

MARKET OVERVIEW | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

O'FALLON, MO

River City Marketplace is in the city of O'Fallon in the central portion of eastern Missouri in St. Charles County, just thirty minutes west of St. Louis city limits. The city encompasses approximately 30 square miles and is one of Missouri's fastest growing communities, with the population quadrupling since 1990. O'Fallon is a business friendly community, amassing 1,850 businesses, 67 retail centers, 300 stores, and 165 restaurants. O'Fallon is home to a variety of industries including energy, technology, and manufacturing, as well as a hub for major employers, including CitiMortgage, MasterCard, and SunEdison. It is located at the confluence of major interstates I-70 and I-64 and is a 15 minute drive from from St. Louis International Airport.

ST. CHARLES COUNTY

River City Marketplace sits in central St. Charles County, the wealthiest and fastest growing county in Missouri. St. Charles County's median income has grown by 10% in the past decade, almost twice the St. Louis metro average, and more residents hold a bachelor's degree of higher than any other submarket in the region. St. Charles County is a regional economic leader, accounting for 6.2% of Missouri's total economy. It offers unparalleled opportunities for business expansion and relocation because of its business-friendly principles such as low tax rates, competitive operating costs, highly skilled work force, proximity to important markets, first-rate infrastructure, low cost-of-living, and abundant community amenities. Furthermore, St. Charles municipal property tax rates average 15-30% less than neighboring St. Louis County. The county is home to major Fortune 500 companies including CitiMortgage, Mastercard, Boeing, General Motors, and McKesson Pharmaceutical. General Motors is responsible for the largest private investment in the state of Missouri, totaling \$1.5 billion towards the Wentzville Assembly Plant. The county has invested more than \$1 billion into public infrastructure through a half-cent transportation sales tax approved by voters every 10 years and sits 300 miles or less from major markets in the American Heartland including Chicago (258 miles), Indianapolis (244 miles), Louisville (261 miles), Nashville (275 miles), Kansas City (218 miles), and Des Moines (254 miles).

