



Omaha Metropolitan Area RETAIL MARKET SUMMARY

Year End 2015

The Lerner Company

BROKERAGE DEVELOPMENT MANAGEMENT

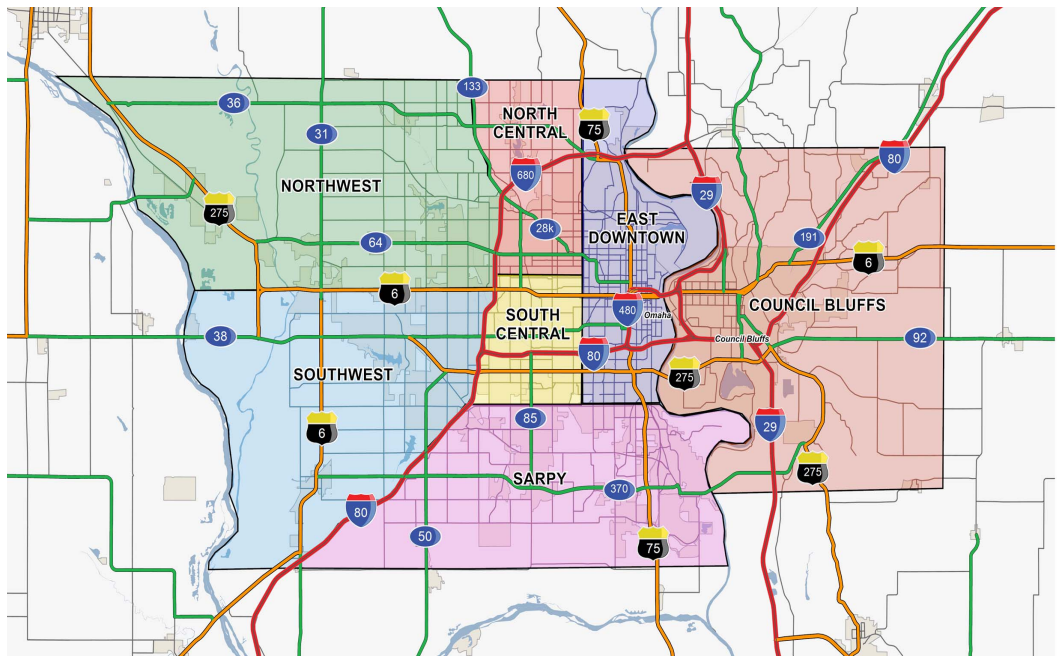
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Retail Market Summary - Year End 2015

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The Omaha retail market regained considerable momentum in 2015 after taking a bit of a breather during 2014. While the local economy would currently be described by many as less than vibrant, the slow uninterrupted growth that has been occurring most recently has allowed the market to resume making a dent in the vacancy that had accumulated during the Great Recession. The improvement in our vacancy statistics in 2015 was most notable in light of the ongoing consolidation in the grocery segment resulting in the closing of four grocery boxes that collectively contributed nearly 270,000 square feet of additional vacancy.

The following survey compiled by The Lerner Company closely evaluates a total of 362 retail properties containing over 31.5 million square feet of retail space, and is the most comprehensive report undertaken by any source as to the current state of the Omaha retail market. During 2015, the size of our retail market grew by 417,000 square feet. While that number is not large when compared with the kind of space additions we experienced from 2000 through 2007, it was in fact the best year in terms of growth since 2010. Following a poor year for absorption in 2014, absorption increased tenfold in 2015 to 603,500 square feet. The net consequence of the additions and the absorption is that the vacancy rate during 2015 declined to 10.2%, representing just under 3.2 million square feet of vacant space. At the current rate of absorption, and without accounting for any new construction, the existing vacancy represents 64 months of supply, an improvement from the 96-month supply reported last year. Consistent with 2014, the lowest level of vacancy was found in the Southwest submarket, which exhibited a vacancy rate of only 8.6%. The Northwest and East Downtown submarkets had the next best vacancy rates with both coming in at 9.1%. The rapid improvement in vacancy in the East Downtown submarket is remarkable in that vacancy in that locale exceeded 20% only three years ago. To our surprise, while vacancy statistics have continued to improve, we still have not detected much in the way of rent inflation for existing retail projects.

This survey takes into account two types of retail properties, (i) multi-tenant shopping centers in excess of 15,000 square feet, and (ii) large freestanding stores operated by major chain store retailers serving the Omaha market. There are numerous retail properties smaller than 15,000 square feet located throughout the metropolitan area. We would estimate approximately 2.2 million square feet of these properties presently exist. Some consideration should be given to these properties when evaluating the overall strength of our market. Finally, in keeping with our past approach, our survey results have been further segregated into seven geographic submarkets and five size categories.

For the purpose of this survey, we have assigned five size categories to the retail properties we have evaluated.

Size 1 - Super regional properties containing in excess of 800,000 SF.

Size 2 - Regional properties containing from 250,000 - 800,000 SF.

Size 3 - Community properties containing from 100,000 - 250,000 SF.

Size 4 - Neighborhood properties containing from 30,000 - 100,000 SF.

Size 5 - Properties smaller than 30,000 SF.

You will be able to see how each of these categories is performing within their respective submarkets.

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Editors: Jodi Meyer, Tasha Pettigrew

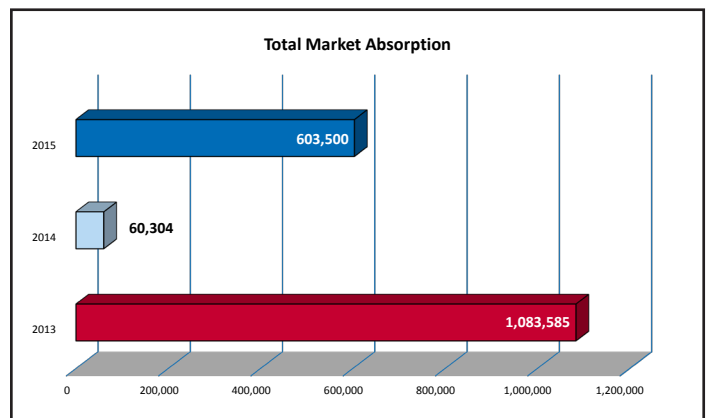
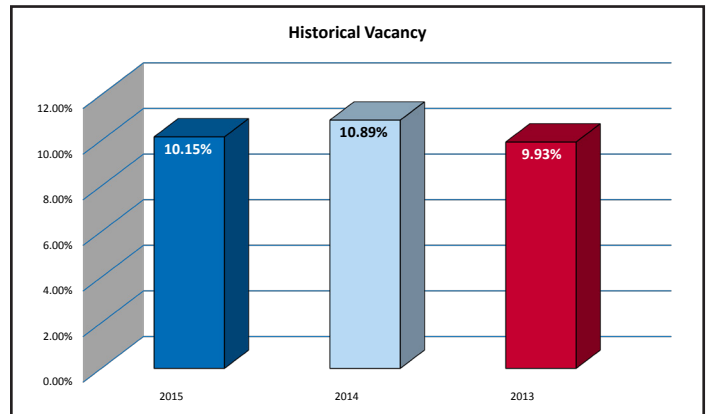
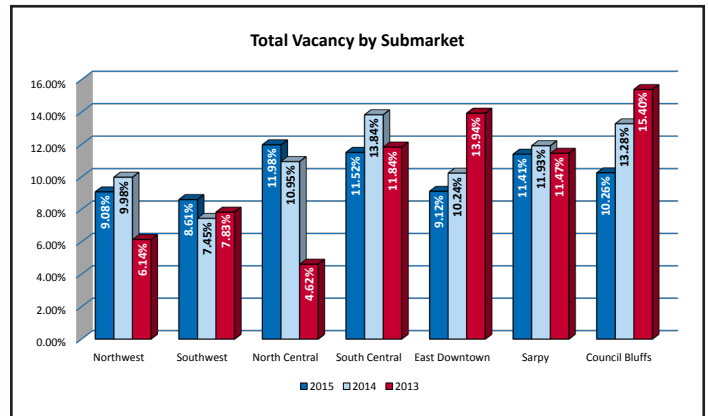
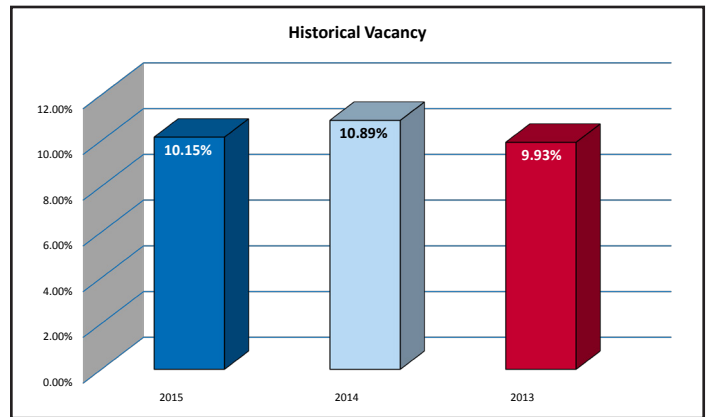
In last year's summary, we covered in great detail the pressure that Walmart was applying to the grocery category due to their rapid expansion in our market. Walmart opened its 11th area Supercenter on the north side of Council Bluffs in January and has collectively contributed more than 450,000 square feet of new grocery space to the market during the last three years. Most of this pressure has come to bear upon SpartanNash and their stores operated under the Bag 'N Save and No Frills trading names. SpartanNash accelerated the pace of their consolidation during 2015 and has now closed six stores during the last two years and announced that three additional closings will occur during the first quarter of 2016. SpartanNash hopes to salvage the remainder of their 11 stores in the market by continuing the remodeling and rebranding of their better locations into more upscale Family Fare stores. Specialty grocer, Fresh Thyme Farmers Market, will apply additional pressure to the grocery category during the near term as it plans to open as many as five stores here during the next three years. The first Fresh Thyme in our market will open this coming summer at 147th and West Maple Road. A second Fresh Thyme will open at 132nd and West Center Road during the third quarter. While consolidation within the grocery category is most often reported, there is also ongoing consolidation occurring within the discount department store, office supply, toy and fabric categories and we expect additional store closings to occur in Omaha during the coming year, with some closings already having been announced shortly after the close of the 2015 holiday season.

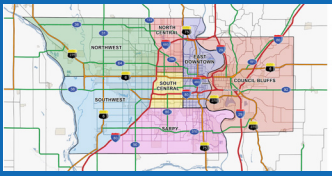
Westroads Mall, Omaha's dominant enclosed regional mall continued to improve its tenant lineup during 2015. Most notable was the addition of Flagship Commons, a so-called "food hall" concept that cost upwards of \$6 million and features eight concept restaurants operated by Omaha based Flagship Restaurant Group. The existing food court which occupied prime real estate facing West Dodge Road has been phased out to make room for The Container Store, which will open its first Nebraska location at Westroads in the fall of 2016. The Container Store has long been included on the informal short list of retailers most requested by Omaha shoppers. Others on that list include Crate & Barrel, Nordstrom's, Nordstrom Rack, Saks OFF 5th and REI.

In terms of progress (or the lack thereof) on long-discussed new major projects, construction did commence during the past summer on Shamrock Development's The Capitol District, a mixed use project on two city blocks at 10th and Capitol. Upon completion in 2017, The Capitol District will include a 15-story/330 room Marriott Hotel, 300 apartments, 125,000 square feet of office space and up to 90,000 square feet of retail space for restaurant and entertainment uses. We had previously expected that the long anticipated Crossroads Village might break ground during 2015 at 72nd and Dodge. However, developer Frank Krecji and his partner Rod Yates of OTB Development have not yet been able to come to terms with the City of Omaha on an acceptable package of financing incentives that would make their project viable. The most recent plan calls for Crossroads Village to be built in two phases with the first phase to include 410,000 square feet of retail, a 125-room boutique hotel, a 10-screen theater, 150,000 square feet of office space and 200 residential units. Finally, within the Southport West development in La Vista, both Alamo Draffhouse and Boot Barn opened during 2015, and Costco announced plans to open a 154,000 square foot store in October 2016 adjacent to Cabela's.

In summary, the Omaha retail market continued to improve during 2015 despite ongoing consolidation within the grocery and other retail categories. There is presently very good demand for much of the space that is coming available due to consolidation, provided that space is located within prime retail corridors. There are several new exciting retailers that have announced plans to enter the Omaha market during the coming year including Fresh Thyme, The Container Store and Duluth Trading. Ross Dress For Less is also known to be planning on entering our market in 2017 with multiple stores. We expect vacancy to decrease by at least 100 basis points during 2016, and perhaps by 250 basis points or more if the contemplated demolition of Crossroads Mall does in fact occur to make way for Crossroads Village.

Rick





2015 Review - Omaha Retail Market Summary

New Construction Spotlight



Village Pointe West



West Grayhawk



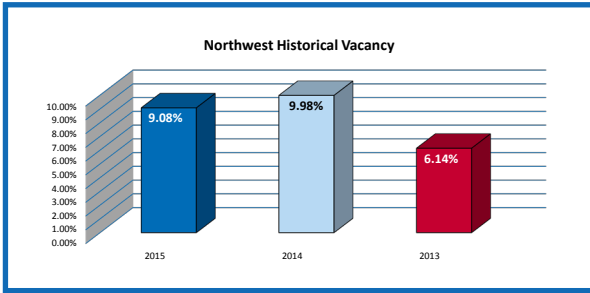
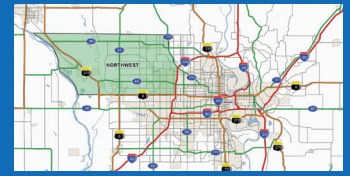
Aksarben Village-Pacific Life Building



Southport

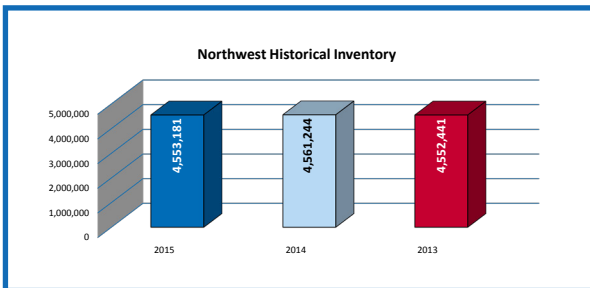
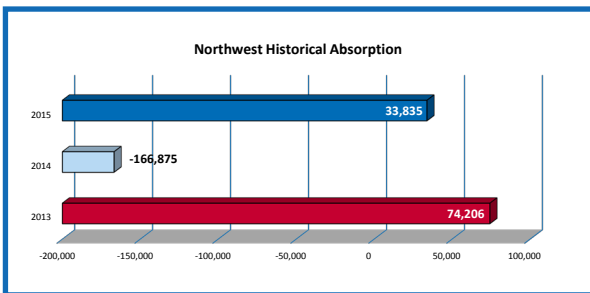
2015 Review - Omaha Retail Market Summary

Northwest Submarket



Northwest Submarket by Size

Size	Centers	GLA	% Vacant
Size 1	0	0	0.00%
Size 2	3	1,182,136	9.67%
Size 3	12	2,005,709	7.06%
Size 4	17	934,469	9.63%
Size 5	22	430,867	15.66%



The Northwest submarket includes an area bounded by the Washington/Douglas County line on the north, West Dodge Road on the south, Interstate 680 and Hwy 133 on the east and the Platte River on the west. The demographics within the Northwest submarket are very appealing to a broad class of retailers. There are just under 108,000 residents within the area and the Northwest has been the fastest growing submarket over the past decade. New home construction activity continues to be very strong in this submarket, especially in the Fort, Ida and State Street corridors. Additionally, the median household income of \$78,836 is second highest among all of the submarkets, and much higher than the median level of \$62,560 reported for the entire Omaha market.

