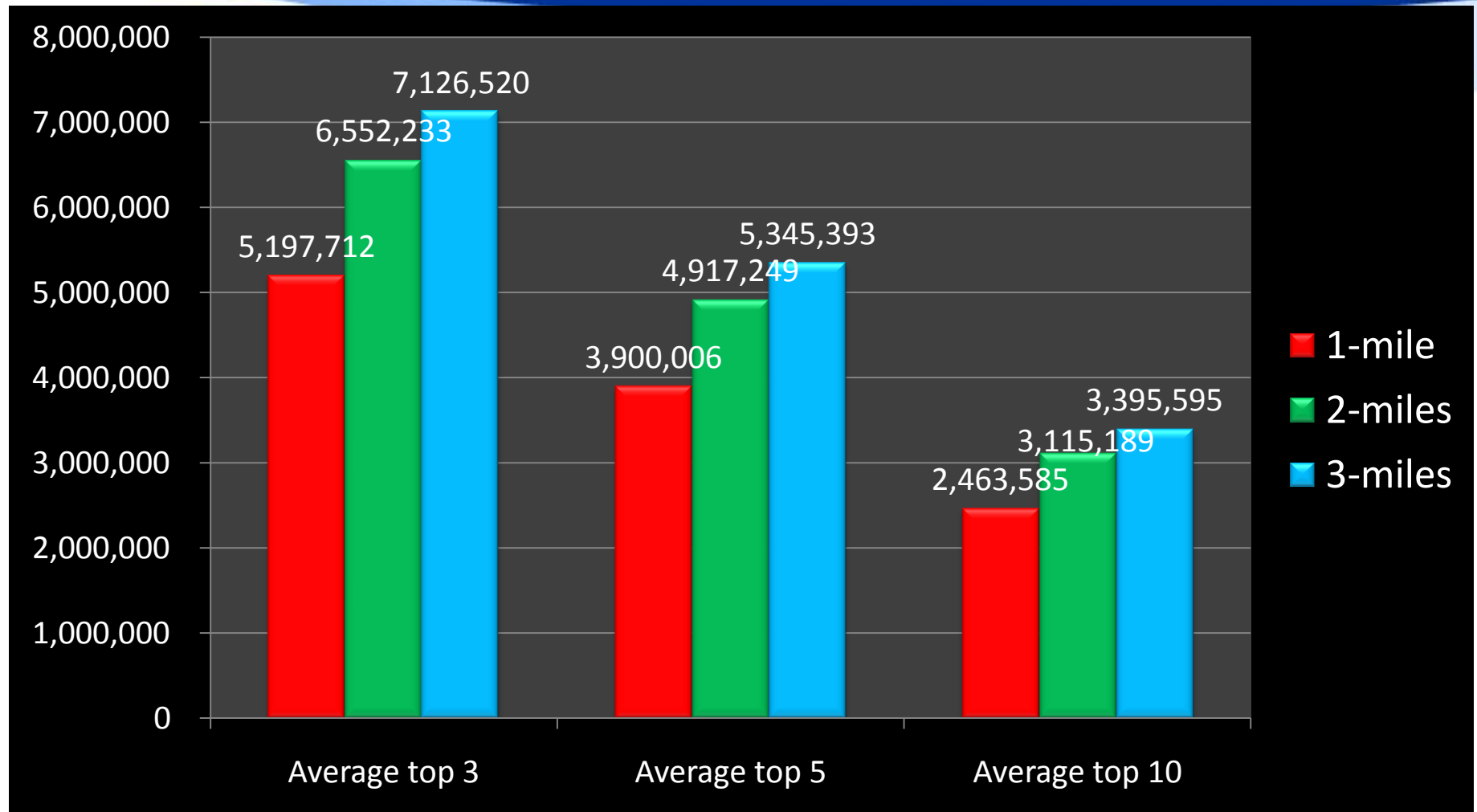


Note: Traffic point adjacent to property. Proprietary regression analysis model under license from Microsoft used for projections.

