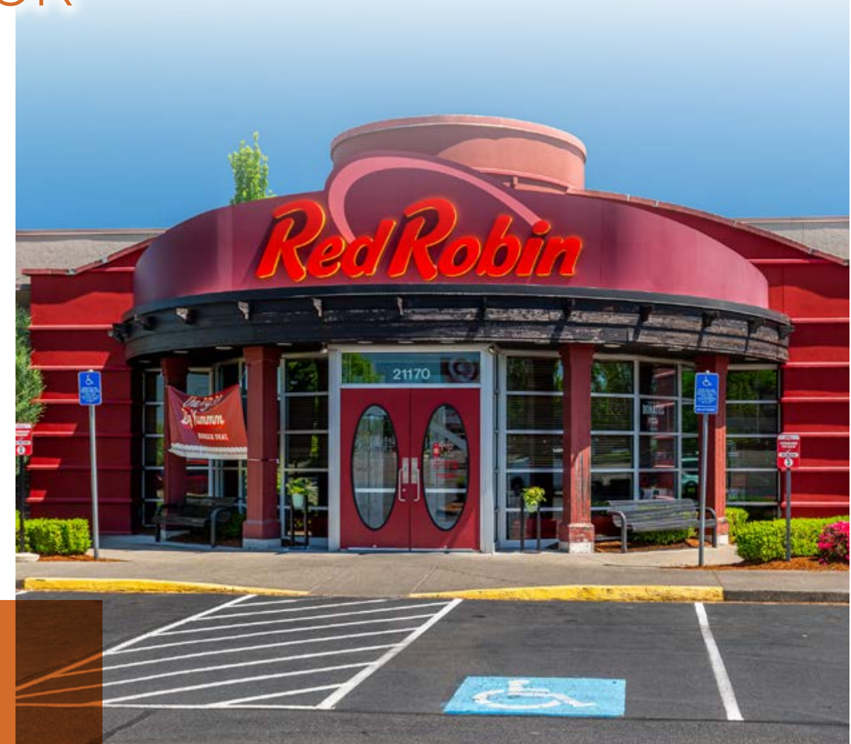
CONFIDENTIAL OFFERING MEMORANDUM

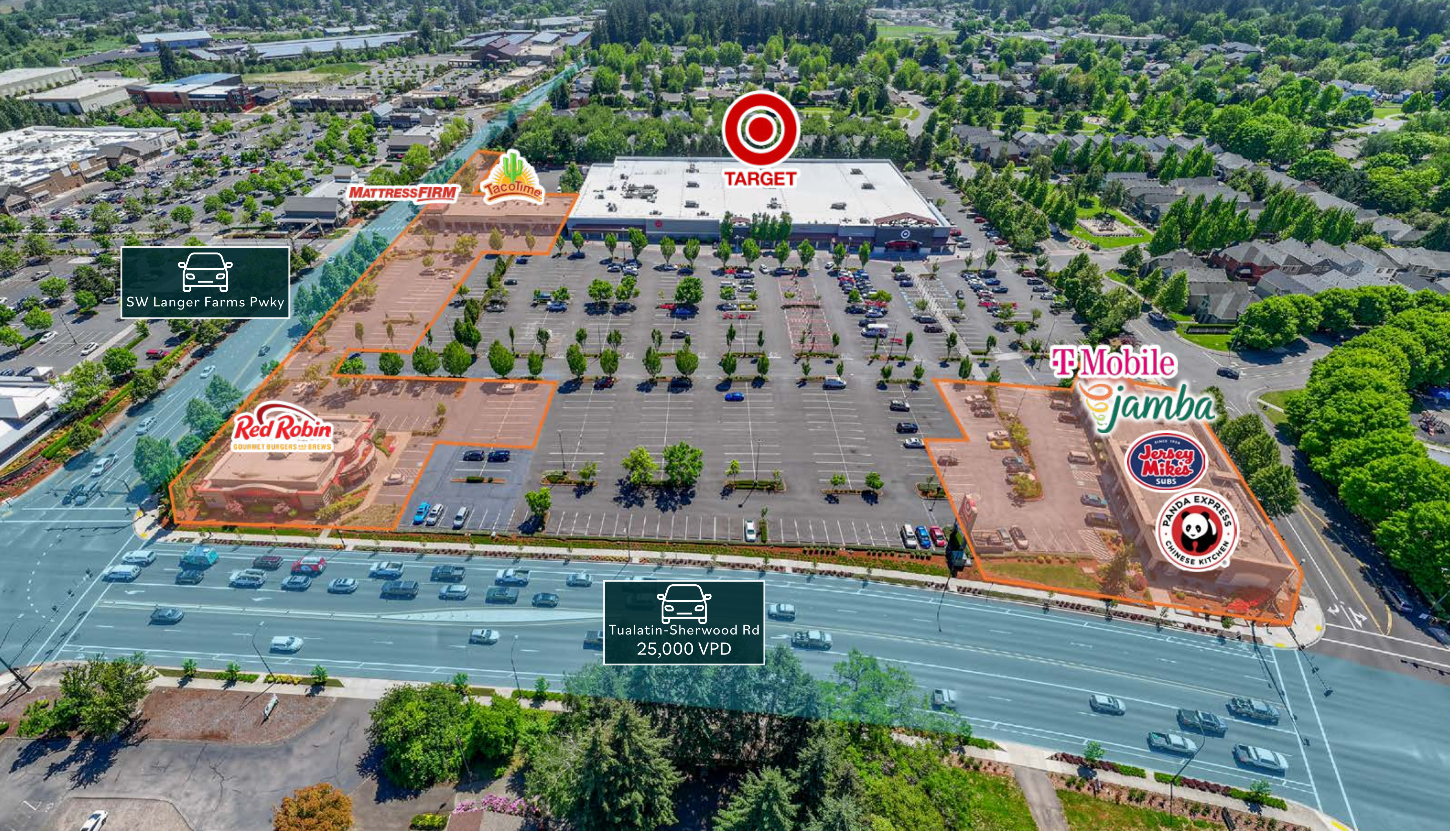
LANGER FARMS
SHOPPING CENTER
SHERWOOD, OR



