

Relevant Project #3

Project Name: Thousand Oaks Marketplace

Project Location: NE Corner of Ventu Park Rd & Hwy 101, Thousand Oaks, CA 91320

Project Size: 110,000 sf

Tenants: Walmart, Chase Bank, Walgreens, Jimmy John's, Great Clips, Starbucks, Hampton Inn

Photos/Site Plans: Please see attached leasing flyer

Land Use(s): Commercial

Approximate Date Completed: March 2014

Approximate Duration of Development: Phased development took seven years

Developer Role: Acquisition/Design/Planning/Leasing/Financing/Equity/Construction Management/Property Management/Community Marketing

Cost/Value: \$21,000,000.00

Financing Source(s): The project was financed privately in partnership with the Bristol Group

Existing Status of Ownership: The Project was sold in 2015

Current Percentage Leased: The Project was 100% leased upon sale

Project Description: Acquired from Home Depot in 2007, this center was 100% vacant. NewMark Merrill immediately commenced with a \$1 million dollar environmental clean-up, readying the property for a total redevelopment. After selling a 2.5 acre parcel to Hampton Inn, NewMark developed a Walgreens and Chase Bank, as well as secured entitlements and permits for a Starbucks drive-thru and strip building, before selling the entire project in 2015.



NewMark Merrill COMPANIES

When you love shopping centers it shows.



THOUSAND OAKS MARKETPLACE

VENTU PARK ROAD & HIGHWAY 101

New Development For Lease

Walmart

Neighborhood Market

Now Open!

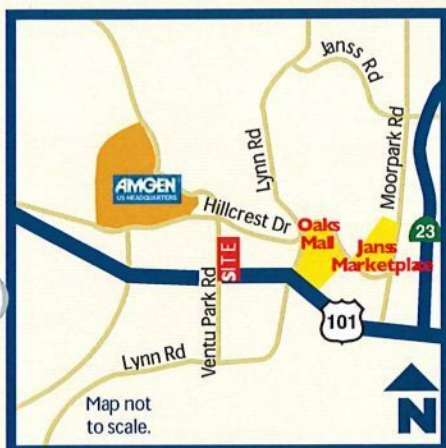
Walgreens



CHASE

Great Clips®

Coming Soon!



Project Size Approximately 110,000 Sq. Ft. of Retail Space

Demographics



Population*

1 Mile ... 14,333
3 Miles ... 62,634



Traffic Count*

Intersection ... 28,250
Highway 101 ... 172,000
(Cars Daily)



Household Income*

1 Mile ... \$113,835
3 Miles ... \$119,294



Walmart Neighborhood Market Now Open!

- Highly visible from 101 freeway with exposure to over 172,000 cars daily.
- High Daytime population-adjacent to Amgen Pharmaceuticals corporate offices.
- Gateway to the affluent trade area of Thousand Oaks & Newbury Park.

*Estimates are based on 2014 demographics for population and average income per household. Traffic count is based upon owner's calculations. The information contained here in is not guaranteed and should be independently verified.

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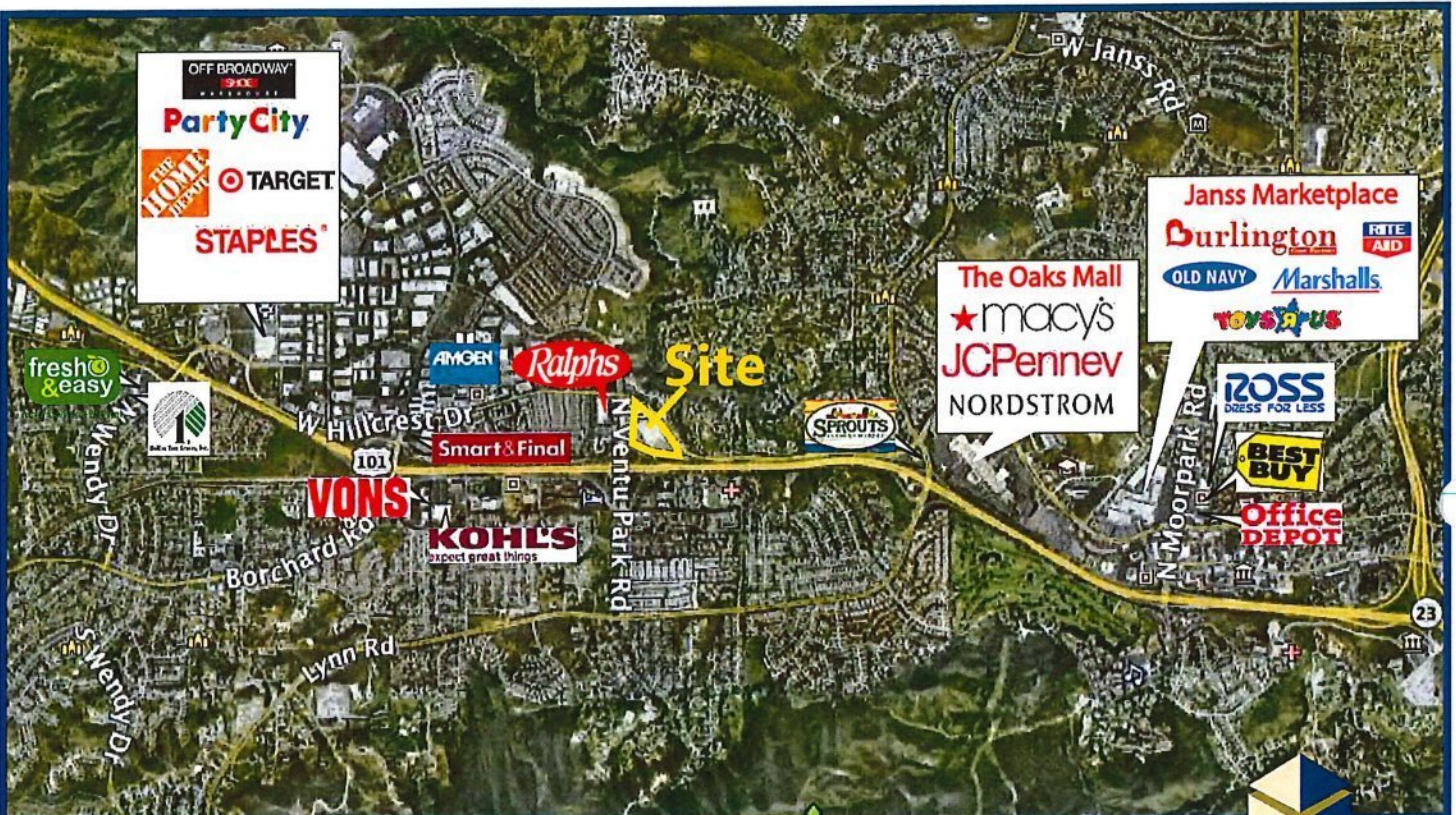
THOUSAND OAKS

MARKETPLACE

VENTU PARK ROAD & HIGHWAY 101

FOR LEASE
Retail & Restaurant
Space Available

LOCATED AT THE NORTHEAST CORNER OF VENTU PARK ROAD & HIGHWAY 101, THOUSAND OAKS, CA



NewMark Merrill
COMPANIES

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Great Clips
Coming Soon!



Relevant Project #4

Project Name: Shoppes at the Lakes

Project Location: SE Corner of Newport Rd and Menifee Rd, Menifee, CA 92584

Project Size: 119,818 sf

Tenants: Stater Bros., CVS, Starbucks, Del Taco, Great Clips, McDonalds, AutoZone

Photos/Site Plans: Please see attached

Land Use(s): Commercial

Approximate Date Completed: Expected 2017

Approximate Duration of Development: 12-18 months

Developer Role: Acquisition/Design/Planning/Leasing/Financing/Equity/Construction Management/Property Management/Community Marketing

Cost/Value: Approximately \$13,000,000 in development costs

Financing Source(s): This development is being financed privately, Applicant negotiating term sheet with a lender now

Existing Status of Ownership: The Project is currently owned by Applicant

Current Percentage Leased: 84% pre-leased

Project Description: Developed in partnership with Stater Bros. this former vacant land was transformed into a major community/neighborhood destination, which now serves an enthusiastic Menifee market.



