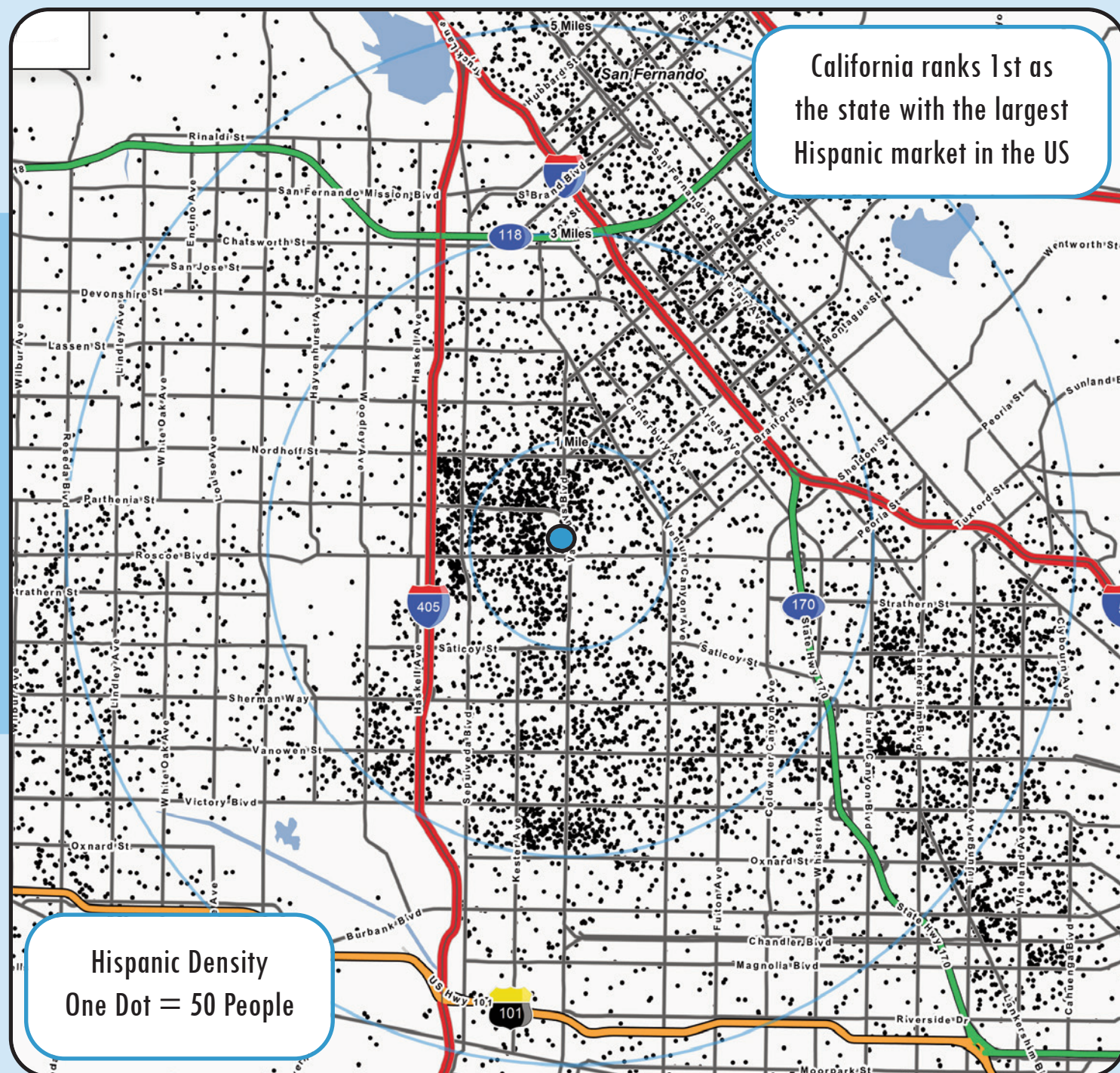




Two logos are displayed in a white rounded rectangle. The top logo is the Walmart logo, featuring the word "Walmart" in blue and a yellow six-pointed starburst icon. The bottom logo is for "LA CURACAO UN POCO DE SU PAIS", featuring a red and blue globe icon, the text "LA CURACAO" in blue, "UN POCO DE SU PAIS" in red, and a small golden statue of a person's head.

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According to the US Census Bureau, Hispanic Householders spend the most on food at home, apparel and soft goods than any other people.



TOTAL SQUARE FEET: 314,305
 MAJOR RETAILERS: Forever 21, Finishline, La Curacao, T-Mobile, Wal-Mart
 FOOD COURT: Domino's Pizza, McDonald's, Pollo Campero, Wendy's
 PROPERTY TYPE: Regional
 BUILT: 1955
 RENOVATED: 1980, 2005

