



DENTSVILLE SQUARE

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Hale Retail Group, Inc. ("Broker") has been retained as an exclusive advisor and the Broker to Owner and its subsidiaries regarding the sale of the property described in this Offering Memorandum ("Property").

This Marketing Package has been prepared by Broker, for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Broker, Owner and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Owner, Broker and therefore are subject to variation. No representation is made by Broker, or Owner as to the accuracy or completeness of the information computed herein, and nothing contained herein is, nor shall be relied on as, a promise or representation of the future performance of the property. Although the information contained herein is believed to be correct, Owner, Broker, and their respective employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Owner, Broker, and their respective employees disclaim any and all liability for representation and warranties, expressed and implied, contained in, or for omissions from, the Marketing Package or any other written or oral communication transmitted or made available to the recipient. The Marketing Package does not constitute a representation that there has been no change in the business or affairs of the property or Owner since the date of preparation of the Marketing Package. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the property will be made available upon written request from interested and qualified prospective investors.

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This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Package, you agree that you will hold and treat it in the strictest confidence. You agree that you will not photocopy or duplicate it, that you will not disclose the Marketing Package or any of its contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Broker. You also agree that you will not use the Marketing Package or any of its contents in any fashion or manner detrimental to the interest of Owner or Broker.

Broker discloses that it represents Owner only in this transaction, and Broker's compensation shall be paid by Owner only. Prospective purchasers should carefully review the notices and disclosures contained within this Marketing Package.

If after reviewing this Package, you have no further interest in purchasing the Property, kindly return this Package to:

Hale Retail Group
1303 Hightower Trail, Suite 201
Atlanta, Georgia 30350

EXCLUSIVELY LISTED BY:

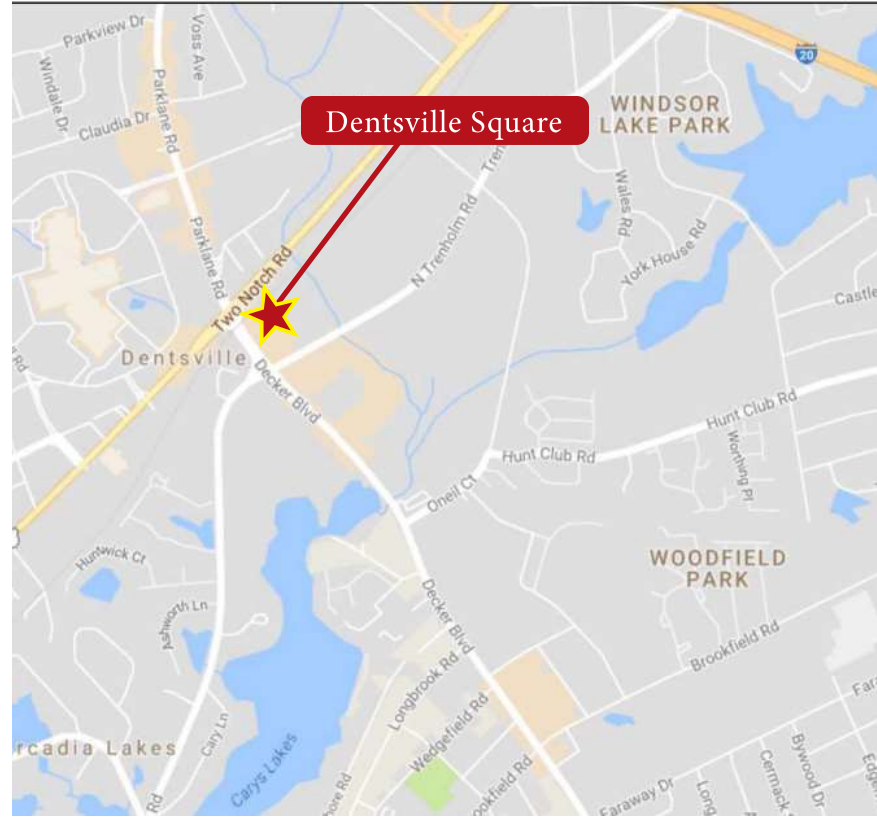


Sam Hale
President

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TABLE OF CONTENTS

1. EXECUTIVE SUMMARY
2. PROPERTY OVERVIEW
3. MARKET OVERVIEW
4. FINANCIALS
5. TENANT PROFILES



DENTSVILLE SQUARE

2768 Decker Boulevard
Columbia, SC 29201

Dentsville Square is a 55,350 square foot shopping center in Columbia, SC, the state's capital. Columbia is one of the fastest growing cities in the US. The center sits at a high traffic intersection and also has longstanding tenants.

