



Confidential Offering Memorandum for the Disposition of

Crossroads Mall and Parcels

Oklahoma City, OK



Crossroads Mall and Parcels

Offering Memorandum



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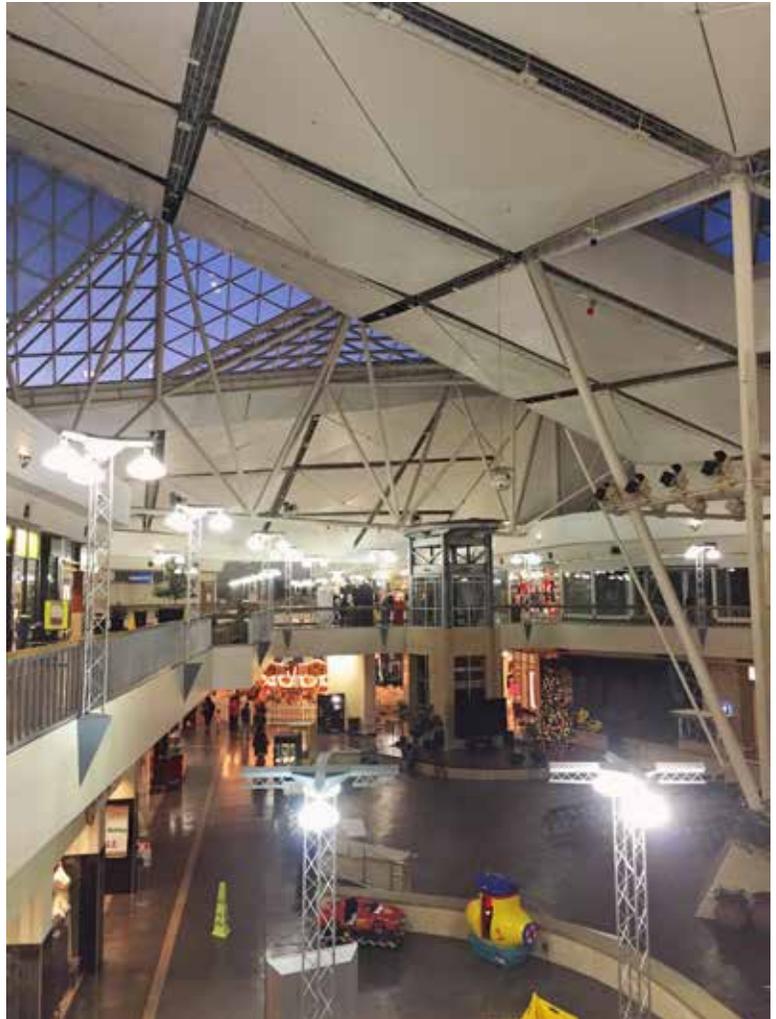
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Crossroads Mall and Parcels

Offering Memorandum



Confidentiality and Conditions

This Offering Memorandum was prepared by Price Edwards & Company (“Broker”) on behalf of Owner, and is confidential and furnished to prospective purchasers of the property described herein, subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Offering Memorandum is intended solely to assist prospective purchasers in their evaluation of the property and their consideration of whether to purchase the property. It is not to be used for any other purpose or made available to any other person without the prior written consent of Price Edwards & Company.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Owner/Broker and their sources. Financial projections are provided as a reference and are based on assumptions made by Owner/Broker and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions.

This Offering Memorandum was prepared on the basis of information available to the Owner and Broker in connection with the sale of the property. It contains pertinent information about the property and the surrounding area, but does not contain all the information necessary for a complete evaluation of the property.

Although the information contained in this Offering Memorandum is believed to be accurate and reliable, neither the Owner nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the property will be sold on an “as-is” basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Owner or Broker.

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Executive Summary

Crossroads Mall and Parcels

Offering Memorandum



Executive Summary

Price Edwards & Company is pleased to ("the Property") located in Oklahoma City, Oklahoma. The Property is a 800,070 square foot mall located at the northeast corner of Interstate 35 and Interstate 240. Crossroads Mall is the largest mall in Oklahoma and can be purchased at far below replacement cost.



Crossroads Mall	
Tenant Square Footage	Square Feet
In-Line Mall	383,784 SF
Former JC Penney	198,358 SF
Former Dillard's	194,538 SF
Former Ward's Automotive	23,390 SF
TOTAL SQUARE FOOTAGE	800,070 SF

NOTE: The two anchor tenants below are not part of this offering but are available for sale.

Non-Owned Anchor Tenants	Square Feet
Santa Fe South High School (not owned)	157,000 SF
Former Macy's (not owned)	152,008 SF

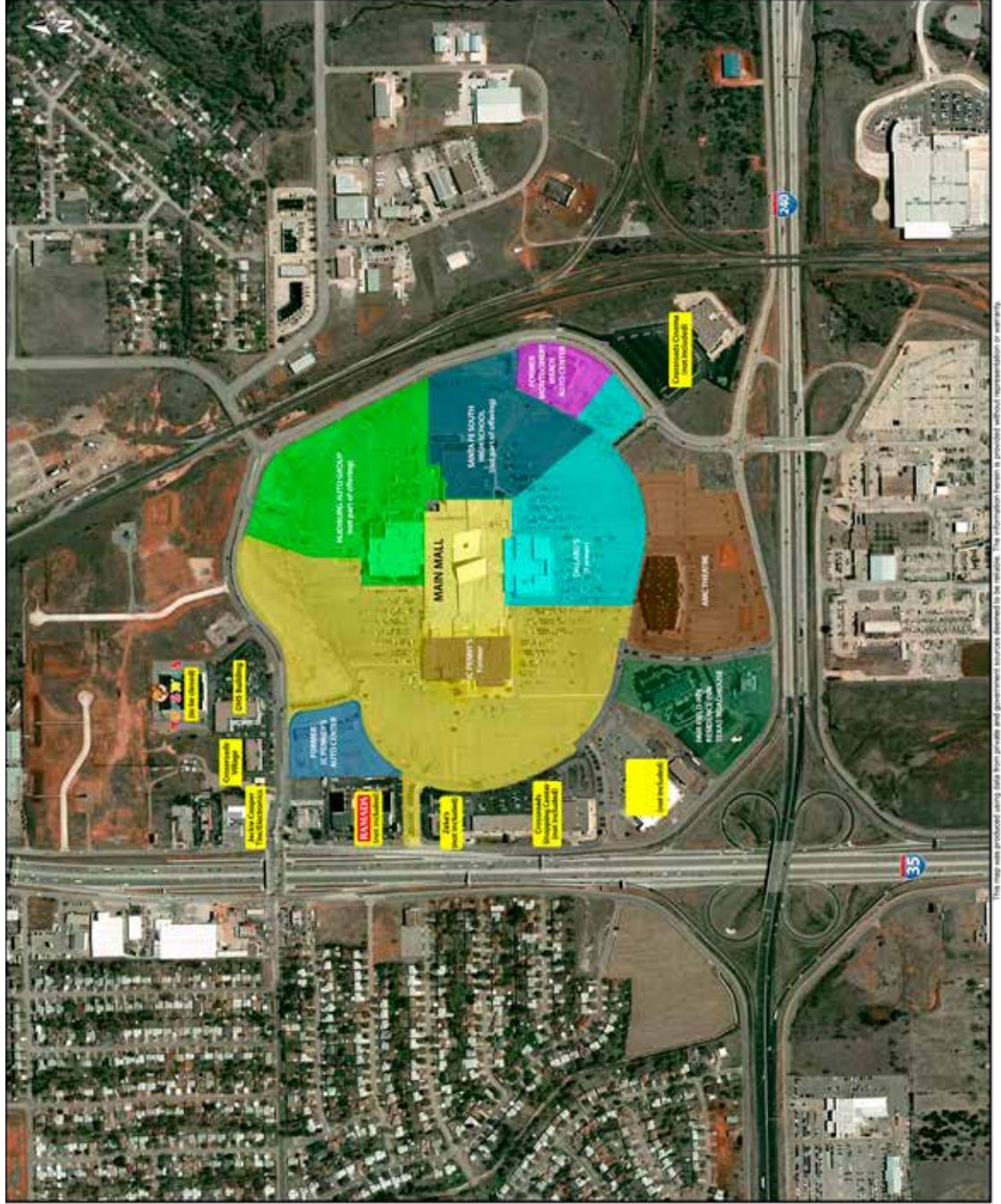
Crossroads Mall and Parcels

Offering Memorandum



Lat: 35.2087 Lon: -97.4379 Zoom: 2.292 m. Logos are for identification purposes only and may be trademarks of their respective companies.