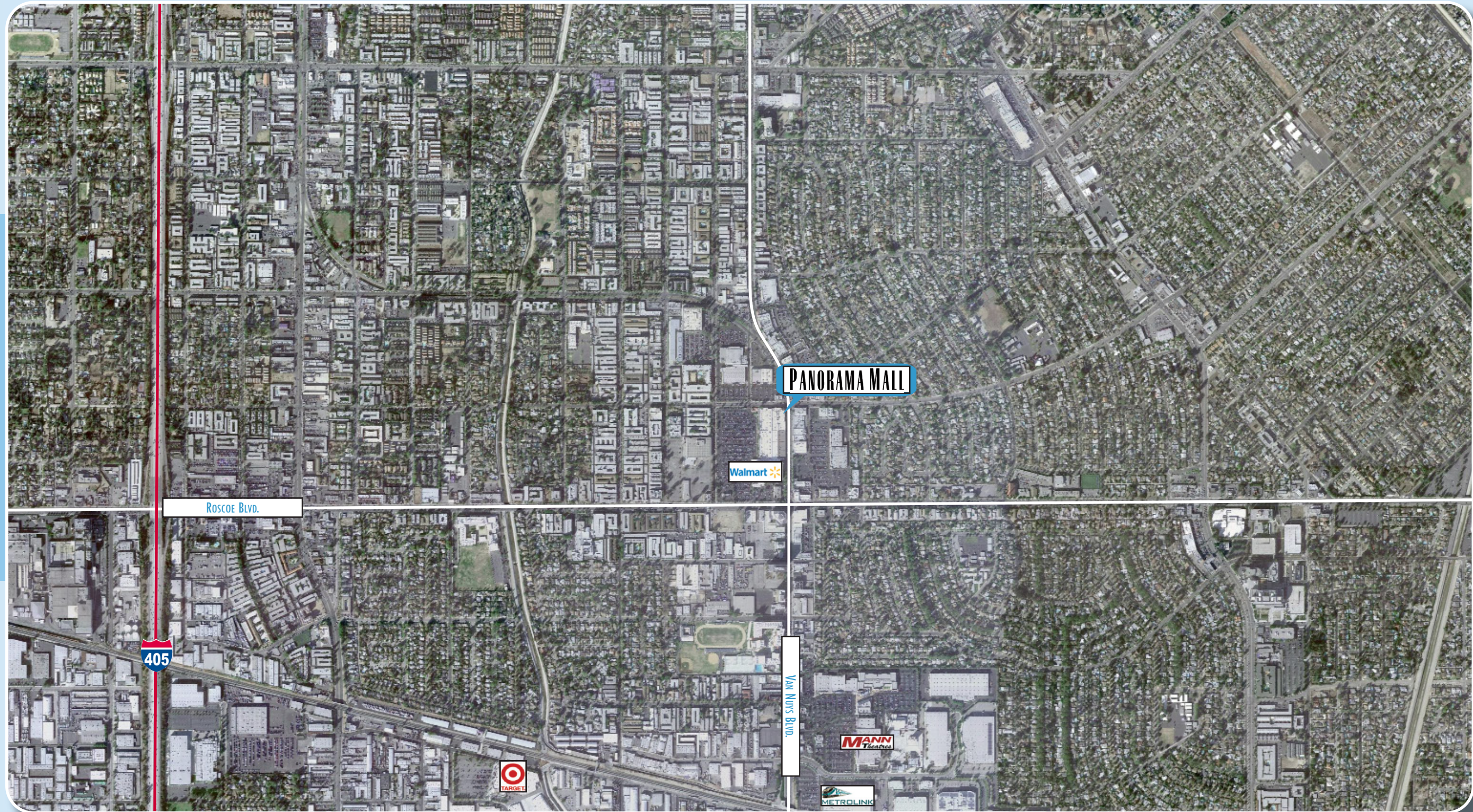
2011 ESTIMATE*	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	349,572	749,595	1,581,206
% HISPANIC	71%	63%	47%
% FAMILY HOUSEHOLDS	77%	71%	66%
AGES 0-17 YEARS	101,544	201,786	382,520
AVG. HH INCOME	\$54,471	\$62,222	\$79,552
HOUSEHOLDS	95,071	222,811	533,288

VEHICLE TRAFFIC COUNTS	2007 DAILY AVERAGE	2007 ANNUAL AVERAGE
MAJOR HIGHWAYS NEAR CENTER		
Interstate 5 (Osborne St.)	295,000	113,150,000
Hollywood 170	191,000	91,797,500
Interstate 5 (Terra Bella)	303,000	112,420,000
ROADS WITH CENTER ENTRANCES		
Roscoe Boulevard	40,000	14,600,000
Van Nuys Boulevard	40,000	14,600,000

The residents within the culturally diverse community of Panorama City are drawn to its expansive retail offerings. With approximately 352,030 family households and 1.5 million residents, Panorama City is a desirable location for retailers.

*Source: Claritas, Inc.

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The Legaspi Company (“TLC”) is the pioneer in Hispanic retailing.

For over 30 years, TLC has focused its commercial real estate efforts in development, redevelopment, brokerage, landlord & tenant representation and consulting. The company’s knowledge in Hispanic demography has enabled it to effectively identify and capitalize on untapped market opportunities and develop projects in urban and Hispanic areas.

TLC’s expertise has led REITs, investors and developers to seek the company’s assistance as they look to acquire and reposition assets in Hispanic trade areas. Municipal entities have also depended on the company’s ability to reposition shopping districts as a means of increasing goods and services within the community. The successes of TLC have caused retailers alike to utilize the company to define and implement their expansion strategies in the Hispanic market.

The belief of The Legaspi Company is that Demography is Destiny — 1 out of every 6 Americans is Hispanic.