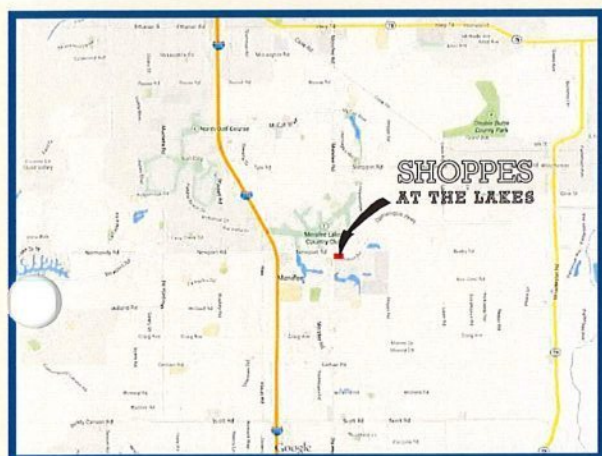
NewMark Merrill
COMPANIES

When you love shopping centers it shows.

SHOPPES AT THE LAKES

LOCATED AT THE SOUTHEAST CORNER OF NEWPORT ROAD & MENIFEE ROAD, MENIFEE, CALIFORNIA

BRAND NEW STATER BROS. ANCHORED SHOPPING CENTER OPENING 2015



Project Size Approximately 119,818 Sq. Ft. of Retail Space
Demographics



Population*
1 Miles ... 13,019
3 Miles ... 51,039



Household Income*
1 Miles ... \$76,085
3 Miles ... \$73,609



Traffic Count*
Intersection ... 26,800 ADT



NewMark Merrill
COMPANIES

For Lease • Prime Retail Pad Space Available

- Brand new Stater Bros. and CVS anchored shopping center opening 4th Quarter 2015.
- Located at just east of Interstate 215 in the heart of the new master planned community of Menifee Lakes at southeast corner of Newport Road and Menifee Road.
- Menifee boasts a city population of nearly 84,000 with over 30% over the population living within 2 miles of the shopping center.
- There are over 1,800 residential units under construction and another 4,260 planned.

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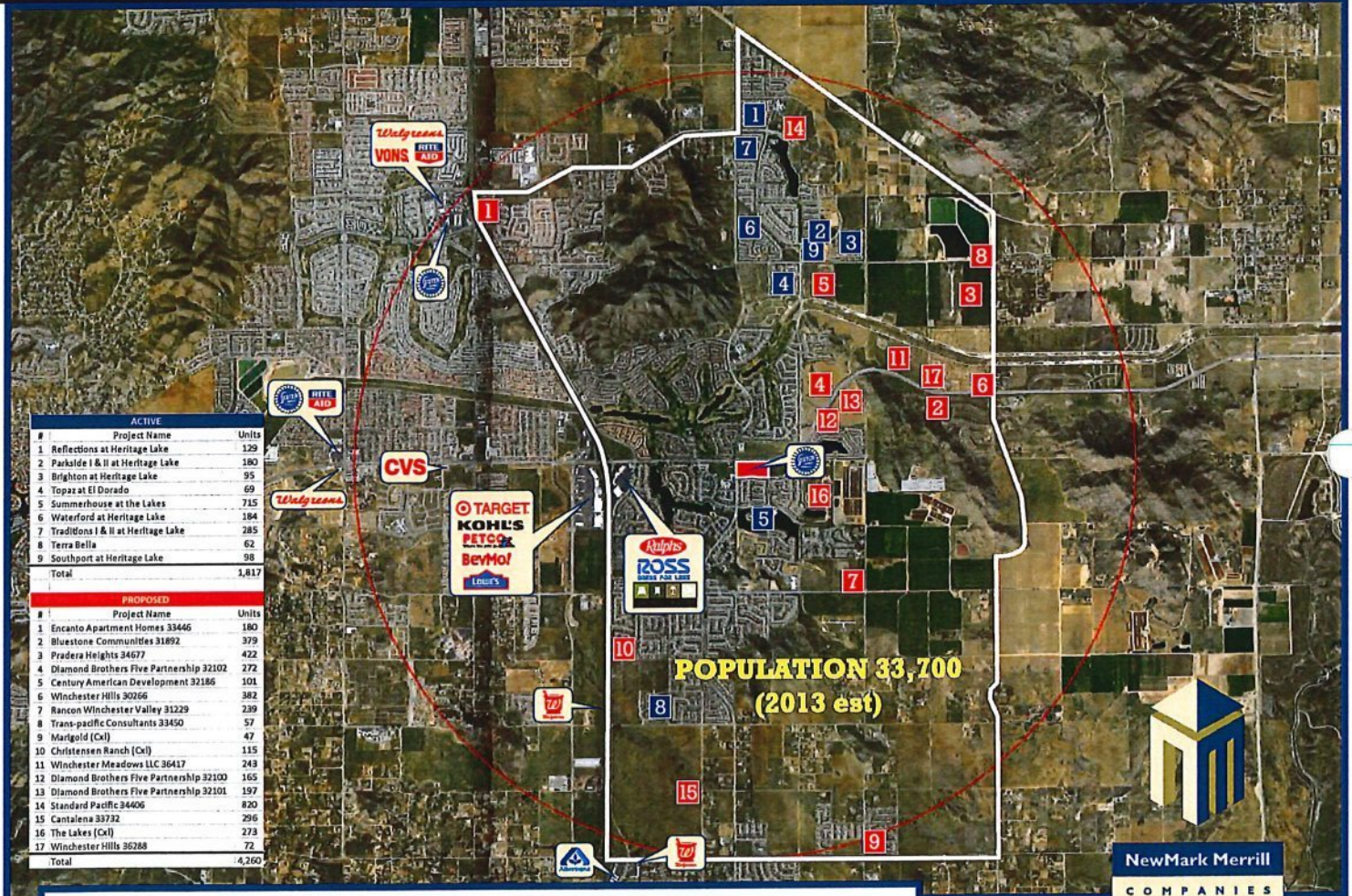
www.newmarkmerrill.com

* Estimates are based on 2013 demographics for population and average income per household. Traffic count is based upon Owner's research and calculations. The information herein is not guaranteed and should be independently verified.

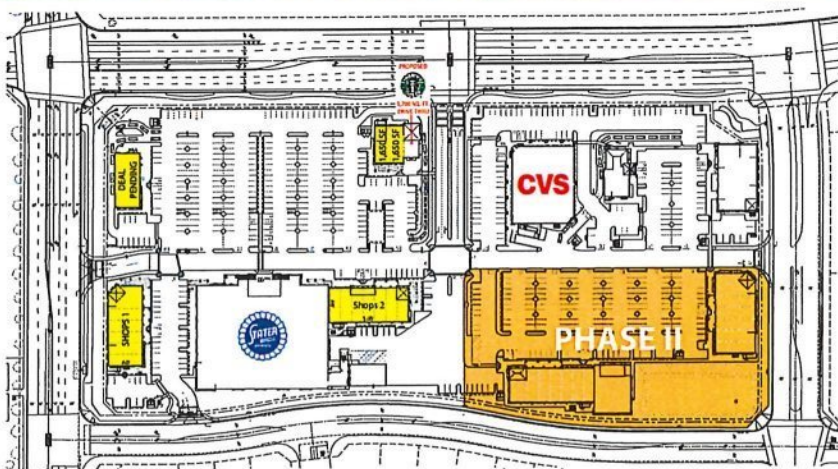
SHOPPES AT THE LAKES

FOR LEASE
PRIME RETAIL
SPACE AVAILABLE

LOCATED AT THE SOUTHEAST CORNER OF NEWPORT ROAD & MENIFEE ROAD, MENIFEE, CALIFORNIA



NewMark Merrill
COMPANIES



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Relevant Project #5

Project Name: Moreno Beach Plaza

Project Location: 12641-12831 Moreno Beach Drive, Moreno Valley, CA 92555

Project Size: 171,483 sf

Tenants: Walmart, Starbucks, GNC, Pizza Hut, Schools First Credit Union, Arco, Wendy's, AT&T

Photos/Site Plans: Please see attached

Land Use(s): Commercial

Approximate Date Completed: Late 2005

Approximate Duration of Development:

Developer Role: Acquisition/Design/Planning/Leasing/Financing/Equity/Construction Management/Property Management/Community Marketing

Cost/Value: \$16,131,635.00

Financing Source(s): The Project was financed privately in partnership with Principal Global Investors

Existing Status of Ownership: Still owned by Applicant

Current Percentage Leased: 100%

Project Description: In conjunction with Walmart, Pacific Retail Partners acquired this unimproved land in the early 2000's and subsequently developed 7 pads and a Walmart Super Center. Pacific Retail Partners still retains ownership of 6 of the 7 pads.