Crossroads Mall		Square Footage	
Owned Buildings			
Building/ Tenant			
Main Mall		383,784	
JC Penney's (Former)		198,358	
Dillard's		194,538	
Former Mont. Ward's Auto.		23,390	
Total Offering		800,070	
Non-Owned Buildings: Not part of offering			
Building/Tenant		Square Footage	
Santa Fe High School		157,000	
Hudiburg Auto Group		152,008	
AMC Theatre	SOLD		
Texas Roadhouse	SOLD		
Residence Inn	SOLD		
Fairfield Inn	SOLD		
Former JC Penney Auto.	SOLD		



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This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Crossroads Mall and Parcels

Offering Memorandum



Investment Opportunities

Crossroads Mall offers an investor or developer the opportunity to own property at arguably the best intersection in the state of Oklahoma. At the intersection of I-240 & I-40 the 60.45 acre site is ideal for several uses. The site is zoned I-2 (Moderate Industrial) and could be used for anything from Industrial Distribution to Retail. With the flexibility to use a portion or all of the existing structure, an investor will be able to have some infrastructure in place. To offset a small portion of the carrying cost of the vacant mall, the owner will receive income from the outer ring tenants. By closing the mall, all types of possibilities are now obtainable for this extraordinary property.



Conversion – the premium location and sheer size of the project provide the opportunity to be creative through re-design and re-development as an education hub, industrial distribution center.

Full Mixed Use – 60 acres and great visibility provide the footprint and infrastructure for a full mixed-use project that could include retail, office, garden office, residential, and flex space.

Industrial – the Property is zoned moderate industrial and, with the adjacent rail service, interstate access, and the availability of heavy infrastructure, is a prime distribution/warehouse site.

Investment Highlights

Location

Northeast corner of Interstate 35 and Interstate 240

High Traffic Count

With frontage on both I-35 and I-240, over 190,000 cars a day are potential customers.

Zoning

The existing zoning is Moderate Industrial with a retail variance. I-2 zoning will allow for several different uses for redevelopment.

Trade Area

Oklahoma metro draws from over 1,400,000 people.

Whole or Partial Acquisition

Potential purchasers can submit offers on the whole property or select parcels.

Purchase Price: \$6,500,000

The property will be sold at far below replacement cost and is in good condition.

Crossroads Mall and Parcels

Offering Memorandum



Crossroads Mall		
Tenant	Square Footage	Acres
In-Line Mall	383,784 SF	13.3
Former JC Penney	198,358 SF	26.11
Former Dillard's	194,538 SF	15.06
Former Montgomery Ward's Automotive	23,390 SF	3.2
TOTALS	800,070 SF	
NOTE: The following buildings are not part of this offering		
Santa Fe South High School	157,000 SF	11.06
AMC Theater (lease until 2019)	64,440 SF	14.27
Residence Inn by Marriott (ground lease until 2020)	58,062 SF	3.368
Fairfield Inn by Marriott (ground lease until 2020)	35,958 SF	2.2
Former JC Penney Automotive	14,353 SF	3.5
Texas Roadhouse (ground lease until 2015)	6,400 SF	1.7
Hudiburg Auto Group (not owned)	152,008 SF	14

The Main Mall or In-Line space

The main mall is currently closed, and will most likely be re-purposed.

Former JC Penney's Building

The former JC Penney's building contains approximately 198,358 square feet of vacant anchor space and is located on the northwest side of the mall. The building is also part of the overall Crossroads Mall marketing package.



Dillard's

The former Dillard's contains approximately 194,538 square feet. The two-story structure is located on the side of the property and presently situated on 15.06 acres.



Former Montgomery Ward's Automotive Building

The former Montgomery Ward's Automotive is 23,390 square feet on 3.2 acres located on the outer ring of Crossroads Mall. The building is currently being used for automotive use, but can easily be converted.

Property Description

Crossroads Mall and Parcels

Offering Memorandum



Property Description

Overview

The entire developed mall is a two-story retail mall containing approximately 941,745 square feet of leasable area. The main mall has approximately 383,784 square feet of common area and small tenant spaces. In addition to the main mall, there are four anchor spaces consisting of approximately 701,904 square feet. Two of the anchor spaces (former Dillard's and JC Penney) contain approximately 392,896 square feet. Two of the anchor spaces (Macy's and Santa Fe South High School) are separately owned and contain approximately 309,008 square feet, and are not included in this offering. The mall is surrounded by a ring road which contains six buildings included in the existing ownership. Three of the six buildings are under long term ground leases and three buildings are owned fee simple. The three ground leased properties include two Marriott hotels and a Texas Roadhouse restaurant. A 64,440 square foot theatre was developed by the mall ownership in 1998 for AMC Theatres with a lease in place until 2019. Both the former Steve & Barry's and JC Penney buildings have two separate buildings which were used as automotive facilities and contain approximately 36,390 square feet. The subject land area is 63.31 acres.



Demographic Highlights	5 miles	15 miles	25 miles
2017 Est. Population	235,490	874,943	1,244,428
2010-2017 Population Growth	0.7%	1.2%	1.6%
2017 Households	88,862	350,885	491,117
2017 Est. Median Age	32.7	34.3	34.9
2017 Est. Avg. Household Income	\$55,630/yr	\$67,199/yr	\$76,037/yr



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Address:	7000 Crossroads Boulevard Oklahoma City, OK
Net Rentable Area:	800,070 +/- square feet (Owned)
Number of Stories:	Two (2)
Parking Spaces:	6,500 (Est.) parking spaces
Year Completed:	Ground Breaking February 1972 Completed February 1974
Land Area:	60.45 Acres
Ownership:	Fee Simple
Assessor's Parcel Numbers:	R13-216-4070, R13-216-4090, R13-216-5000
Taxing Entities:	City of Oklahoma City, Oklahoma City #89, OKC Community College, Oklahoma County
Developer:	N.K. Winston/Oklahoma Corp. of New York
Architect:	Architectonics, Inc. of Dallas and Phelps-Spitz-Ammerman-Thomas of Oklahoma City
Construction:	Interior <u>Layout:</u> The mall has a general x-shaped configuration. The vacant JC Penny's box anchor the west end of the mall, while the former Macy's and Dillard's anchor the north and south ends of the mall. The east end of the mall is owned by Santa Fe South High School. Mall concourses are relatively wide ranging from 30 to 40 feet. This width provides adequate site lines and space for center court kiosks. Store frontage typically varies from 10 to 85 feet with 35 to 50 being the most typical. Store depths range from 30 to 120 feet with most stores exhibiting typical frontage to depth ratios <u>Store Fronts:</u> Store fronts are generally a mix of flush and "pop-out" design. Many reflect the most recent tenant designs for the respective chain <u>Tenant Rest Rooms:</u> Each tenant has a restroom facility <u>Public Rest Rooms:</u> The property has a set of public restrooms on each of the retail levels. Additional restrooms are located in the anchor department stores <u>Lighting:</u> Lighting in the common areas is provided by fluorescent and incandescent fixtures

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Flooring: Quarry tile and colored concrete. Commercial grade carpet and tile in tenant spaces

Storefronts: Glass, drywall, plaster with wood veneer

Ceilings: The ceiling in the common areas is exposed. Ceilings in the individual tenant spaces vary and include acoustical tile, painted drywall and exposed truss work

Exterior

Roof: Twin hyperbolic roof system

Skylights: 0.25 in thick bronze tinted glass

Exterior Walls: Brick, concrete block and masonry

Foundation: Poured concrete slab

HVAC: 4,200 tons of air conditioning and a 15 million BTU per hour heating system

Escalators System: Located in the main mall and each of the anchored tenant spaces

Sprinkled: Throughout the mall and tenant spaces

Elevators: Two-story elevators in the main mall and each anchored space equipped with passenger and freight elevators