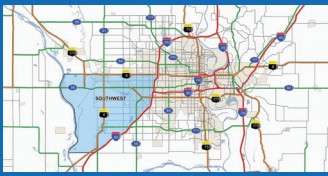
The Lerner Company surveyed 54 retail properties within the Northwest submarket totaling in excess of 4.5 million square feet. The vacancy rate of 9.1% represents 413,493 square feet, which is a moderate improvement over last year's vacancy rate of 10%. Although vacancy improved, our survey only detected minimal evidence of rental rate increases over the past year, with small shop rents now generally ranging from \$12.00 to \$25.00 per square foot, except for Village Pointe, where rents can reach as high as \$50.00 per square foot. It should be noted that more than half of the vacancy in this submarket is contained within just two properties, Miracle Hills Park at 114th and West Dodge Road and Eagle Run at 132nd and West Maple Road. The stories for these two properties is markedly different. Nearly all of the vacancy at Eagle Run is comprised of a former Kmart that is still leased by the troubled retailer. Although Kmart continues to pay dark rent, their space is very much in demand and we expect announcements soon that multiple junior box retailers will succeed Kmart. Miracle Hills Park, on the other hand has fallen on hard times, at least in its present format. The owner, Perkins Properties, is no longer attempting to lease the existing buildings and has decided the property is best purposed for redevelopment. Given the strong demographics and the excellent access to both West Dodge Road and Interstate 680, the site does have good potential for a high density mixed-use project.



FORECAST FOR 2016

Lockwood Development is well under way with the construction of their 106,000 square foot shopping center at West Grayhawk, which will open in Summer of 2016 with anchor tenants Gordman's, Ulta, Shoe Carnival and Omaha's first Fresh Thyme Farmers Market. Quite remarkably, Lockwood's center is the first multi-tenant retail project in excess of 100,000 square feet to be built in West Omaha since 2007.

Rick



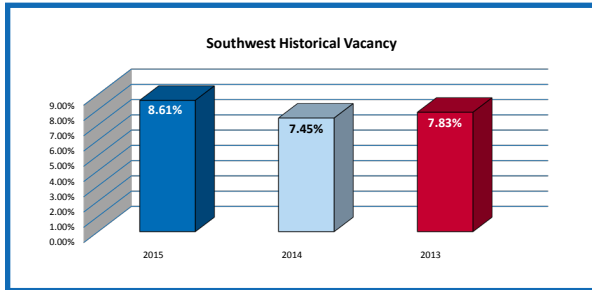
2015 Review - Omaha Retail Market Summary

Southwest Submarket

The Southwest submarket includes an area bounded by West Dodge Road on the north, Platteview Road extension on the south, Interstate 680 and Interstate 80 on the east and the Platte River on the west. Though there is a strong retail pocket on “L” Street between 120th Street and 132nd Street, the primary retail corridor is still West Center Road which saw the markets first Home Goods and Skechers come in, plus the expansion of Party City.

The Lerner Company surveyed 85 retail properties totaling just over 7.9 million square feet, making this the largest submarket in terms of gross leasable area. The total number increased by close to 113,000 square feet due to the addition of new small strip centers at Sterling Ridge, Sunridge Shopping Center, Westport Financial and Harrison Village. The vacancy rate has been steadily declining since 2010, until this year, with the vacancy rate climbing from 7.4% to 8.6%. While still the lowest rate in the market, it does represent 682,403 square feet of available mainly small shop space.

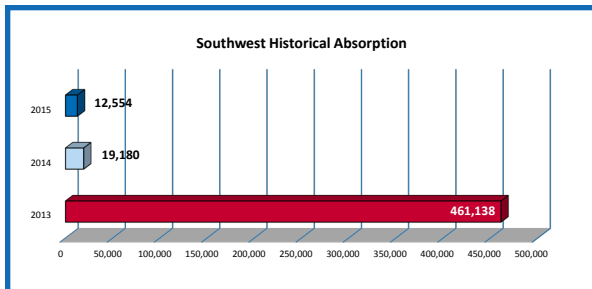
We did see some development which resulted in an increase of vacancy. However, rental rates continue to climb with lower end small shop rents growing slightly from \$13.06 per square foot to \$13.23, while high end rents increased from \$20.31 per square foot to \$20.70. While “B” and “C” centers still see aggressive Landlord concessions, “A” spaces, especially end caps, can bring about a bidding war.



As in many areas of the city, the population growth has slowed from a ten year run of 3.7% annually to a more conservative projected five year annual growth of 1.0%. Still, this submarket provides retailers with a total population that has climbed to 151,544 people together with the highest median household income in the Metro at \$85,792.

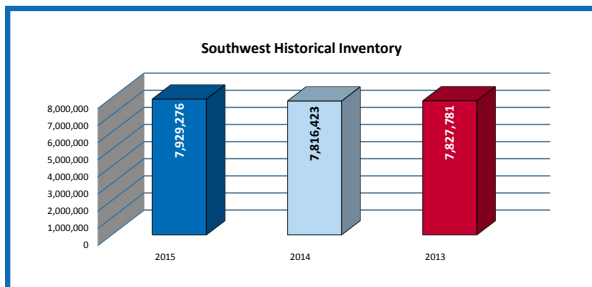
Size	Centers	GLA	% Vacant
Size 1	1	862,348	5.32%
Size 2	8	3,129,139	3.80%
Size 3	11	1,568,874	9.44%
Size 4	27	1,593,272	17.19%
Size 5	38	775,643	12.34%

The remodel of Westroads Mall has had its effect on Oak View Mall. The submarket’s 862,348 square foot regional mall saw a vacancy increase from 1.7% to 5.3%. While sales did increase to \$390 per square foot, the mall does need some capital infusion, as it is beginning to show age. The ring road around the mall continues to experience the strain of vacancy with no real activity on the closed Hy-Vee, the old Golf Galaxy multi-tenant building, and the continued exodus of small shop tenants creating a trade area that seems old and tired.



FORECAST FOR 2016

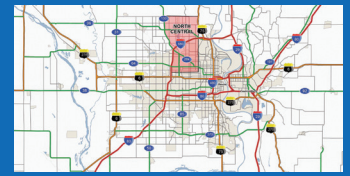
Last year’s projections that came true are the entrance of Fresh Thyme, a new grocer entering this submarket, and the closing of the Bag N Save and No Frills stores. Nebraska Crossing continues to show great success and will start its Phase II expansion. The Golf Galaxy building will be redeveloped plus their new parking lot and lighting will improve the aesthetics of the area. Starbucks and Dunkin’ Donuts continue to expand as does Jersey Mike’s, Raising Cane’s and Chick Fil-A in this submarket. “L” Street Marketplace has some work to do as they look for replacement tenants for the Best Buy space and Books A Million. Deerfield Place did get Crunch Fitness but lost True Value Hardware. Secondary retail space will continue to see increased vacancies this year, as smaller tenants are still struggling.



Boh

2015 Review - Omaha Retail Market Summary

North Central Submarket



The North Central submarket includes an area bounded by the Washington/ Douglas County line on the north, Western Avenue on the south, 52nd Street on the east and Interstate 680 and Highway 133 to the west.

The Lerner Company surveyed 26 retail properties totaling in excess of 2.2 million square feet. The overall submarket vacancy rate of 11.98% represents 270,508 square feet, which is an increase over last year by about one percent. Overall, the submarket saw a negative absorption of 8,154 square feet with most of that being small shop space. Sorenson Park Plaza, the largest Regional shopping center in the submarket, added 16,160 square feet.

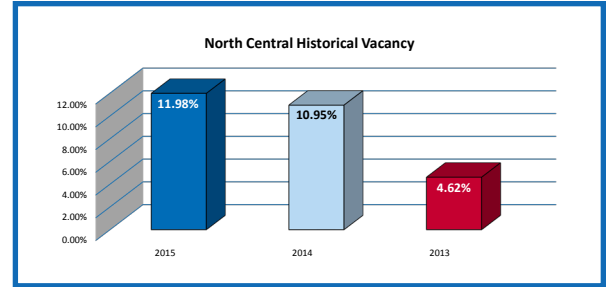
The North Central submarket has a population of 62,579 which continues to be predominately blue collar to the east and aging middle class to the west. This remains the lowest of all the submarkets in Metro Omaha. The median household income is \$49,003.00.

The downward pressure on rents, found in this submarket since the recession, abated even further with net effective rents rising slightly once again in 2014. Asking rents ranged from \$4.95 to \$16.00 per square foot which helped highlight the difference commanded by anchored and unanchored projects. There is contrast between the anchored and unanchored projects which continued to differentiate the deal structure considerably.

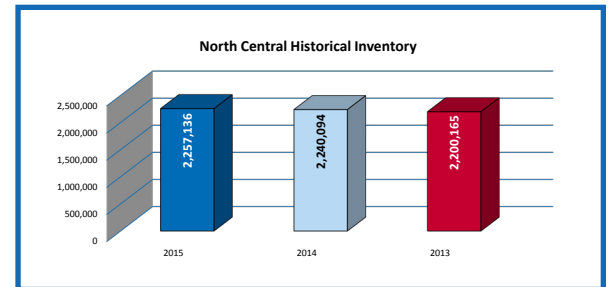
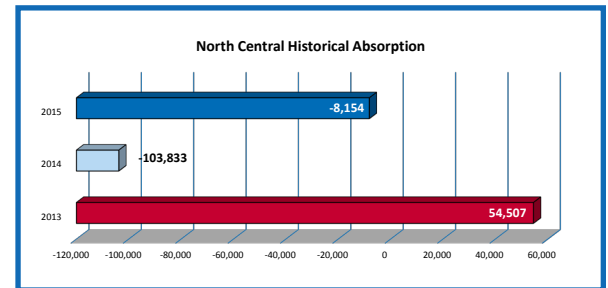
FORECAST FOR 2016

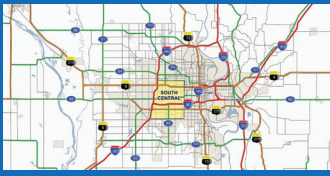
During 2016 we expect demand for new retail construction will be slim, however, as retailers continue to rollout in Omaha, desire to fill market gaps will bring the North Central submarket back into discussions more often than it has been in previous years. Anchored centers will continue to fare better than unanchored centers both in terms of vacancy and rents. Projects to watch may be the potential redevelopment of anchored centers, established retailers moving into the submarket for the first time, or more buildings being removed from the 'retail' category.

Lindsay



Size	Centers	GLA	% Vacant
Size 1	0	0	0.00%
Size 2	2	795,279	3.05%
Size 3	6	921,772	19.41%
Size 4	6	321,635	11.99%
Size 5	12	218,450	13.15%





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South Central Submarket

The South Central submarket consists of the area bounded by Western Avenue on the north, Harrison Street on the south, 52nd Street on the east, and Interstate 680 on the west. The retail space in this submarket accounts for over 21% of all retail space in the Omaha metro.

The Lerner Company surveyed 79 retail properties in 2015, totaling over 6.6 million square feet in the South Central submarket. The vacancy was 764,115 square feet or 11.52% which is a significant decrease over 2014. The submarket experienced positive net absorption of about 128,436 square feet in 2015, due largely to the sale of the former Bag N' Save on 76th and Dodge and new construction retail space brought to the market as part of the Pacific Life building in Aksarben. Additionally, Cinema Center on 84th and Center was sold in 2015 and removed from the survey because it is no longer retail. The former movie theater will be the Omaha Gun Club. The redevelopment of Crossroads Mall will have an overwhelming effect on vacancy and spur additional reinvestment in the trade area. In fact, had Crossroads Mall been excluded from the survey, the submarket vacancy rate would be reduced by 4%.

The South Central submarket has seen little population change over the past decade, decreasing slightly by about .15% annually between 2000 and 2010 with projections of .94% annual increases between 2015 and 2020. The submarket houses numerous major office and retail projects in addition to three major hospitals; Children's, Methodist and Bergan Mercy, and two major colleges; UNO and College of St. Mary's. The average household income is \$73,313 which is in line with the overall Omaha market average. It is an invigorating trade area with more than 113,000 employees working within a relatively small geographical area. It boasts five of the top ten busiest intersections in the city with the intersection at 90th and Dodge leading with nearly 103,000 vehicles per day according to Omaha Public Works. It is the mix of population, density, daytime employment, and traffic which makes the South Central submarket highly desirable for so many retailers and restauranters.

Westroads Mall continues to surge along as the dominate mall in the submarket. A multi-million dollar renovation was completed in 2014. Last year, Westroads closed the cafeteria style food court on the south side of the mall and opened a brand new food hall concept on the north side of the mall with Flagship Commons, a local, premier restaurant group which operates eight different concepts within the food hall area. It is the first in the state of Nebraska and has seen great success. The stability of Westroads is further demonstrated by solid mall store performance with annual gross sales trending about \$480 per square foot.

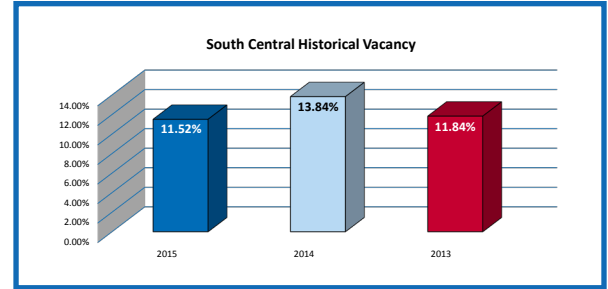
New retail construction completed in 2015 was limited to the Pacific Life building on Mercy Road and Aksarben Dr. It is a five story, 125,000 square foot mixed use building with retail on the ground floor, Pacific Life regional business center offices above, and an adjacent parking structure to the north.