CBRE

LANGER FARMS

PRICE	CAP RATE	OCCUPANCY	BUILDING SIZE	WALT
$12,550,000 ($446.27/SF)	6.00%	94.6%	28,122 SF	4.8 YEARS



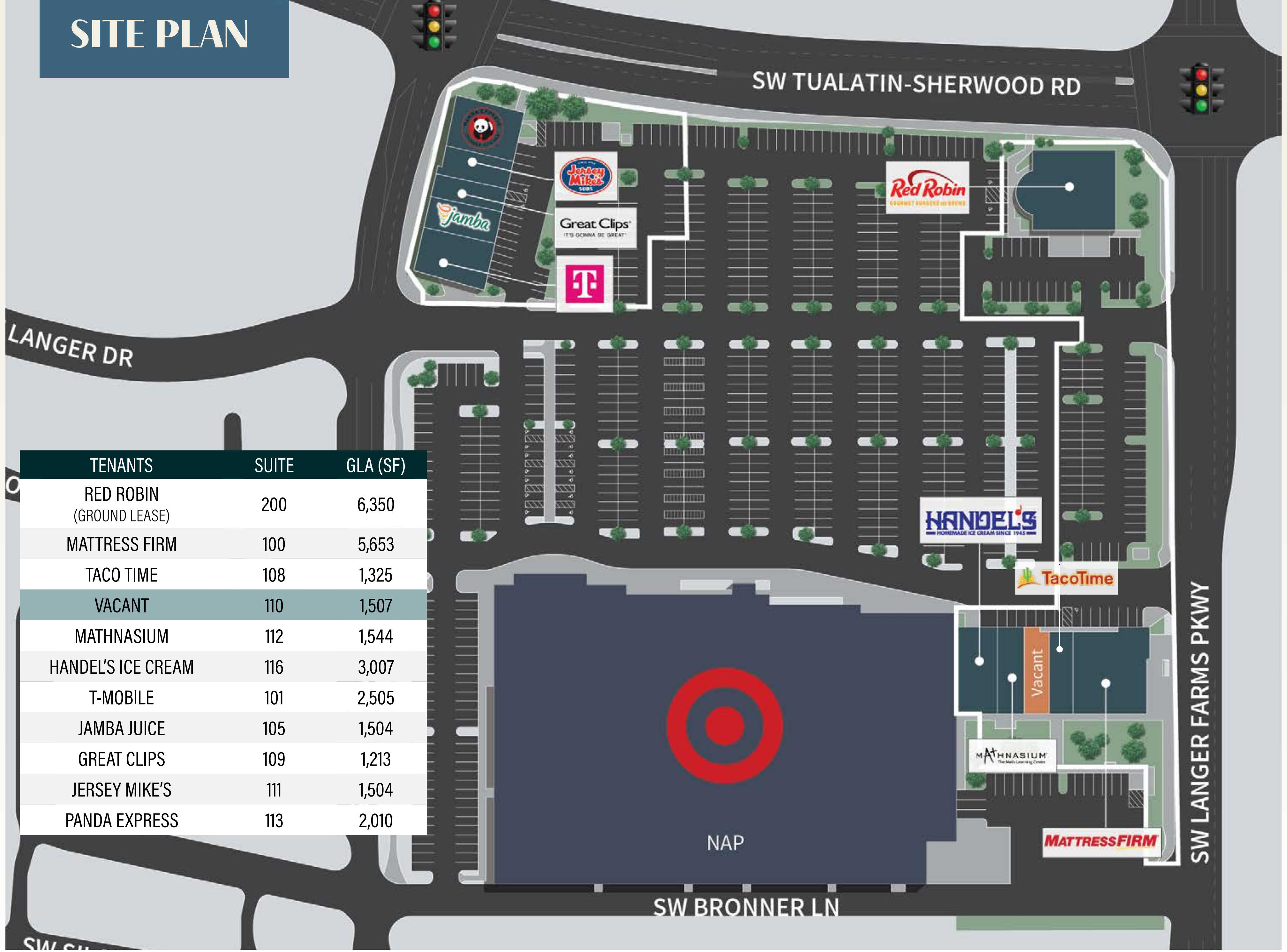
EXECUTIVE SUMMARY

Langer Farms Shopping Center (the "Property") consists of two inline retail strip buildings and a stand-alone ground-leased Red Robin pad. The buildings are shadow-anchored by a high-performing Target (1.3 million customers per year) located in the affluent Portland suburb of Sherwood, OR (16 miles south of the Portland CBD).

The rent roll is exceptionally stable with most tenants signing recent extensions or new long-term leases. The weighted average lease term (WALT) is 4.8 years of remaining term – an amount atypically high for traditional retail shoppes. Tenant demand has been strong for rare backfill opportunities. The purchaser will have the opportunity to enhance the property's cash flow through lease up of the single vacant suite (1,507 SF).

ADDRESS	21170 SW LANGER FARMS PKWY 21155 SW BALER WAY 21300 SE LANGER FARMS PKWY
CITY/STATE/ZIP	SHERWOOD, OR 97140
BUILDING SIZE	28,122 SF