Plumbing: Water and sanitary sewer are master-metered within the property

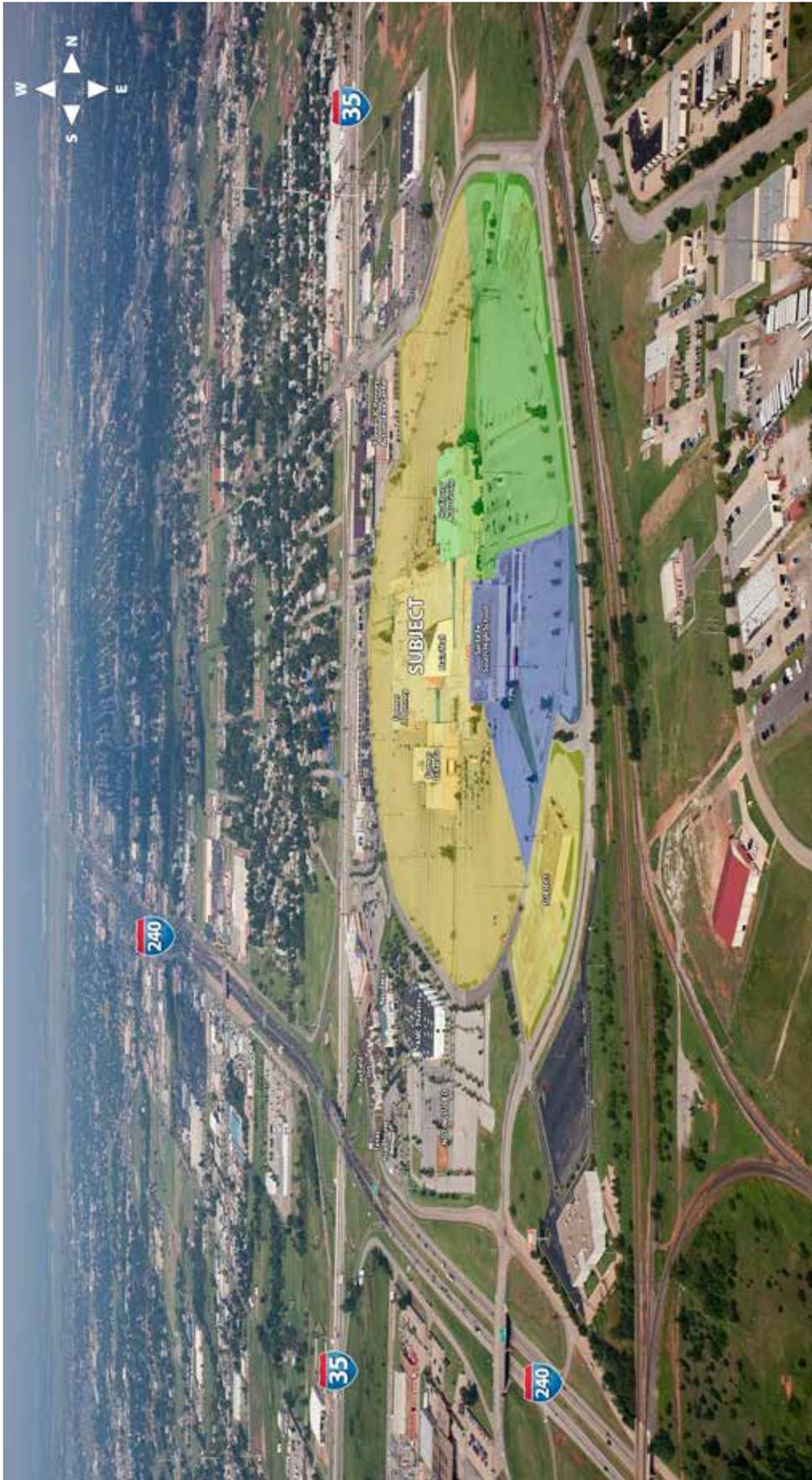
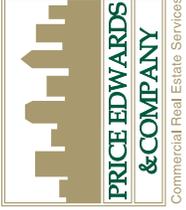
Emergency Power: The building is equipped with a back-up generator

Security: Exterior monitors are located throughout the mall

Electrical: Service to all tenants is through a common distribution system. Energy is purchased by mall ownership and billed to the individual tenants

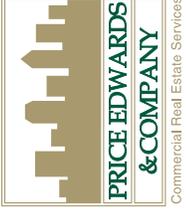
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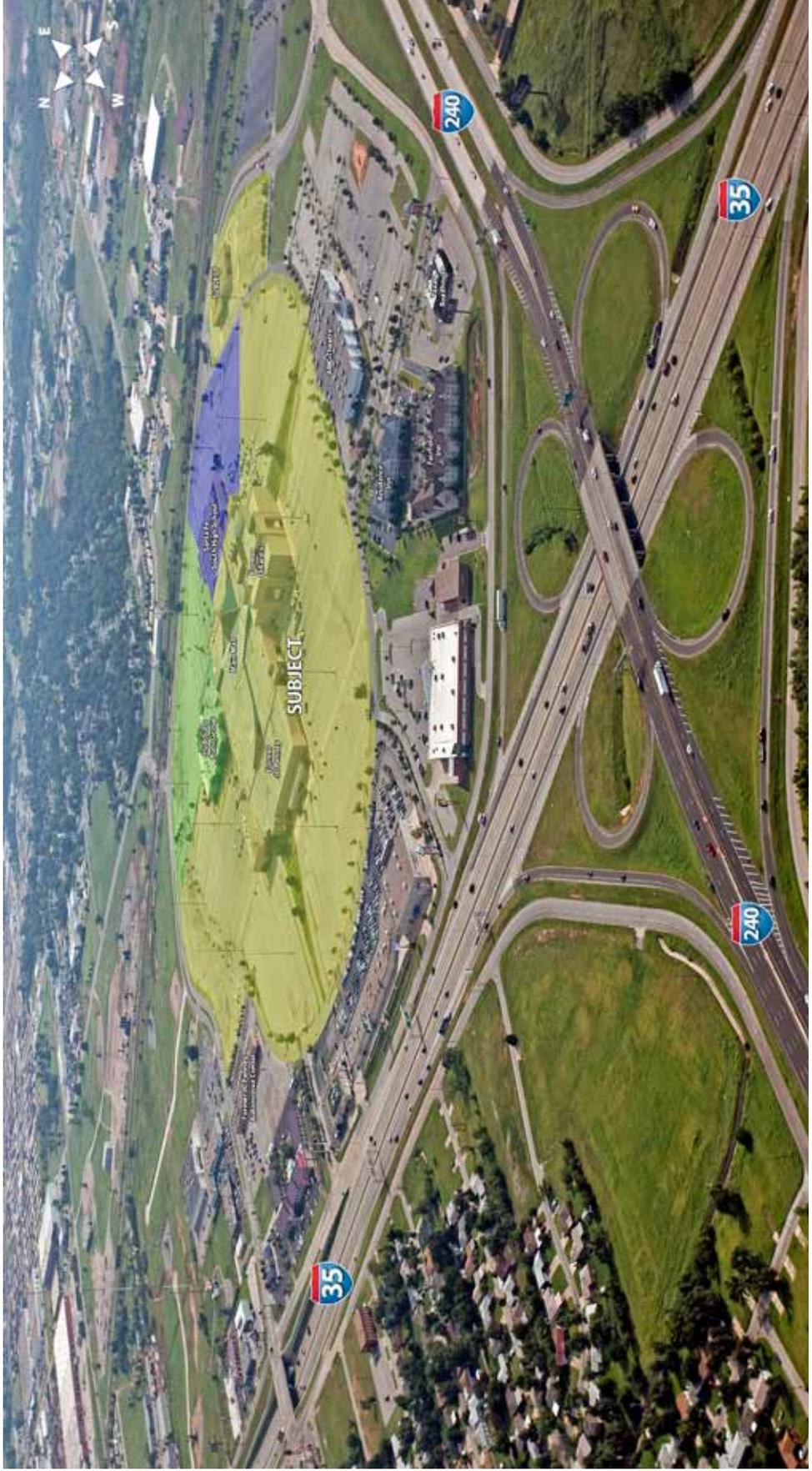
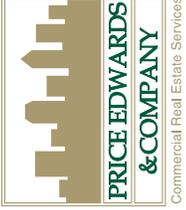
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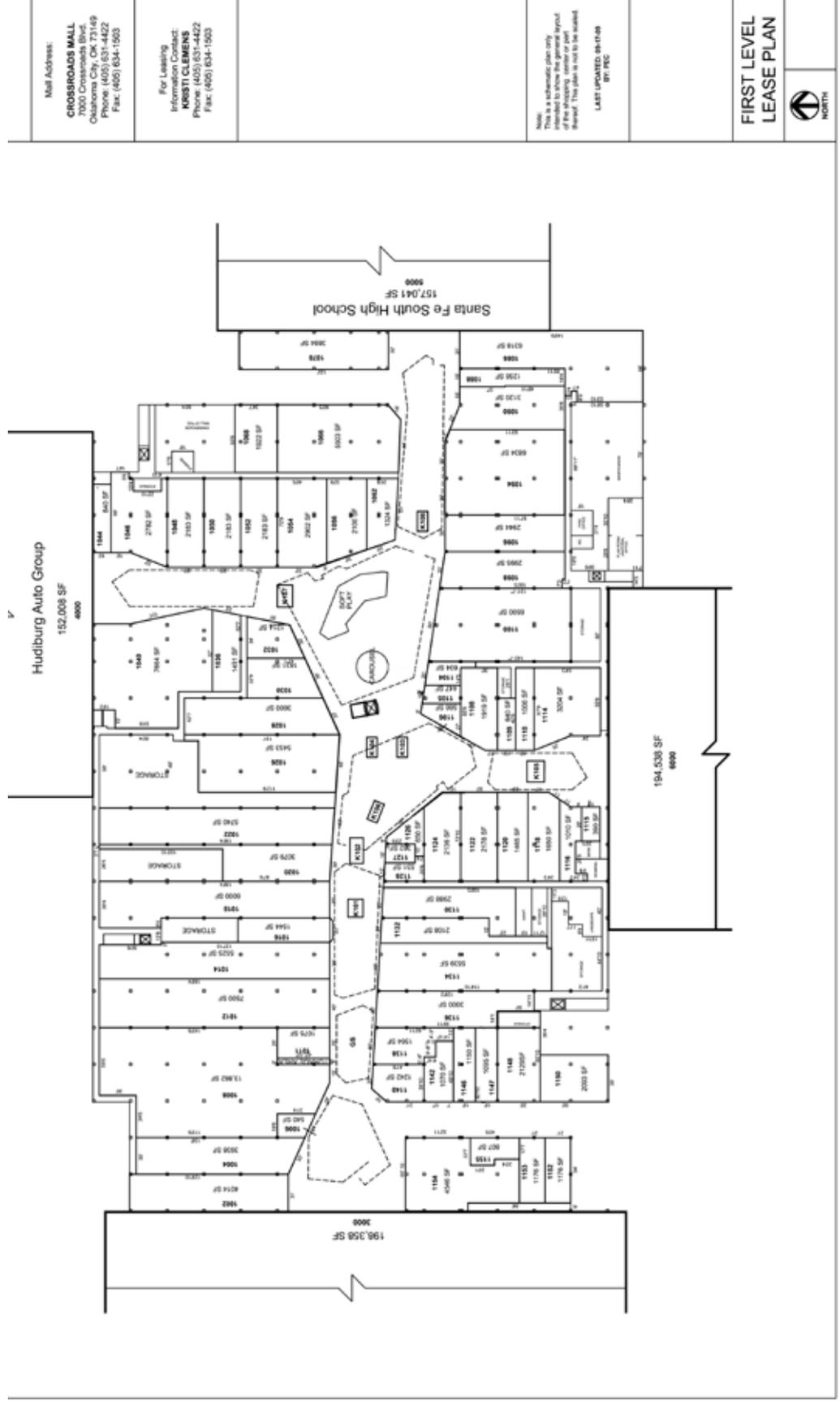
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**PRICE EDWARDS
& COMPANY**

