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About Our Firm

Beshears & Associates is a commercial real estate appraisal firm. Our firm works throughout the state of Florida from our office on Florida's West Coast. We periodically produce a newsletter on the Apartment, Industrial, Office and Retail markets. Visit our website for previous newsletters. If you have questions or would like to be added to our mailing list, please contact:

David W. Beshears, MAI

State-Certified General Appraiser 0001681

610 South Albany Ave.
Tampa, Florida 33606

813.254.2885
813.254.0193 fax

DBeshears@Beshears.net

www.Beshears.net

Retail Overview

In the latest edition of our market overview, we have collected shopping center sales throughout Florida that have occurred in 2003 and year-to-date 2004. Due to the number of sales, we have divided Florida into three regions: The Gulf Coast Region, which covers Naples to Pensacola and includes the Tampa Bay area, North and Central Florida, which includes Orlando and Jacksonville, and South Florida, which includes Miami, Fort Lauderdale and West Palm Beach. In all, we tracked 205 sales of shopping centers that were 30,000 square feet and larger.

The demand for real estate, particularly well positioned shopping centers, coupled with low interest rates has continued to drive down overall capitalization rates. In our May 2002 retail newsletter, which details sales occurring in 2000 to 2002, the median capitalization rate was 9.6 percent, with the median sale price being \$85.23 per square foot. Our September 2003 retail newsletter listed sales for 2002 and 2003. The 2002 sales had a median capitalization rate of 9.2

percent, and a sales price of \$105.88 per square foot. The 2003 sales had a median capitalization rate of 8.4 percent, and a sales price of \$115.07 per square foot. For the 205 sales in the Florida region, the median capitalization rate is 8.2 percent and the median sales price is \$101.71 per square foot. The new prototype shopping centers with a Publix anchor representing 70 to 80 percent of the total center space has been one of the most favored retail types among investors. Capitalization rates for these centers typically range from 7.00 to 7.50 percent. However, some well located centers have achieved cap rates below 7.00 percent. Further, lifestyle centers that do not have a grocery-anchor are perceived by many investors to have less risk than a non-Publix grocery-anchor or a Publix center that is near the end of its initial lease-term. Some of the highest prices per square foot were achieved in the non-grocery anchored lifestyle centers.

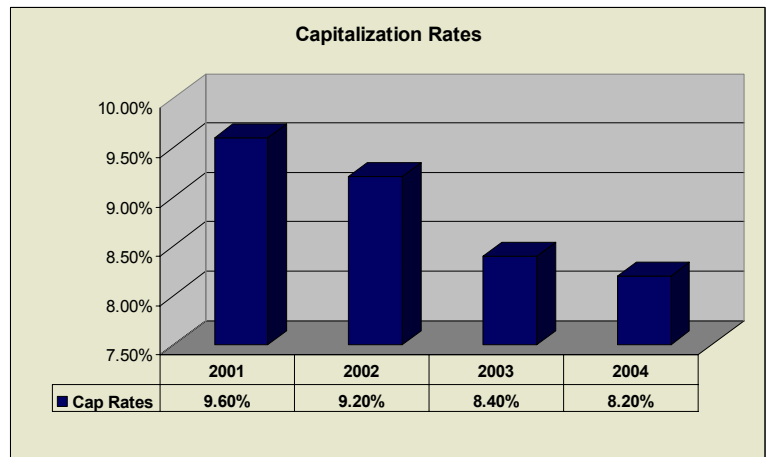
In reviewing the sales by region, the Florida Gulf Coast region had 81 sales ranging from \$26.75 to \$232.44 per square foot with the median being \$87.20 per square foot. The median capitalization rate for the market was 8.24 percent.

The North and Central Market had 55 sales ranging from \$26.11 to \$250.33 per square foot, with the average being \$74.30 per square foot. Capitalization rate for this market had a median of 9.29 percent.

The South Florida market registered 69 sales ranging from \$34.55 to \$262.61 per square foot with a median price per square foot, \$121.88 per square foot, with a median capitalization rate of 7.82 percent.

