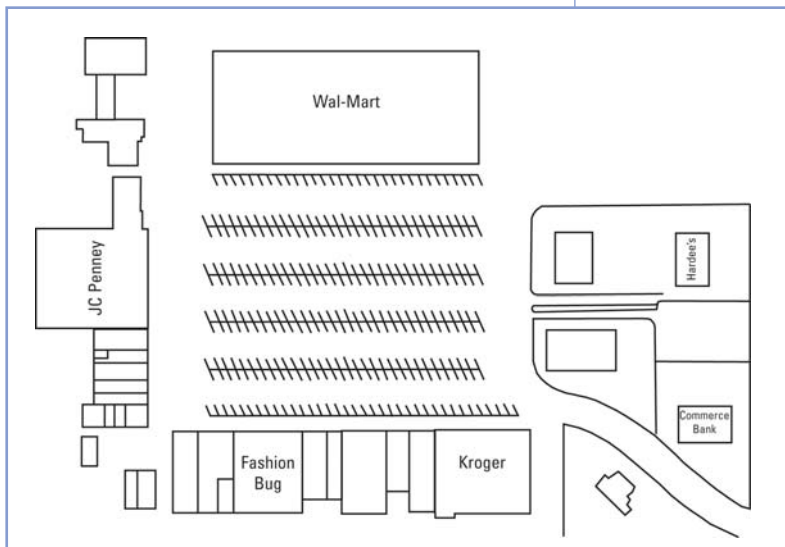


HUCK FINN SHOPPING CENTER

Hannibal, MO
 Purchased December 1992
 Sold April 1995



Property Highlights

- 290,004 sf
- 29.2 acres
- Constructed in 1965
- Anchors:
 - Wal Mart (92,855 sf)
 - Kroger (28,400 sf)
 - J.C. Penney (43,092 sf)
- Traffic Count – Approximately 22,200 Cars per Day
- Demographics

	City	County
Population:	18,004	38,000
Median HH Income:	\$21,905	\$22,000 (Approx)

Investment Strategy

- 45 day Contract to Close
- Correct environmental problem on Hardee's site
- Increase rollover rents due to below market rents

Leasing Activity

- Initial Occupancy – 89.22%
- 1995 Occupancy – 94%
- New Leases
 - Big Lots (22,900 sf)
 - Sold outparcels to Hardee's and Commerce Bank

Improvements

- Parking Lot and lights upgraded in 1993

Purchased for \$2,550,000 (\$8.79 psf) in 1992

Sold for \$4,550,000 (\$15.89 psf) in 1995