Commercial Real Estate Services



Mail Address:
CROSSROADS MALL
 7000 Crossroads Blvd.
 Oklahoma City, OK 73149
 Phone: (405) 831-4422
 Fax: (405) 834-1935

For Leasing
 Information Contact:
KIRSTI CLEMENS
 Phone: (405) 831-4422
 Fax: (405) 834-1935

Note:
 This is a schematic plan only.
 It is not intended to be a legal record
 of the shopping center or part
 thereof. This plan is not to be used
 for legal purposes.
 LAST REVISION: 06-17-09
 BY: PEC

**FIRST LEVEL
 LEASE PLAN**



Location

Crossroads Mall and Parcels

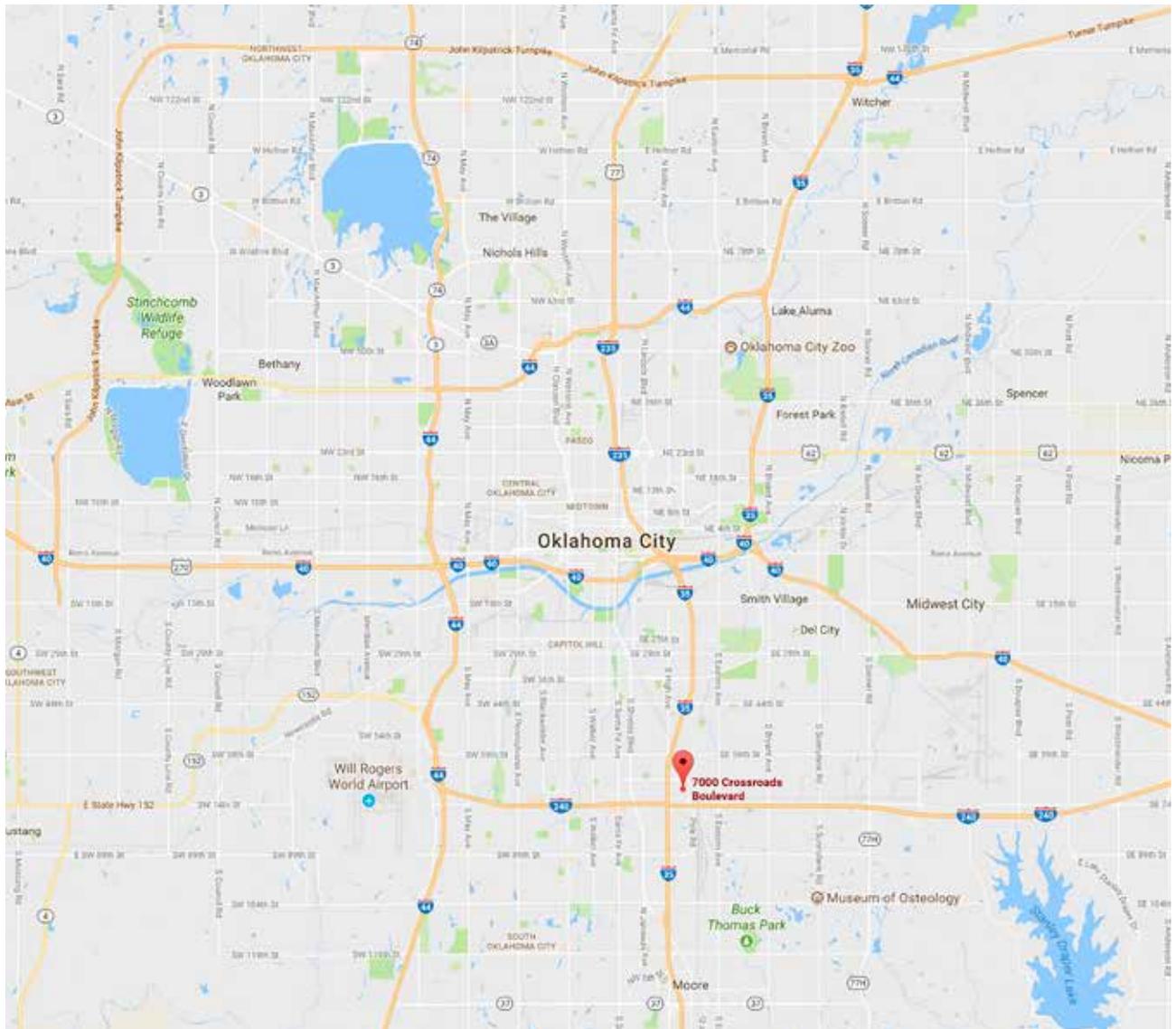
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Location

Overview

Crossroads Mall is located at the intersection of I-35 and I-240 which is arguably the best intersection in the Oklahoma City metro. Access to the Mall from the interstate can be reached from I-35 at Southeast 66th Street and from I-240 from Pole Road. Access from each anchor and the main mall can be obtained from several entrances using the mall ring road.



Crossroads Mall and Parcels

Offering Memorandum



OKC Cost of Living 88.8
Nation 100.00

OKLAHOMA CITY

Oklahoma City is the capital of the state of Oklahoma and has the unique advantage of being the hub of energy, aviation, biotechnology, manufacturing and education in the state.

The wide range of industries in Oklahoma City protects the region from an overly-exaggerated effect of an economic recession. In fact, the region continues to show lower unemployment, lower cost of living and higher earnings during a recession than the rest of the nation.

Oklahoma City is ideally located between the west (Los Angeles) and east (New York City) coasts. The region is considered the "Crossroads of America," positioned at the intersection of Interstate 35 and Interstate 40, two of the nation's primary highways. In fact, I-35, which runs through the heart of Oklahoma City, is the only highway that connects the three NAFTA nations of Canada, the United States and Mexico. Interstate 40, which runs through downtown Oklahoma City, ranks as one of the primary east-west transcontinental freeways in the nation.

Oklahoma City is the 31st largest city and 42nd largest metropolitan area. Oklahoma City encompasses 622.5 square miles—the third largest land area for a city in the nation. Commute times in the Oklahoma City area average 20 minutes or less.

Will Rogers World Airport sits on 8,000 acres of land and serves 6 airlines to 23 nonstop destinations. It is in the top 10 largest airports in the county in land area and is the largest small hub airport in the nation.

The Union Pacific and Burlington Northern & Santa Fe rail lines connect Oklahoma to the rest of the country with over 4,000 miles of track.

Distance and Delivery Time from Oklahoma City to Major U. S. Cities

Major Cities	Distance (Miles)		Delivery Time (Days)	
	Highway	Rail	Motor	Rail
Atlanta	868	1,006	3	4
Chicago	896	846	3	3
Dallas	200	388	1	7-8 hours
Denver	630	792	3	2
Detroit	1,086	1,230	3	4
Houston	437	638	2	1.5
Kansas City	339	379	2	1
Los Angeles	1,367	1,489	3	6

OKLAHOMA CITY FACTS

Cost of Living Index

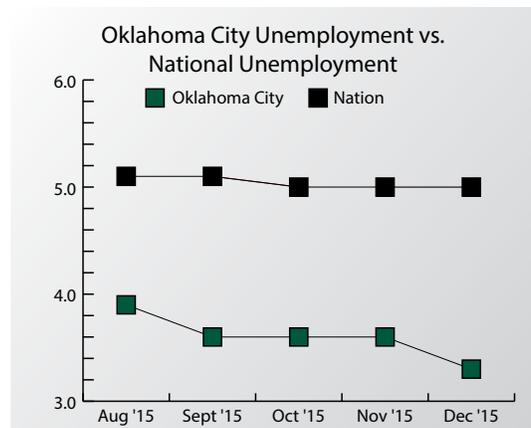
Oklahoma City	88.8
Atlanta	96.8
Boston	160.7
Chicago	103.4
Denver	115.1
Detroit	73.3
Manhattan	227.4
Memphis	85.2
Tucson	94.4
Pittsburgh	93.7
San Francisco	176.4
Seattle	117.6
Washington D. C.	146.8
Nation	100.0

Major Industries

Aviation & Aerospace
Bioscience
Energy
Transportation & Logistics

Top 20 Local Employers

State of Oklahoma	Government	46,900
Tinker Air Force Base	Military	26,000
OU - Norman Campus	Higher Education	11,900
Federal Aviation Administration	Aerospace	6,500
INTEGRIS Health, Inc.	Health Care	6,000
Hobby Lobby	Wholesale & Retail	5,100
OU Health Sciences Center	Higher Education	5,000
City of Oklahoma City	Government	4,600
Mercy Health Center	Health Care	4,300
OGE Energy Corp.	Utility	3,400
Devon Energy	Oil & Gas	3,200
OU Medical Center	Health Care	3,200
SSM Health Care of Oklahoma	Health Care	3,000
University of Central Oklahoma	Higher Education	2,900



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OKLAHOMA CITY PRESS

Oklahoma City ranked best city for retired vets

November 1, 2018 - BusinessWire

With especially strong scores in "veteran-specific metrics and for overall quality of life measures" Oklahoma City is dubbed the best city for retired vets.