NewMark Merrill

COMPANIES

When you love shopping centers it shows.

Moreno Beach Plaza

171,483 Sq. Ft. of Retail Space

12641-12831 Moreno Beach Drive, Moreno Valley, CA 92555



Walmart

Payless
SHOESOURCE



GameStop



JUICE IT UP!



Wendy's



Demographics



Population*

1 Mile.....3,999

3 Miles.....62,176



Traffic Count Cars Daily*

Moreno Beach Drive: 15,400

Highway 60: 74,000



Household Income*

1 Mile.....\$88,333

3 Miles.....\$79,606

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www.newmarkmerrill.com

- Beautiful upscale Neighborhood Shopping Center visible from the 60 Freeway.
- Located near an upscale neighborhood and the gateway to Lake Perris Recreational Area.
- Just under 1 million Square Feet of Retail synergy.

*Estimates are based on 2013 demographics for population and average income per household. Traffic count is based upon owner's calculations. The information contained herein is not guaranteed and should be independently verified.



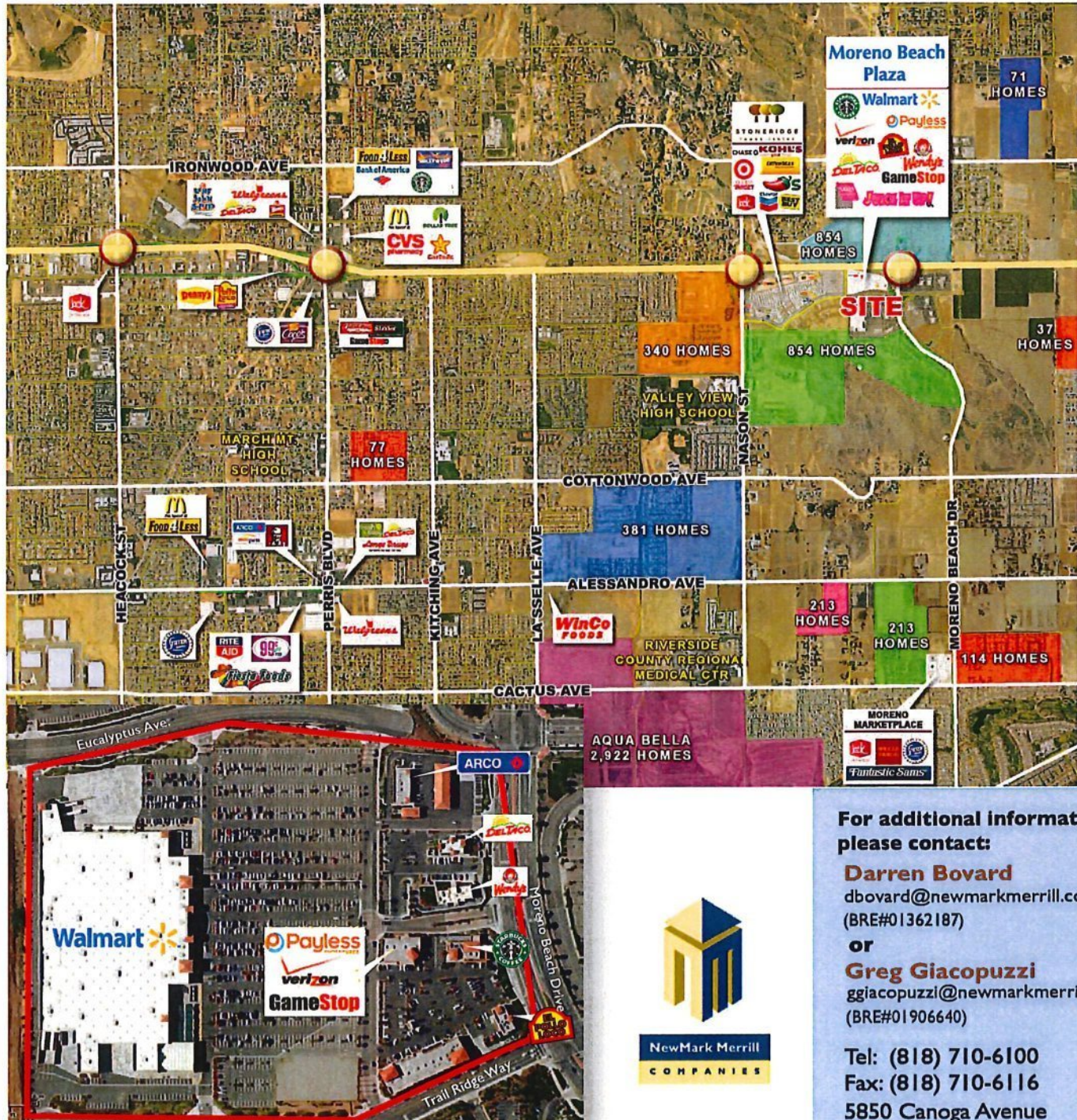
NewMark Merrill COMPANIES

When you love shopping centers it shows.

Moreno Beach Plaza

Retail Spaces Available

12641-12831 Moreno Beach Drive, Moreno Valley, CA 92555



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COMPANIES**

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Relevant Project #6

Project Name: Shoppes at Corona Vista

Project Location: 930 E Ontario Avenue, Corona, CA 92881

Project Size: 57,985 sf

Tenants: Smart & Final, Dunkin Donuts, Supercuts, Ono Hawaiian BBQ, Jimmy John's

Photos/Site Plans: Please see attached

Land Use(s): Commercial

Approximate Date Completed: Expected 2017

Approximate Duration of Development:

Developer Role: Acquisition/Design/Planning/Leasing/Financing/Equity/Construction Management/Property Management/Community Marketing

Financing Source(s): This project was financed with private equity and a traditional construction loan.

Existing Status of Ownership: The Project is owned by Applicant

Current Percentage Leased: The Project is 100% pre-leased

Project Description: One of the most complex ground-up developments in Pacific Retail Partners' long history, the development of the Shoppes at Corona Vista involved relocating an existing church – the Owner of the land - to the rear of the project, overseeing its construction in addition to the development of a Smart & Final and shop building. Local reaction the project was overwhelmingly against the development, with 17 of 19 homeowners expressing initial opposition. However, before ground breaking occurred, all 17 homeowners originally opposed to the Project signed a petition in support of it. Just another example of our commitment to community outreach. This was the fifth development for Pacific Retail Partners in the City of Corona.



Shoppes at CORONA VISTA

SEC OF ONTARIO AVENUE & FULLERTON AVENUE, CORONA, CALIFORNIA

New Development Anchored By:



Project Size Approximately 34,102 Sq. Ft. of Retail Space
Demographics



Population*
3 Miles ... 112,724
5 Miles ... 202,409



Household Income*
1 Mile ... \$97,252
3 Miles ... \$96,475
5 Miles ... \$92,934



Traffic Count*
Intersection ... 34,800 ADT



**NewMark Merrill
COMPANIES**

For Lease • Restaurant, Shop and Pad Spaces Available!

- High income neighborhood.
- Located with easy access to 91 & 15 Freeways.
- Located on Ontario Ave., one of Corona's major retail thoroughfares.
- "Going to work" side of the street.

*Estimates are based on 2015 demographics for population and average income per household. Traffic count is based upon Owner's research and calculations. The information herein is not guaranteed and should be independently verified.