Capitalization rates for all the sales are based on estimates provided by brokers or information that was obtained through market research. It is very difficult given the changing environment to estimate capitalization rates for shopping centers. Real estate taxes typically adjust significantly after a purchase and insurance costs have been known to vary widely between existing ownership and new purchasing entities. Therefore, all capitalization rate indications should be treated as estimates.

We are currently compiling information on the Florida apartment market. If you have any information which you would believe would be helpful and would like to see included in our newsletter, please email me directly with the information.



2003-2004 SHOPPING CENTER SALES - FLORIDA GULF COAST

Plaza Name	City	Anchor	Year Built	RSF	Sale Date	\$/RSF	Cap Rate
Venice SC	Venice	Publix	1968	111,933	Apr-04	58.07	
Northridge	Sarasota	Publix	2003	69,994	Mar-04	228.06	
Largo Mall	Largo	Albertson's/Bealls/Marshalls	1988	387,000	Mar-04	136.69	
Paradise Shoppes	Navarre	Publix	2003	70,040	Mar-04	164.19	
Colonial Square	Tampa	Blockbuster	1982	48,042	Mar-04	133.28	
Merchants Crossing	Fort Myers	Kmart/Beall's/Kash N Karry	1993	293,081	Mar-04	74.38	
Shoppes of Carrollwood	Tampa	Bally Total Fitness	1985	103,776	Mar-04	195.13	
University Village	Saint Petersburg	Publix/GNC/Great Clips	2004	45,800	Feb-04	198.01	
Hudson Square	Hudson	Dollar General/Eckerd	1973	89,486	Feb-04	67.05	
Pavilion SC	Naples	Publix	1983	168,005	Feb-04	144.04	
Sports Authority	Bradenton	Sports Authority	1997	42,650	Jan-04	121.92	
Boomingdale Hills Center	Brandon	Albertson's	2001	78,686	Jan-04	73.71	
Terrace Plaza	Temple Terrace	Eckerd's	1968	118,000	Jan-04	63.56	
Congress Crossings	New Port Richey	Walgreens	1989	30,877	Jan-04	88.25	9.50%
East Richey Square	New Port Richey		1978	60,520	Jan-04	46.27	9.90%
Elfers Square	New Port Richey	Winn Dixie	1978	87,679	Jan-04	47.90	9.75%
Publix at Pinellas Park	Pinellas Park	Publix	2002	59,612	Jan-04	155.12	
Town & Country Plaza	Pensacola	Sav-A-Lot/Jo-Ann Fabrics	1957	216,807	Jan-04	26.75	
Albertsons At Bloomingdale Hills	Tampa	Albertsons	2002	78,686	Dec-03	74.28	
Prime Outlets Ellenton	Ellenton	Publix/Marshalls/Staples	1991	481,000	Dec-03	58.00	
Publix at Middle Beach	Panama City	Publix	1994	69,277	Dec-03	109.70	
Cypress Lakes SC	Ft. Myers	TJ Maxx/Staples	1987	95,640	Dec-03	93.32	
Embassy Crossings	Port Richey	Books a Million/Sports Authority	1987	333,000	Dec-03	45.35	
Imperial Bonita Plaza	Bonita Springs	Albertson's	2002	69,286	Dec-03	67.83	7.75%
Prime Outlets Naples	Naples	Boss/Izod/Geoffrey Beene	1991	146,000	Dec-03	58.00	
Shoppes at New Tampa	Wesley Chapel	Kash N Karry	2003	66,088	Dec-03	155.85	8.10%
Tyrone Gardens SC	St Petersburg	Winn Dixie/Big Lots	1952	209,637	Dec-03	57.24	9.50%
Venetian Plaza	Venice	Office Depot/Winn Dixie	1983	202,000	Dec-03	29.70	
Waterside Shoppes at Pelican Bay	Naples	Saks	1992	260,000	Dec-03	84.62	
Carillon Place	Naples	Circuit City/Winn Dixie/TJ Maxx	1994	283,238	Nov-03	135.81	
Cypress Trace Plaza	Fort Myers	Beall's/Ross/Steinmart	1987	272,849	Nov-03	67.80	
Pinellas Park Square	Pinellas Park	Sav A Lot/Sears	1987	205,319	Nov-03	33.65	
Temple Terrace SC	Temple Terrace	Kash N Karry	1988	108,944	Oct-03	47.27	8.23%
Cortez Plaza	Bradenton	Publix/Burlington Coats	1966	289,110	Oct-03	92.70	
Regal Cinemas	Lutz		1997	98,000	Oct-03	53.06	
