

BUSINESS OPPORTUNITIES

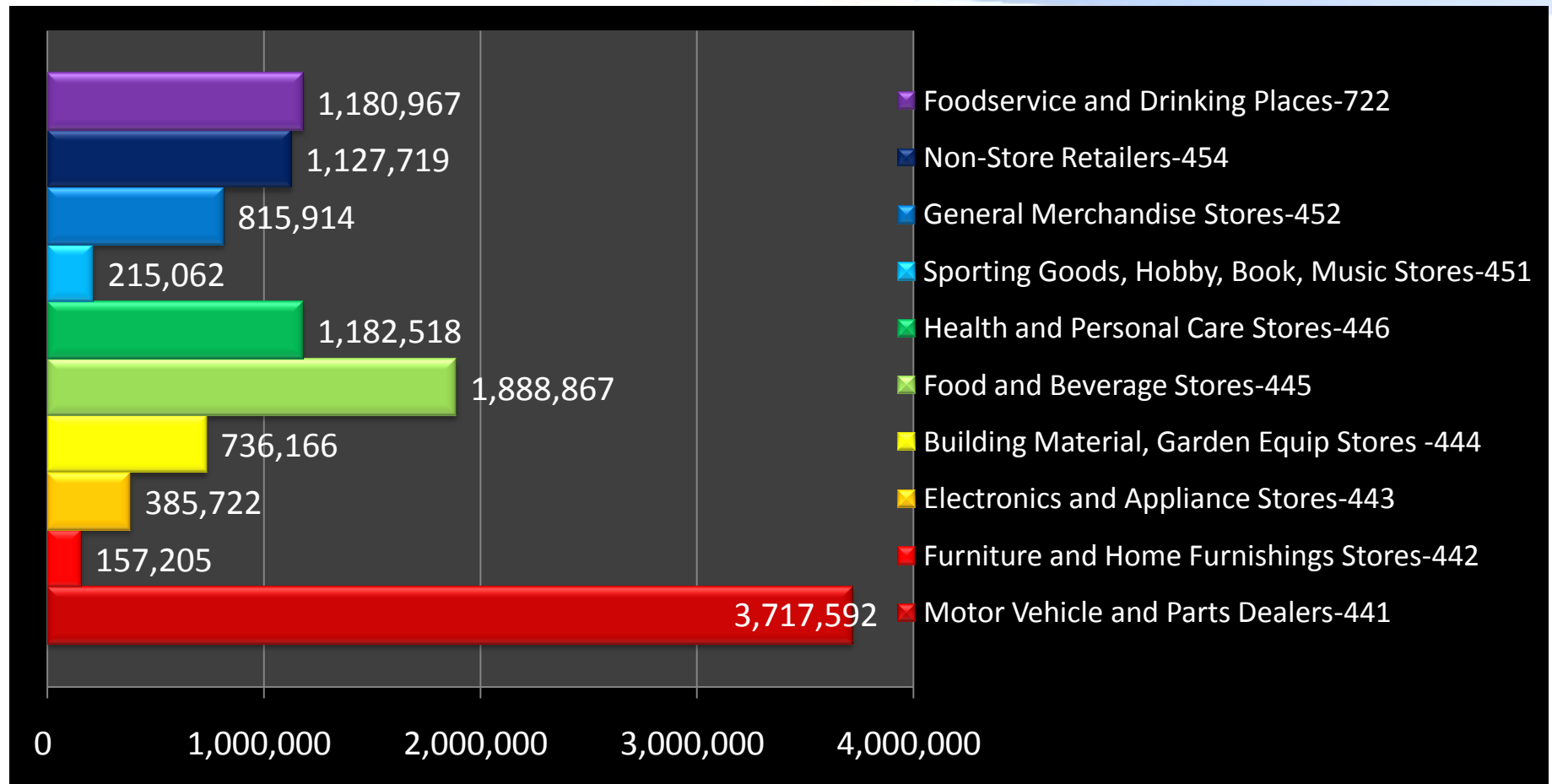


SOUTHWEST PARTNERS

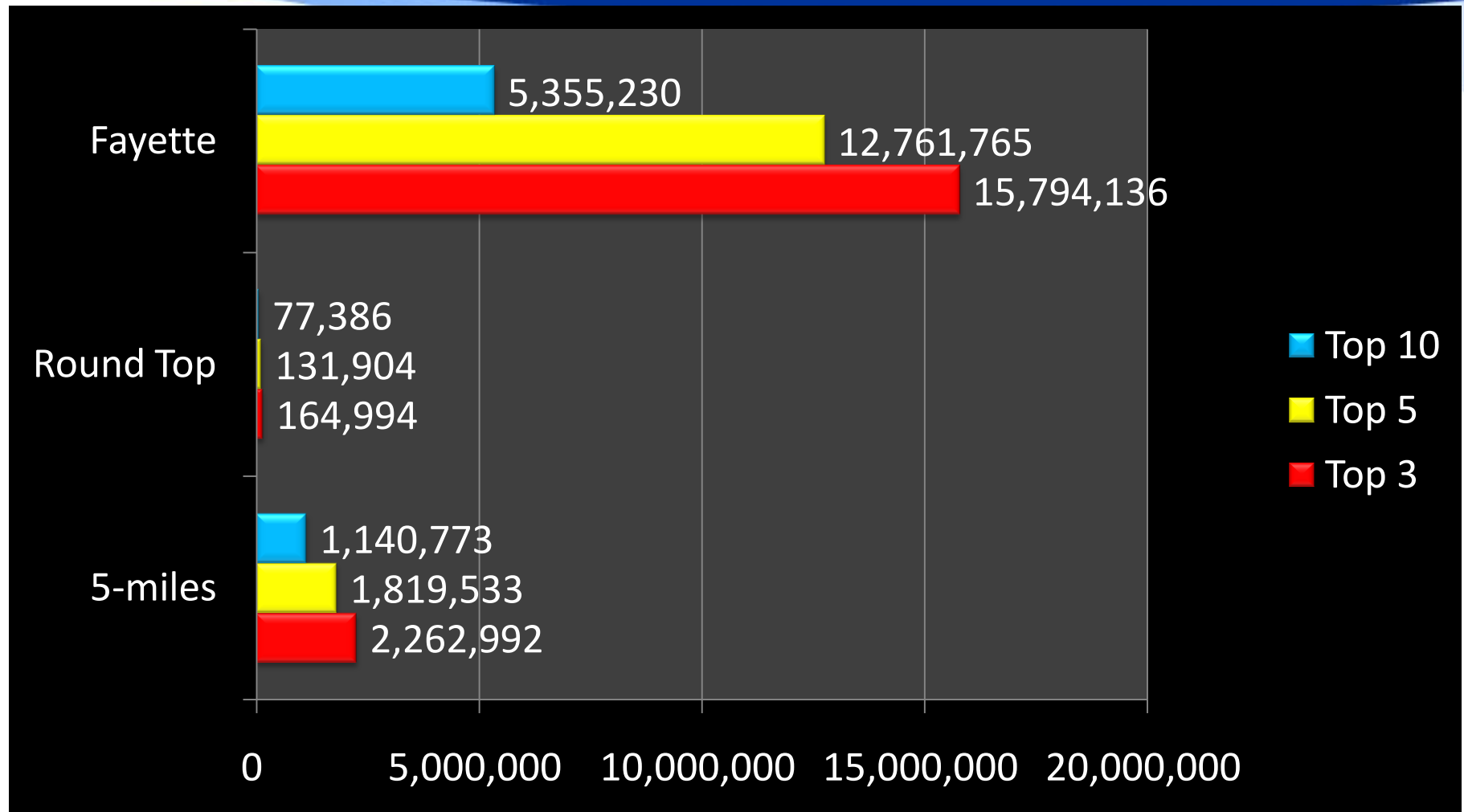
2008 retail unmet demand/excess supply for different geographic areas

Retail Stores	Geography				
	1-mile	3-miles	5-miles	Round Top	Fayette
Motor Vehicles & Parts	374,228	1,769,601	3,717,592	266,889	(36,767,919)
Furniture & Home Furnishings	7,370	35,509	157,205	5,258	3,439,252
Electronics & Appliances	39,197	185,288	385,722	27,955	6,306,708
Building Material & Garden Equip.	32,760	158,154	736,166	23,363	(64,921,574)
Food & Beverages	200,900	950,238	1,888,867	143,271	(22,652,225)
Health & Personal Care	118,940	562,628	1,182,518	84,822	13,846,542
Gasoline Station	(331,794)	(1,559,085)	(2,298,439)	(236,630)	(32,531,698)
Clothing & Clothing Accessories	(72,186)	(339,039)	(416,391)	(51,483)	7,709,647
Sport, Hobby, Book & Music	24,657	116,566	215,062	17,579	1,101,064
General Merchandise	56,341	268,655	815,914	40,183	20,615,604
Miscellaneous Retailers	(84,561)	(397,713)	(589,344)	(60,315)	1,548,672
Non-Store Retailer	113,957	538,885	1,127,719	81,276	12,920,261
Foodservice & Drinking Places	<u>116,743</u>	<u>552,271</u>	<u>1,180,967</u>	<u>83,262</u>	<u>8,716,772</u>
Total Retail Demand	596,550	2,841,958	8,103,557	425,430	(80,668,894)

Top 10 categories of unmet LOCAL consumer demand at a 5-mile radius



Average of top 3, 5 & 10 categories of unmet local retail demand for different geographic areas