FORECAST FOR 2016

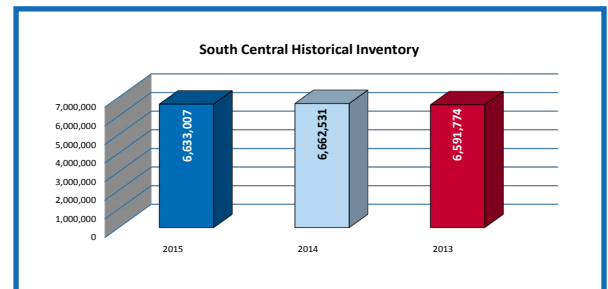
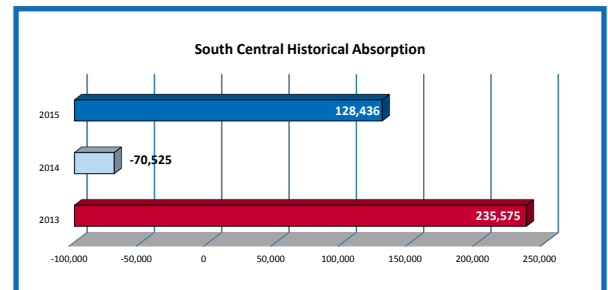
Timing of the Crossroads project on the coveted corner of 72nd and Dodge continues to get pushed back as developers work to secure more incentives from the city and state. Plans call for the project to be done in multiple phases, the first of which calls for approximately 440,000 square feet of retail and restaurant space, 150,000 square feet of office, a theater, 200 residential units, and a 125-room boutique hotel.

In 2016, Best Buy will relocate from its current location to an adjacent property on 76th and Dodge. The existing Best Buy shopping center will be incorporated into the Crossroads redevelopment. The sporting goods category will likely impact the South Central submarket with rumors Sports Authority on 72nd and Rose Blumkin will close in the not too distant future as it struggles to compete in an aggressive marketplace and manage its overwhelming debt. Additionally, Furniture Row closed at the end of the year, bringing about 31,000 square feet to the market.

The South Central submarket continues to be highly sought after by many retailers and restaurants alike and we don't see that changing. Although the timing has not been determined, the redevelopment of Crossroads will result in a significant decrease in vacancy rates in the submarket.

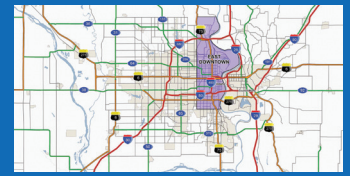


Size	Centers	GLA	% Vacant
Size 1	1	1,210,156	0.99%
Size 2	2	1,168,832	27.59%
Size 3	14	2,047,374	5.91%
Size 4	28	1,511,855	14.17%
Size 5	34	694,790	13.56%



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East Downtown Submarket



The East submarket includes an area bounded by the Washington/Douglas County line on the north, Harrison Street on the south, the Missouri River on the east and 52nd Street on the west. The core areas of the East submarket; Downtown Omaha, Saddle Creek, Midtown, Florence and South Omaha, are all mature areas having virtually no previously undeveloped commercial ground. Any new development consists of projects constructed on ground reclaimed from dated and/or obsolete properties that have been razed or the redevelopment of existing structures. A prime example would be the razing of the former Target building at southwest corner of Saddle Creek and California which made room for a new Wal-Mart Neighborhood Market constructed in late 2014.

The Lerner Company surveyed 39 retail properties in this submarket totaling just over 2 million square feet of space. The vacancy rate of 9.12% (188,468 square feet) reflects a one percent decrease from the 2014 rate of 213,955 square feet and 10.24%. Overall retail rental rates tend to be primarily in the moderate range from \$7.00 to \$15.00 per square foot for most existing properties and in the upper range of \$25.00 to \$30.00 per square foot for the upscale Midtown Crossing and Capitol District projects.

Demographic analysis shows there are two obvious areas of strength in the East submarket. First, the overall population equates to approximately 23% of the entire market surveyed. The second area of demographic strength is the high level of daytime employment with a total of 7,952 businesses and 149,962 employees. This number equates to 28.5% of all daytime employees in the survey's total area. Locating the right development or target business within reach of this group could prove fruitful. Conversely, the average household income and the medium home value are both 35% below the entire market surveyed.

The governmental and institutional entities are an important force behind a large portion of the area's economic and commercial development in the East Submarket. On-going projects and acquisitions by University of Nebraska Medical Center, The Lied Transplant Center, Creighton University and Creighton Medical Center have created vitality that plays a major role in keeping this area active.

FORECAST FOR 2016

The area in immediate proximity to Century Link Center/TD Ameritrade Stadium continues to earn the interest and financial commitment of the development community. Also in the shadow of the stadium, NewStreet Properties has also announced a new five-story, 110 unit apartment with 6,000 square feet of retail space on the ground level.

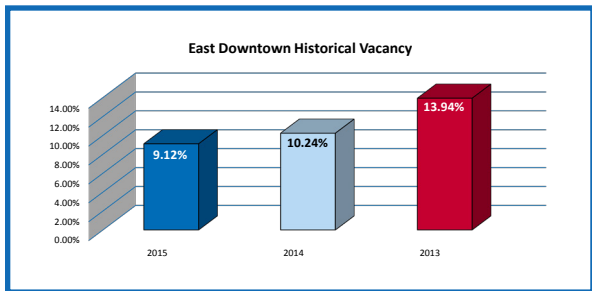
The mixed use Capitol District project at the intersection of 10th Street and Capitol Avenue is under construction. This project includes a high-rise 335-room full-service Marriott Hotel, 226 luxury apartments, two office buildings, a 500 stall parking garage and 90,000 square feet of retail. The focus of the retail component will be entertainment and restaurants.

Kiewit Construction began work on The Kiewit Innovation, Learning and Leadership Facility, a new 62,000-square foot, two-story employee training campus.

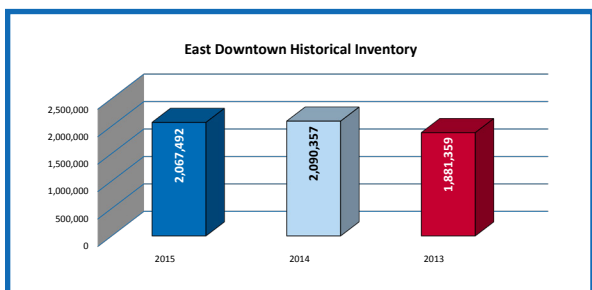
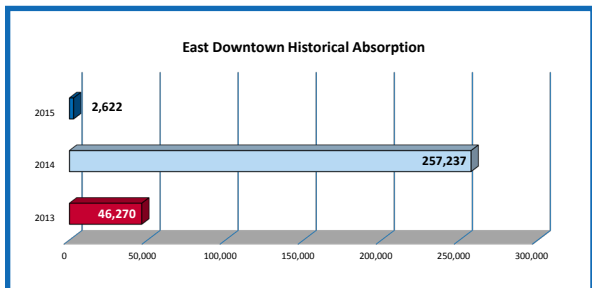
HDR, Inc., a long-standing Omaha corporate citizen involved in international engineering and architecture, has announced plans to build its 16-story, 290,000 square foot global headquarters near 11th St. and Dodge St.

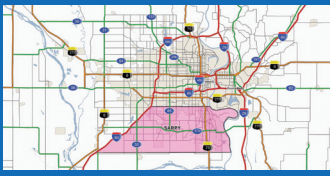
These four major office/service projects are further evidence that the East Submarket is rife with development activity. However, the traditional brick & mortar retail segment is still reluctant to invest in the area until greater numbers of the high income earners who make up the large daytime population of the area decide to reside in the area as well.

Dennis



Size	Centers	GLA	% Vacant
Size 1	0	0	0.00%
Size 2	0	0	0.00%
Size 3	8	1,094,330	2.15%
Size 4	14	677,621	11.67%
Size 5	17	295,541	29.06%



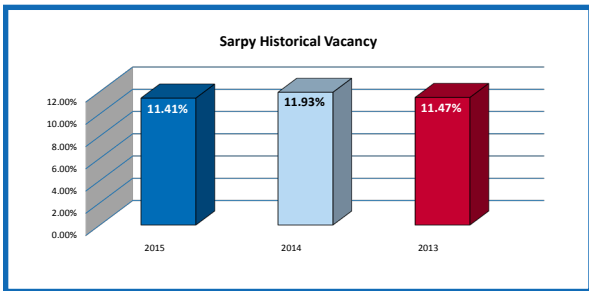


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Sarpy Submarket

The Sarpy submarket includes an area bounded by Harrison Street on the north, Platteview Road on the south, the Missouri River on the east, and Interstate 80 on the west. Retailers continue to be attracted to this area due to the historical and anticipated strong growth patterns in this submarket.

The Lerner Company surveyed 49 retail properties in the submarket totaling over 4.5 million square feet, a gain of over 96,000 square feet. The vacancy rate of 11.4% represents 514,174 square feet, which is a 50 basis point decrease from the previous year's vacancy rate of 11.9%. Although this amount of delivered space was about 45% less than 2014, the absorption was still nominal with just a slight vacancy rate decrease. As in years past, a large cluster of remaining vacancy is focused around the intersection of 84th and Giles. The "Brentwood" area collectively contains more than half of the total vacancy for the entire submarket as a result of a burst of new construction during the last decade which resulted in the relocation of many tenants to the 72nd Street corridor. Quoted small shop rental rates in the submarket generally range from \$7.50 to \$35.00 per square foot. Large scale developments such as Shadow Lake Towne Center, Market Pointe and Settler's Creek are seeing small shop rents from \$20.00 to \$35.00 per square foot, which highlights the continued discrepancy in the Class 'A' centers versus Class 'B' & 'C' that is being seen not only in Sarpy County, but in the entire market and rest of the country.



New deliveries in the Sarpy submarket this year were 31,522 additional square feet to Midlands Place and another 12,600 square feet was added to Settlers Creek.

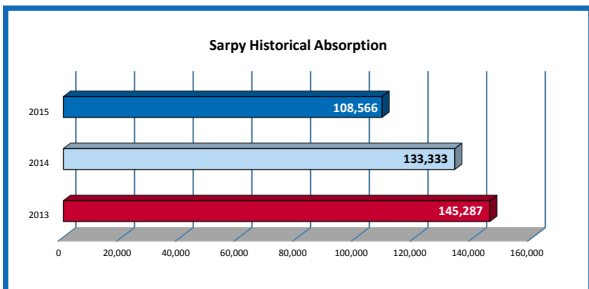
The Sarpy submarket's population continues to grow in an impressive style with a 2.22% increase in the estimated population to 129,996 in 2015 and an associated median household income of \$70,020.

Size	Centers	GLA	% Vacant
Size 1	0	0	0.00%
Size 2	3	1,499,250	4.83%
Size 3	9	1,636,613	17.63%
Size 4	17	984,988	10.04%
Size 5	20	386,290	14.04%

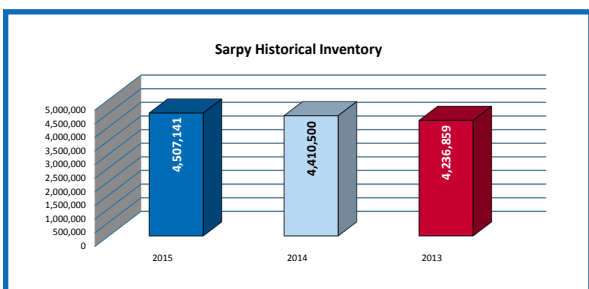
Overall, the strength of the Sarpy submarket remains hardy with compelling economic and community drivers such as Offutt Air Force Base, excellent school districts, attractive residential communities and strong demographics. Although the vacancy rate is quite high among its submarket peers, the geographical size of the submarket is vast and several very large centers have felt the pain of the retailers success in upsizing.

FORECAST FOR 2016

Moving forward with full steam is the outlook for the Sarpy submarket in 2016. Lockwood Development plans to begin construction on a new retail project on the site of the former Wilson Concrete plant at Fort Crook and Cornhusker Road. As predicted, Costco announced it will begin construction on its second metro area store at Southport in the 2nd quarter of 2016. We anticipate this announcement will bring additional retail growth within the Southport area as well as a potential grocery anchored project in the 84th & Hwy 370 corridor.



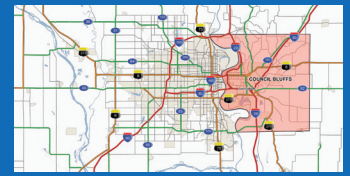
Small shops in Class A centers will continue to see rental increases while new construction will primarily be limited to that of small retailers as they continue to infiltrate this growing submarket. With the abundance of developable land and strong residential growth, the redevelopment and infill deals will likely continue to stall as the costs for such deals are still not at equilibrium with ground-up development.



Ben

2015 Review - Omaha Retail Market Summary

Council Bluffs Submarket



The Council Bluffs submarket is comprised of the western half of Pottawattamie County, Iowa. Generally speaking, this submarket has a slightly lower household income and population density than the comparable figures for the entire Metro Omaha market.

The Lerner Company surveyed 30 retail properties within the Council Bluffs submarket, containing just over 3.5 million square feet. The overall submarket vacancy rate of 10.26% represents 365,358 square feet, which is a big improvement over last year's 13% and a significant improvement over 2013's 15.4% vacancy rate. Still over half of that vacancy is contained within Mall of the Bluffs whose sole remaining anchor tenant, Dillard's, turned into a clearance center in 2011. Excluding Mall of the Bluffs, vacancy in the remainder of the submarket stands at only 2.9%, which would be the lowest in Metro Omaha.

Approximately 66,435 square feet was removed from the market in 2014 due to the demolition of Bluffs Northway on North 16th Street, which was razed for the new Super Walmart and future adjacent shop space. The new 186,000 square foot Walmart Supercenter opened in January of 2015. Adjacent and just to the south of the new Walmart, Gordman Properties has plans to add additional new retail space however no retailers have been announced. Other new development was the completion of a Dick's Sporting Goods 45,000 square foot store at Metro Crossing.

Small shop rents in this submarket remained relatively flat and generally range from \$9.00 to \$14.00 per square foot for existing properties, but have increased for new construction and 'A' locations from \$17.00 to \$35.00 per square foot for shops at Metro Crossing, The Marketplace, or new construction on West Broadway.

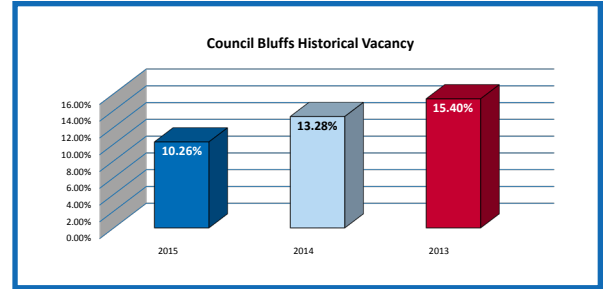
The total population residing within the submarket is just over than 73,000 and the median household income is \$52,062, which is approximately 16% lower than the median level of \$62,560 for the entire Metro Omaha. However, these numbers do not reflect the much larger region of southwest Iowa that travels to Council Bluffs for their retail needs on a regular basis.

Retail options for Council Bluffs residents have blossomed with the new development of over 1 million square feet of retail space collectively at Metro Crossing and The Marketplace. However, the downside of this growth has been its negative impact upon Mall of the Bluffs.