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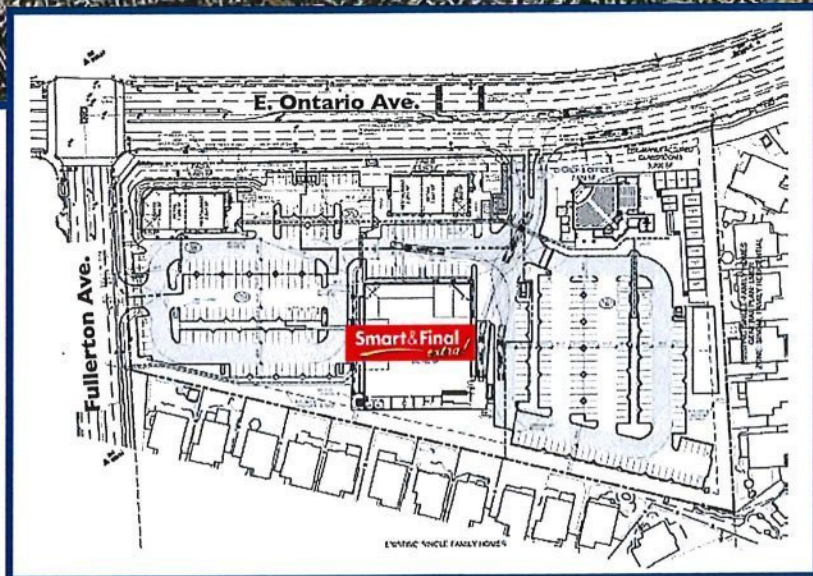
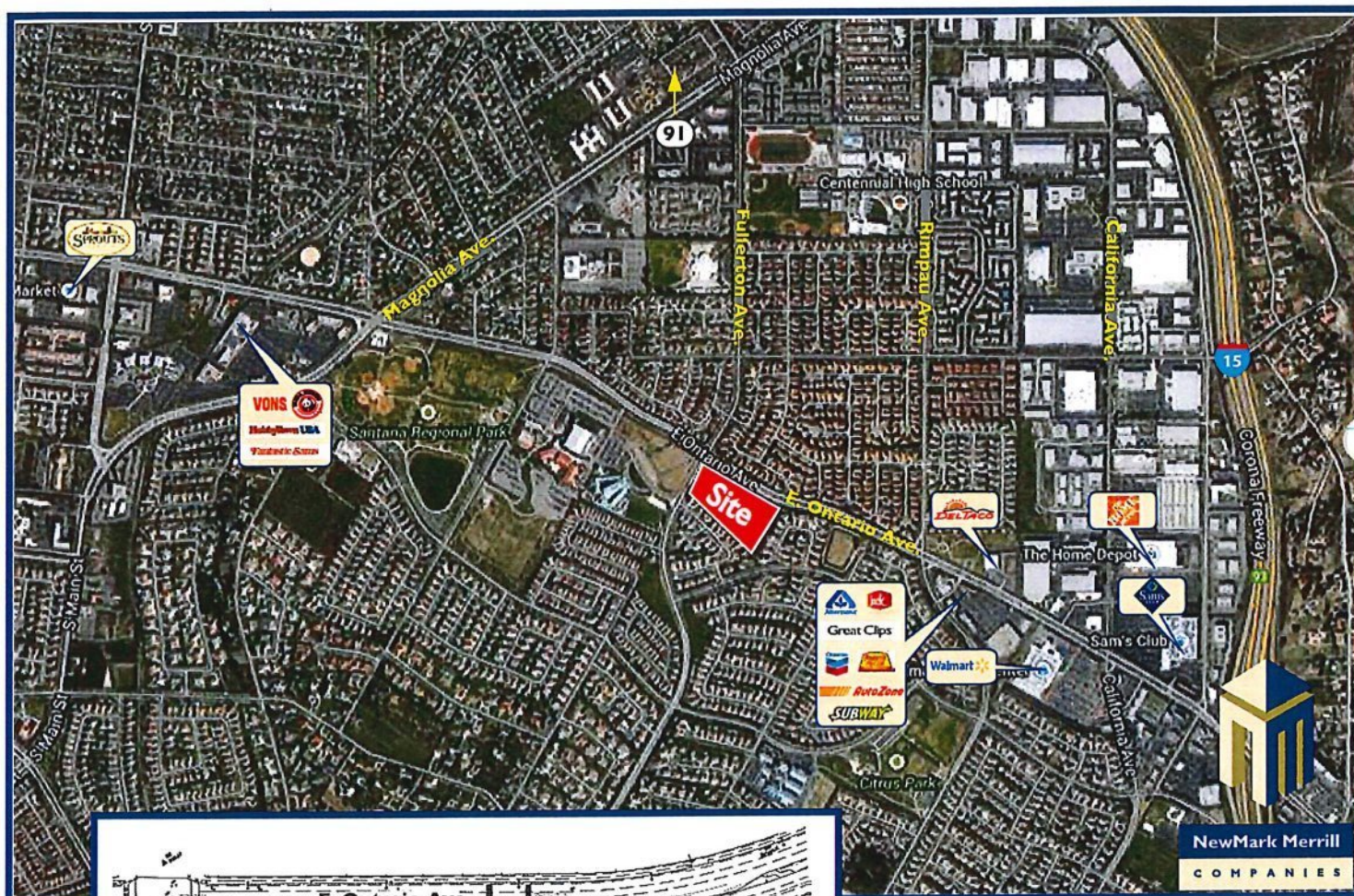
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Shoppes at CORONA VISTA

SEC OF ONTARIO AVENUE & FULLERTON AVENUE, CORONA, CALIFORNIA



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Relevant Project #7

Project Name: Marketplace on Grove

Project Location: SW Corner of Philadelphia St & Grove Ave, Ontario, CA 91761

Project Size: 207,000 sf

Tenants: Lowes, McDonalds, Chipotle, Panda Express, US Bank, El Pollo Loco

Photos/Site Plans: Please see attached

Land Use(s): Commercial

Approximate Date Completed: The Project was completed in 2005

Approximate Duration of Development: Approximately 18 months from acquisition

Developer Role: Acquisition/Design/Planning/Leasing/Financing/Equity/Construction Management/Property Management/Community Marketing

Cost/Value: Current value of \$8,915,931.82

Financing Source(s): The Project was privately funded with Midland Loan Services as our lender

Existing Status of Ownership: Applicant retains ownership of three ground lease pads

Current Percentage Leased: The Project was 100% leased when NewMark Merrill sold a portion of its holdings to a third party buyer. NewMark Merrill's portion is still 100% leased.

Project Description: NewMark Merrill and Pacific Retail Partners acquired this 30 acre orange grove in 2003. Upon close of escrow, we sold 11 acres to a residential developer, who constructed 180 single family homes, and 12 acres to the retailer, Lowe's, who developed a 100,000 store. We developed three fast food pads (McDonald's, El Pollo Loco and Panda Express) as well two strip buildings housing a Strabucks, Red Brick Pizza and Qdoba. In 2007, with the Project 100% leased, we sold the two strip buildings, while retaining the three pads, which we still own today.



NewMark Merrill

COMPANIES

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the marketplace on
GROVE

LOCATED AT THE SOUTHWEST CORNER OF PHILADELPHIA STREET & GROVE AVENUE, CITY OF ONTARIO, CA

SportClips
HAIRCUTS



LOWE'S
Improving Home Improvement



Qdoba
MEXICAN GRILL



JUICE IT UP!

usbank
Five Star Service Guaranteed



Project Size Approximately 207,000 Sq.Ft. of Retail Space

Demographics



Daytime Population*
1 Mile... 17,545
2 Miles... 53,318
3 Miles... 111,744



Population*
1 Mile... 17,596
3 Miles... 136,665



Traffic Count*
Intersection ... 32,685
HWY 60 over 213,000 (ADT)



Household Income*
1 Mile... \$72,111
3 Miles... \$66,810



NewMark Merrill
COMPANIES

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- Highly visible from the 60 Freeway with exposure to over 213,000 cars daily with full on an off ramps in both directions.

- Main thoroughfare for the Ontario Airport.