Colonial Plaza SC	Fort Myers	Marshalls/Gateway/Big Lots	1970	179,464	Oct-03	44.77	
Hampton Plaza	Tampa	Big Lots	1990	44,420	Oct-03	66.76	
Coastal Way	Brooksville	Office Depot/Sears	2001	196,695	Oct-03	66.76	
Kash N Karry	Fort Myers	Kash N Karry	1999	46,295	Oct-03	125.82	
Kingsway Crossing	Brandon	Publix	2003	63,371	Oct-03	165.69	7.42%
Morningside Plaza	Dade City	Big Lots/Bealls Outlet	1985	72,550	Oct-03	51.69	
Naples South Plaza	Naples	Winn Dixie/Eckerd	1980	90,303	Sep-03	58.47	9.25%
Home Depot	Clearwater	Home Depot	1997	113,600	Sep-03	140.46	
Rialto SC	Venice	Eckerd's	1961	72,000	Sep-03	37.50	
Mariner Village Center	Spring Hill	Winn Dixie	1986	76,242	Sep-03	57.71	
Westwood Plaza	Tallahassee	Publix	1978	71,192	Sep-03	98.19	
Sarasota Square Mall	Sarasota	Burdines/Dillard's/JC Penny	1977	893,927	Sep-03	86.14	
WestShore Plaza	Tampa	Saks, Sears, Burdines	1967	1,060,000	Aug-03	110.19	8.20%
Center at Seven Springs	New Port Richey	Winn Dixie	1985	162,580	Aug-03	31.37	
Terrace Walk Center	Tampa	CitiFinancial / Northside Medical	1990	50,936	Aug-03	99.63	
Fowler Avenue Retail Center	Tampa	Washington Mutual Finance	1990	50,936	Aug-03	99.63	9.44%
Punta Gorda Crossings	Punta Gorda	Publix	2003	53,421	Aug-03	179.23	7.58%
Eagle Creek Plaza	Naples	Winn Dixie	1978	175,000	Jul-03	82.29	
Beachway Plaza	Bradenton	Kmart (Redevelop)	1981	120,308	Jul-03	49.87	
Harbor Oaks	Clearwater	Publix	2003	40,537	Jul-03	187.98	7.55%
Santa Rosa Mall	Fort Walton Beach	Sears/Dillard's/McCrae's	1976	750,000	Jul-03	69.93	
Shoppes of Lithia	Brandon	Publix	2003	71,430	Jul-03	181.65	7.98%
Highland Lakes Shopping Plaza	Palm Harbor	Publix	1979	50,854	Jun-03	132.73	
Shoppes at Paradise Point	Fort Walton Beach	Publix	1987	83,965	Jun-03	139.02	8.40%
Panama City Square	Panama City	Walmart/Michaels/Sports Authority	1992	289,119	Jun-03	63.38	
Keystone Crossing	Tampa	Kash N Karry/Dollar General	1989	47,817	Jun-03	135.41	
Kings Lake Square	Naples	Publix	1987	86,423	Jun-03	129.94	
AMC 24	Tampa	AMC Theater	1999	105,402	May-03	232.44	10.75%
Publix @ River Crossing	New Port Richey	Publix	1998	62,000	May-03	94.81	
North Pointe Plaza	Tampa	Publix/Walmart	1990	134,366	May-03	115.93	
Naples Lake Village	Naples	Publix	2002	59,809	May-03	168.14	7.13%
Town Plaza	Saint Petersburg	Pet Warehouse/Dollar Store	1968	66,592	Apr-03	47.75	9.77%
Palm Harbor Place	Palm Harbor		1989	40,720	Apr-03	43.59	
Old American/Dragon Plaza	Fort Myers	Kinkos	1985	236,938	Apr-03	66.47	
Shoppes at Fiddlesticks	Ft. Myers	Publix	2003	77,251	Apr-03	143.77	7.68%
Twin Oaks Plaza	Seminole	Roadhouse Grill/Lifestyles	1985	51,576	Mar-03	78.52	7.12%
Brooker Creek	Palm Harbor	Publix	1994	77,500	Mar-03	112.26	9.00%
Largo Village Center	Largo	Winn Dixie	1977	75,640	Mar-03	41.64	9.80%
Colonial Promenade Bardmoor	Largo	Publix/Eckerd	1980	152,667	Mar-03	112.01	8.25%
Publix at Brooker Creek	Palm Harbor	Publix	1994	77,596	Mar-03	112.12	
Killeam Plaza	Tallahassee	Publix/Eckerd	1980	95,229	Mar-03	113.94	7.90%
Sam's Club	Tampa	Sam's Club	1984	100,788	Feb-03	54.82	
Shoppes of Amberly	Tampa	Lifestyle Family Fitness	1990	87,000	Feb-03	94.02	
Strawberry Plaza	Plant City	Scotty's Home Improvement	1986	109,172	Feb-03	52.21	
Heron Creek Town Center	North Point	Publix/Blockbuster	2001	65,115	Jan-03	113.66	
Southgate Plaza	Sarasota	Saks/Burdines/Dillard's	1956	425,841	Jan-03	145.59	
Minimum			1952	30,877		26.75	7.12%
Maximum			2004	1,060,000		232.44	10.75%
Median			1988	87,340		87.20	8.24%