FORECAST FOR 2016

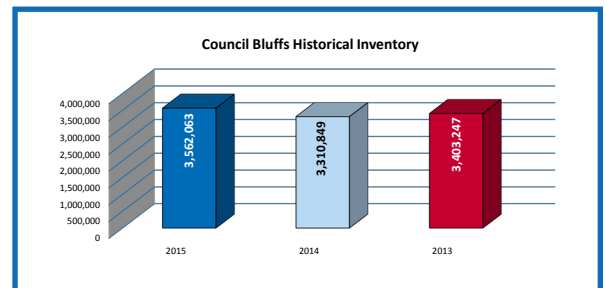
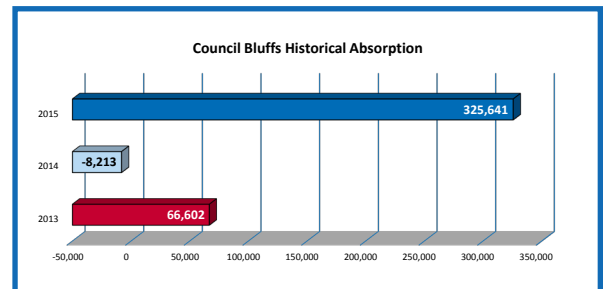
The very strong sales exhibited by many retailers at Kimco's Metro Crossing have caused additional chains to consider expanding into the Council Bluffs market. As expected, retailers looking at Council Bluffs have started looking beyond Metro Crossing now that it is effectively 100% occupied without any further developable outparcels. The Marketplace is now under construction with a 10,000 square foot Boot Barn and a 15,000 square foot Party City. Purchased in 2013 by Kansas City based developer, RED Legacy, The Marketplace hopes to announce the addition of even more junior anchors to the project during the coming year.

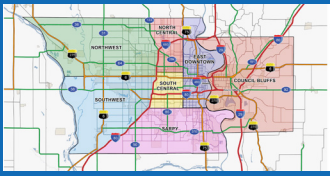
Lindsay



Council Bluffs Submarket by Size

Size	Centers	GLA	% Vacant
Size 1	1	804,909	0.00%
Size 2	2	1,165,796	21.67%
Size 3	5	791,430	2.42%
Size 4	11	591,938	12.02%
Size 5	11	207,990	10.77%





2015 Review - Omaha Retail Market Summary

Retail Center Spotlight



Loveland Centre



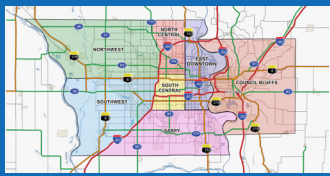
L Street Marketplace



Westroads Mall



Metro Crossing



2015 Review - Omaha Retail Market Summary

Retail Centers Tables

NORTHWEST SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2015	2015 Vacancy	2015 % Vacancy	2015 Rate 1	2015 Rate 2	Anchor
352 Plaza 352 N 114th St	4	1984	Cushman & Wakefield The Lund Company Holly Jones/DeAnn Hill	31,674	1,434	4.53%	\$12.00	N/A	Mid City Bank, Fernando's
American Interstate Place SWC 156th & Maple Rd	3	2005	Lockwood Development Emily O'Connor/Bob Begley	159,465	6,477	4.06%	\$16.00	\$20.00	Hy-Vee
Blondo 120 SWC 120th & Blondo St	4	1980	World Group Nancy Klauschie	35,000	4,709	13.45%	\$13.50	N/A	Taxi's
Candlewood Centre NWC 120th & Franklin St	5	2007	NAI NP Dodge Mike Murley/Zach Harris	16,341	3,000	18.36%	N/A	N/A	Mediterranean Bistro
Costco 124th & W Dodge Rd	3	2007	Noddle Development Co Gordon Sudbeck	156,764	0	0.00%	N/A	N/A	Costco
Cross County NEC 132nd & Maple Rd	3	1994	Marathon Realty Cindy Makinster	216,261	0	0.00%	N/A	N/A	Super Target, Walgreens
CVS 10770 Forst Street	5	2010	CVS	13,232	0	0.00%	N/A	N/A	CVS
CVS 14460 W Maple Rd	5	2011	The Lerner Company Boh Kurylo	13,232	0	0.00%	N/A	N/A	CVS
Diamond Head Plaza 2051 N 156th St	5	1999	Investors Realty Brian Farrell	8,040	2,483	30.88%	\$11.50	N/A	Papa Murphy's
Eagle Run NWC 132nd & Maple Rd	2	1993	The Lerner Company Erin Pogge/Rick Quinlevan	355,557	98,846	27.80%	\$16.50	\$23.50	Baker's, Office Depot, Kohl's, Petco
Eagle Run Plaza SEC 132nd & Maple Rd	4	1996	Bear Properties Terry Hogan	75,638	7,708	10.19%	\$15.00	N/A	Walmart NM, Old Chicago, UPS Store
Eagle Run Square SEC 129th & Maple Rd	4	1997	Investors Realty Brian Farrell/Brian Kuehl	41,082	10,300	25.07%	\$13.00	N/A	Summer Kitchen Café, Nebraska Medicine
Elk Ridge Plaza 20275 Honeysuckle Dr	5	2006	PJ Morgan Real Estate Bob Lanphier/Scott Hedrick	20,353	1,914	9.40%	\$10.00	N/A	Thompson Music, Behaven Kids
Grayhawk Pointe NWC 144th & Eagle Run Dr	4	2001	Bear Properties Terry Hogan	70,000	6,157	8.80%	\$15.00	N/A	Bike Rack, Blue Sushi Sake & Grill
Greenfields Plaza WSWC 156th & W Dodge Rd	4	2000	CB Richard Ellis Nancy K Johnson/Talia Swanson	49,000	3,800	7.76%	\$14.50	\$17.25	Starbucks, Farrell's Extreme Bodyshaping
Hacienda Heights SWC 108th & Maple Rd	5	1982	Berkshire Hathaway/Ambassador James Pearson	22,500	6,500	28.89%	\$9.90	N/A	Goodwill, Cricket
Hillrise Shopping Center 2949 N 204th St	4	2008	World Group S Scott Moore	30,165	7,170	23.77%	\$8.50	N/A	Dick's Hillrise Market
Hillsborough Plaza NWC 138th & Maple Rd	5	1998	Bear Properties Terry Hogan	25,000	6,656	26.62%	\$15.00	N/A	Children's Medical, Garbo's
Hillsborough West Plaza NWC 144th & Maple Rd	3	2004	The Lerner Company Lindsay Banks/Boh Kurylo	137,252	0	0.00%	N/A	N/A	Home Depot
Linden Market NEC 132nd & W Dodge Rd	3	1989	The Lerner Company Dennis Thaemert	116,009	1,737	1.50%	\$7.50	\$17.50	Hy-Vee
Maple 108 SEC 108th & Maple Rd	3	1984	CB Richard Ellis Jason Ruegg/Lee Pedersen	105,325	7,000	6.65%	\$14.00	N/A	Bag'N Save, Dollar General
Maple Heights NWC 108th & Maple Rd	5	1960/ 2010	Investors Realty Jerry Huber/John Dickerson	28,125	4,596	16.34%	\$7.95	\$11.95	Great Clips
Marcus Theaters - Majestic NEC 144th & Maple Rd	4	1996	Marcus Theaters	69,780	0	0.00%	N/A	N/A	20 Grand Theaters
Menard's Plaza NWC 204th & W Dodge Rd	3	2007	Menard's	240,000	0	0.00%	N/A	N/A	Menard's
Miracle Hills - Former Bag N Save NWC 114th & W Dodge Rd	3	1988	Perkins Properties Wendy Chapman	137,360	112,672	82.03%	N/A	N/A	Bag'N Save, Kohl's, Cilantro's
Miracle Hills Square NNEC 114th & W Dodge Rd	4	1979	Investors Realty Brian Kuehl/Pat Regan	87,350	7,020	8.04%	\$11.00	\$17.65	DJ's Dugout, Wells Fargo, Jack & Mary's
Miracle Village NEC 120th & Webster St	5	1989	Investors Realty Brian Farrell	27,150	4,000	14.73%	\$7.50	\$14.00	Midwest Urgent Care, Jensen Tire
North Park Commons (Bldgs A,C,D, E) NEC 120th & Blondo St	4	1986	Investors Realty Brian Farrell/Brian Kuehl	65,496	9,223	14.08%	\$12.50	\$15.00	Potbelly, Pepper Jax Grill, Qdoba
Old Mill Centre NWC 108th & W Dodge Rd	4	1998/ 2003	CB Richard Ellis Mark Obermeyer/Lee Pedersen	69,750	2,377	3.41%	\$9.50	N/A	New York Burrito
Pepperwood Village NEC 156th & W Dodge Rd	3	2000	The Lerner Company Erin Pogge/Rick Quinlevan	125,746	13,786	10.96%	\$18.50	\$20.00	Baker's, Le Voltaire
Richland Park Plaza ENEK 120th & W Dodge Rd	5	1999	CB Richard Ellis Tracy Earnest/Heidi Rush	16,800	0	0.00%	\$11.00	N/A	Jerico's Restaurant
Roanoke Retail SSEC 120th & Fort St	5	2007	Investors Realty Brian Farrell/Brian Kuehl/Timothy Kerrigan	26,850	1,200	4.47%	\$12.50	\$16.50	Abelardo's, Saints Pub & Grill, State Farm

Shoppes at Elk Creek 168th & Maple Rd	5	2007	CB Richard Ellis Jason Ruegg/Lee Pedersen	20,202	4,240	20.99%	\$13.50	\$16.50	Pittsburgh Paints, Black Clover Fitness, Urgent Care of Omaha
Shoppes at Grayhawk SWC 144th & Maple Rd	3	2002/ 2006	Colliers International Adam Marek/Chris Mensinger	227,350	0	0.00%	\$16.00	N/A	Lowe's, Michaels
Shoppes at Thomsen Mile NWC 168th & Maple Rd	3	2005	World Group Trenton Magid	220,253	0	0.00%	N/A	N/A	Walmart Supercenter
Shoppes of Grayhawk SSWC 144th & Maple Rd	4	2007	Cushman & Wakefield The Lund Company Holly Jones	39,729	3,299	8.30%	\$14.00	N/A	Sprint, Massage Envy
Skyline Pointe 920 N 204th Ave	5	2008	World Group Dan Goaley	22,134	1,152	5.20%	\$17.50	N/A	Menard's, U-Save Pharmacy, Donut Professor, Verizon
Standing Bear Pointe NEC 144th & Fort St	4	2008	Cushman & Wakefield The Lund Company Holly Jones/Denny Sciscoe	40,544	2,660	6.56%	\$12.00	N/A	Bright Beginnings, Cheesecake Bakery
Stone Creek Plaza SSWC 156th & Fort St	5	1976	Cushman & Wakefield The Lund Company Justin Riviera/Kurt Weeder	16,202	6,615	40.83%	\$13.50	\$14.50	Childrens Dental Specialists
Torrey Pines Plaza 153rd & Maple Rd	5	1998	Colliers International Cori Adcock	18,270	3,436	18.81%	\$10.00	\$15.00	Gentle Doctor Animal Hospital
Tranquility Place SEC 124th & Maple Rd	5	1997	Investors Realty Tim Kerrigan/Brian Farrell	22,772	7,472	32.81%	\$10.50	N/A	Dolce, Kolache Factory
Village Pointe SWC 168th & W Dodge Rd	2	2004	RED Development Tamie Osterloh	574,237	15,475	2.69%	\$30.00	\$50.00	Best Buy, Beauty Brand, Bed Bath & Beyond, Brix, DSW, Marcus Village Pointe Cinemas, Old Navy, Scheels
Village Pointe East SEC 168th & W Dodge Rd	4	2004	Quantum Real Estate Rob Luellen	30,128	3,675	12.20%	Neg.	N/A	Verizon, The Dentists at Village Pointe, Subway
Village Pointe South SWC 168th & Burke St	4	2007	Quantum Real Estate Rob Luellen	68,265	0	0.00%	Neg.	N/A	Charles Schwab, Fat Brain Toys, KOBE Steakhouse
Village Pointe West NWC 180th & Burke St	5	2015	Quantum Real Estate Rob Luellen	25,394	3,380	13.31%	N/A	N/A	Access Bank, View Pointe Vision, Scooters, Tavern 180
Walgreens 10725 Fort St	5	2000	BDRE - Fort LLC	14,998	0	0.00%	N/A	N/A	Walgreens
Walgreens 20201 Manderson St	5	2008	Village Development	14,924	0	0.00%	N/A	N/A	Walgreens
Walgreens SEC 180th & Burke St	5	2008	Village Development	14,924	0	0.00%	N/A	N/A	Walgreens
West Grayhawk (Bldgs A & B) 3506 N 147th St	4	2008	CB Richard Ellis/World Group Eseth Campbell/Eric Renner	32,844	5,712	17.39%	\$15.95	\$18.00	Starbucks, Little King, CBS Home Real Estate
West Maple Square NWC 156th & Maple Rd	5	1999	Investors Realty Brian Farrell/Brian Kuehl	24,464	6,413	26.21%	\$14.50	N/A	ABC Childcare, Domino's, State Farm
West Point (Bldgs A,B, C,D) NEC 156th & Maple Rd	4	1993	Investors Realty Brian Kuehl	98,024	14,769	15.07%	\$12.50	\$14.50	Walgreen's, Tanner's
Western Crossing NWC 120th & W Dodge Rd	3	2003	Menard's	163,924	0	0.00%	N/A	N/A	Menard's
Whispering Hills SWC 108th & Corby	5	2011	The Lerner Company Dennis Thаемert	18,960	4,430	23.36%	\$13.00	N/A	U-Save, Jimmy Johns
Whispering Ridge SWC 168th & W Maple Rd	2	2007	CB Richard Ellis Nancy Johnson/Talia Swanson	252,342	0	0.00%	N/A	N/A	Super Target, Petsmart, Sports Authority

Northwest Submarket Totals

4,553,181 413,493 9.08%

West Grayhawk Small Shops
14919 W Maple Rd

4

2016

Lockwood Development
Emily O'Connor/Bob Begley

105,900

Rusty Taco, Gordmans, Fresh Thyme

**Northwest
New Construction Totals**

105,900

SOUTHWEST SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2015	2015 Vacancy	2015 % Vacancy	2015 Rate 1	2015 Rate 2	Anchor
132nd & B (3720 Building) 3720 S 132nd St	5	1978	NP Dodge Real Estate Vic Pelster	18,018	7,620	42.29%	\$9.00	N/A	India Mart, Pawn Shop
159th Place NEC 160th & W Center Rd	5	1974	Investors Realty JP Raynor/Rensch	27,648	0	0.00%	\$8.75	N/A	The Nest Lounge
180th Plaza SWC 180th & Q St	4	2004	Investors Realty Brian Kuehl/Brian Farrell	41,454	11,448	27.62%	\$15.50	\$16.50	Walgreens, Goodwill, Sherwin Williams
Armbrust Village SEC 168th & W Center Rd	4	2006	Woodsonia Drew Snyder	31,052	0	0.00%	\$16.50	\$20.00	Clancy's Pub, The Egg & I
At Home 12990 W Center Rd	3	2009	Garden Ridge LP	103,312	0	0.00%	N/A	N/A	At Home
Baker Square SWC 132nd & W Center Rd	3	1971	The Lerner Company Erin Pogge/Rick Quinlevan	159,617	51,511	32.27%	\$11.00	\$18.00	JoAnn Fabrics, Alegent/Creighton
Bel Air Plaza NWC 120th & W Center Rd	3	1964	Investors Realty John Dickerson/Pat Regan	192,412	3,519	1.83%	\$7.50	\$10.50	Nobbies, Omaha State Bank
Bel Drive Plaza NWC 120th & Arbor St	5	1981	Vacanti Real Estate Paul Vacanti	18,000	2,477	13.76%	\$10.00	N/A	Nickleby's
Big Kmart NWC 144th & Y St	4	1981	Kmart Corporation	97,863	0	0.00%	N/A	N/A	Big Kmart
Boardwalk Square 119th & Pacific St	4	1975	World Group Daniel Goaley	61,762	1,831	2.96%	\$10.00	N/A	Tanners

