

LOCAL AREA ANALYSIS

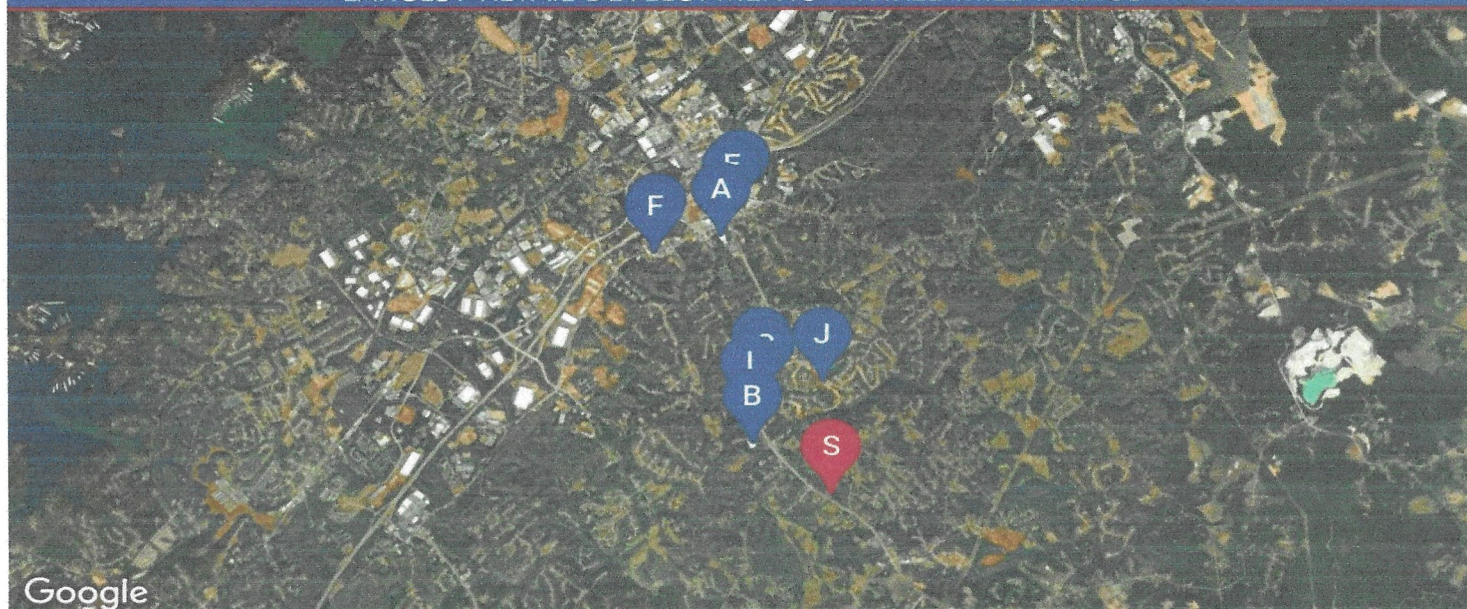
(CONTINUED)

LOCAL AREA RETAIL - THREE-MILE RADIUS

SIZE	RBA	YEAR BUILT	PERCENT LEASED	PROPERTIES
<5,000 FT	130,033 SF	2003	93.3	45
>5,000 FT-<20,000 FT	257,867 SF	2003	95.0	28
>20,000 FT	296,989 SF	2005	96.2	4
TOTAL	684,889 SF	2004	95.3	80

Source: CoStar

LARGEST RETAIL DEVELOPMENTS - THREE-MILE RADIUS



PIN	NAME	ADDRESS, CITY	DIST TO SUBJ	RBA	BUILT	CLASS	%LEASED
A		3446 Winder Hwy, Flowery Branch	2.7 mi	103,840	1998	B	97.43
B	Ingles	4260 Winder Hwy, Flowery Branch	0.8 mi	83,859	2008	C	100
C	Royal Lakes Marketplace	4025-4029 Winder Hwy, Flowery Branch	1.1 mi	82,635	2008	B	91.22
D		4009 Winder Hwy, Flowery Branch	1.2 mi	26,655	2008	B	94.58
E	Walgreens	3414 Mundy Mill Rd, Gainesville	2.9 mi	15,841	2005	B	100
F	Oakwood Plaza	3616 Atlanta Hwy, Flowery Branch	2.8 mi	15,200	2004	B	90.46
G		3154-3164 Atlanta Hwy, Gainesville	2.9 mi	13,636	1960	C	100
H		3617 Southland Dr, Oakwood	2.8 mi	13,450	1999	C	100
I	CVS	4050 Winder Hwy, Flowery Branch	1.1 mi	12,924	2006	B	100
J		4700 Royal Lakes Dr, Flowery Branch	1.1 mi	10,095	N/A	O	100

Source: CoStar