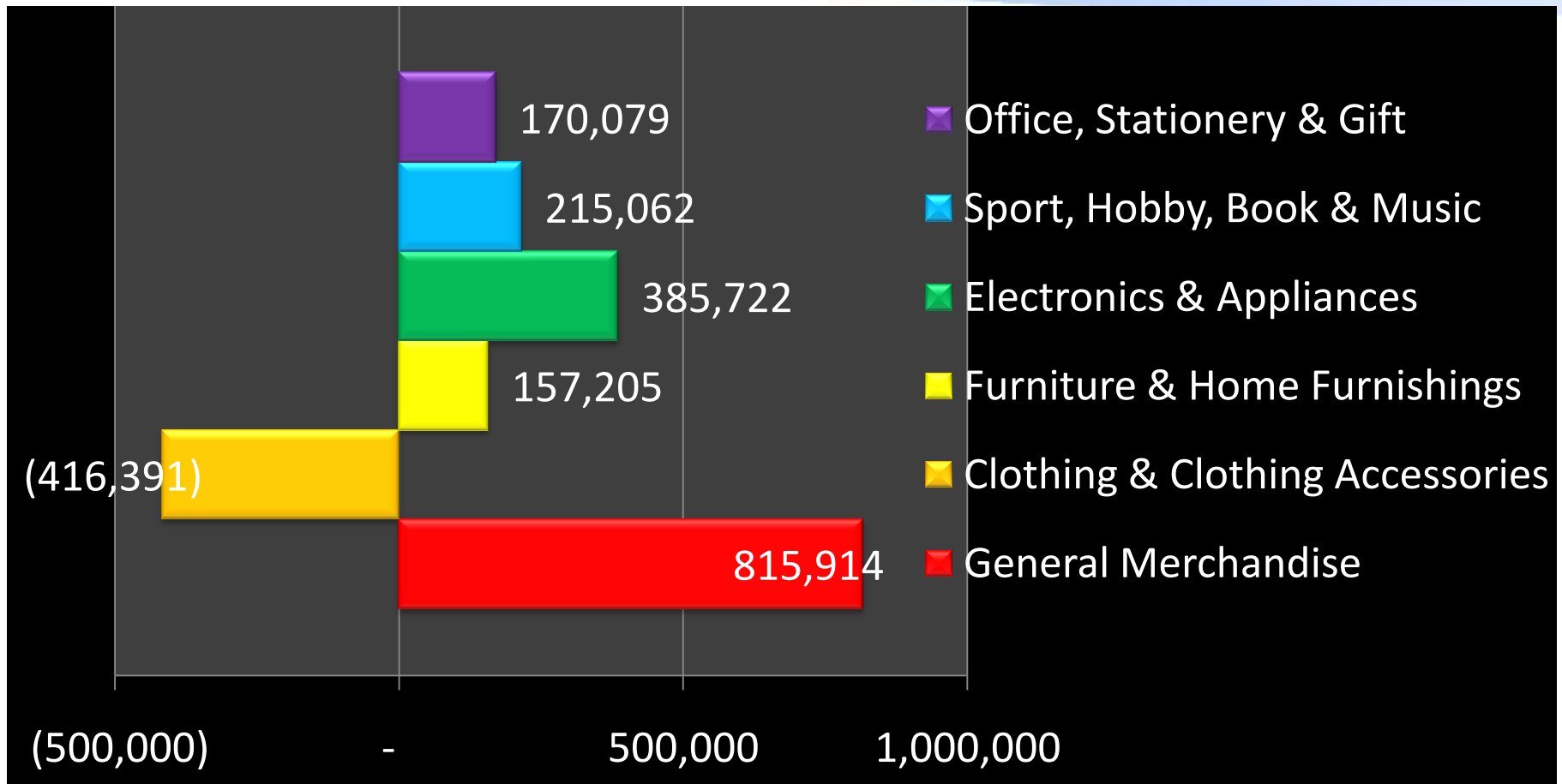




GAFO (General merchandise, Apparel, Furniture & Other) unmet LOCAL demand for department store goods for different geographic areas

Retail Stores	Geography		
	5-miles	Round Top	Fayette
General Merchandise	815,914	40,183	20,615,604
Clothing & Clothing Accessories	(416,391)	(51,483)	7,709,647
Furniture & Home Furnishings	157,205	5,258	3,439,252
Electronics & Appliances	385,722	27,955	6,306,708
Sport, Hobby, Book & Music	215,062	17,579	1,101,064
Office, Stationery & Gift	<u>170,079</u>	<u>11,884</u>	<u>1,547,600</u>
Total GAFO	1,327,591	51,376	40,719,875

GAFO (General merchandise, Apparel, Furniture & Other) unmet LOCAL demand for department store goods at 5-mile radius



Multiple of 2008 GAFO demand at 1, 3 & 5-mile radiuses compared to City of Round Top