Cattail Creek Retail NEC 192nd & Q St	4	2005	Investors Realty Brian Kuehl/Brian Farrell	34,684	1,200	3.46%	\$13.95	\$14.95	Tanners Bar & Grill, Imagine & Explore Pre-school
Chicago Square NEC 114th & Davenport St	5	1983	NAI NP Dodge Todd Schneidewind	23,150	0	0.00%	N/A	N/A	Centris Federal Credit Union, Which Wich, HuVavs
CVS 14303 U St	5	2011	Cushman & Wakefield The Lund Company Justin Riviera	28,794	0	0.00%	\$6.50	N/A	CVS
CVS 2609 S 132nd St	5	2011	Sup Family III LLC	13,205	0	0.00%	N/A	N/A	CVS
Davenport Plaza SWC 114th & Davenport St	5	1976	CB Richard Ellis Nancy Johnson/Heidi Rush	22,770	4,932	21.66%	\$13.95	N/A	Bruegger's Bagels, Martinizing
Davenport Square SEC 114th & Davenport St	5	1985	7 Oaks Investments Paul Waggener	22,316	4,094	18.35%	\$13.50	N/A	Children's Heaven Daycare, Liquid Lounge
Davenport Square NWC 114th & Davenport St	4	1970	World Group Ben Pearson	31,766	0	0.00%	NA	NA	Green Onion, Nebraska Dance
Deerfield Place SWC 136th & Q St	3	1987	The Lerner Company Lindsay Banks	129,812	31,749	24.46%	\$8.00	\$12.00	Crunch Fitness
Discovery Plaza 136th & Discovery Dr	4	1991	Paramont Commercial Real Estate Services David J Gibbs, Jr	50,687	10,247	20.22%	\$7.95	N/A	Adventure Childcare
Former Elite Cheer Bldg 2410 S 140th Cir	5		Berkshire Hathaway James Pearson	16,000	16,000	100.00%	\$7.50	N/A	
Galleria Collection SWC 146th & W Center Rd	4	1986	Cushman & Wakefield The Lund Company Holly Jones	53,194	22,680	42.64%	\$12.00	\$14.00	ShopKo, Panda House, Genji Steakhouse
Georgetown Place NWC 140th & W Center Rd	5	1980	World Group Nancy Klauschie	16,719	1,250	7.48%	\$12.00	N/A	Stereo West
Harrison Village 168th & Harrison St	5	2002	NAI NP Dodge Vic Pelster/Julia Roberts	26,382	3,975	15.07%	\$14.00	\$15.00	Sun Tan City
Harrison Village Plaza SWC 168th & Harrison St	4	2004	First Management Inc Eric Wieseler	80,118	5,079	6.34%	\$15.00	N/A	Fareway Foods
Harvey Oaks Plaza NWC 144th & W Center Rd	3	1983	Colliers International Adam Marek/Chris Mensinger	141,778	9,959	7.02%	\$10.00	\$13.00	Bag'N Save
Hawthorne Court NEC 180th & Q St	3	2005	Investors Realty Pat Regan	100,527	9,100	9.05%	\$18.00	N/A	Hy-Vee, Verizon, Great Clips, DJ's Dugout
Home Depot Shopping Center NEC 132nd & L St	2	2003	Home Depot	467,386	0	0.00%	N/A	N/A	Home Depot, Walmart Supercenter, Sam's Club
Hy-Vee NEC 180th & Pacific	4	2011	HyVee, Inc	85,198	0	0.00%	N/A	N/A	Hy-Vee
HyVee Stony Brook SWC 144th & Stony Brook Blvd	4	2010	HyVee, Inc	88,000	0	0.00%	N/A	N/A	Hy-Vee
L Street Marketplace 120th & L St	2	2008	Cushman & Wakefield The Lund Company Holly Jones/DeAnn Hill	439,542	47,688	10.85%	\$16.00	\$18.00	Super Target, Sports Authority, Michael's, Ulta, Office Max
Lakeside Plaza NEC 175th & W Center Rd	3	2000	CB Richard Ellis Mark Obermeyer/Heidi Rush	212,000	7,335	3.46%	\$16.50	\$18.50	Baker's, Gordmans
Legacy Village 17520-602 Wright St	4	2004	Investors Realty Brian Kuehl	37,267	2,197	5.90%	\$16.50	N/A	Bottomless Glass, Vitamin Cottage, Legacy Eye Care
Legacy West SEC 177th & W St	4	2004	NAI NP Dodge Deb Graeve/Julia Roberts	32,254	1,185	3.67%	\$16.50	N/A	Chipotle Mexican Grill, LePeep, HuHot, Sprint, Jimmy John's
Millard Autocare Mall 13704 P St	5		CB Richard Ellis Heidi Rush	22,178	2,404	10.84%	\$5.95	N/A	Jiffy Lube
Millard Park Plaza 156th & Harrison St	5	2008	Colliers International Cori Adcock	16,840	1,440	8.55%	\$14.00	N/A	Mackovica Physical Therapy
Millard Plaza I 13905 S Plaza	4	1977	World Group Trenton Magid/Nancy Klauschie	93,946	4,254	4.53%	\$9.00	N/A	Amazing Pizza Machine
Mission Pines 168th & Harrison St	5	2006/ 2007	Investors Realty Pat Regan	25,372	4,204	16.57%	\$16.50	\$18.00	Skybox Bar & Grill, Jimmy John's, Doc & Eddie's BBQ
Mission Village SWC 168th & Q St	5	1995	CB Richard Ellis Seth Campbell/Mike Kaufman	15,583	1,215	7.80%	\$16.00	N/A	Omaha State Bank, Palm Beach Tan
Montclair on Center 13055 W Center Rd	2	1971	World Group Ben Pearson/Dan Goatey	250,000	10,475	4.19%	\$9.00	\$18.00	Michaels, Sports Authority, Marshalls, Hancock Fabrics, Gamers
Nebraska Crossing NEC I-80 & Hwy 6	2	1991/ 2013	OTB Destination Rod Yates	325,000	0	0.00%	\$28.00	\$36.00	Under Armor, Coach, Brooks Bros, Polo
Nelson Square 167th & Harrison St	5	1999	NAI NP Dodge Tom Failla	15,000	0	0.00%	N/A	N/A	Sylvan Learning
Oak Hills Shopping Plaza 12701-59 Q St	5	1967		29,069	0	0.00%	N/A	N/A	Kohl's Pharmacy
Oakview Mall SWC 144th & W Center Rd	1	1991	General Growth Properties	862,348	45,900	5.32%	\$10.00	\$70.00	Younkers, Dillards, JC Penney, Sears
Oakview Plaza SEC 144th & Oakview Dr	2	1998	Investors Realty Brian Kuehl	474,021	23,278	4.91%	\$14.50	\$22.00	Petsmart, Dick's Sporting Goods, Kohl's, Toy's R Us, Barnes & Noble, AMC Theaters
Oakview Plaza 3405 Oakview Dr	4	1993	World Group/Berkshire Hathaway Ben Pearson & James Pearson	62,300	31,500	50.56%	\$10.00	\$15.00	Elite Cheer
Old Orchard West NWC 133rd & W Center Rd	3	1983	Gordman Properties Jerry Gordman/Deborah Smith	103,220	30,450	29.50%	\$10.00	N/A	Aldi, Dave & Busters
Olde L Plaza 13502 L Street	5	1994	Cushman & Wakefield The Lund Company	21,000	4,000	19.05%	\$6.50		Nano Electric

Orchard Plaza NNEC 132nd & W Center Rd	4	1977	Slosburg Company Leigh Andres	89,419	37,414	41.84%	\$14-18.00	N/A	Pepperjax Grill, Hunan fusion, Malbar Vision, Beyond the Vine
Pacific Crest WSWC 120th & Pacific St	5	1974	CB Richard Ellis Seth Campbell	23,936	1,300	5.43%	\$12.00	N/A	Creative Hair Design
Pacific Pointe SEC 204th & Pacific St	4	2009	Magnum Realty, Inc Joe Kutilek	60,000	0	0.00%	N/A	N/A	Family Fare
Pacific Springs Square NEC 178th & Pacific St	5	2009	Pacific Springs Square LLC Lisa Mendlik	22,500	0	0.00%	N/A	N/A	Mackovica Physical Therapy, Pacific Springs Dental Care
Pacific West SEC 142nd & Pacific St	5	1974	TREK Properties Bob Cox	18,892	800	4.23%	\$14.00	N/A	Dunkin Donut, Flowerama
Plaza II NEC 120th & Arbor St	5	1981	Vacanti Real Estate Paul Vacanti	24,299	7,500	30.87%	\$10.00	N/A	Vacuums Plus
Progress Plaza 3425 Oakveiw Dr	5		Buyers Realty Harry Wolf	17,067	17,067	100.00%	N/A	N/A	Golf Galaxy, 2nd Wind
Ridgeview SWC 180th & W Center Rd	2	2004	Investors Realty Pat Regan	413,190	1,629	0.39%	\$14.50	N/A	Walmart Supercenter, Lowe's
Rockbrook Camera SWC 168th & W Center Rd	5	2009	Investors Realty Brian Kuehl	16,820	0	0.00%	N/A	N/A	Rockbrook Camera
Shoppes at Lakeside 16909 Lakeside Hills Plz	4	2004	World Group Nancy Klauschie/Trenton Magid	35,373	19,518	55.18%	\$14.75	N/A	Harvest Cafe, NP Dodge
Skylark Plaza 1101 S 119th St	5	1963	World Group Daniel Goaley	19,523	4,342	22.24%	\$9.00	N/A	Big Fred's Pizza
Southwestern Plaza 4251 S 144th St	5	1999	World Group Nancy Klauschie/Dan Goatey	25,324	0	0.00%	N/A	N/A	Buffalo Wild Wings, Pinnacle Bank
Sports Plaza NEC 120th & I St	4	1986	Investors Realty Brian Kuehl/Brian Farrell	97,060	10,016	10.32%	\$10.50	\$11.50	Better Bodies, Guns Unlimited, Echo Lighting, Golf USA
Spring Ridge Plaza SEC 180th & Pacific St	4	2004	Investors Realty Brian Farrell	63,865	18,211	28.51%	\$11.50	\$16.50	Pizza Hut, Anytime Fitness, Harbor Farms
Sterling Ridge 130th & Pacific St	4	2015	Lockwood Development Bob Begley	30,000	15,626	52.09%	\$20.00	\$25.00	Summer Kitchen Café
Summit Pointe NEC 144th & W Center Rd	5	1999	Berkshire Hathaway James Pearson	29,557	1,567	5.30%	\$14.57	N/A	Old Chicago
Sunridge Shopping Center SWC 180th & Harrison St	4	2006	Investors Realty Brian Kuehl/Brian Farrell	62,506	0	0.00%	\$14.50	N/A	Kosama, Just Like Home Daycare
Super Saver NWC 144th & Y St	4	2000	B & R Foods	83,941	0	0.00%	N/A	N/A	Super Saver
The Shops of Legacy SWC 168th & W Center Rd	3	2004	Bear Properties Terry Hogan	122,203	1,600	1.31%	\$19.00	\$20.00	Roja Mexican Grill, Verizon, Baby Blue Sushi, Blatt
Tiffany Square 2305 South 133rd Plz	5	1982	7 Oaks Investments Paul Waggener	15,391	2,016	13.10%	\$13.50	N/A	Caps Etc, Esquire Hair, Bliss Salon
Tivoli 175th & W Center Rd	5	2006	CB Richard Ellis Gerard Daly	25,577	0	0.00%	\$16.00	N/A	Runza, Beauty First
U Street Plaza 14223 U St	5	1985		22,150	0	0.00%	\$8.00	N/A	Meineke
Walgreens 13155 W Center Rd	5	2003	Montclair Investment Co.	14,946	0	0.00%	N/A	N/A	Walgreens
Walgreens 5062 S 155th St	5	1999	Village Develop Q St. LLC	15,008	0	0.00%	N/A	N/A	Walgreens
Walgreens NEC 171st & W Center Rd	5	2000	Village Development	15,048	0	0.00%	N/A	N/A	Walgreens
Walgreens 18040 R Plz	5	2004	Walgreens Co	14,544	0	0.00%	N/A	N/A	Walgreens
Walgreens 5244 S 136th St	5	1987		11,120	0	0.00%	N/A	N/A	Walgreens
Walmart Neighborhood Market NEC 168th & Harrison	4	2013		38,000	0	0.00%	N/A	N/A	Walmart Neighborhood Market
Walnut Grove Plaza NEC 156th & Q St	3	2004	Walnut Grove Plaza LLC Tom Smith	133,804	0	0.00%	\$16.00	N/A	Bag'n Save
West Center Oaks SEC 140th & Center	4	1985	Cushman & Wakefield The Lund Company Richard Secor	44,746	4,200	9.39%	\$13.50	\$17.50	Leslie's Pool Supply
West Pacific Crossing SWC 156th & Pacific St	4	2001/ 2006	Cushman & Wakefield The Lund Company Howard Shrier	32,043	2,465	7.69%	\$18.00	N/A	Hector's Mexican Restaurant, Mama's Pizza
Western Springs NWC 177th & W Center Rd	2	2000	CB Richard Ellis Seth Campbell/Mike Kaufman	250,000	0	0.00%	\$25.00	N/A	Super Target
Westpoint 132nd & Grover St	4	2014	World Group Kevin Rhodes	74,774	74,774	100.00%	\$15.00	N/A	
Westport Commercial SWC 144th & F	5	1993	The Lerner Company Erin Pogge	26,921	2,691	10.00%	\$15.95	N/A	Charlie's on the Lake
Westport Financial SWC 144th & F	5	2005	The Lerner Company Erin Pogge	20,353	796	3.91%	\$18.95	N/A	Metro Credit Union, Varsity, Roman Coin Pizza
Westport Village 14440 F St	5	2006	Colliers International Cindi Cisar/Chris Mensinger	18,623	4,038	21.68%	\$14.50	\$17.00	24 Hour Fitness
Westwood Plaza SWC 120th & W Center Rd	2	1964	World Group Ben Pearson/Dan Goatey	510,000	35,779	7.02%	\$9.00	\$22.00	Baker's, TJ Maxx, Westwood Cinema, Burlington Coat Factory, Office Depot