PRICE	PRICE PER SF	SQUARE FT	CAP RATE
\$2,500,000		55,350 SF	
NET OP INCOME	AVG LOT SIZE	TENANTS	YEAR BUILT
	5.58 Acres	CSL Plasma Comedy Club	1977

DENTSVILLE SQUARE

SUMMARY

OFFERING

Property	Dentsville Square
Address	2768 Decker Boulevard Columbia, SC 29201
Parcel No.	16908-03-20
Zoning	General Commercial

SITE DESCRIPTION

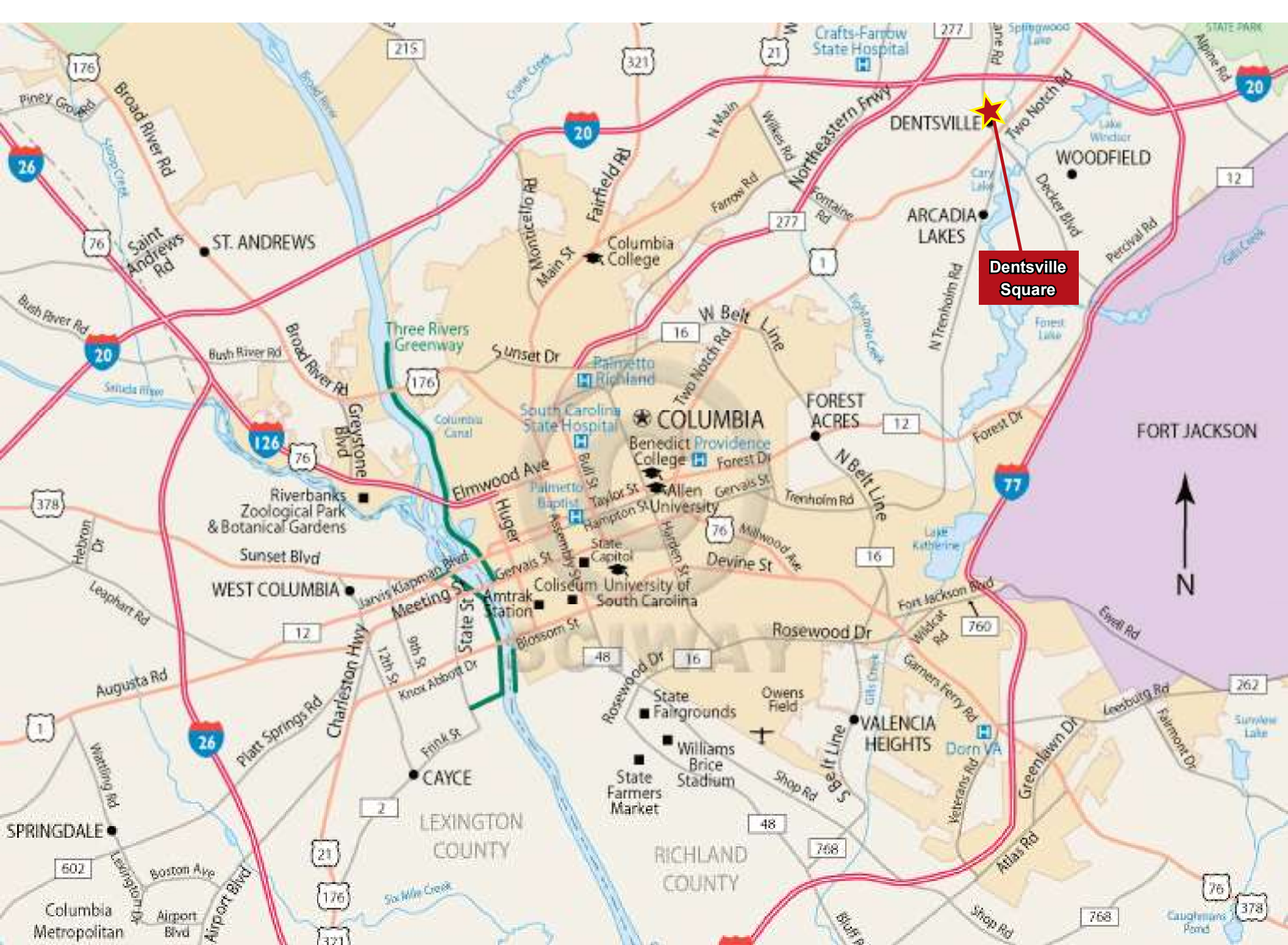
Number of Stories	1
Year Built	1977
Gross Leasable Area (GLA)	55,350 SF
Lot Size	5.58 Acres
Parking.....	135 Spaces
Parking Ratio.....	1.85 per 1,000 GLA