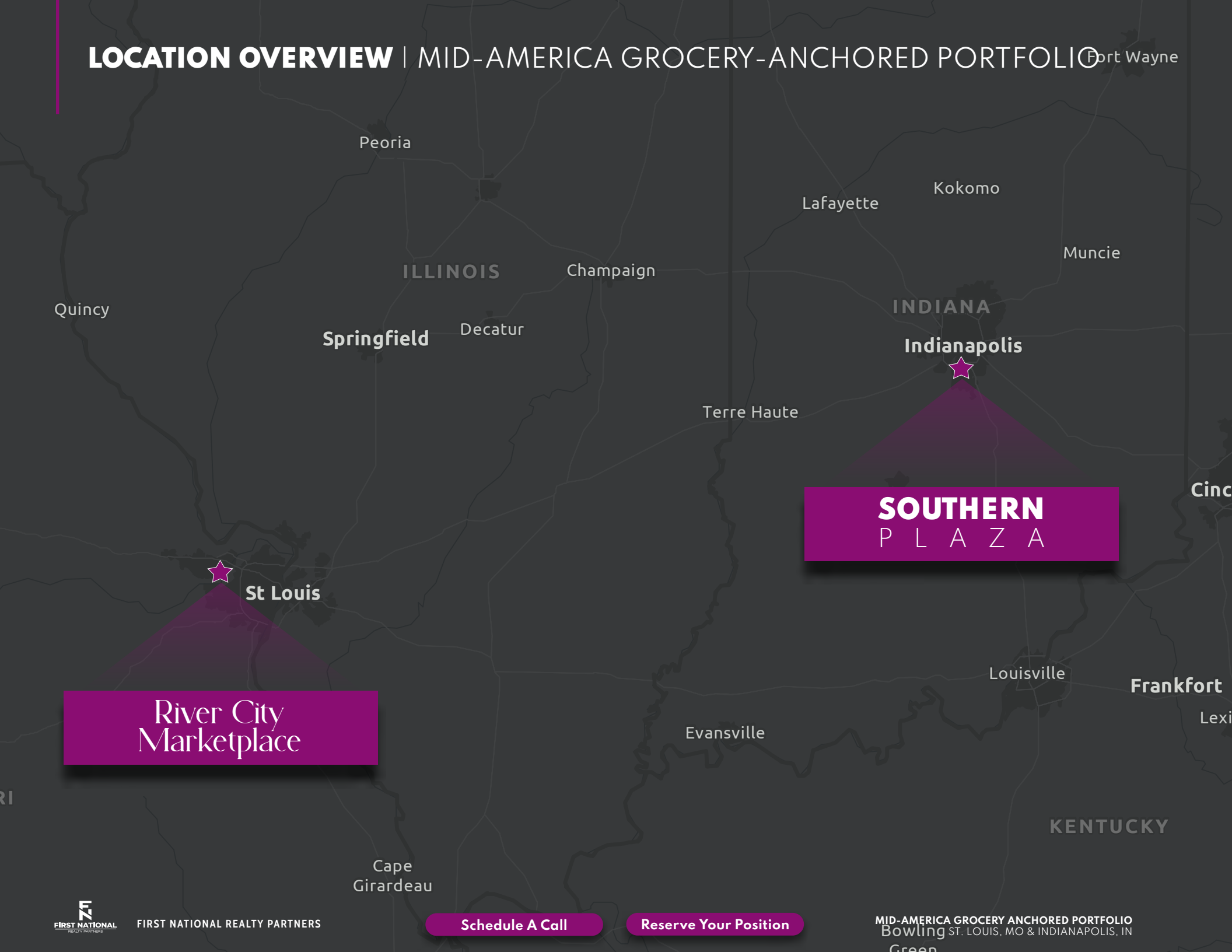


171,129
2020 Total Population
within 5 miles



53,234
Total Number of Employees
within 5 miles

LOCATION OVERVIEW | MID-AMERICA GROCERY-ANCHORED PORTFOLIO



River City
Marketplace

SOUTHERN
PLAZA



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BOWLING GREEN, KY & INDIANAPOLIS, IN

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\$113,046

Avg Household Income
within 5-Mile Radius



64,649

Total Household Units
within 5-Mile Radius



171,129

Total Population
within 5-Mile Radius



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ASHLEY
FURNITURE INDUSTRIES, INC.

BigBlue
swim school

Total Wine
& MORE

ROSS
DRESS FOR LESS

FRESH THYME
MARKET™

KIRKLAND'S

five BELOW

JOHNSON
FITNESS & WELLNESS

GameStop
POWER TO THE PLAYERS™
AAA Insurance **KAY**
CYCLEBAR JEWELERS

vca animal hospitals

SportClips
HAIRCUTS

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ST. LOUIS, MO & INDIANAPOLIS, IN

AERIAL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO



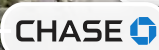
I-70 (105,923)



Mexico Rd (14,757)



Feise Rd (14,136 VPD)



Highway K (35,241 VPD)

SUBJECT PROPERTY



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ST. LOUIS, MSA

O'Fallon is part of the St. Louis MSA, the second-largest city in Missouri located at the confluence of the Mississippi and Missouri Rivers. St. Louis is a bi-state metropolitan area, extending into Illinois with a population of over 2.8 million people. The St. Louis region is home to 35% of the state's workforce, and is made up of highly educated workers, with Bachelor's degree attainment nearly 10% higher than the national average. The economy is led by the healthcare, retail, manufacturing, and hospitality sectors. It is home to nearly 20 Fortune 1000 companies including Anheuser-Busch, Emerson Electric, May Department Stores, Graybar Electric, and Bayer. St. Louis is strategically located near the geographic and population center of the U.S., within 500 miles of one-third of the nation's population. The metro's highway access is some of the best in the nation, served by I-70, I-55, I-44, and I-64, as well as Avenue of the Saints, connecting St. Louis to Minneapolis-St. Paul, MN.

EXPANSIVE TRADE AREA (10-MILE RADIUS)

River City Marketplace's expansive trade area includes a roughly 10-mile radius serving a multitude of cities. More than 333,265 residents live within the radius and there are more than 124,000 daytime employees. The average household income in the expansive trade area is \$114,778. About 70 multifamily units were delivered in the past year and roughly 2,500 units are underway, which will substantially expand the existing inventory.



\$113,046

Average Household Income
within 5-Mile Radius



64,669

Total Housing Units
within 5 miles

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Interstate 465

AMC
THEATRES

ROSS
DRESS FOR LESS



OAK STREET
HEALTH

HARBOR FREIGHT
QUALITY TOOLS AT DISCOUNTED LOW PRICES

QDOBA
MEXICAN EATS

Kroger



National C

Parcel Spin-Off
Opportunity for QSR

East Street

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INDIANAPOLIS, IN

Indianapolis is the capital and largest city in the state of Indiana. With a population of 855,164 (2016) it is the fifteenth largest city in the United States and the second largest city in the Midwest. The Indianapolis metropolitan area is an eleven county metropolitan area centered around Indianapolis. It has a population of 1,971,274 (2014).

The metropolitan area is home to four Fortune 500 companies – Anthem, Inc., Eli Lilly, Simon Property Group and Cummins, Inc. Other prominent business located in the area include Calumet Specialty Products Partners, Allison Transmission, Emmis Communications, Finish Line, Lids, OneAmerica, Republic Airways, Celadon Group and Steak 'n Shake.