Wick's South Pointe SSWC I-80 & Hwy 370	3	2009	Investors Realty Brian Kuehl/Brian Farrell	170,189	2,858	1.68%	\$16.50	N/A	Walmart Supercenter
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Southwest Submarket Totals **7,929,276** **682,403** **8.61%**

NORTH CENTRAL SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2015	2015 Vacancy	2015 % Vacancy	2015 Rate 1	2015 Rate 2	Anchor
7105 Military Ave 7105 Military Ave	5	1964	World Group Trenton Magrid/Grant Palmer	20,260	1,380	6.81%	\$21.74	N/A	
Ames Ave Property 6553 Ames Ave	5	1967/ 2012	Cushman & Wakefield The Lund Company Howard Shrier	16,782	16,782	100.00%	\$4.50	N/A	Thai Restaurant & Grocery
Benson Park Plaza NEC 72nd & Ames Ave	2	2001	World Group Trenton Magrid/Grant Palmer	310,000	2,273	0.73%	\$9.50	N/A	Baker's, Home Depot, Hancock Fabrics
Bloomfield Plaza 90th & Blondo St	5	1974/ 2007	NAI NP Dodge Todd Schneidewind	23,680	2,400	10.14%	\$14.00	N/A	Little Caesars, Anytime Fitness, Heartland Clinic, Max Muscle
Cherry Hills Village SWC I-680 & Hwy 133	4	2004	First Management Inc Randy Wieseler/Eric Wieseler	43,936	15,375	34.99%	\$12.00	N/A	Cherry Hills Event Center, Legends Bar & Grill
CVS 1919 N 90th St	5	2011	Nebraska CVS Pharmacy LLC	13,205	0	0.00%	N/A	N/A	CVS
Dash Plaza 3021-3035 N 93rd St	5	1965	Jeff Ash	17,689	8,159	46.12%	\$4.95	N/A	Aksarben TV
Fort Plaza NWC 90th & Fort St	3	1990	Access Commercial, LLLCKirk Hanson/Danielle Wheeler	134,044	14,204	10.60%	Neg.	Neg.	ShopKo, Dollar General
Gordmans NWC 90th & Military Ave	4	1989	The Lerner Company Dennis Thamer/Boh Kurylo	77,660	0	0.00%	N/A	N/A	Gordmans
Harold's Square SEC 81st & Blondo St	3	1968	First Management Inc Randy Wieseler/Eric Wieseler	106,747	16,900	15.83%	\$8.00	N/A	No Frills
Hartman Square 5739-5829 N 60th St	5	1969	Joseph Kozol	29,112	0	0.00%	\$5.50	N/A	Kozy Self Storage
Keystone Center SWC 78th & Military Ave	4	1950	Colliers InternationalCori Adcock	35,200	1,500	4.26%	\$7.50	N/A	Belvedere Club
Maple Village NEC 102nd & Maple Rd	4	2000	Slosburg CompanyLeigh Andres	41,071	8,195	19.95%	\$14.50	N/A	Valentino's Pizza, Scooters, Malbar Vision, Diamond Vogel
Maple Wood A SWC 90th & Maple Rd	3	1964		120,564	0	0.00%	N/A	N/A	Bag 'N Save Plus
Maple Wood B SWC 90th & Maple Rd	5	1964		27,550	0	0.00%	N/A	N/A	Westlake Ace Hardware
Mormon Bridge Plaza 9229 Mormon Bridge Plz	5	2007	Cubby's Inc	15,400	0	0.00%	N/A	N/A	Scooters
Plaza 90 NEC 90th & Grant	4	1980	Cushman & Wakefield The Lund Company Holly Jones	89,216	10,000	11.21%	\$12.95	\$15.95	Walmart Neighborhood Market
Plaza North NWC 90th & Fort St	3	1974	The Lerner Company Lindsay Banks	203,250	125,353	61.67%	\$8.00	\$14.00	Baker's
Sorensen Park Plaza 72nd & Sorensen Pkwy	2	2006	Cushman & Wakefield The Lund Company Howard Shrier/Kurt Weeder	485,279	22,022	4.54%	\$15.00	N/A	Target, Marshalls, PetsMart, Great Escape Movie Theater
Starwood Shopping Center SEC I-680 & Hwy 133	3	2004	CB Richard Ellis Jason Ruegg	229,378	10,129	4.42%	\$13.00	N/A	Walmart Supercenter, CATO, Paycheck Advance, GameStop
Village Shopping Center NWC 90th & Maple Rd	3	1980	Central Realty Greg Patterson	127,789	12,336	9.65%	\$13.00	N/A	Dollar Tree, Harbor Freight Tools, Fareway Foods
Walgreens 6101 NW Radial Hwy	5	1992	Haehner Properties NE LLC	12,544	0	0.00%	N/A	N/A	Walgreens
Walgreens 9001 Blondo St	5	1995	S & L Investments LLC	13,388	0	0.00%	N/A	N/A	Walgreens
Walgreens 90th & Fort St	5	2006	Waltrust Properties Inc.	14,374	0	0.00%	N/A	N/A	Walgreens
Walgreens NEC 72nd & Crown Point	5	2007	Waltrust Properties Inc.	14,466	0	0.00%	N/A	N/A	Walgreens
West Benson Plaza NWC 72nd & Grant	4	1976	PJ Morgan Real Estate Ryan Ellis/Don Boldizar	34,552	3,500	10.13%	\$8.00	N/A	Maaco

North Central Submarket Totals **2,257,136** **270,508** **11.98%**

SOUTH CENTRAL SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2015	2015 Vacancy	2015 % Vacancy	2015 Rate 1	2015 Rate 2	Anchor
4442 S 84th 84th & J	5	1966	CB Richard Ellis Seth Campbell/Talia Swanson	18,000	5,200	28.89%	\$9.50	\$12.00	Rapid Graphics & Signs
600 S 72nd St NWC 72nd & Jones Cir	4	1944/ 2007	PJ Morgan Real Estate Bob Lanphier/Ryan Ellis	50,400	21,000	41.67%	\$9.00	\$13.20	Kids Stuff Superstore, The Bedding Company, Penzey's, Brick Oven Pizzeria
7010 Dodge Building 7010 Dodge Rd	5	1994	CB Richard Ellis Mark Obermeyer/Lee Pedersen	15,060	3,500	23.24%	\$25.00	N/A	Jason's Deli, Massage Envy
72 Plaza 970 S 72nd St	5	1996/ 2003	Eric Dawson	29,639	0	0.00%	N/A	N/A	Pump it Up

72nd Crossing SEC 72nd & Jones St	4	1989	The Lerner Company Dennis Thaumert/Boh Kurylo	96,657	0	0.00%	N/A	N/A	Office Depot, PetsMart, Michaels
72nd Pacific Plaza NWC 72nd & Pacific St	5	2001	Mark Van Arsdel	15,855	0	0.00%	N/A	N/A	Northern Tool
74 Dodge Plaza SWC 74th & W Dodge Rd	4	1985	Woodsonia Drew Snyder	36,477	0	0.00%	\$14.00	\$30.00	Longhorn Steakhouse
74 Pacific Plaza NEC 74th & Pacific St	5	1972	Investors Realty Jerry Huber	26,400	3,300	12.50%	\$7.00	\$11.00	Pepperjax Grill, Pegasus Travel
7510 Dodge Plaza ENEC 76th & W Dodge Rd	4	1967	Buyers Realty Ronald Daniels	90,000	45,000	50.00%	N/A	N/A	Best Buy
84th & F Plaza 4087 S 84th St	5	1985	Investors Realty John Dickerson/Kevin Stratman	25,650	0	0.00%	\$5.65	\$6.50	UPS Store, Internet Car Lot, Sign It
9421 Q Street 9421 Q Street	5	1972	First Management Inc Eric Wieseler	16,200	16,200	100.00%	\$5.00	N/A	
ACE Hardware/CJ's Home Center 8018 Harrison St	5	1999	Charles K Huff	18,544	0	0.00%	N/A	N/A	ACE Hardware/ CJ's Home Store
Aksarben Place I & II SWC 63rd & Center St	5	2007	Magnum Realty, Inc Joe Kutilek	19,208	0	0.00%	\$21.00	N/A	Jimmy D's, Great Clips, Aspen Athletic
Aksarben Village - Bldg 3 & 4 NWC 63rd & Center St	4	2008	Colliers International Adam Marek/Chris Mensinger	77,147	2,497	3.24%	\$23.00	\$27.00	Spirit World, Jones Bros
Aksarben Village - Zone 5, Bldg 2 SWC 67th & Mercy	5	2015	Magnum Realty, Inc Joe Kutilek	18,604	3,000	16.13%	\$25.00	\$30.00	Pacific Life, Freshii's, Pauli's
Aksarben Village - Zone 5, Bldg 3 NWC 67th & Mercy	4	2010	Magnum Realty, Inc Joe Kutilek	80,201	0	0.00%	\$25.00	\$30.00	Aksarben Cinema, Gold's Gym
Aksarben Village - Zone 8 NWC Frances St & 67th St	4	2014	Colliers International Adam Marek/Chris Mensinger	30,475	9,771	32.06%	\$25.00	\$27.00	Gordmans Headquarters
Anthony's 72nd & F	5	1967	Anthony, Inc	21,305	0	0.00%	N/A	N/A	Anthony's
Applewood Centre SWC 96th & Q St	3	1989	Access Commercial, LLC Kirk Hanson/Danielle Wheeler	111,636	5,082	4.55%	Neg.	Neg.	Hy-Vee
Applewood Plaza SEC 96th & Q St	5	1985/ 1998	NAI NP Dodge Julia Roberts	23,232	6,600	28.41%	\$9.50	N/A	Subway, Panchitos Makery, L & L Vapes, Liberty Tax, China Star, Kiefer's Bar & Grill, Check N' Go, Rainbow Dental
Beverly Hills Plaza NWC 78th & W Dodge Rd	4	1955	First Management Inc Randy Wieseler	55,878	1,077	1.93%	\$20.00	N/A	Jerry Ryan's, Jam's, Beauty First
Beverly Plaza SWC 78th & W Dodge Rd	4	1999	7 Oaks Investments Paul Waggener	31,280	0	0.00%	\$18.00	\$24.00	Beauty Brands, Panera Bread
Beverly Plaza/Natural Grocers SWC 78th & W Dodge Rd	5	2000	Omaha RE I, LLC	20,113	0	0.00%	N/A	N/A	Natural Grocers
Canfield Plaza SWC 84th & W Center Rd	3	1970	World Group Trenton Magid	157,617	0	0.00%	\$11.00	N/A	Canfield's, Westlake Ace Hardware
Cass Court 7609 Cass St	4	1975	Access Commercial, LLC Amber Hanson	35,206	4,470	12.70%	\$11.50	\$12.00	New York Pizzeria, Tuesday Morning, Sherwin Williams
Cedarnole Shopping Plaza 72nd & Jones St	4	1971	McGregor Interests Geoff McGregor	33,955	10,958	32.27%	N/A	N/A	National MS Society, Mattress People
Clocktower Village SWC 98th & Nicholas St	4	1983	Cushman & Wakefield The Lund Company Holly Jones	43,716	6,557	15.00%	\$16.00	\$18.00	America's Best, Salon Tino, Casual Male
Countryside Village NEC 87th & Pacific St	4	1953	The Lerner Company Erin Pogge/Rick Quinlevan	59,702	24,427	40.91%	\$16.00	\$19.50	Starbucks
Crossroads Crossing 201 S 72nd St	5	2004	Colliers International Mike Potthoff	15,000	0	0.00%	\$35.00	N/A	Chipotle, Noodles & Co, Starbucks
Crossroads Mall NWC 72nd & W Dodge Rd	2	1960	OTB Destination Rod Yates	754,626	322,535	42.74%	N/A	N/A	Barnes & Noble, Sears, Target
Crossroads Plaza NWC 76th & W Dodge Rd	5	1984	Colliers International Mike Potthoff	19,710	3,782	19.19%	\$15.00	N/A	AT&T Wireless
Crossroads Plaza - Hobby Lobby NWC 76th & W Dodge Rd	4	1984		66,937	0	0.00%	N/A	N/A	Hobby Lobby
CVS 8315 W Center Rd	5	2012	Nebraska CVS Pharmacy LLC	13,232	0	0.00%	N/A	N/A	CVS
Do Space SWC 72nd & W Dodge Rd	5	1996	Karla LaMaster	28,596	0	0.00%	N/A	N/A	Do Space
Empire Park NWC 108th & Q St	3	1979	Colliers International Adam Marek/Chris Mensinger	118,166	8,120	6.87%	\$13.00	N/A	Bag'N Save
Ethan Allen 10820 Pacific St	5	1979		26,902	0	0.00%	N/A	N/A	Ethan Allen
Exec West Retail SWC 96th & L St	5	1989	CB Richard Ellis Steve Shepperd	17,758	1,960	11.04%	\$9.75	N/A	UMB Bank, Concentra, Fast Signs
Frederick Plaza 8505 Frederick St	5	1976	Investors Realty Brian Kuehl	22,556	0	0.00%	\$9.00	N/A	Vic's Corn Popper, Wild Bird Junction
Frederick Square SEC 84th & Frederick St	3	1973	World Group Trenton Magid	195,823	8,475	4.33%	\$11.00	\$20.00	ShopKo
Furniture Row 119 N 72nd St	4	1961	Furniture Row USA	31,590	31,590	100.00%	N/A	N/A	Furniture Row
Galleria Plaza SWC 108th & O St	4	1984	Colliers International Terry Root	31,225	1,540	4.93%	\$12.00	N/A	Valentino's Pizza