Oklahoma City among top 5 cities for veteran homebuyers

November, 2018 - Veterans United

By weighing economic wellness, employment, availability of VA benefits and quality of life for veterans, Oklahoma City was found to be among the top 5 best cities for veteran homebuyers.

Oklahoma City ranked most livable community

November 12, 2018 - Livable

A strong and growing economy, outstanding cultural offerings and bold municipal leadership helped propel Oklahoma City to the top of the list of the most livable communities.

Oklahoma City metro makes top 25 cities for millennial job seekers

2018 - Jetty

Thanks to low costs of living, high wages, low unemployment and one of the largest millennial workforce percentages, the Oklahoma City metro ranks among the nation's best cities for job seeking millennials.

Oklahoma has the best unemployment insurance tax structure

2018 - The Tax Foundation

For the fourth year in a row, Oklahoma was found to have the best unemployment insurance tax structure based on weighing "the actual rate schedules in effect in the most recent year, and the statutory rate schedules that can potentially be implemented at any time depending on the state of the economy and the UI fund."

Oklahoma City's Myriad Gardens rank among top 10 urban sanctuaries

August 22, 2018 - St. Louis Post-Dispatch

"Oklahoma City's most beautiful and vibrant urban park space" ranks among the best urban sanctuaries in the country and is called a "huge civic asset."

Oklahoma City among top 5 cities with youngest entrepreneurs

August 14, 2018 - Lending Tree

More entrepreneurs choose to start their businesses earlier in

Oklahoma City thanks to things like low cost of living, more networking opportunities, a large millennial workforce and a healthy business environment.

OKC ranks as a great place for young entrepreneurs

August 14, 2018 - Lending Tree

Based on the average age of company founders, Lending Tree ranked OKC No. 4 on its "Top 5 Cities with the Youngest Entrepreneurs" list.

Looking for good weather? Give OKC a gander

July 13, 2018 - U.S. News and World Report

Due to its mild temperature and plethora of sunny days, Oklahoma City was ranked as the No. 8 "Best Places to Live in the U.S. for Weather" according to U.S. News and World Report.

Oklahoma City ranked in top 20 cities where millennials make the most money

July 16, 2018 - Credit Sesame

High wages and low cost of living for one of the largest millennial workforces (41% of our working population--tied for the largest percentage on the list) put OKC in the top 20 cities where millennials make the most money.

Oklahoma City ranked best-run city with a population over 500,000 for the second year in a row, ranked tenth best overall

July 9, 2018 - WalletHub

Based on categories such as financial stability, education, health, safety, economy, and infrastructure, WalletHub found OKC to be one of the absolute best run cities in the US for the second year in a row.

Oklahoma City among the top 10 best places to live for outdoor space

July 6, 2018 - Pots Planters and More

Beautiful parks, wonderful air and lovely temperatures put OKC in the top 10 cities with the best outdoor space.

Oklahoma City tops U.S. cities with fastest construction growth rates

June 27, 2018 - Construction Productivity Blog

The construction of the new MAPS 3 convention center has caused substantial growth for construction in OKC. The rate of project growth in 2018 tops the list at 17%.

Market Analysis

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Market Analysis

The Retail Market

Change within the retail sector has been well-documented: pressure from Amazon and internet retailers; the changing spending habits of consumers; the influence of private equity and resultant high debt levels; discretionary spending being squeezed by health care expenditures and student debt; and the world of digital marketing. All during an increasingly uncertain national political and economic environment.

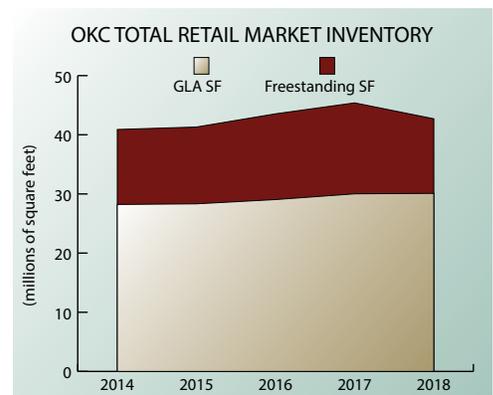
Retailers have reacted to these changes both positively and negatively: store closures and bankruptcies; downsizing/rightsizing; reducing costs; creating better shopping experiences; re-training staff and improving product mixes; optimizing digital presence; opening new concepts; focusing on value & convenience. Favored tenants in this environment include best of class, service-oriented, health/fitness, and discounters.

Retail spending isn't an issue, retail sales increased 4.4 percent in 2017 and 5.7 percent in the first quarter of 2018. In fact, sales have increased every year since the 2009 downturn. The issue is the ability of retailers and the retail market to recognize and adapt to change.

OKC Retail Performance

Why is the Oklahoma City retail market not as vibrant as it seems like it should be? Unemployment is under 4 percent, energy prices have rebounded nicely in the last year; City and State sales tax collections are up significantly; new business relocations and expansions are up. Add to this the positive effect of the national tax cuts and reduced regulation and you would expect a stronger retail market. But, our survey numbers show increased vacancy in the first half of the year, 10.7 percent from 9.8 at year-end. Retail development of any significance has slowed. Local retailers in particular are being hesitant about expansion and adding stores.

The pressures of change within retail in general are part of the answer, but we see a couple of local influences dampening the market. Despite rising energy prices, there is a continued energy market hangover from the last few years. Energy firms have become very efficient; consequently, most of the highly paid workers laid off



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over the past few years haven't been hired back. This has hurt wage growth. Oklahoma population growth has slowed considerably as well, .7 percent in 2017, 1.3 percent in 2016, 1.6 percent in 2015 (per World Population Review). Retail feeds off population growth and wage growth. And the effect on smaller retailers is typically more pronounced as they have less flexibility to adjust to changing market conditions than larger national firms.

Let's take a look at how these changes are playing out in Oklahoma City. Several retailers have closed in the last six months which has negatively effected occupancy: three Toys R Us stores and the Baby's R Us store, the three Gordman's closures, and the Sears store closures (including the recently announced closure of their 44th and Western location). Several retailers have also downsized stores or are in the process of downsizing, including Kohl's, Burlington, and Office Depot. Conversely, a number of retailers have expanded locally, HomeGoods, Five Below, Dollar Tree, Aldi, and Sprouts among others. And, we have added several new to the market retailers: Lifetime Fitness, Duluth Trading, the Container Store, Uncle Julio's and, the announced additions of Costco and Urban Air. This doesn't include the retailers who are actively looking in the market: highlighted by REI, Restoration Hardware, and Capitol Grille. Not to mention the Amazon fulfillment center that is under construction near the airport which should reinforce Amazon's presence and allow for same day delivery in the future. The net result of all this activity is a bit of a mixed bag consistent with the national and local influences we are seeing.

Our Malls

The general thinking is that class A malls are performing well and will continue to perform well. We see this at Penn Square Mall, sales are over \$700 per square foot and the tenant mix remains strong; Simon has been able to replace tenants that have vacated and the Container Store is a good addition. Class B malls nationally are seeing signs of stress and are having to embrace new tenants and new strategies, in some cases adding housing and alternative uses. Quail Springs Mall falls in this category as they've seen some increased vacancy, particularly in the east wing and they have torn down the former Macy's building and added Lifetime Fitness in the



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parking lot (not connected to the mall). Quail Springs won't fail, but General Growth has its work cut out to reinvent the Mall to keep it relevant. Sooner Mall in Norman is a bit of an anomaly as smaller malls have typically not fared well nationally. Some smaller tenants have closed, including Forever 21, however the real question with Sooner Mall is Sears and JC Penney. If they close in the next couple of years, it will put a lot of stress on the Mall. The 200 or so class C malls around the country are expected to fail; Oklahoma City has already experienced this with Crossroads and Heritage Park.

Survey Footnote:

Our survey tracks 30.1 million square feet in 260 buildings of over 25,000 square feet and 15.4 million square feet of stand-alone buildings for a total market of 45.5 million square feet. There continues to be a significant number of smaller strip centers in the market (under 25,000 s.f. in size). We would estimate there are close to 6.0 million square feet of these properties in the market.



EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.3963/-97.4896

RFS

7000 Crossroads Blvd Oklahoma City, OK 73149	5 mi radius	15 mi radius	25 mi radius
Population			
Estimated Population (2017)	235,490	874,943	1,244,428
Projected Population (2022)	252,464	941,549	1,336,663
Census Population (2010)	223,778	805,130	1,119,830
Census Population (2000)	203,505	729,407	972,415
Projected Annual Growth (2017 to 2022)	16,973 1.4%	66,605 1.5%	92,235 1.5%
Historical Annual Growth (2010 to 2017)	11,712 0.7%	69,813 1.2%	124,598 1.6%
Historical Annual Growth (2000 to 2010)	20,273 1.0%	75,723 1.0%	147,415 1.5%
Estimated Population Density (2017)	3,000 <i>psm</i>	1,238 <i>psm</i>	634 <i>psm</i>
Trade Area Size	78.51 <i>sq mi</i>	706.79 <i>sq mi</i>	1,963.30 <i>sq mi</i>
Households			
Estimated Households (2017)	88,862	350,885	491,117
Projected Households (2022)	96,206	379,386	528,457
Census Households (2010)	83,118	319,934	440,047
Census Households (2000)	78,288	293,787	384,060
Estimated Households with Children (2017)	32,778 36.9%	111,102 31.7%	160,329 32.6%
Estimated Average Household Size (2017)	2.62	2.44	2.49
Average Household Income			
Estimated Average Household Income (2017)	\$55,630	\$67,199	\$76,037
Projected Average Household Income (2022)	\$66,810	\$81,611	\$93,556
Estimated Average Family Income (2017)	\$64,502	\$81,529	\$92,543
Median Household Income			
Estimated Median Household Income (2017)	\$49,072	\$56,601	\$63,530
Projected Median Household Income (2022)	\$57,315	\$65,954	\$74,161
Estimated Median Family Income (2017)	\$58,798	\$70,940	\$78,857
Per Capita Income			
Estimated Per Capita Income (2017)	\$21,061	\$27,116	\$30,151
Projected Per Capita Income (2022)	\$25,524	\$33,038	\$37,120
Estimated Per Capita Income 5 Year Growth	\$4,463 21.2%	\$5,923 21.8%	\$6,970 23.1%
Estimated Average Household Net Worth (2017)	\$303,676	\$410,434	\$491,250
Daytime Demos (2017)			
Total Businesses	7,966	40,880	52,117
Total Employees	78,745	506,494	611,297
Company Headquarter Businesses	33 0.4%	353 0.9%	419 0.8%
Company Headquarter Employees	4,388 5.6%	55,548 11.0%	63,004 10.3%
Employee Population per Business	9.9	12.4	11.7
Residential Population per Business	29.6	21.4	23.9

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Lat/Lon: 35.3963/-97.4896

RFS

7000 Crossroads Blvd

Oklahoma City, OK 73149

5 mi radius 15 mi radius 25 mi radius

Race & Ethnicity

White (2017)	142,673	60.6%	561,410	64.2%	856,065	68.8%
Black or African American (2017)	24,264	10.3%	120,946	13.8%	142,676	11.5%
American Indian or Alaska Native (2017)	9,226	3.9%	28,566	3.3%	39,412	3.2%
Asian (2017)	8,113	3.4%	33,886	3.9%	46,340	3.7%
Hawaiian or Pacific Islander (2017)	229	0.1%	782	0.1%	1,015	0.1%
Other Race (2017)	34,402	14.6%	71,541	8.2%	78,747	6.3%
Two or More Races (2017)	16,584	7.0%	57,812	6.6%	80,173	6.4%
Not Hispanic or Latino Population (2017)	172,338	73.2%	732,933	83.8%	1,077,895	86.6%
Hispanic or Latino Population (2017)	63,152	26.8%	142,011	16.2%	166,533	13.4%
Not Hispanic or Latino Population (2022)	180,966	71.7%	777,483	82.6%	1,142,318	85.5%
Hispanic or Latino Population (2022)	71,498	28.3%	164,066	17.4%	194,345	14.5%
Not Hispanic or Latino Population (2010)	166,957	74.6%	685,936	85.2%	985,598	88.0%
Hispanic or Latino Population (2010)	56,821	25.4%	119,194	14.8%	134,232	12.0%
Not Hispanic or Latino Population (2000)	174,540	85.8%	667,453	91.5%	903,813	92.9%
Hispanic or Latino Population (2000)	28,965	14.2%	61,954	8.5%	68,602	7.1%
Projected Hispanic Annual Growth (2017 to 2022)	8,346	2.6%	22,055	3.1%	27,811	3.3%
Historic Hispanic Annual Growth (2000 to 2017)	34,187	6.9%	80,057	7.6%	97,932	8.4%

Age Distribution (2017)

Age Under 5	19,561	8.3%	64,044	7.3%	89,318	7.2%
Age 5 to 9 Years	19,078	8.1%	61,314	7.0%	88,355	7.1%
Age 10 to 14 Years	17,421	7.4%	57,856	6.6%	85,251	6.9%
Age 15 to 19 Years	15,662	6.7%	58,433	6.7%	83,213	6.7%
Age 20 to 24 Years	16,451	7.0%	68,136	7.8%	90,060	7.2%
Age 25 to 29 Years	18,723	8.0%	70,356	8.0%	93,811	7.5%
Age 30 to 34 Years	18,007	7.6%	67,697	7.7%	94,538	7.6%
Age 35 to 39 Years	16,292	6.9%	59,188	6.8%	85,802	6.9%
Age 40 to 44 Years	14,368	6.1%	52,610	6.0%	77,313	6.2%
Age 45 to 49 Years	13,078	5.6%	48,883	5.6%	71,717	5.8%
Age 50 to 54 Years	13,097	5.6%	51,311	5.9%	75,350	6.1%
Age 55 to 59 Years	12,908	5.5%	52,348	6.0%	76,894	6.2%
Age 60 to 64 Years	11,548	4.9%	47,226	5.4%	69,227	5.6%
Age 65 to 74 Years	17,208	7.3%	67,169	7.7%	96,936	7.8%
Age 75 to 84 Years	8,722	3.7%	33,897	3.9%	46,802	3.8%
Age 85 Years or Over	3,366	1.4%	14,473	1.7%	19,840	1.6%
Median Age	32.7		34.3		34.9	

Gender Age Distribution (2017)

Female Population	119,182	50.6%	445,490	50.9%	634,560	51.0%
Age 0 to 19 Years	34,973	29.3%	118,061	26.5%	168,701	26.6%
Age 20 to 64 Years	67,125	56.3%	260,732	58.5%	372,703	58.7%
Age 65 Years or Over	17,083	14.3%	66,698	15.0%	93,156	14.7%
Female Median Age	33.9		35.6		36.0	
Male Population	116,309	49.4%	429,453	49.1%	609,868	49.0%
Age 0 to 19 Years	36,749	31.6%	123,586	28.8%	177,438	29.1%
Age 20 to 64 Years	67,346	57.9%	257,024	59.8%	362,009	59.4%
Age 65 Years or Over	12,213	10.5%	48,842	11.4%	70,422	11.5%
Male Median Age	31.5		33.1		33.8	

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Oklahoma City, OK 73149

Household Income Distribution (2017)

	5 mi radius		15 mi radius		25 mi radius	
HH Income \$200,000 or More	1,817	2.0%	14,215	4.1%	27,487	5.6%
HH Income \$150,000 to \$199,999	2,153	2.4%	13,823	3.9%	24,822	5.1%
HH Income \$100,000 to \$149,999	8,298	9.3%	42,178	12.0%	67,684	13.8%
HH Income \$75,000 to \$99,999	10,760	12.1%	43,323	12.3%	63,465	12.9%
HH Income \$50,000 to \$74,999	17,075	19.2%	66,744	19.0%	92,217	18.8%
HH Income \$35,000 to \$49,999	15,632	17.6%	52,977	15.1%	69,106	14.1%
HH Income \$25,000 to \$34,999	10,980	12.4%	37,916	10.8%	47,927	9.8%
HH Income \$15,000 to \$24,999	10,055	11.3%	37,099	10.6%	46,587	9.5%
HH Income Under \$15,000	12,093	13.6%	42,609	12.1%	51,822	10.6%
HH Income \$35,000 or More	55,734	62.7%	233,261	66.5%	344,781	70.2%
HH Income \$75,000 or More	23,027	25.9%	113,540	32.4%	183,458	37.4%

Housing (2017)

	5 mi radius		15 mi radius		25 mi radius	
Total Housing Units	94,367		372,772		518,278	
Housing Units Occupied	88,862	94.2%	350,885	94.1%	491,117	94.8%
Housing Units Owner-Occupied	52,200	58.7%	207,077	59.0%	312,109	63.6%
Housing Units, Renter-Occupied	36,662	41.3%	143,809	41.0%	179,008	36.4%
Housing Units, Vacant	5,505	5.8%	21,887	5.9%	27,161	5.2%

Marital Status (2017)

	5 mi radius		15 mi radius		25 mi radius	
Never Married	55,880	31.1%	233,132	33.7%	305,263	31.1%
Currently Married	75,261	41.9%	285,189	41.2%	444,888	45.3%
Separated	12,612	7.0%	38,948	5.6%	49,285	5.0%
Widowed	11,064	6.2%	39,618	5.7%	55,200	5.6%
Divorced	24,613	13.7%	94,842	13.7%	126,866	12.9%

Household Type (2017)