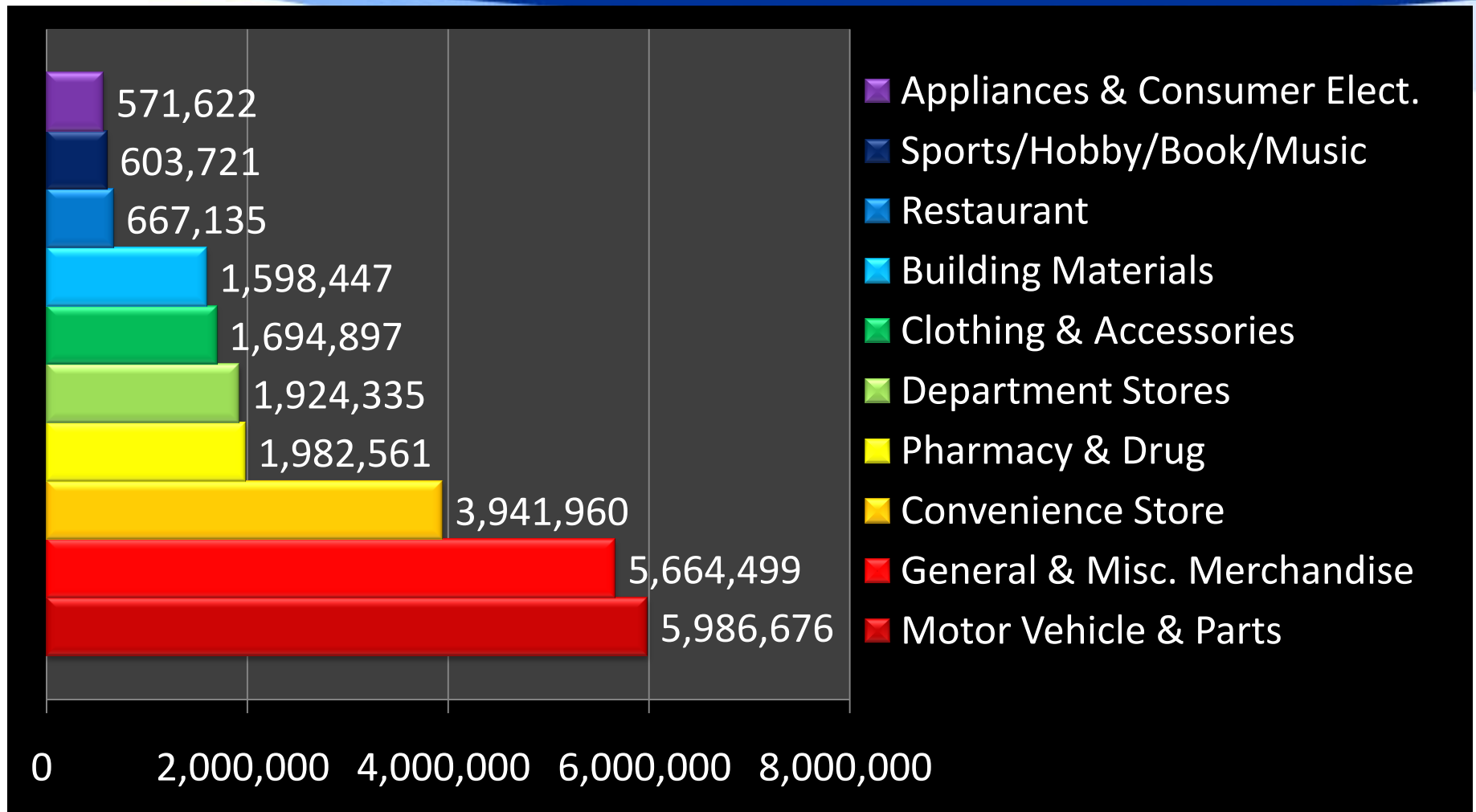
Top 10 categories of unmet local retail demand 2008 summary table

#	Category	Radius		
		1-mile	2-miles	3-miles
1	Motor Vehicle & Parts	5,986,676	7,394,329	8,141,373
2	General & Misc. Merchandise	5,664,499	7,224,776	7,811,578
3	Convenience Store	3,941,960	5,037,593	5,426,610
4	Pharmacy & Drug	1,982,561	2,500,581	2,703,814
5	Department Stores	1,924,335	2,428,966	2,643,590
6	Clothing & Accessories	1,694,897	2,179,765	2,351,246
7	Building Materials	1,598,447	1,966,901	2,190,649
8	Restaurant	667,135	901,744	1,043,864
9	Sporting Goods/ Hobby/Book/Music	603,721	779,569	842,015
10	Appliances & Consumer Electronics	571,622	737,661	801,211
Average top 3		5,197,712	6,552,233	7,126,520
Average top 5		3,900,006	4,917,249	5,345,393
Average top 10		2,463,585	3,115,189	3,395,595