Heritage Plaza NEC 76th & W Dodge Rd	3	1982	Block and Company David Block	106,394	46,253	43.47%	\$10.00	\$16.00	Buffalo Wild Wings, Charleston's
Hilltop Plaza 108th & W Center Rd	5	1988	Colliers International Terry Root	18,255	9,327	51.09%	\$12.00	N/A	Stars Dance Academy, Bridal Traditions
Hy-Vee SWC 90th & W Center Rd	4	1999	HyVee, Inc	62,808	0	0.00%	N/A	N/A	Hy-Vee
Kohl's SEC 72nd & Rose Blumkin Dr	4	1997	The Lerner Company Rick Quinlevan	82,798	0	0.00%	N/A	N/A	Kohl's
Kush Plaza 72nd & L St	3	1961/ 2001	Cushman & Wakefield The Lund Company Mike Earl/Max Honaker	177,906	0	0.00%	\$8.00	N/A	Kush Furniture
Loveland Centre NEC 90th & W Center Rd	4	2014	Slosburg Company Leigh Andres	44,625	12,373	27.73%	\$26.00	N/A	Bookworm, Market Basket
Lowe's SEC 76th & W Dodge Rd	3	2001	Lowe's Home Center	138,789	0	0.00%	N/A	N/A	Lowe's
Main Street Plaza 5405 S 72nd St	5	2006	NAI NP Dodge Julia Roberts/Deb Graeve	24,588	11,448	46.56%	\$15.50	N/A	The Alchemy, CarStar, Nail's Express, Winners Lounge Keno, Off the Bench Sports Gear, Phoenix Pools & Waterfalls
Menard's 72nd & L St	3	2013		179,205	0	0.00%	N/A	N/A	Menard's
MidCity Plaza NEC 84th & G St	5	1986	Investors Realty Lee Ehlers/Brian Farrell	16,286	6,125	37.61%	\$7.50	\$9.00	Re-Bath
Nebraska Furniture Mart NWC 72nd & Rose Blumkin Dr	2	1965	Nebraska Furniture Mart	414,206	0	0.00%	N/A	N/A	Nebraska Furniture Mart, Mrs. B's, Mega Mart
Oak Plaza NEC 84th & Spring Plz	4	1973	NAI NP Dodge Julia Roberts	46,614	10,347	22.20%	\$11.00	N/A	Goodwill, Hector's, Flashbacks
Office Max 6940 Dodge St	4	1996	Kalihi Kai Partners	30,098	0	0.00%	N/A	N/A	Office Max
One Pacific Place SWC 103rd & Pacific St	4	1987/ 2010	RED Development/Lund Company Tamie Osterloh	91,537	6,783	7.41%	\$25.00	\$30.00	Trader Joe's, Sur La Table, Eddie Bauer, Talbots
Pacific Village SEC 78th & Pacific St	5	1966	CB Richard Ellis Tracy Earnest	18,200	3,698	20.32%	\$14.00	N/A	State Farm Insurance, Interlude Lounge
Park Drive Shopping Center 8430 Park Dr	3	1970	CB Richard Ellis Jason Ruegg	104,000	900	0.87%	\$12.00	\$20.00	Dollar General, Xenon, Brewsky's, Spaghetti Works
Peaches Plaza SWC 75th & Pacific St	5	1986	Cushman & Wakefield The Lund Company Howard Shrier	26,000	6,616	25.45%	\$12.00		EI Basha, Custom Electronics
Peony Park NWC 78th & Cass St	4	1996	Omaha Group, LLC	80,557	0	0.00%	N/A	N/A	Hy-Vee
Petco, Fedex Kinko's NEC 72nd & W Dodge Rd	5	1978	Five Fifty Two Corp.	29,748	0	0.00%	N/A	N/A	Petco, Fedex Kinko's
Place 72 NWC 72nd & Harrison	5	1986	Cushman & Wakefield The Lund Company Holly Jones	27,550	8,000	29.04%	\$10.00	\$11.00	State Farm Insurance, Harrison Street Animal Hospital
Place 96 SEC 96th & L St	5	1974	Cushman & Wakefield The Lund Company Kurt Weeder/Marty Patzner	23,230	3,389	14.59%	\$10.50	N/A	Wells Fargo Bank, Edward Jones
Plaza 72 NWC 72nd & Jones St	5	1979	McGregor Interests Geoff McGregor	15,503	0	0.00%	N/A	N/A	Smash Burger, TREK, H&R Block
Ralston Town Square 72nd & Main St	5	2004	Access Commercial, LLC Dan Fishburn	27,850	2,100	7.54%	\$17.50	N/A	First State Bank
Regency Court Regency Pkwy & Regency Cir	3	1974	RED Development Tamie Osterloh	162,096	5,031	3.10%	\$26.00	\$45.00	Anthropologie, Borsheims, Pottery Barn, Williams & Sonoma
Rockbrook Village SWC 108th & W Center Rd	3	1960/ 2006	Colliers International Cindi Cisar	170,606	9,130	5.35%	Neg.	Neg.	Post & Nickel, Great Harvest Bread, Pasta Amore, Body Basics, Category One, Corkscrew
Roxbury Plaza NWC 108th & Q St	4	1977	Colliers International Terry Root	31,104	12,610	40.54%	\$7.50	N/A	
Shaker Place NEC 107th & Pacific St	4	1970	Colliers International Cori Adcock	36,035	12,421	34.47%	\$12.00	\$15.00	Blue Martini, Minute Man Printing
Shoppes at Aksarben Village SEC 72nd & Pacific St	4	2005	Colliers International Adam Marek/Chris Mensinger	57,280	882	1.54%	\$27.00	N/A	Bed Bath & Beyond
Sports Authority NEC 72nd & Rose Blumkin Dr	4	1997	The Lerner Company Boh Kurylo	42,685	0	0.00%	N/A	N/A	Sports Authority
Tower Plaza NEC 78th & W Dodge Rd	3	1998	First Management Inc Eric Wieseler	102,823	20,801	20.23%	\$14.00	N/A	Staples, Goodwill, Old Chicago
Walgreens 9001 W Center Rd	5	1998	Center 90 LLC	13,698	0	0.00%	N/A	N/A	Walgreens
Walgreens 8989 W Dodge Rd	5	2002	Village Development	14,462	0	0.00%	N/A	N/A	Walgreens
Walgreens 8380 Harrison St	5	1999	Walgreen Co	12,808	0	0.00%	N/A	N/A	Walgreens
Walgreens SWC 72nd & Cass St	5	2000	Walgreen Co	15,048	0	0.00%	N/A	N/A	Walgreens
Walmart Supercenter 72nd & Hickory St	3	2008	Walmart Stores, Inc	217,750	0	0.00%	N/A	N/A	Walmart Supercenter
Westgate Plaza NEC 84th & Grover St	3	1962	First Management Inc Randy Wieseler/Eric Wieseler	104,563	17,240	16.49%	\$10.00	\$12.00	Mangelsen's, Farmhouse Cafe, Hancock Fabrics
Westroads Mall NEC 102nd & W Dodge Rd	1	1968	General Growth Properties Jim Sadler/Jill Noack	1,210,156	12,000	0.99%	\$10.00	\$90.00	Von Maur, Younkers, JC Penney, Dick's Sporting Goods, AMC 14

Whole Foods Market 10020 Regency Cir	4	1979/ 2005	Beekman Street Partners c/o Slosburg Co	54,868	0	0.00%	N/A	N/A	Whole Foods Market
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South Central Submarket Totals

6,633,007 764,115 11.52%

EAST DOWNTOWN SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2015	2015 Vacancy	2015 % Vacancy	2015 Rate 1	2015 Rate 2	Anchor
1011 Capitol Ave 10th & Capitol Ave	4	1928/ 2003	Investors Realty Pat Regan/Mike Moylan	54,000	5,820	10.78%	\$25.00	N/A	Century Link Center Arena
3814 Farnam 3814 Farnam	5	1916/ 2012	Cushman & Wakefield The Lund Company Jay Lund/Matt Dwyer	18,300	18,300	100.00%	\$12.50	N/A	
48th Street Square 4827 L St	4	1999	Colliers International Adam Marek/Chris Mensinger	32,654	4,900	15.01%	\$13.00	N/A	H&R Block, Dollar General
50 Ames Place NWC 50th & Ames Ave	3	1965/ 1987	The Lerner Company Erin Pogge/Rick Quinlevan	199,460	1,565	0.78%	\$20.00	N/A	Walmart Supercenter, UNMC
Ames Place 5921 Ames Ave	4	1960/ 2013	Colliers International Cori Adcock	34,296	7,824	22.81%	\$10.00	\$12.00	Frmr Tires Inc Bldg
Auto Zone NEC 50th & W Center Rd	5	1999	Marathon Realty	15,333	0	0.00%	N/A	N/A	Auto Zone
Baker's SWC Saddle Creek & Leavenworth	4	1989	Dillon Stores	63,632	0	0.00%	N/A	N/A	Baker's
Big Kmart Plaza NWC 50th & L St	3	1967	World Group	121,977	0	0.00%	N/A	N/A	Kmart
CVS 4840 Dodge St	5	2011	Nebraska CVS Pharmacy LLC	13,194	0	0.00%	N/A	N/A	CVS
Grover Plaza SWC 50th & Grover St	4	1966	E & W Real Estate Christopher Erickson	57,440	0	0.00%	N/A	N/A	Family Fare
Hy-Vee NEC 52nd & W Center Rd	4	2004	HyVee, Inc	65,732	0	0.00%	N/A	N/A	Hy-Vee
Long School Marketplace 24th & Hamilton St	5	2005	Omaha Economic Developent	22,740	9,672	42.53%	\$9.50	\$10.50	Family Dollar, Jackson Hewitt
Midtown Crossing 33rd & Dodge St	3	2006	CB Richard Ellis/MEGA Jami Heideman	223,472	11,434	5.12%	\$18.00	\$18.00	Prairie Life Fitness Center, Marcus Theatres, Tru Salon and Spa, Wohlner's Grocery
Midtown Plaza NEC Saddle Creek & California St	3	1991	First Management Inc Randy Wieseler	105,000	1,625	1.55%	\$12.00	N/A	Family Fare
Old Market Lofts 10th & Jones St	4	1910/ 2000	CB Richard Ellis Scott Schneiderman	37,398	5,803	15.52%	\$10.00	\$10.00	Anytime Fitness
Plaza Q 36 NEC 36th & Q St	4	1971	Gordman Properties Jerry Gordman/Deborah Smith	84,000	39,128	46.58%	\$8.00	\$8.00	Planet Fitness, Thrift World, Family Dollar
Saddle Creek Center Saddle Creek & NW Radial Hwy	5	1954/ 2007	White Lotus Development Arun Agarwal	23,000	20,527	89.25%	\$11.00	\$14.00	Armor Storage
Saddle Creek Complex 1330 Webster St	4	2006	Robin Ansel	39,028	2,225	5.70%	\$22.00	\$22.00	Urban Outfitters, Film Streams, Slowdown
Southwest Plaza, LLC NEC 50th & L St	5	1964	CBS Home Jim Posey	23,529	0	0.00%	N/A	N/A	Lansky's Restaurant
Spring Valley SWC 50th & F St	3	1990	The Lerner Company Erin Pogge/Rick Quinlevan	115,166	3,500	3.04%	\$12.50	\$14.80	No Frills, West Lake Hardware, Douglas County Treasurer
Stockyards Plaza SEC 36th & L St	3	1990	Perkins Properties Wendy Chapman	103,649	2,122	2.05%	\$12.00	\$15.00	Hy-Vee
Stockyards Plaza II SEC 36th & L St	5	1988	Perkins Properties Wendy Chapman	25,810	25,810	100.00%	\$7.00	N/A	Former Movie Theater
Supermercado (Formerly No Frills) NEC 36th & Q St	4	1981	The Lerner Company Boh Kurylo	39,317	0	0.00%	N/A	N/A	No Frills
Sutherlands Plaza 2910 K Street	4	1980	PJ Morgan Real Estate Bob Landhier	61,000	7,700	12.62%	\$8.00	\$8.00	Aldi Foods, Dollar Tree, Aaron's Rent-to-Own
The Limelight 16th & Harney	5	1947	World Group Ben Pearson/Dan Goatey	16,545	0	0.00%	N/A	N/A	
The Pavilion at the Brandeis 16th & Douglas St	5	1894/ 2006	Investors Realty Pat Regan	25,337	11,583	45.72%	\$15.00	\$20.00	
Vinton Square NWC 24th & Vinton St	3	1981	Colliers International Mike Pothoff	103,806	3,230	3.11%	\$13.50	N/A	No Frills
Walcreek Plaza 344-350 N Saddle Creek Rd	4	1968	Colliers International Terry Root	31,591	5,700	18.04%	\$14.50	N/A	Westlake Ace Hardware, Panera Bread, Cici's Pizza
Walgreens 2323 L St	5	1999	BDRE L Street LLC	13,905	0	0.00%	N/A	N/A	Walgreens
Walgreens 3005 Lake St	5	1999	BDRE Lake LLC	13,776	0	0.00%	N/A	N/A	Walgreens
Walgreens 225 N Saddle Creek Rd	5	2003	Clayton Properties II LLC	13,578	0	0.00%	N/A	N/A	Walgreens
Walgreens 4310 Ames Ave	5	2002	DAHO LLC	14,530	0	0.00%	N/A	N/A	Walgreens
Walgreens 7202 North 30th St	5	1995	Marathon Properties LLC	13,404	0	0.00%	N/A	N/A	Walgreens

Walgreens 3121 South 24th St	5	2002	Twenty Three Hundred	14,530	0	0.00%	N/A	N/A	Walgreens
Walgreens 5038 W Center St	5	2004	Walgreen Co.	13,500	0	0.00%	N/A	N/A	Walgreens
Walgreens 3001 Dodge St	5	2002	WG Omaha Realty LLC	14,530	0	0.00%	N/A	N/A	Walgreens
Walmart Neighborhood Center 51st & L St	4	2013		35,000	0	0.00%	N/A	N/A	Walmart Neighborhood Market
Walmart Neighborhood Market SSWC Capitol Ave & Saddle Creek	4	2014		42,533	0	0.00%	N/A	N/A	Walmart Neighborhood Market
Weber Place SWC 30th & Forest Lawn Ave	3	1988	Access Commercial, LLC Kirk Hanson/Danielle Wheeler	121,800	0	0.00%	N/A	N/A	No Frills, Dollar Tree