Indianapolis anchors the 25th largest economic region in the United States. It has a diverse economy with the largest sectors being finance and insurance, manufacturing, professional services, education, health care and wholesale trade. The top employers in the area are Indiana University-Purdue University Indianapolis, St. Vincent Hospitals and Health Services, Eli Lilly & Company, Indiana University Health, Community Health Network, Rolls-Royce Indianapolis, Wishard Health Services, Indiana University School of Medicine – Indianapolis, St. Francis Hospital and Health Centers and Roche Diagnostics Corporation.

Indianapolis is home to two major sports teams. The NFL's Indianapolis Colts play at Lucas Oil Stadium, a 62,000 seat stadium in downtown Indianapolis. The NBA's Indianapolis Pacers play at the 18,000 seat Bankers Life Fieldhouse in downtown Indianapolis. Butler University and Indiana University – Purdue University Indianapolis are both NCAA Division I schools competing in multiple sports. The city and the surrounding areas are a major center for motorsports. Two auto racing sanctioning bodies are headquartered in the city, IndyCar and United States Auto Club. The Indianapolis Motor Speedway located in Speedway, a suburb of Indianapolis, is home to the Indianapolis 500 each Memorial Day weekend, the largest single-day sporting event in the world. The speedway also hosts other major races such as NASCAR's Brickyard 400 and the IndyCar Series Grand Prix of Indianapolis.

Indianapolis is home to several colleges and universities. Indiana University-Purdue University Indianapolis is a merged campus of Indiana University and Purdue University. It has over 30,000 students in over 350 undergraduate and postgraduate programs. Butler University is a private university with over 4,600 undergraduate and postgraduate students. The university has consistently ranked among the top universities in undergraduate experience in US News & World Report.

The University of Indianapolis is a private Methodist university located in Southern Indianapolis. The university has 5,500 students and 600 faculty members on their main Indianapolis campus for an impressive student-to-faculty ration of 12-to-1. It offers 109 undergraduate programs, 37 master's degree programs, 6 doctoral programs and awards more doctoral degrees than all but four of the largest universities in Indiana. The University of Indianapolis was ranked in the top tier of "Best Colleges 2017" for Regional Midwest Universities and their occupational therapy, physical therapy and nursing graduate programs ranked among "Best Grad Schools 2018" by U.S. News & World Report.

Indiana gets its moniker "Crossroads of America" due to the large number of interstates and major highways that meet in and around Indiana. Indianapolis is served by several airports, the largest and busiest of which is the Indianapolis International Airport which serves over seven million passengers and one million metric tons of cargo each year.

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TRADE AREA - MARKET HIGHLIGHTS

- Southern Plaza is a grocery anchored community shopping center positioned along S East Street and Interstate 465. It is the anchor to the S East Street Community Trade Zone
- Other notable retailers in the trade zone include AMC Indianapolis 17, Save-A-Lot, Aldi, Shoppers World, Dollar Tree, Family Dollar, CVS, Walgreens and Payless Liquors
- The nearest competitive trade zone is the US Highway 31 Regional Trade Zone three miles to the south. The trade zone is anchored by Greenwood Park Mall (Simon Property Group), a 1.2 million square foot enclosed regional mall that features Macy's, Sears, Von Maur, Dick's Sporting Goods, JC Penney and Barnes & Noble. Other notable retailers in the trade zone include Walmart Supercenter, Lowe's, Kohls, Best Buy, Bed Bath & Beyond, Toys R Us, Babies R Us, DSW, Shoe Carnival, Party City, Petco, Dollar Tree, Regal Cinemas Greenwood 14, Cinemark Movies 8, Fresh Thyme Farmers Market, Value City Furniture, Burlington Coat Factory, Hobby Lobby, Michaels and JoAnn Fabrics.
- The nearest Kroger to the property is three miles to the southeast at the intersection of Madison Avenue and E Edgewood Avenue.
- The nearest trade zone to the east is the Emerson Avenue Community Trade Zone four miles from the subject. It features Walmart Supercenter, Kroger, Lowe's, Walgreens, Kmart, Ollie's Bargain Outlet and Dollar Tree.
- The nearest trade zone to the west is the Kentucky Avenue Neighborhood Trade Zone seven miles from the subject. It features Kroger, Dollar Tree, Dollar General, Walgreens and CVS.
- The nearest trade zone to the north is the Southeastern Avenue Neighborhood Trade Zone five miles from the subject. It features Kroger, Big Lots, Dollar General, Family Dollar, Ace Hardware and Citi Trends.

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