

STERLING UNITED PROPERTIES II (SUP II) ACQUISITION CRITERIA

CHARACTERISTICS OF OUR TARGETED STABILIZED GROCERY-ANCHORED REAL ESTATE INVESTMENTS INCLUDE:

- Core/stabilized grocery-anchored shopping centers
- In select major MSAs where grocer is No. 1 or No. 2 of pure grocers from a market share perspective
- Primary MSAs (Top 50)
- Stable, predictable cash flow/anchors have solid sales with reasonable health ratios
- 90%± occupancy
- Deal size: \$10 million to \$250 million
- Individual deals and/or portfolios

MORE THAN
\$400 Million
OF BUYING POWER

TRANSACTION REFERENCES AVAILABLE UPON REQUEST.

PRIMARY TARGET MARKETS

SUP II's fully discretionary capital will be deployed in primary target MSAs shown below.