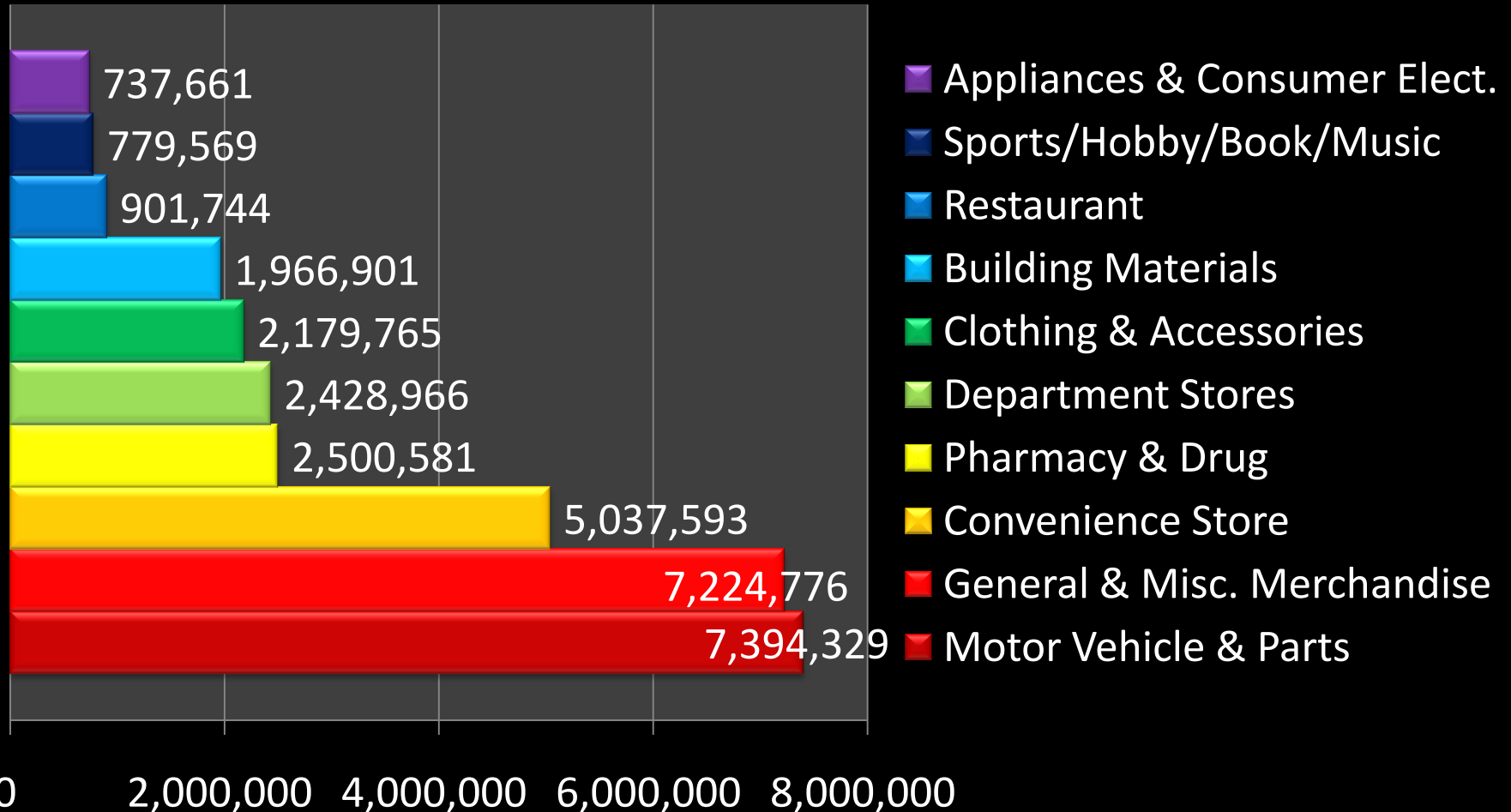
Top 10 categories of unmet local retail demand 2008 average top 3, 5 & 10 at 1, 2 & 3-mile radiuses



Top 10 categories of unmet local retail demand 2008 at 1-mile radius



Top 10 categories of unmet local retail demand 2008 at 2-mile radius



Top 10 categories of unmet local retail demand 2008 at 3-mile radius