2003-2004 SHOPPING CENTER SALES - NORTH AND CENTRAL FLORIDA

Plaza Name	City	Anchor	Year Built	RSF	Sale Date	\$/RSF	Cap Rate
University Plaza	Winter Park	Kmart	1984	95,864	Apr-04	60.24	8.00%
Volusia Mall	Daytona Beach	Burdines/Dillards/JC Penny	1974	1,064,768	Mar-04	111.76	
Beach Boulevard	Jacksonville	Winn Dixie/Bealls/Big Lots	1970	166,759	Feb-04	41.98	
Piedmont Plaza	Apopka	Albertsons/Bealls	1985	148,100	Feb-04	67.52	
Regency Square	Stuart	Books a Million	1987	166,000	Jan-04	93.37	
Northwood Oaks	Deltona	Radio Shack/Pet Supermarket	1984	83,000	Jan-04	159.64	
Shoppes at Town Center	Celebration		1996	75,000	Jan-04	253.33	
Oaks Mall	Gainesville	Toys R Us	1986	129,048	Dec-03	93.88	
Palm Harbor	Daytona Beach	Publix	1985	172,758	Dec-03	107.47	
Daytona Mall	Daytona Beach		1973	200,000	Dec-03	36.85	
Gateway Crossings	Orlando	Publix	2001	80,000	Dec-03	221.88	
Highland Square	Jacksonville	Publix/Winn Dixie/Eckerd	1961	262,194	Dec-03	110.37	
Leesburg Marketplace	Leesburg	Winn Dixie	1988	84,000	Dec-03	55.48	
UniversitySouth	Jacksonville	Firehouse Subs	1972	43,633	Dec-03	117.23	
Crossroads at Mandarin	Jacksonville	Food Lion	1987	72,136	Nov-03	74.30	9.90%
University Palms	Oviedo	Publix	1993	99,172	Nov-03	123.52	
Tanger Vero Beach Outlet	Vero Beach	Polo/Reebok/Ann Taylor	1994	328,607	Oct-03	59.34	
Bartow Village	Bartow	Family Dollar	1989	40,520	Oct-03	66.76	
Cobblestone Village	Saint Augustine	Publix/Michaels/Bealls	2003	260,960	Oct-03	66.76	
West Point Commons	Winter Garden	Publix/Marshalls/Staples	2003	75,471	Oct-03	149.73	7.56%
Westland Terrace	Orlando	TJ Maxx/Petco	2000	68,000	Oct-03	128.68	
Winter Garden Plaza	Winter Garden	Kmart/Kash N Karry/Bealls	1988	233,512	Oct-03	36.40	
Victoria Square	Merritt Island	Winn Dixie/Walgreens	1989	110,547	Sep-03	53.73	
Heathbrook Commons	Ocala	Publix	2002	79,550	Sep-03	101.71	
Hunter Creek Plaza	Orlando	Winn Dixie	1998	68,032	Sep-03	109.85	
Kingsley Square	Orange Park	OfficeMax	1975	115,025	Sep-03	46.95	
Ocean Walk Shoppes	Daytona Beach	RC Theaters	2002	110,279	Sep-03	184.53	
Shoppes of Silver Springs	Ocala	Bealls/Food Lion	1989	91,438	Aug-03	89.68	
Jacksonville Landing	Jacksonville	Hooters/Ruby Tuesdays	1987	125,000	Aug-03	40.00	