OCCUPANCY	94.6%
SITE SIZE (ACRES)	2.99 AC
YEARS BUILT	2004 - 2006
PARKING RATIO	4.74:1,000 SF
ZONING	Retail Commercial - PUD

SITE PLAN



TENANTS	SUITE	GLA (SF)
RED ROBIN (GROUND LEASE)	200	6,350
MATTRESS FIRM	100	5,653
TACO TIME	108	1,325
VACANT	110	1,507
MATHNASIUM	112	1,544
HANDEL'S ICE CREAM	116	3,007
T-MOBILE	101	2,505
JAMBA JUICE	105	1,504
GREAT CLIPS	109	1,213
JERSEY MIKE'S	111	1,504
PANDA EXPRESS	113	2,010

RETAIL MAP

SHERWOOD MARKET CENTER
HOBBY LOBBY
O'Reilly AUTO PARTS
THE HOME DEPOT
SHERWOOD CROSSROADS
SAFEWAY
SHERWIN-WILLIAMS
Gentle Dental
Tualatin-Sherwood Rd
25,000 VPD
CEDAR CREEK PLAZA
planet fitness
IHOP
MUDBAY
PARKWAY VILLAGE
Walmart
Panera BREAD
the old spaghetti factory
KOHL'S
SHERWOOD PLAZA
ROSS DRESS FOR LESS
DOLLAR TREE
Chick-fil-A
DUTCH BROS
Papa Murphys
US 99W
LANGER FARMS
TARGET
MATTRESS FIRM
Jamba
Red Robin
PANDA EXPRESS CHINESE KITCHEN
T Mobile
Jersey Mike's SUBS
PARKWAY VILLAGE SOUTH
goldfish swim school
KinderCare
LANGER'S ENTERTAINMENT CENTER

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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