- Newly constructed 270 unit apartment complex next door.

* Estimates are based on 2013 demographics for population and average income per household. Traffic count is based upon official calculations. The information herein is not guaranteed and should be independently verified.

- High residential growth rate and located close to the New Model Colony master planned community which will feature over 100,000 new residents.

- Limited retail competition in an underserved market.

- Very dense daytime population.



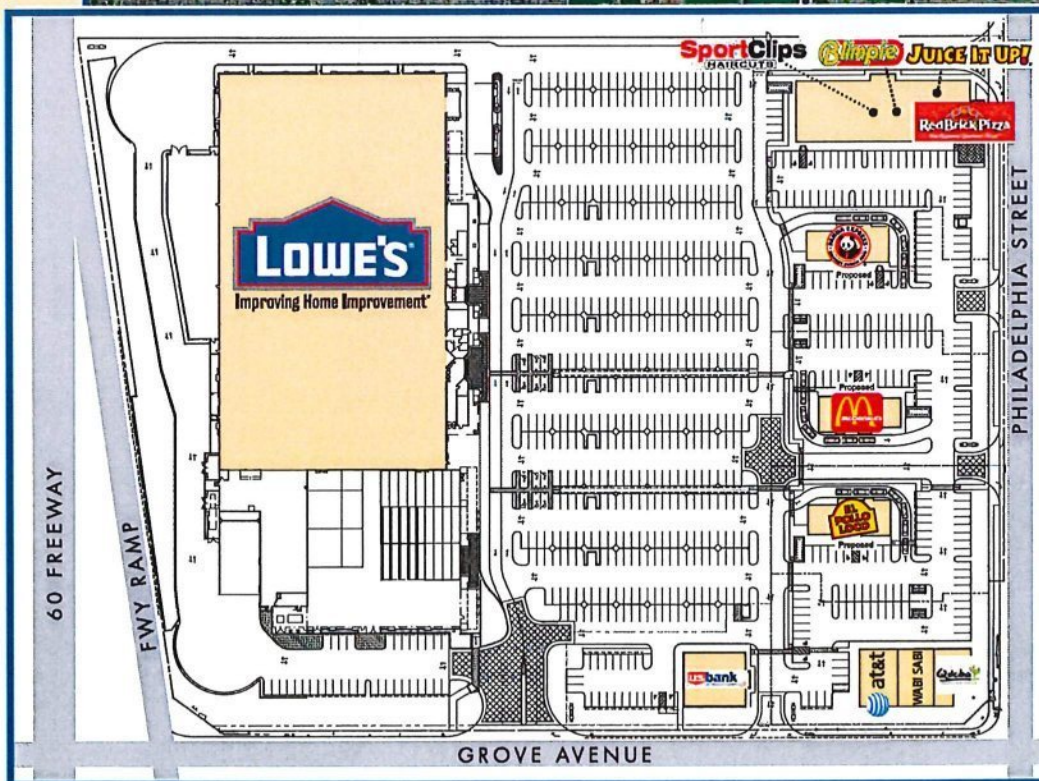
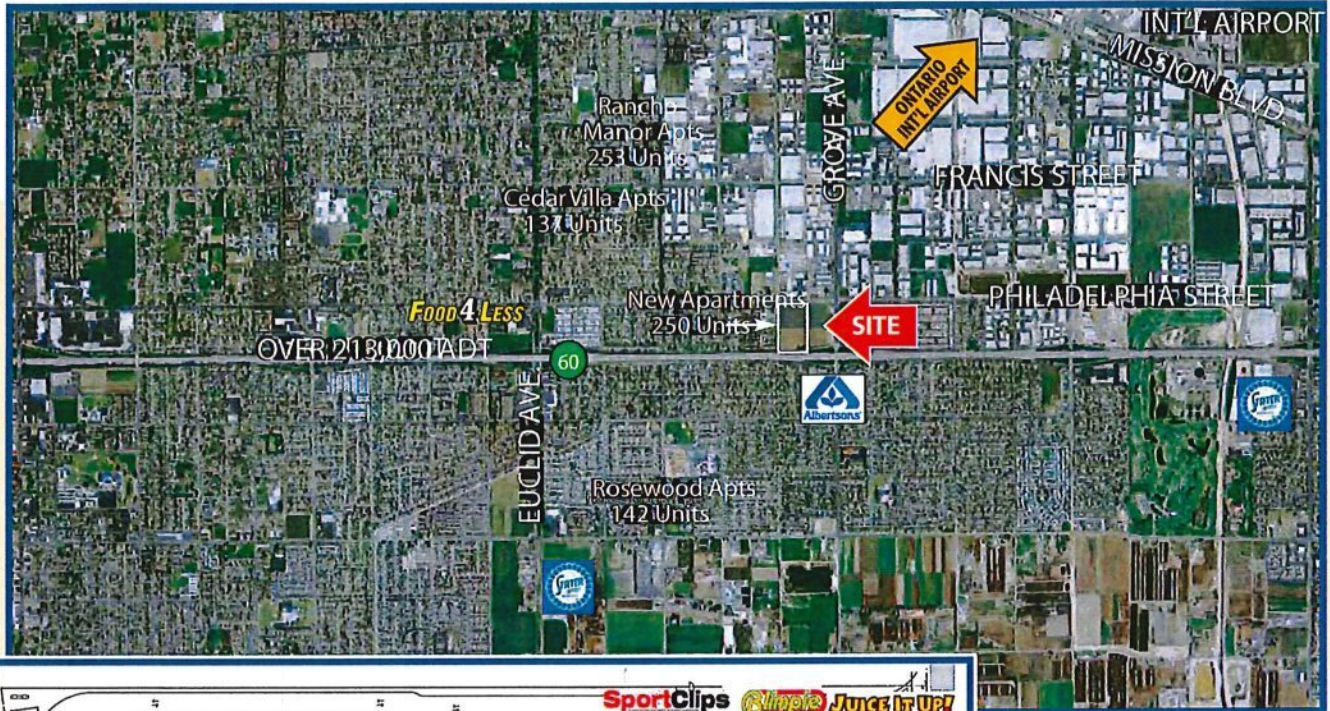
NewMark Merrill

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When you love shopping centers it shows.

the marketplace on
GROVE

LOCATED AT THE SOUTHWEST CORNER OF PHILADELPHIA STREET & GROVE AVENUE, CITY OF ONTARIO, CA



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COMPANIES

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Relevant Project #8

Project Name: Corona Town & Country

Project Location: 100-140 Ontario Ave, Corona, CA 92882

Project Size: 58,129 sf

Tenants: Walgreens, Sprouts, Chase, BrightNow Dental, Mountain Mike's Pizza

Photos/Site Plans: Please see attached

Land Use(s): Commercial

Approximate Date Completed: The Project was completed mid 2004

Approximate Duration of Development:

Developer Role: Acquisition/Design/Planning/Leasing/Financing/Equity/Construction Management/Property Management/Community Marketing

Cost/Value: \$22,594,703.33

Financing Source(s): The Project was privately funded in partnership with Aegon USA Realty Advisors, Inc.

Existing Status of Ownership: The Project is still owned by Applicant

Current Percentage Leased: The Project is 100% leased

Project Description: The Corona Town & Country was originally a 1960's era Market Basket grocery anchored center that had fallen into disrepair over the many years. Working with the owner of the property, Mr. Fred Waugh, and the City of Corona, Pacific Retail Partners performed a complete rehab of the center, replacing the former grocery with a brand new Sprouts Grocery Store while adding a drug store and additional strip. Completed in 2004, the Corona Town & Country remains 100% occupied today.



NewMark Merrill COMPANIES

When you love shopping centers it shows.