Longwood Village	Longwood	Jos A Banks	1974	154,640	Aug-03	51.73	
Florida Shores Plaza	Edgewater	Winn Dixie	1981	79,605	Jul-03	55.27	7.90%
Discovery Zone	Jacksonville	Family Dollar/Blockbuster	1964	66,000	Jul-03	115.53	
Deerwood Lake Commons	Jacksonville	Publix	2003	67,000	Jun-03	29.85	
Oak Square	Gainesville	Bed, Bath & Beyond	1999	119,355	Jun-03	62.84	
Anchor Plaza	Jacksonville	Food Lion/Eckerd	1969	156,622	May-03	58.10	9.51%
Championsgate Village	Kissimmee	Publix/Walgreens	2001	73,366	May-03	119.95	
Oviedo Park	Oviedo	Office Max/Ross Dress/Michaels	1999	186,212	May-03	105.71	
Apopka Land Regional	Apopka	Kash N Karry/Big Lots/Bealls	1986	171,200	Apr-03	70.09	9.50%
Barclay Place	Lakeland	Vacant Food Lion	1976	81,459	Apr-03	53.25	
Casselberry Square	Casselberry	Winn Dixie/Pet Supermarket	1974	97,376	Apr-03	107.83	7.42%
BJ's Wholesale Club	Merritt Island	BJ Wholesale	2000	108,000	Apr-03	98.29	
Courtland Square	Deltona	Winn Dixie	1998	54,982	Apr-03	88.88	9.25%
Goldenrod Plaza	Orlando	Kash N Karry	2002	55,296	Apr-03	135.81	
Pablo Plaza	Jacksonville Beach	Office Depot	1972	145,565	Apr-03	56.64	
Village Square	Winter Haven	Winn Dixie	1974	90,000	Mar-03	26.11	11.90%
Cedar Hills	Jacksonville	Winn Dixie/Walgreens	1956	104,749	Mar-03	65.48	
Plaza Venezia	Orlando	Publix	2000	128,242	Mar-03	205.08	
Poinciana Place	Kissimmee	Publix	1988	98,000	Feb-03	61.22	
Shoppes at St Lucie West	Port Saint Lucie	Publix/Kmart	1992	201,000	Feb-03	72.14	
Waterbridge Downs	Orlando	Big Lots	1988	112,644	Feb-03	61.70	10.50%
Curry Ford East	Orlando	Winn Dixie	1981	75,000	Feb-03	70.56	9.29%
Shoppes at Lake Avenue	Orlando	Winn Dixie	2002	64,543	Feb-03	190.57	7.58%
Shoppes at Chalet Suzanne	Lake Wales	Publix	2002	95,671	Jan-03	125.43	
Golden Gate Plaza	Bartow	Walgreen's/Dollar Zone	1960	131,315	Jan-03	55.21	
Oak Hill Village	Orlando	Kash N Karry	1989	102,656	Jan-03	89.62	10.00%
Minimum			1956	40,520		26.11	7.42%
Maximum			2003	1,064,768		253.33	11.90%
Median			1988	102,656		74.30	9.29%

The above information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about it. It is your responsibility to independently confirm its accuracy and completeness before relying on this information.