	5 mi radius		15 mi radius		25 mi radius	
Population Family	195,439	83.0%	685,285	78.3%	1,001,484	80.5%
Population Non-Family	37,204	15.8%	169,586	19.4%	219,101	17.6%
Population Group Quarters	2,847	1.2%	20,073	2.3%	23,843	1.9%
Family Households	58,775	66.1%	216,069	61.6%	316,917	64.5%
Non-Family Households	30,087	33.9%	134,816	38.4%	174,200	35.5%
Married Couple with Children	18,810	25.0%	65,187	22.9%	102,121	23.0%
Average Family Household Size	3.3		3.2		3.2	

Household Size (2017)

	5 mi radius		15 mi radius		25 mi radius	
1 Person Households	24,729	27.8%	108,710	31.0%	140,286	28.6%
2 Person Households	27,004	30.4%	112,420	32.0%	160,928	32.8%
3 Person Households	14,188	16.0%	54,203	15.4%	78,742	16.0%
4 Person Households	11,616	13.1%	41,787	11.9%	63,474	12.9%
5 Person Households	6,481	7.3%	20,385	5.8%	29,875	6.1%
6 or More Person Households	4,845	5.5%	13,380	3.8%	17,812	3.6%

Household Vehicles (2017)

	5 mi radius		15 mi radius		25 mi radius	
Households with 0 Vehicles Available	6,001	6.8%	21,617	6.2%	26,184	5.3%
Households with 1 Vehicles Available	30,748	34.6%	125,200	35.7%	160,119	32.6%
Households with 2 or More Vehicles Available	52,113	58.6%	204,068	58.2%	304,813	62.1%
Total Vehicles Available	158,088		622,932		909,090	
Average Vehicles Per Household	1.8		1.8		1.9	

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7000 Crossroads Blvd Oklahoma City, OK 73149	5 mi radius		15 mi radius		25 mi radius	
Labor Force (2017)						
Estimated Labor Population Age 16 Years or Over	176,637		682,025		966,863	
Estimated Civilian Employed	104,683	59.3%	417,204	61.2%	600,046	62.1%
Estimated Civilian Unemployed	6,751	3.8%	22,641	3.3%	29,158	3.0%
Estimated in Armed Forces	2,608	1.5%	4,916	0.7%	5,623	0.6%
Estimated Not in Labor Force	62,594	35.4%	237,264	34.8%	332,036	34.3%
Unemployment Rate	3.8%		3.3%		3.0%	
Occupation (2015)						
Occupation: Population Age 16 Years or Over	104,853		416,980		600,081	
Management, Business, Financial Operations	12,851	12.3%	61,759	14.8%	95,007	15.8%
Professional, Related	16,392	15.6%	85,890	20.6%	128,665	21.4%
Service	19,110	18.2%	75,929	18.2%	104,379	17.4%
Sales, Office	25,451	24.3%	101,109	24.2%	146,934	24.5%
Farming, Fishing, Forestry	220	0.2%	808	0.2%	1,241	0.2%
Construct, Extraction, Maintenance	16,635	15.9%	47,025	11.3%	63,138	10.5%
Production, Transport Material Moving	14,192	13.5%	44,461	10.7%	60,716	10.1%
White Collar Workers	54,694	52.2%	248,758	59.7%	370,606	61.8%
Blue Collar Workers	50,158	47.8%	168,222	40.3%	229,474	38.2%
Consumer Expenditure (2017)						
Total Household Expenditure	\$4.15 B		\$18.6 B		\$28.3 B	
Total Non-Retail Expenditure	\$2.24 B	54.0%	\$10.1 B	54.2%	\$15.4 B	54.3%
Total Retail Expenditure	\$1.91 B	46.0%	\$8.51 B	45.8%	\$12.9 B	45.7%
Apparel	\$144 M	3.5%	\$646 M	3.5%	\$986 M	3.5%
Contributions	\$164 M	4.0%	\$786 M	4.2%	\$1.25 B	4.4%
Education	\$139 M	3.4%	\$667 M	3.6%	\$1.05 B	3.7%
Entertainment	\$230 M	5.6%	\$1.04 B	5.6%	\$1.59 B	5.6%
Food and Beverages	\$622 M	15.0%	\$2.74 B	14.8%	\$4.13 B	14.6%
Furnishings and Equipment	\$138 M	3.3%	\$631 M	3.4%	\$974 M	3.4%
Gifts	\$95.6 M	2.3%	\$451 M	2.4%	\$706 M	2.5%
Health Care	\$344 M	8.3%	\$1.50 B	8.1%	\$2.25 B	8.0%
Household Operations	\$111 M	2.7%	\$519 M	2.8%	\$811 M	2.9%
Miscellaneous Expenses	\$62.3 M	1.5%	\$276 M	1.5%	\$416 M	1.5%
Personal Care	\$54.0 M	1.3%	\$241 M	1.3%	\$366 M	1.3%
Personal Insurance	\$28.7 M	0.7%	\$135 M	0.7%	\$211 M	0.7%
Reading	\$9.11 M	0.2%	\$41.1 M	0.2%	\$62.7 M	0.2%
Shelter	\$851 M	20.5%	\$3.82 B	20.6%	\$5.82 B	20.6%
Tobacco	\$28.0 M	0.7%	\$117 M	0.6%	\$171 M	0.6%
Transportation	\$800 M	19.3%	\$3.54 B	19.0%	\$5.35 B	18.9%
Utilities	\$325 M	7.8%	\$1.42 B	7.6%	\$2.11 B	7.5%
Educational Attainment (2017)						
Adult Population Age 25 Years or Over	147,317		565,159		808,230	
Elementary (Grade Level 0 to 8)	13,669	9.3%	30,812	5.5%	34,939	4.3%
Some High School (Grade Level 9 to 11)	17,892	12.1%	47,188	8.3%	58,309	7.2%
High School Graduate	47,075	32.0%	154,947	27.4%	211,347	26.1%
Some College	35,796	24.3%	141,350	25.0%	198,931	24.6%
Associate Degree Only	10,577	7.2%	40,472	7.2%	57,987	7.2%
Bachelor Degree Only	15,467	10.5%	98,142	17.4%	160,591	19.9%
Graduate Degree	6,842	4.6%	52,247	9.2%	86,126	10.7%

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Units In Structure (2015)						
1 Detached Unit	67,735	81.5%	255,323	79.8%	365,503	83.1%
1 Attached Unit	1,703	2.0%	8,896	2.8%	11,747	2.7%
2 to 4 Units	4,931	5.9%	20,977	6.6%	24,959	5.7%
5 to 9 Units	5,772	6.9%	21,665	6.8%	25,940	5.9%
10 to 19 Units	2,598	3.1%	14,365	4.5%	19,020	4.3%
20 to 49 Units	1,198	1.4%	7,181	2.2%	9,511	2.2%
50 or More Units	2,462	3.0%	12,225	3.8%	15,793	3.6%
Mobile Home or Trailer	2,516	3.0%	9,922	3.1%	18,391	4.2%
Other Structure	55	0.1%	199	0.1%	285	0.1%
Homes Built By Year (2015)						
Homes Built 2010 or later	1,487	1.8%	4,807	1.5%	7,388	1.7%
Homes Built 2000 to 2009	9,419	11.3%	42,191	13.2%	74,886	17.0%
Homes Built 1990 to 1999	8,506	10.2%	37,095	11.6%	62,944	14.3%
Homes Built 1980 to 1989	11,758	14.1%	45,285	14.2%	69,347	15.8%
Homes Built 1970 to 1979	15,770	19.0%	60,674	19.0%	83,487	19.0%
Homes Built 1960 to 1969	16,680	20.1%	56,327	17.6%	65,608	14.9%
Homes Built 1950 to 1959	12,736	15.3%	43,959	13.7%	49,960	11.4%
Homes Built Before 1949	9,136	11.0%	43,555	13.6%	49,956	11.4%
Home Values (2015)						
Home Values \$1,000,000 or More	171	0.3%	858	0.4%	1,526	0.5%
Home Values \$500,000 to \$999,999	1,060	2.1%	5,699	3.0%	10,033	3.6%
Home Values \$400,000 to \$499,999	910	1.8%	5,102	2.7%	9,369	3.3%
Home Values \$300,000 to \$399,999	2,221	4.5%	12,068	6.3%	21,117	7.5%
Home Values \$200,000 to \$299,999	6,625	13.4%	33,002	17.3%	56,725	20.1%
Home Values \$150,000 to \$199,999	7,948	16.1%	37,407	19.6%	58,862	20.9%
Home Values \$100,000 to \$149,999	12,861	26.0%	50,712	26.5%	71,547	25.4%
Home Values \$70,000 to \$99,999	11,218	22.7%	35,052	18.3%	46,059	16.4%
Home Values \$50,000 to \$69,999	4,117	8.3%	11,608	6.1%	15,074	5.4%
Home Values \$25,000 to \$49,999	3,477	7.0%	9,259	4.8%	12,669	4.5%
Home Values Under \$25,000	1,491	3.0%	5,358	2.8%	7,989	2.8%
Owner-Occupied Median Home Value	\$118,206		\$142,361		\$154,587	
Renter-Occupied Median Rent	\$656		\$670		\$679	
Transportation To Work (2015)						
Drive to Work Alone	91,852	81.6%	347,508	82.8%	496,554	83.4%
Drive to Work in Carpool	15,267	13.6%	44,494	10.6%	58,765	9.9%
Travel to Work by Public Transportation	601	0.5%	2,424	0.6%	2,840	0.5%
Drive to Work on Motorcycle	186	0.2%	688	0.2%	903	0.2%
Walk or Bicycle to Work	1,209	1.1%	8,655	2.1%	10,966	1.8%
Other Means	655	0.6%	2,458	0.6%	3,620	0.6%
Work at Home	2,809	2.5%	13,447	3.2%	21,744	3.7%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	26,638	24.3%	117,895	29.0%	158,373	27.6%
Travel to Work in 15 to 29 Minutes	51,399	46.8%	187,669	46.2%	260,188	45.4%
Travel to Work in 30 to 59 Minutes	21,388	19.5%	86,630	21.3%	141,614	24.7%
Travel to Work in 60 Minutes or More	3,020	2.8%	11,654	2.9%	18,039	3.1%
Average Minutes Travel to Work	19.8		19.5		20.6	