INVESTMENT HIGHLIGHTS

- High traffic area - Highly visible corner with over 26,000 VPD
- Excellent location - Located in the capital and largest city in South Carolina, just a few miles southwest of the University of South Carolina, which has over 30,000 new students enrolled each year
- Dense market - Over 122,000 residents in a 5-mile radius and an average household income exceeding \$67,000
- Just 10 minutes away sits newly developed 181-acre Bullstreet District, which is expected to have a \$1.2B annual economic impact

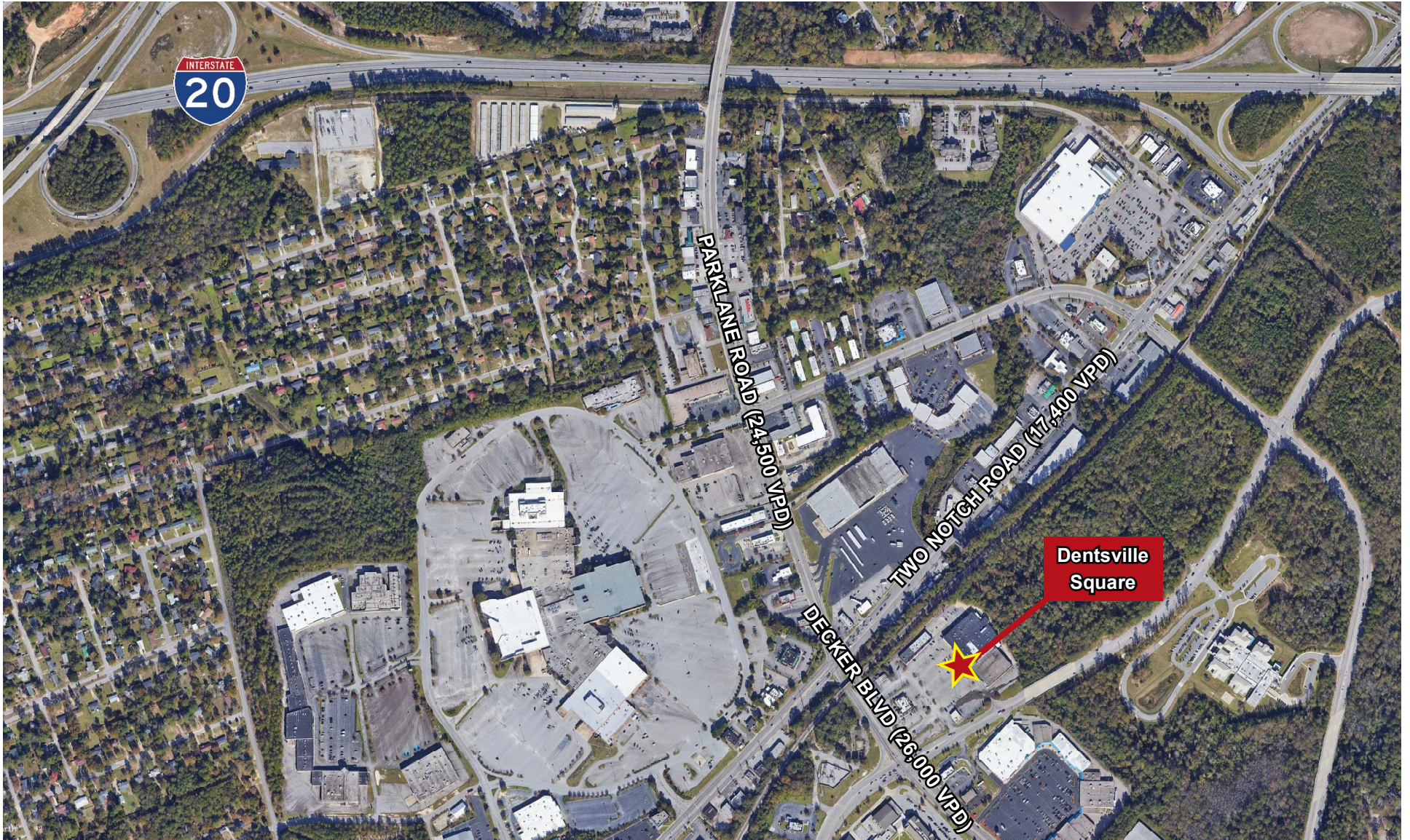






Dentsville Square

HIGH AERIAL



LOW AERIAL





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