Corona Town & Country

58,129 Sq. Ft. of Retail Space

100-140 Ontario Avenue, Corona, CA 92882



- Anchored by Sprouts Farmers Market and Walgreens.
- High household income within a 1 mile radius and large population within a 3 mile radius.
- Adjacent to a Montessori School of Corona and Citrus Valley Pediatrics

Demographics



Population*

1 Mile.....19,496

3 Miles.....119,468



Traffic Count Cars Daily*

At Intersection: 47,250



Household Income*

1 Mile.....\$98,281

3 Miles.....\$90,716

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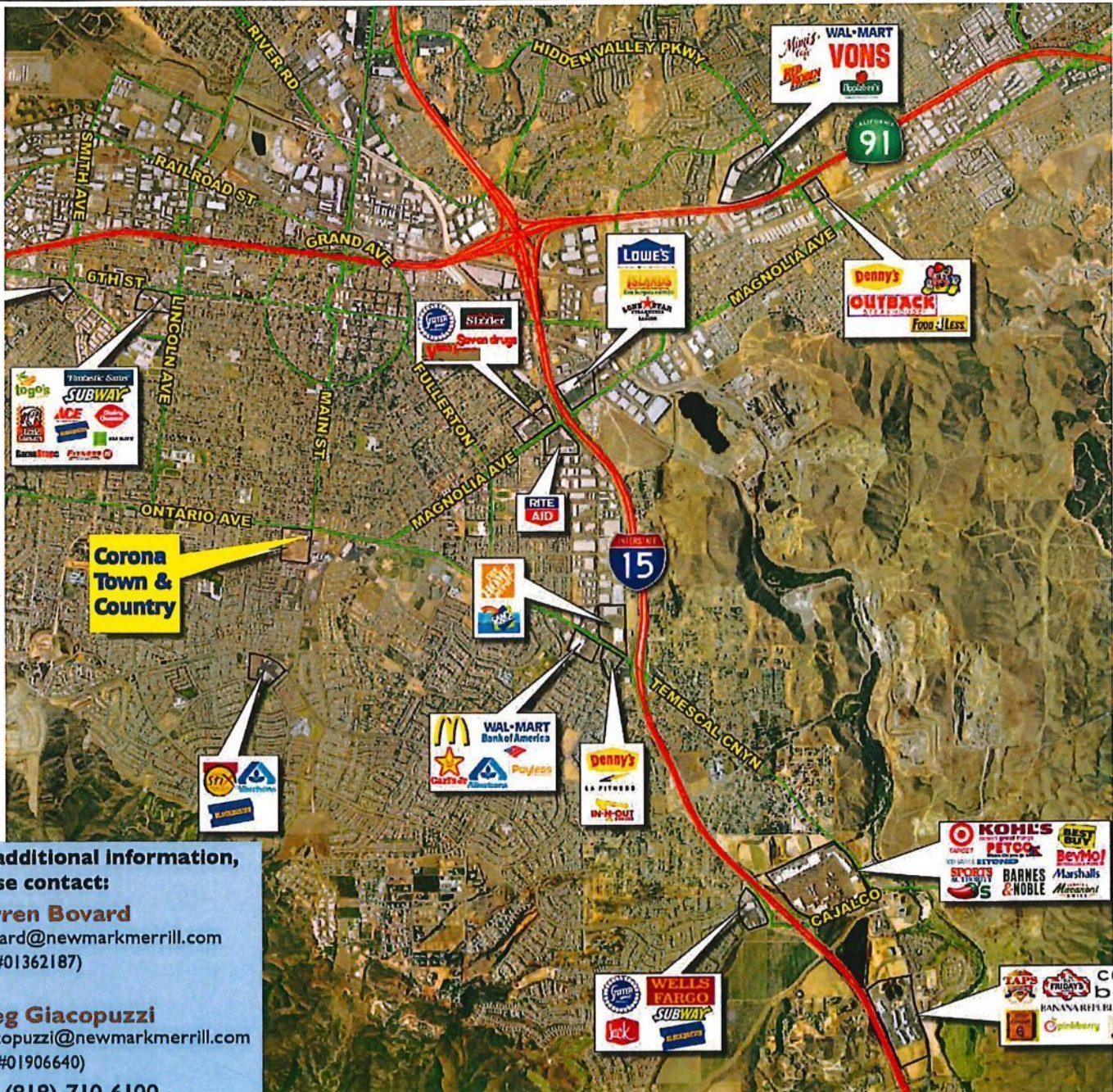


NewMark Merrill COMPANIES

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Corona Town & Country

100-140 Ontario Avenue, Corona, CA 92882



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PROPOSED SITE PLAN



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Relevant Project #9

Project Name: Crenshaw Imperial Plaza

Project Location: SE Corner of Crenshaw Blvd & Imperial Hwy, Inglewood, CA

Project Size: 304,261 sf

Tenants: dd's, 99 Cent Only Stores, AutoZone, Davita Dialysis, Chipotle, 5 Guys Burgers, Planet Fitness, McDonald's, Subway, Rent a Center, Fallas Paredes

Photos/Site Plans: Please see attached leasing flyer

Land Use(s): Commercial

Approximate Date Completed: Expected 2017

Approximate Duration of Development: One year

Developer Role: Acquisition/Design/Planning/Leasing/Financing/Equity/Construction Management/Property Management/Community Marketing

Cost/Value: Approximately \$30,700,000.00

Financing Source(s): The Project was financed privately with Applicant providing the required equity and PCCP providing the loan.

Existing Status of Ownership: Project still owned by Applicant

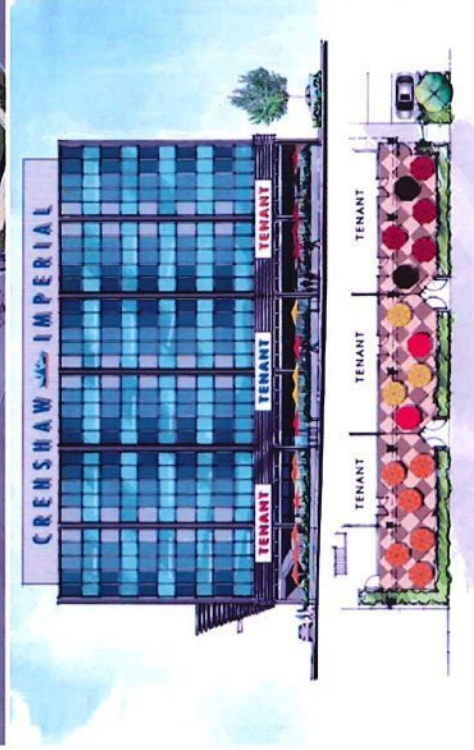
Current Percentage Leased: The Project is 96% leased.

Project Description: Constructed in the late 1950's, the Crenshaw Imperial Plaza was once the most dominant center in the City of Inglewood and a source of civic pride. Decades of passive ownership allowed this once mighty center to decline to such a degree that both the grocery and drug store anchor tenants chose to relocate to other parts of the City. Acquiring the center in 2014, NewMark Merrill promptly embarked on an aggressive remodel plan which includes a brand new façade, signage, much needed landscaping and the signing of new leases such as a sit-down family restaurant, brand new grocery store and full size gym. The remodel is slated to conclude in mid-2017 when the Crenshaw Imperial Plaza will regain its position as the dominant center in the City of Inglewood.



PROJECT REDEVELOPMENT UNDER CONSTRUCTION

SEC CRENSHAW BLVD & IMPERIAL HWY, INGLEWOOD, CA



CBRE



FULLY APPROVED & FULLY ENTITLED PROJECT REMODEL UNDER CONSTRUCTION



RETAIL ANALYSIS MAP

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Relevant Project #10

Project Name: Arlington Square

Project Location: SE Corner of Arlington Avenue and Madison Street, Riverside, CA

Project Size: 98,701 sf

Tenants: Ross Dress for Less, Big Lots, Dollar Tree

Photos/Site Plans: Please see attached leasing flyer

Land Use(s): Commercial

Approximate Date Completed: Redevelopment completed in 2011

Approximate Duration of Development: One year

Developer Role: Acquisition/Design/Planning/Leasing/Financing/Equity/Construction Management/Property Management/Community Marketing

Cost/Value: Approximately \$21,600,000.00

Financing Source(s): The Project was financed privately with Applicant providing the required equity and PNC Bank providing the loan.