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Appendix

Crossroads Mall and Parcels

Offering Memorandum



Appendix

Historical Facts

- Ground breaking was on February 28, 1972.
- The mall opened in February 13, 1974 with three anchors: Dillard's, JC Penney's and Montgomery Ward's.
- JA Brown opened August 1974.
- Upon completion, the mall was the ninth largest mall in the United States.
- In 2009, Crossroads remains the largest mall on Oklahoma by square footage.
- Celebrities at the mall's grand opening included names such as: Zsa Zsa Gabor and Barry Switzer.
- Crossroads Mall was developed by N.K. Winston-Oklahoma Corp., along with A.J. Kavanaugh, R.W. Finley and Clint Murchison Jr and Sr. and John Murchison.
- The Corland Group assumed ownership from developers N.K.Winston-Oklahoma Corp., A.J. Kavanaugh, the Murchison family, and R.W. Finley. The Corland Group was controlled by John and Clint Murchison and M.T. Lardner.
- The mall contains over 3,000 tons of steel.
- The mall was built to accommodate 50,000 shoppers a day.
- Midwest Mall properties purchased Crossroads Mall and two other malls, one in Arkansas and one in Colorado, in a package from Macerich Co. in 2004.
- Approximately 2,500 people worked in various construction jobs on the mall.
- Over 4,000 tons of rock and soil were excavated during site preparation.
- 90,000 tons of asphalt used for the parking lots.
- 250 miles of brick were laid.
- The central mall 7,000 square foot skylight rises up 85 feet from the floor.
- HVAC system includes 8 miles of pipe and duct work.
- 15 million BTU's per hour heating. (not including anchor space)
- 4,200 tons of air-conditioning. (not including anchor space)
- Mall renovations were performed in 1991 and 2003.
- Approximately 2,800 jobs were created at the time of opening.
- Sold to CRM Properties August 19, 2011.
- Mall renamed Plazay Mayor at the Crossroads
- Mall closed October 31, 2017.

Broker Bios

Retail Investment Team

Paul Ravencraft, Phillip Mazaheri CCIM, and George Williams

Specialties

- Investment Sales
- Retail Center Sales
- User Sales
- Land Sales
- Retail Leasing



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Paul Ravencraft, Phillip Mazaheri, CCIM (Certified Commercial Investment Member) and George Williams, CCIM are the Retail Investment Team for Price Edwards & Company. Our Team has closed over \$370,000,000 in investment sales, totaling over 6,300,000 square feet. Our team controls a portfolio of 610,184 square feet of existing and new construction retail leasing projects consisting of 16 properties.

With over 42 years in the Oklahoma City marketplace, PEC Retail Investment Team has been able to create a voluminous database of real estate investors. Combined with their extensive market knowledge and modern marketing technology, they are able to create maximum value for investors. Offerings can be emailed out to thousands of investors with links for immediate access to listing packages and materials. Listings are also uploaded to a multitude of websites with flyers and details on each property. Each property our team markets will have a separate website built and linked to multiple social media sites.

The PEC Retail Investment team is your full service brokerage team for Retail Investment properties, Retail single tenant buildings, Shopping Center sales, development projects and Retail Leasing.

Mazaheri and Williams hold the Certified Commercial Investment Member designation (CCIM) with Ravencraft being the founder of Dinner With Love Foundation. PEC Retail Investment Team are members of the International Council of Shopping Centers, TCN Worldwide, and Chainlinks Retail advisors. TCN offers 58 offices nationwide, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. Chainlinks offers a further 60+ markets, as well as networking for over 600 local firms across North America.

Featured Sales Transactions

Property	Description	Square Feet	Price
Quail Springs Marketplace	Shopping Center	293,788 SF	\$43,500,000
Chase Plaza	Shopping Center	160,742 SF	\$15,000,000
50 Penn Place	Indoor Shopping Mall	312,607 SF	\$15,000,000
Mayfair Village	Shopping Center	175,039 SF	\$13,500,000
Equity Office/ Atrium & Brookline	Office Portfolio	261,324 SF	\$13,200,000
Crossroads Mall	Indoor Shopping Mall	841,325 SF	\$10,865,000
Brookhaven Village	Shopping Center	154,519 SF	\$10,500,000
GE Capital Portfolio	Retail Portfolio	210,514 SF	\$9,750,000
Midland Plaza	Shopping Center	53,994 SF	\$9,050,000
Power Alley	Parking Garage	206,598 SF	\$9,375,000
John Hancock Portfolio	Retail Portfolio	702,775 SF	\$8,850,000
Market Plaza	Shopping Center	168,000 SF	\$8,400,000

Partial Listing of Retail Sales Transactions

Edmond Market Place	Shopping Center	96,118 SF	\$7,550,000
Academy & Life Church	Shopping Center	105,920 SF	\$6,900,000
Bradford Plaza	Shopping Center	95,420 SF	\$4,810,000
Alameda Square	Shopping Center	85,420 SF	\$4,500,000
Edmond Market Place	Shopping Center	96,118 SF	\$4,400,000
Quail Springs Shoppes	Shopping Center	17,372 SF	\$4,368,620
Riverwalk Plaza	Shopping Center	26,939 SF	\$3,735,890
Bunker Hill Shopping Center	Shopping Center	122,600 SF	\$3,725,000
Danforth Plaza	Shopping Center	29,962 SF	\$3,375,000
Tan & Tone Center	Shopping Center	25,723 SF	\$3,500,000
Abuelo's	Single Tenant NNN	7,743 SF	\$3,065,000
Memorial Medical Plaza	Medical Office Building	18,336 SF	\$2,795,000
Spring Creek North	Retail Shopping Center	38,941 SF	\$2,700,000
Willow Creek	Retail Shopping Center	31,000 SF	\$2,175,000
Boulevard Village	Shopping Center	36,173 SF	\$2,100,000
Ethan Allen	Single Tenant NNN	13,136 SF	\$2,000,000
Starbucks Portfolio	3 Retail Centers	8,862 SF	\$2,000,000
Edmond Plaza (15th St. Strip)	Retail Shopping Center	15,000 SF	\$1,820,000
Joe's Crab Shack	Restaurant	8,489 SF	\$1,655,000
Village Oak	Shopping Center	27,500 SF	\$1,456,000
Heritage Park Mall	Indoor Shopping Mall	213,280 SF	\$1,300,000
Old Chicago South	Restaurant	5,517 SF	\$1,300,000
County Line Barbecue Restaurant	Multi Building Restaurant	10,992 SF	\$1,275,000
El Greco Apartments	Multifamily Apartment Community	29,754 SF	\$1,275,000
Santa Fe Strip Center	Shopping Center	12,000 SF	\$1,245,000
Chuck E. Cheese	Single Tenant NNN	12,267 SF	\$1,220,000

Partial Listing of Land Sale Transactions

Property	Description	Acres	Price
101 S.E. 4th Street	Mid-States Lumberyard	5.90 Acres	\$8,000,000
100 S. Charlie Christian	Hotel Development Land	4.62 Acres	\$8,000,000
Hilltop Plaza - 15th & I-35	Commercial Land	7.43 Acres	\$3,850,000
Crossroads Hotels/Restaurant	Ground Lease	7,268 Acres	\$2,450,000
Memorial & McAuley Land	Commercial Land	5.19 Acres	\$2,260,764
Former BOA Drive Thru - Downtown	Parking Lot	.71 Acre	\$1,800,000
Gaillardia Professional Park	Commercial Land	3.6 Acres	\$1,757,064
400 S Harvey Ave	Parking Lot	69,260 SF	\$1,500,000
Yale Land - Saltgrass	Retail Pad Site	1.67 Acres	\$1,300,000
Gaillardia Professional Park	Commercial Land	3 Acres	\$1,242,064
On The Border – Townesouth	Ground Lease	1.56 Acres	\$1,150,000
Memorial & MacArthur	Commercial Land	2.5 Acres	\$1,084,334
4th & Telephone Road	Commercial Land	3.26 Acres	\$1,057,750
Gaillardia Professional Park	Commercial Land	1 Acre	\$523,850