Source: Ted Maley, GMAC-Boca Raton; Mark Shellabarger, CB Richard Ellis-Tampa; Mike Philips, Blake-Miami; Real Capital Analytics; Costar; Beshears & Associates market research

2003-2004 SHOPPING CENTER SALES - SOUTH FLORIDA

Plaza Name	City	Anchor	Year Built	RSF	Sale Date	\$/RSF	Cap Rate
TJ Maxx Plaza	Miami	TJ Maxx/Winn Dixie	1984	162,000	Mar-04	146.91	
Loehmann's Fashion Island	Aventura		1979	156,627	Mar-04	52.67	
Boca Valley Plaza	Boca Raton	Publix/Walgreens	1987	121,000	Feb-04	145.45	
West Creek Commons	Coconut Creek	Publix	2003	58,549	Feb-04	152.86	
Westland Mall	Hialeah	JC Penny/Sears/Burdines	1971	835,054	Jan-04	94.60	
Oakland Park Festival Centre	Oakland Park	Winn-Dixie/Eckerd	1965	144,795	Jan-04	55.94	
Publix @ Military Crossing	Green Acres	Publix	2003	63,984	Jan-04	215.21	7.00%
Northmil Plaza	Palm Beach Gardens	Albertsons	2001	90,322	Dec-03	139.78	
Prime Outlets Florida City	Florida City	Bealls/Izod/Boss	1994	208,000	Dec-03	58.00	
1100 Lincoln	Miami Beach	Regal/Banana Republic		166,000	Dec-03	259.04	
Paradise Place	West Palm Beach	Publix	2003	72,000	Dec-03	163.59	
Grand Stadium 18	Hialeah	Crown Theaters	2000	77,400	Dec-03	102.96	
Publix at Laguna Isles	Pembroke Pines	Publix	2001	69,475	Nov-03	168.41	
Abertsons	Coral Springs	Albertsons	1997	56,286	Nov-03	97.72	
South Dade PlazaCenter	Miami	Publix/AMC Theatre	1984	211,696	Oct-03	112.90	9.90%
Big Pine KeyCenter	Key West	Winn Dixie/Bealls Outlet	1984	93000	Oct-03	112.90	
Palms Plaza	Boca Raton	Party City/Publix	1988	68,729	Oct-03	210.76	
University LakesCenter	Miami	Exito Nuevo Tamiami Discount	1973	49,322	Oct-03	93.44	
Publix	Palm Beach	Publix	2002	32,260	Oct-03	179.17	
The Plaza at Delray	Delray Beach	Publix/Marshalls/Staples	1974	333,045	Aug-03	161.03	7.70%
Homestead Plaza	Homestead	Winn Dixie/Big Lots/Beall's	1990	214,940	Aug-03	40.48	
Boca Greens Plaza	Boca Raton	Boca Pita & Grill	1986	110,386	Aug-03	95.12	
Sheridan Plaza	Hollywood	AMC Theater/Office Depot	1975	451,294	Jul-03	166.88	
Sea Ranch Center	Fort Lauderdale	Eckerd/Publix	1966	89,845	Jul-03	160.28	
Northport Marketplace	Fort Lauderdale	Planet Hollywood	1997	77,000	Jul-03	84.42	
Shoppes of Wiles Road	Coral Springs	Futons and Art Expressions	1986	77,359	Jul-03	96.95	
Miramar Plaza	Miramar	Winn-Dixie/Walgreens	1974	144,120	Jul-03	74.94	
Northlake Commons	Palm Beach Gardens	Ross Dress/Office Max	1987	143,955	Jul-03	168.95	
Publix	Dania	Publix	1999	34,478	Jul-03	191.58	
Northridge	Ft. Lauderdale	Publix	1971	234,447	Jun-03	153.55	9.50%
Lake Ida Plaza	Delray Beach	House of Appliances	1980	77,480	Jun-03	88.41	
Tamiami Trail Shops	Miami	Publix/Eckerd	1987	110,900	Jun-03	146.08	
North Palm Marketplace	Palm Beach	Winn Dixie	1999	100,620	Jun-03	138.14	