Existing Status of Ownership: Project still managed by Applicant

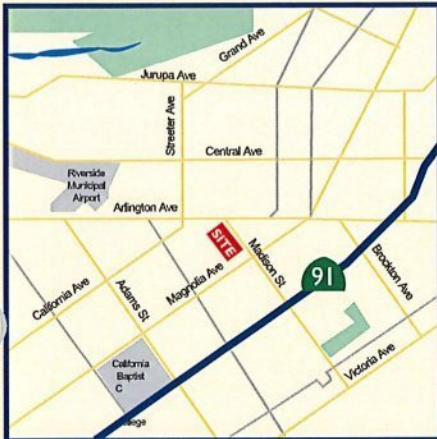
Current Percentage Leased: The Project is 100% leased

Project Description: Originally constructed in the 1960's, the Arlington Square had fallen into disrepair by time NewMark Merrill became involved with it in 2004. In late 2009, NewMark Merrill commenced on a full remodel of the center including new façade, pad buildings, signage and signature clock tower. Completed in 2011, the remodeled center was awarded the Riverside Beautification Award by the City of Riverside. We remain 100% leased today.



Arlington Ave & Madison Street

LOCATED AT THE CORNER OF ARLINGTON AVENUE AND MADISON STREET, RIVERSIDE, CA



Project Size 98,701 Sq.Ft. of Retail

Demographics



Population*

1 Mile...22,696
3 Miles...112,417



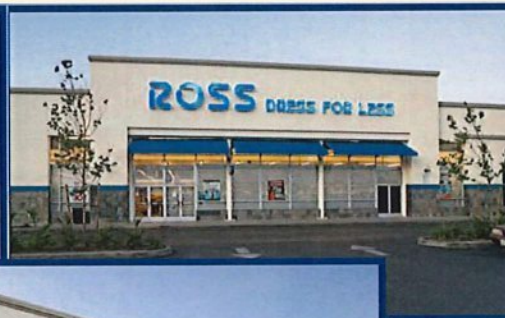
Traffic Count *

42,679 Cars Daily



Household Income*

1 Mile...\$58,452
3 Miles...\$65,273



NewMark Merrill
COMPANIES



For Lease • Prime Retail Space Available!

- Dynamic trade area with strong population growth.
- National Anchors: Ross Dress For Less, Fresh and Easy, Dollar Tree, & Big Lots.
- 2010 City of Riverside Beautification Award-Winning Remodel.
- Less than 1 mile from the Riverside Freeway (91).
- Unparalleled exposure to the heavily trafficked intersection of Arlington Avenue and Madison Street
- Historically over 98% occupied.

*Estimates are based on 2012 demographics for population and average income per household. Traffic count is based upon owner's calculations. The information contained herein is not guaranteed and should be independently verified.

For additional information, please contact:

Darren Bovard
dbovard@newmarkmerrill.com
(DRE#01362187)

or

Greg Giacomuzzi
ggiacomuzzi@newmarkmerrill.com
(DRE#01906640)

Tel: (818) 710-6100

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5850 Canoga Avenue
Suite 650
Woodland Hills, CA 91367

www.newmarkmerrill.com



NewMark Merrill COMPANIES

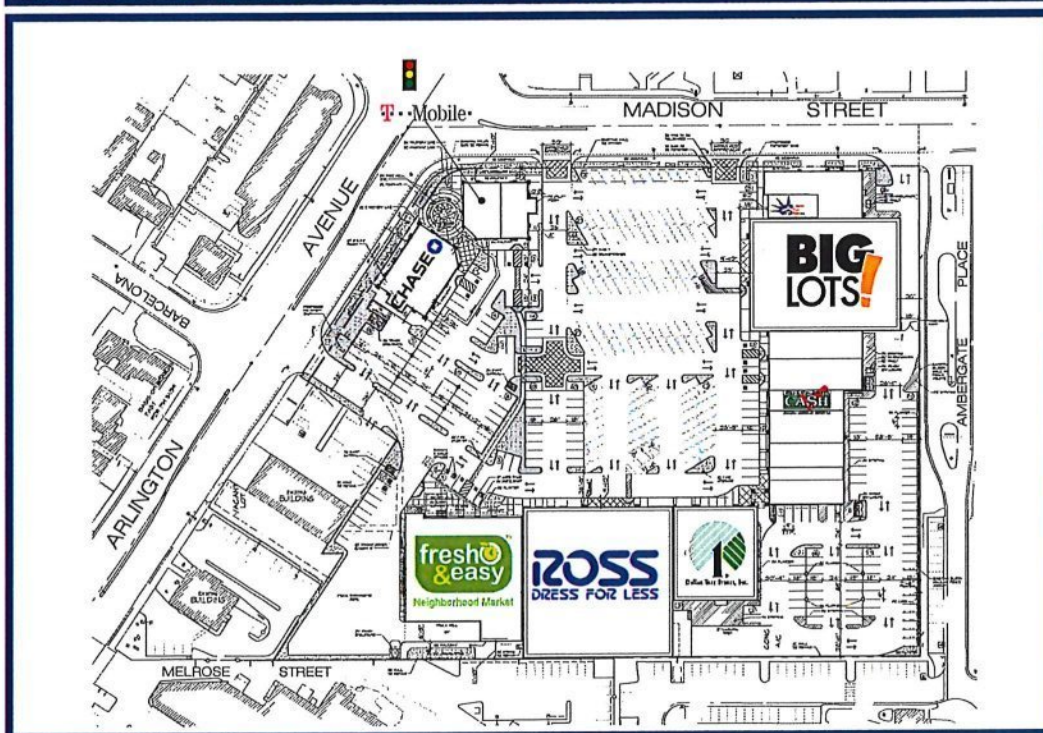
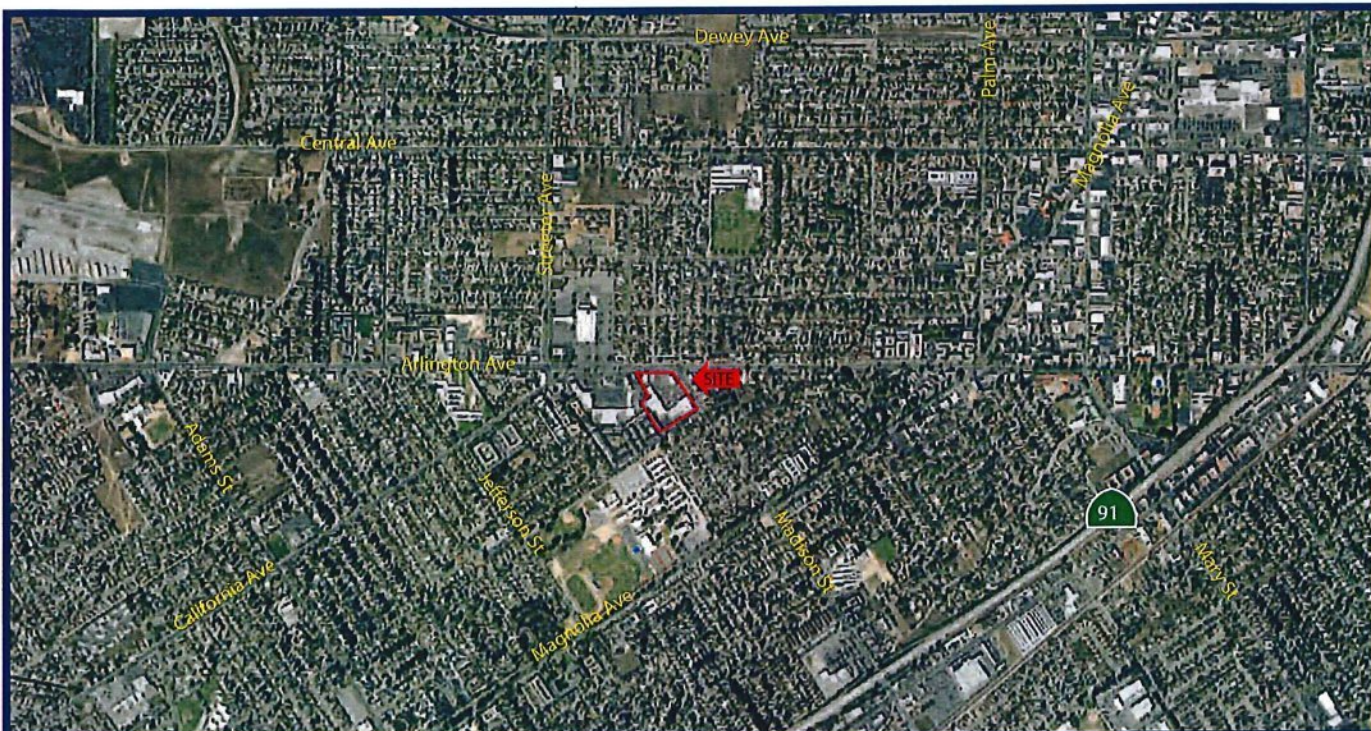
When you love shopping centers it shows.