East Downtown Submarket Totals

2,067,492 188,468 9.12%

SARPY SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2015	2015 Vacancy	2015 % Vacancy	2015 Rate 1	2015 Rate 2	Anchor
25th Place 25th & Ponderosa Dr	5	1986	CB Richard Ellis Jason Ruegg	22,000	1,000	4.55%	\$9.75	N/A	Bellevue Dance Academy
American Plaza NEC Galvin Rd & Harvell Dr	3	1986	The Lerner Company Lindsay Banks/Boh Kurylo	171,000	16,130	9.43%	\$8.50	\$11.00	Baker's, ShopKo
Bellevue Plaza NEC Wilshire Ln & Hwy 370	3	1972	First Management Inc Randy Wieseler/Eric Wiesler	149,618	11,750	7.85%	\$9.50	N/A	No Frills, Auto Zone, Blue Moon Fitness
Brentwood Business Center 8610 Brentwood Dr	5	2000	First Management Inc Thomas Adams	20,603	2,000	9.71%	\$9.00	N/A	Face to Face Salon & Spa, Acapriccio Dance Co
Brentwood Crossing NEC 84th & Brentwood Dr	3	1993	TKG Management Kenny Stiles	233,855	226,090	96.68%	Neg.	Neg.	McDonalds, First National Bank
Brentwood Plaza NWC 84th & Brentwood Dr	5	1980	CB Richard Ellis Tracy Earnest	17,317	3,504	20.23%	\$6.37	\$8.90	Just Hair/Pro Hair
Brentwood Square NWC 84th & Giles Rd	3	1980	First Management Inc./World Group Randy Wieseler/Trenton Magid	124,040	26,055	21.01%	\$10.00	N/A	Dollar Tree
Brentwood Square II NWC 84th & Giles Rd	4	1980	Cushman & Wakefield The Lund Company Howard Shrier/Kurt Weeder	89,359	35,772	40.03%	\$7.50	\$15.00	Office Depot
Brentwood Village NEC 84th & Giles Rd	4	1997	World Group Grant Palmer/Eric Renner	35,320	9,800	27.75%	\$10.00	N/A	El Vallarta, Blimpies, Palm Beach Tan, Gamers
Cabela's SWC 126th & I-80	3	1985	CB Richard Ellis Dean Hokanson Sr	127,876	0	0.00%	N/A	N/A	Cabela's
Capehart Square 25th & Capehart Rd	5	1990	CB Richard Ellis Jason Ruegg	26,000	5,000	19.23%	\$9.75	N/A	Palm Beach Tan, Max I Walker, Mama Alvino's
Cornhusker Center SEC 21st & Cornhusker Rd	3	2000	Hike Real Estate Rusty Hike	175,180	1,750	1.00%	\$14.00	N/A	Menard's, Famous Dave's
Cornhusker Plaza NEC 25th & Cornhusker Rd	4	1988	Wayne Street Properties Ed Gilbert	34,913	0	0.00%	N/A	N/A	Subway, Sear's Homestore
CVS 1701 S Galvin Rd	5	2011		13,220	0	0.00%	N/A	N/A	CVS
CVS 6901 S 84th St	5	2012		14,500	0	0.00%	N/A	N/A	CVS
Emporium Plaza NEC Galvin Rd & JF Kennedy Dr	5	1975	Investors Realty Brian Ferrell	17,679	4,543	25.70%	\$7.50	N/A	Jammer's Pub
Family Fare SEC 51st & Harrison St	4	1966	Family Fare	44,940	0	0.00%	N/A	N/A	Family Fare
Family Fare SWC 84th & Giles Rd	4	2009	Investors Realty Brian Kuehl	86,089	2,450	2.85%	\$15.00	N/A	Family Fare
Fareway Foods SWC 73rd Plz & Giles Rd	5	2004	Fareway Stores Inc.	24,484	0	0.00%	N/A	N/A	Fareway Foods
Freeman Plaza SEC Galvin Rd & Harvell Dr	4	1973	Freeman Co Jeannette Zeleny	42,000	4,018	9.57%	\$10.00	\$12.00	Westlake Ace Hardware, Wells Fargo Bank
Harrison Heights SEC 78th & Harrison	5	2013	NAI NP Dodge Vic Pelster/Kyle Pelster	15,400	15,400	100.00%	\$12.50	N/A	Build-to-Suit
Harrison Square SWC 39th & Harrison St	4	1958	Colliers International Cori Adcock	31,580	4,752	15.05%	\$6.50	N/A	Bellevue Keno Casino
Harrison Square SEC 36th & Harrison St	4	1972	Cushman & Wakefield The Lund Company Kurt Weeder	60,177	7,600	12.63%	\$6.00	\$8.00	Dollar General, Walgreens
Home Depot SWC 6th & Washington St	4	2002	Home Depot	97,649	0	0.00%	N/A	N/A	Home Depot
La Vista Crossing NWC 72nd & Giles	5	2005	Investors Realty Pat Regan	23,415	5,000	21.35%	\$16.00	N/A	H&R Block, UPS Store, Midwest Eyecare
Midlands Place-Bldg 1, 2, 5, 7 SEC 84th & Hwy 370	4	2013	Colliers International Cindi Cisar	61,637	19,550	31.72%	Neg.	Neg.	Jimmy John's, The Egg & I, Athletes Training Center, Spin Pizzeria
No Frills Supermarket SEC Fort Crook & Childs Rd	4	1984	No Frills Realty LLC	66,930	0	0.00%	N/A	N/A	No Frills
One Giles Place SWC 96th & Giles Rd	5	2006	Investors Realty Brian Kuehl/Brian Farrell	15,488	2,560	16.53%	\$12.00	N/A	Children's Physicians, Dominos, State Farm

One Val Verde Place SWC 96th & Giles Rd	4	1977	Investors Realty Brian Kuehl/Brian Farrell	47,505	7,944	16.72%	\$11.00	N/A	N/A	Val Verde Animal Hospital, Remax, JB Salon
Papio Pointe 741 Pinnacle Dr	5	2004	CB Richard Ellis Michael Kaufman/Jami Heidemann/ Larry Meyerson	23,654	0	0.00%	N/A	N/A	N/A	Scoters, Papillion Chiropractic, Lifegate Church
Settler's Creek NEC 72nd & Cornhusker	3	2013	The Lerner Company Rick Quinlevan	206,045	4,600	2.23%	\$32.00	N/A	N/A	Hobby Lobby, Sam's Club, Chipotle, Smoothie King
Shadow Lake Towne Center SWC 72nd & Hwy 370	2	2007	RED Development Tamie Osterloh	713,323	68,541	9.61%	\$22.00	\$30.00	N/A	Aspen Athletics, Bed, Bath & Beyond, Best Buy, Dick's, Gordmans, Hy-Vee, JCPenney, Old Navy, PierOne, PetsMart, Office Max, TJ Maxx, Sprint, Mattress Firm
Shoppes at Hickory Hills SWC 72nd & Giles Rd	5	2009	CB Richard Ellis Scott Schneiderman/Jason Ruegg	19,180	1,246	6.50%	\$19.00	N/A	N/A	Trek Bicycle, Max I Walker
Shoppes at Tregaron 2211 Capehart Rd	5	2006	NAI NP Dodge Tom Failla	18,312	0	0.00%	N/A	N/A	N/A	Scoters, Ferrell's Extreme Body Shaping
Southport Center Giles Rd & Eastport Pkwy	5	2008	Hoich Enterprises John Hoich	20,430	0	0.00%	N/A	N/A	N/A	Jimmy John's
Star Park NEC 36th & Chandler Rd	5	2004	World Group Nancy Klauschie	19,500	7,500	38.46%	\$8.00	N/A	N/A	Cash Advance
Super Target NWC Washington & Hogan Dr	3	1996	Target Stores	200,793	0	0.00%	N/A	N/A	N/A	Super Target
Tara Plaza NEC Washington St & Hogan Dr	4	1968/ 1987	Hogan Real Estate Company Michael J Hogan	95,312	7,000	7.34%	\$8.00	\$9.00	N/A	24 Hour Fitness
The Shoppes at Market Pointe SEC 72nd & Giles Rd	2	2005	Dial Properties Amber Hanson	470,314	1,494	0.32%	\$28.00	N/A	N/A	Walmart Supercenter, Lowe's, Kohl's
The Shops at Daniell Crossing NEC 36th & Hwy 370	5	2002	Investors Realty Brian Ferrell/Brian Kuehl	28,836	6,500	22.54%	\$12.50	N/A	N/A	The Asthma and Allergy Center
Twin Creek NWC 36th & Hwy 370	3	1968/ 2004	CB Richard Ellis Mark Obermeyer/Heidi Rush	248,206	2,225	0.90%	\$14.00	\$14.95	N/A	Baker's, Target
Twin Creek Cinema 3909 Raynor Pkwy	4	2003	Marcus Theaters	75,000	0	0.00%	N/A	N/A	N/A	Twin Creek Cinema
Walgreens SEC 72nd & Settlers Creek Dr	5	2009	Village Development	14,820	0	0.00%	N/A	N/A	N/A	Walgreens
Walgreens SEC 96th & Hwy 370	5	2008	Village Development	14,924	0	0.00%	N/A	N/A	N/A	Walgreens
Walgreens SWC Galvin Rd & Hwy 370	5	1995	Walgreen Co	16,528	0	0.00%	N/A	N/A	N/A	Walgreens
Walmart Neighborhood Market SEC 25th & Capehart Rd	4	2013		42,000	0	0.00%	N/A	N/A	N/A	Walmart Neighborhood Market
Walmart Neighborhood Market NEC 96th & Giles	4	2014		42,000	0	0.00%	N/A	N/A	N/A	Walmart Neighborhood Market
Walnut Creek Village SWC 96th & Hwy 370	4	2007	First Management Inc Eric Wieseler	32,577	0	0.00%	\$12.50	N/A	N/A	LaPetite Academy, Jensen Tire, Anytime Fitness, Pizza Hut
Wolf Creek Plaza SEC 15th & Cornhusker Rd	2	2004	Hogan Real Estate Company Michael J Hogan	315,613	2,400	0.76%	\$13.00	\$14.00	N/A	Michaels, Gordmans, Walmart Supercenter, Petco
Sarpy Submarket Totals				4,507,141	514,174	11.41%				
Barrington Shoppes SEC 90th & Hwy 370	5	2015	NAI NP Dodge Tom Failla	26,372	26,372	100.00%	\$19.00	\$22.00	N/A	
Settler's Creek (Pad 3-4) NEC 72nd & Cornhusker	5	2015	The Lerner Company Rick Quinlevan	12,600	12,600	100.00%	\$32.00	N/A	N/A	
Sarpy New Construction Totals				38,972						

COUNCIL BLUFFS SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2015	2015 Vacancy	2015 % Vacancy	2015 Rate 1	2015 Rate 2	Anchor
2801 W Broadway 2801 W Broadway	5	1957	Heartland Properties John Jerkovich	28,412	18,600	65.47%	\$7.00	N/A	Family Dollar
3415 W Broadway SEC 34th & W Broadway	4	1968	Heartland Properties John Jerkovich	46,068	0	0.00%	N/A	N/A	Octapharma Plasma
Auto Zone Plaza SEC 28th & W Broadway	4	1955		43,275	0	0.00%	N/A	N/A	AutoZone
Bass Pro Shops 2911 27th Ave	3	2005	Bass Pro Shops	120,000	0	0.00%	N/A	N/A	Bass Pro Shops
Bluffs Plaza NEC N Broadway & Kanesville Blvd	3	1970	TKG Management Jim Alabach	104,640	0	0.00%	N/A	N/A	Supersaver, Hancock Fabrics
Broadway Plaza NEC 18th & W Broadway	4	1991	Heartland Properties John Jerkovich/James Kaiser	32,612	10,040	30.79%	\$12.00	N/A	China Buffet, Family Dollar
CVS 545 W Washington St	5	2011		13,160	0	0.00%	N/A	N/A	CVS
Fareway Foods NWC McKenzie & Kanesville Blvd	5	2006	Fareway Stores Inc.	24,426	0	0.00%	N/A	N/A	Fareway Foods
Hy-Vee Plaza SEC 25th & Broadway	4	2010	HyVee, Inc.	67,000	0	0.00%	N/A	N/A	Hy-Vee

Lake Manawa Power Center SEC 30th Ave & Dial Rd	1	1995	Dial Properties Amber Hanson	804,909	0	0.00%	N/A	N/A	OfficeMax, Home Depot, Best Buy, Toys "R" Us, Menard's, Gordmans, Walmart, Sam's Club
Mall of the Bluffs NEC Madison Ave & Bennett Ave	2	1986	Berkshire Hathaway Gary Kuklin	701,242	251,000	35.79%	\$13.50	\$18.00	Dillards, Hy-Vee
Manawa Power Center 20 & 40 Power Dr	5	2004	Investors Realty Pat Regan	18,000	2,550	14.17%	\$14.00	N/A	Rentway, Complete Nutrition, CD Tradepost
McKenzie Place 320 McKenzie Ave	5	2009	Heartland Properties John Jerkovich	16,600	1,250	7.53%	\$13.00	N/A	McKenzie Medical Group
Metro Crossing I-29 & Hwy 92/275	2	2007	The Lerner Company Ben Meier	464,554	1,645	0.35%	\$25.00	\$35.00	Target, Kohl's, Hobby Lobby, Bed Bath & Beyond, PetSmart, TJ Maxx, Ulta, Verizon, The Buckle
No Frills Supermarket SWC 18th & W Broadway	4	1976	No Frills Supermarket Steve Moskovits	48,836	0	0.00%			No Frills
No Frills Supermarket NEC Valley View Ln & Madison Ave	4	1992	No Frills Supermarket Steve Moskovits	63,228	0	0.00%			No Frills
Ogden Place 201-295 W Broadway	5	1977	NAI NP Dodge	19,675	0	0.00%	N/A	N/A	Union Pharmacy, Ogden Salon
Sherwood Plaza SEC Sherwood Dr & Kanesville Blvd	3	1980	Kathol Property Co Cliff Kathol	149,510	0	0.00%	\$12.00	N/A	Big Kmart, Bomgaars
Shoppes on Madison Ave 1851 Madison Ave	4	1978/ 2000	Heartland Properties John Jerkovich	58,315	4,919	8.44%	\$8.50	N/A	Midstates Bank, Puerto Vallarta Mexican Restaurant
Star Cinema 3220 23rd Ave	4	2002	Star Iowa LLC	76,570	0	0.00%	N/A	N/A	Star Cinema
Sundel Plaza SWC 22nd & W Broadway	4	1975	Sundel Company Mina Anderson	35,000	10,000	28.57%	N/A	N/A	Hair Masters, Old Home Bakery
The Marketplace I-80/I-29 & 24th St	3	2008	RED Legacy	229,750	19,146	8.33%	\$20.00	N/A	JCPenney, Shopko, Petco
The Plaza 20 & 40 Arena Way	4	2004	Heartland Properties John Jerkovich	72,520	46,208	63.72%	\$12.00	N/A	Famous Dave's, Social Security Admin, US Armed Forces
Valley View Village 928 Valley View Dr	5	2007	NP Dodge Real Estate Mark McKeever	25,000	0	0.00%	\$13.00	N/A	Godfather's Pizza, Valley View Bank
Walgreens 535 E Broadway	5	1997	Broadway East Properties LLC	13,833	0	0.00%	N/A	N/A	Walgreens
Walgreens 301 W Bennet Ave	5	2001	Starlight Motor Lodge LLC	14,368	0	0.00%	N/A	N/A	Walgreens
Walgreens NWC 25th & W Broadway	5	1997	Walgreen Co.	15,608	0	0.00%	N/A	N/A	Walgreens
Walmart - Bluffs Northway SWC Nash Blvd & Hwy 192	3	2014		187,530	0	0.00%	N/A	N/A	Walmart Supercenter
Westlake Hardware, Hy-Vee Drug SEC Kanesville Blvd & 8th St	4	1980	721 Broadway, LLC	48,514	0	0.00%	N/A	N/A	Westlake Ace Hardware, Hy-Vee Drug Town
Woodbury Hills 900 Woodbury Avenue	5	1987	Heartland Properties James Kaiser	18,908	0	0.00%	N/A	N/A	Wells Fargo Bank
Council Bluffs Submarket Totals				3,562,063	365,358	10.26%			



Omaha Metropolitan Area

RETAIL MARKET SUMMARY

Year End 2015

At the Lerner Company we are dedicated to one goal - providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers, rather we see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that - a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day is at The Lerner Company is a pleasure, not a contest.

Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our property management portfolio is approximately 2.5 million square feet.

From identifying potential problems and finding solutions, to providing clients reliable contractors, our property management team works together to better serve you. We always strive to meet your needs with customizable, hands-on service.

We invite you to take advantage of our team's experience in development, financing, law, research, retailing, strategic planning, or tenant representation. We pledge to be innovative and create value for your benefit and for our community.

We would like to thank all of you, who have built relationships with The Lerner Company team over the years. We appreciate the trust and confidence you have bestowed upon us.



BROKERAGE



PROPERTY MANAGEMENT