Flagler Park Plaza	Miami	Publix/Linens N Things	1990	350,000	Jun-03	155.14	7.61%
PGA Plaza	Palm Beach Gardens	Marshalls/Winn-Dixie	1976	120,000	Jun-03	145.83	
Plaza Del ParaisoCenter	Miami	Publix	2003	82,441	Jun-03	184.92	7.52%
Crown Abacoa 16	Jupiter	Crown Theaters	2001	160,000	May-03	121.88	
Midway Plaza	Tamarac	Publix/Ross Dress	1985	220,259	May-03	129.09	
Shalimar Village	Pembroke Pines	Michaels	1987	81,355	May-03	118.00	
Hagen Ranch Commons	Boynton Beach	Royal Palm Manor	2000	46,101	May-03	227.76	7.42%
River Run	Miramar	Publix/Walgreens	1989	93,643	Apr-03	112.13	
Delray Square	Delray Beach	Publix	1986	112,899	Apr-03	126.22	
Mission Bay Plaza	Boca Raton	Albertsons/Toys R Us/Office Maxx	1988	272,914	Apr-03	190.72	8.10%
Flamingo Falls Town Center	Pembroke Pines	LA Fitness/Office Depot/Fresh Market	1999	108,565	Apr-03	219.68	
Hollywood Hills Plaza	Hollywood	Winn Dixie	1977	364,700	Apr-03	108.23	
Cypress Run Marketplace	Coral Springs	Winn Dixie	1989	85,247	Apr-03	91.79	
Five Corners Plaza	Wilton Manors	Publix	1958	60,450	Apr-03	103.39	
Shoppes at Parkland	Parkland	BJ's Warehouse	2000	145,652	Apr-03	136.63	8.10%
Causeway Plaza	Miami	Office Maxx/Walgreens	1970	142,441	Apr-03	114.61	
Westbird	Miami	Publix	1977	100,087	Apr-03	53.25	
Weston Lakes	Weston	Publix	1996	96,342	Apr-03	239.98	7.30%
Habana Plaza	Key West		1981	75,884	Apr-03	92.25	7.58%
Plantation Square	Plantation	Glidden Paints	1979	65,055	Mar-03	109.14	
Sheridan Square	Dania Beach	Publix	1991	67,425	Mar-03	111.98	
Sunrise Town Center	Sunrise	LA Fitness/Office Depot	1989	128,124	Mar-03	109.03	
Miami GardensCenter	Miami	Winn Dixie		112,141	Mar-03	103.89	
Broward Mall	Plantation	Burdines/JC Penny/Dillards	1978	416,275	Feb-03	262.61	
Plaza Del Mar	Lantana	Chicos/Merrill Lynch	1983	102,000	Feb-03	151.96	
The Fountains	Plantation	Marshalls/Circuit City/AMC	1989	413,420	Feb-03	34.55	
Tequesta Shoppes	Tequesta	Publix/Bealls	1987	109,973	Feb-03	104.36	8.80%
Paraiso Plaza	Hialeah	Publix	1997	60,712	Feb-03	158.95	7.82%
Sawgrass Commons	Sunrise		1995	44,504	Feb-03	178.64	
SouthportCenter	Fort Lauderdale	Publix/Eckerd	1964	143,000	Jan-03	163.85	7.80%
CatalinaCenter	Boynton Beach	Best Buy/Marshalls	1988	153,360	Jan-03	38.33	
Deerfield Mall	Deerfield Beach	Publix/TJ Maxx/Marshalls	1989	371,000	Jan-03	114.82	8.40%
Weston Town Center	Weston	Publix/Eckerd	2001	157,931	Jan-03	217.37	8.20%
Winn Dixie Center	Hollywood	Winn Dixie/Walgreens	1991	145,588	Jan-03	95.13	
Village Marketplace	West Palm Beach	Guitar Center	1977	73,119	Jan-03	72.14	
BiltmoreCenter	Miami		1989	58,973	Jan-03	94.96	
Minimum			1958	32,260		34.55	7.00%
Maximum			2003	835,054		262.61	9.90%
Median			1988	109,973		121.88	7.82%

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