Arlington Ave & Madison Street

FOR LEASE
Prime Retail Space Available

LOCATED AT THE CORNER OF ARLINGTON AVENUE AND MADISON STREET, RIVERSIDE, CA



NewMark Merrill
COMPANIES

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Arlington Square Shopping Center Awarded 24th annual Beautification Award After Renovation and Expansion Completed

Riverside, CA (January, 2010) – Arlington Square shopping center located on the corner of Madison & Arlington was presented with the 24th annual Beautification Award at the Mayor's State of the city address on January 21, 2010. Arlington Square Shopping Center was recognized with the Outstanding Beautification Award from Keep Riverside Clean and Beautiful (KRCB).

NewMark Merrill Companies announced the completion of the \$6.5-million renovation and expansion of Arlington Square Shopping Center in Riverside in late October of 2009. The Arlington Square Shopping Center eight month renovation transformed the 40-year-old center into a contemporary shopping destination with a new fountain courtyard, new clock tower with adjacent enhancements and replacement of a long vacant corner bank building with two 4,500 sq. ft. pad buildings.

Each year Keep Riverside Clean and Beautiful (KRCB) recognize community members, private business and local government for their beautification and environmental efforts throughout the City of Riverside. Beautification Awards are presented in five categories, recognizing buildings and facilities within the City of Riverside that capture outstanding landscape, cleanliness and curb appeal. The esthetics of the newly remodeled shopping center really adds to the look and appeal of the city of Riverside.

Arlington Square Shopping Center's existing leading retail merchants such as Ross Dress for Less, Dollar Tree and Big Lots and popular local tenants now include a new fresh&easy™, Chase Bank and a new T-Mobile.

"The redevelopment of Arlington Square was done with the cooperation of the City of Riverside and all the major retailers. While the center had performed well for many of its 40 years, the timing was clearly right to prepare it for the next 40 years. Despite a struggling economy, almost all the tenants remained and several quality retailers joined the center, bringing it to over 95% leased. In addition, we were able to put long-term fixed financing in place before the credit markets collapsed, so the property will have stable cash-flow for quite some time," stated Sandy Sigal, NewMark Merrill's Chief Executive Officer. Construction and long-term financing was provided by PNC Bank with David Spotts, Vice President, representing PNC Bank.

Arlington Square Shopping Center is conveniently located in Riverside, on the heavily trafficked intersection of Arlington Avenue and Madison Street, less than one-mile from the Riverside 91 Freeway. For more information on the center, please visit: www.arlingtonssquareriverside.com.

More information about NewMark Merrill Companies and leasing contact information is available at www.newmarkmerrill.com. For information about this media release and related general queries, please contact Heather Danko at 818-710-6100 or hdanko@newmarkmerrill.com.

5. Project Approach

NewMark Merrill and Pacific Retail Partners only undertake projects when we are in a position to dedicate our key personnel to the total development process, including site selection, acquisitions, financing, design, approvals, planning, leasing, construction management and community marketing. Our internal processes command stringent controls and administration in every phase of development, thereby ensuring projects are built for maximum value and a success not only on the day it opens, but in the years to come as well.

The initial stage of any NewMark Merrill/Pacific Retail Partner project is to reach out to the community for input and support. A minimum of three focus group meetings, culled from local residents, community groups, business and civic leaders, will be held to define South Rialto's retail wants and needs.

As documented in the City of Rialto Property Reuse Strategy document, the residents of South Rialto are underserved in several retail categories such as clothing, furniture and home furnishings, health and personal care, sporting goods, electronics, family and high-end restaurants. Our goal is to pinpoint those retailers most desired by our shoppers. As long term-owners of real estate and holders of our own developments, we maintain successful relationships with national and regional tenants. That allows us to communicate directly with them - to hear their thoughts, ideas and concerns for the project - which we may incorporate into the overall plan.

Once we have identified our target list of retailers, and finalized our site plan for the project, we will commence negotiating lease as soon as possible. On every NewMark Merrill/Pacific Retail Partner development, we aim to be 100% pre-leased before any ground is broken.

We will continue to consult with the community throughout the entire process, seeking input on such design features as open area uses, public amenities, signage, logos, name and color schemes. Ultimately this will be a Project for the people of South Rialto designed by the people of the South Rialto.

We invite you to contact any of our City relationships to inquire further into our development process.

6. Financial Data

NewMark Merrill and Pacific Retail Partners' proven track record and strong relationships with lenders have allowed us to acquire well over 100 shopping centers or land for development with a value of over \$1 billion dollars.

Though we have partnered with various cities in the past on such financing mechanisms such as tax incremental financing and bonds, we finance most projects privately. Our intent with this Rialto Project is to similarly finance it privately through traditional construction lenders however we are always open to any post-RDA economic development tools listed in the City of Rialto Property Reuse Strategy document that was provided to us.

The following are just a sample of projects – both ground up developments and acquisitions – that we have financed over the last two years alone:

Project: Crenshaw Imperial Plaza
Lender: PCCP
Loan Amount: \$34,000,000.00
Date: 11/8/16

Project: Southgate Plaza
Lender: John Hancock Life Insurance
Loan Amount: \$28,000,000.00
Date: 11/9/16

Project: Village at the Peaks
Lender: Bank of the Ozarks
Amount: \$45,000,000.00
Date: 8/4/14

Project: Rialto Marketplace
Lender: Pacific Western Bank
Amount: \$4,500,000.00
Date: 8/16/16

Project: Marketplace 99 Shopping Center
Lender: John Hancock Life Insurance
Amount: \$29,750,000.00
Date: 3/6/15

7. References

- 1) **Robb Steel – Assistant City Administrator / Director of Development, City of Rialto**
rsteel@rialtoca.gov
(909) 820-8008
Project: Rialto Marketplace
- 2) **Ralph Franklin – City Councilman, City of Inglewood**
(310) 412-8605
rfranklin@cityofinglewood.org
Project: Crenshaw Imperial Plaza
- 3) **Dennis Coombs – Mayor, City of Longmont, Colorado**
(303) 706-6050
dennis.coombs@ci.longmont.co.us
Project: Village at the Peaks
- 4) **Ms. Lucille Kring – Councilwoman, City of Anaheim**
(714) 765-4311
lkring@anaheim.net
Project: Anaheim Town Square
- 5) **Deanna Lorson – Assistant City Manager, City of Oceanside**
(760) 435-3055
dlorson@ci.oceanside.ca.us
Project: Mission Marketplace
- 6) **Mr. Darrell Talbert – City Manager, City of Corona**
(951) 279-3670
darrellt@ci.corona.ca.us
Project: Corona Town & Country, Citrus Village Phase I & II
- 7) **Mr. Michael Lee – Director of Community and Economic Development, City of Moreno Valley**
(951) 413-3460
mikel@moval.org
Project: Moreno Beach Plaza
- 8) **Mr. Jeff Wyman - Economic Development Director, City of Menifee**
(951) 639-1368
jwyman@cityofmenifee.us
Project: Shoppes at the Lakes

9) Mr. Jeff Collier – City Manager, City of Whittier

(562) 567-9999

jcollier@cityofwhittier.org

Project: Big Lots and Grocery Outlet Development

10) Mr. Haider Alawami – Economic Development Mgr, City of Thousand Oaks

(805) 449-2100

halawami@toaks.org

Project: Thousand Oaks Marketplace, Janss Mall

I have also included for your review additional Letters of Recommendation following this list of references.