



RETAIL INVESTMENT OPPORTUNITY

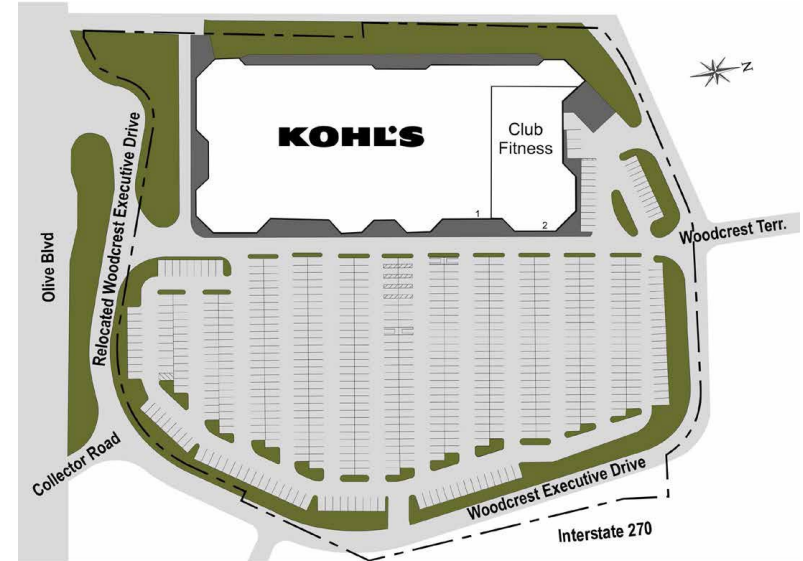
CREVE COEUR SHOPPING CENTER

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St. Louis, MO

113,781 SF

Anchor: Kohl's, Club Fitness



KEY FACTS

- Outstanding Trade Area with excellent income
- Newer 10 year term negotiated with Kohl's
- New 10 year term negotiated with Club Fitness
- Club fitness performs very well and wants to expand
- Kohl's is oversized but has no right to downsize Leased Premises
- This is a highly sought after site for multiple types of uses besides retail
- Surrounding area has vertical development for class A office, hotels and multifamily
- High traffic count corridor both on Olive Boulevard and I-270
- Full recovery of budgeted income during Covid-19 pandemic

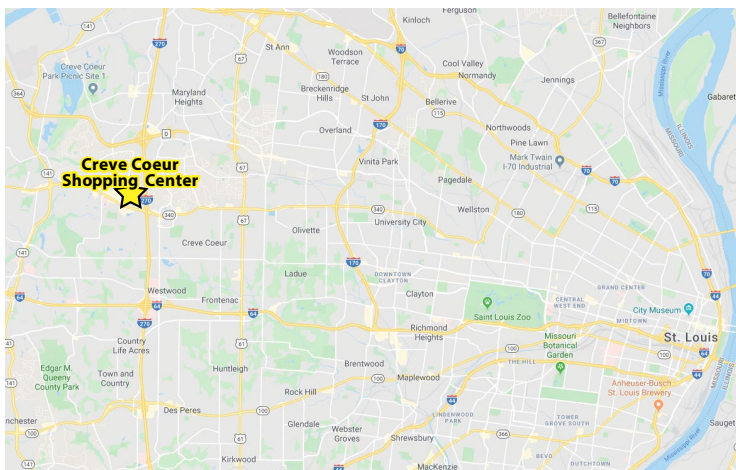
BUSINESS PLAN

- Right size Kohl's and re-lease space at significantly higher rent
- Expand Club Fitness and extend term
- Explore possible alternative uses that might include mixed use, possible
- Structured parking and substantially increased NOI

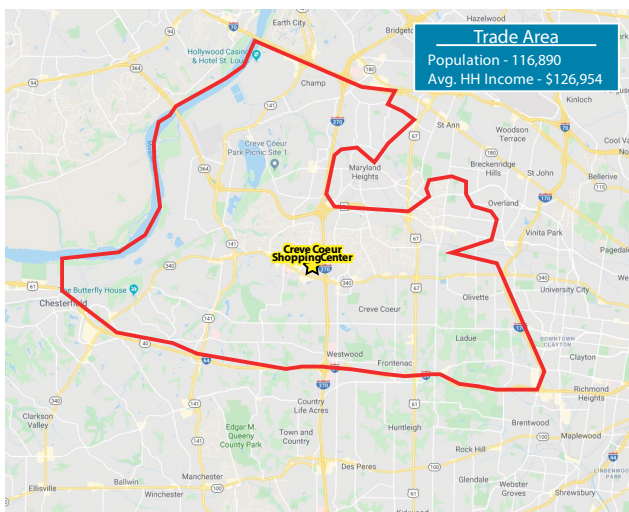
ACQUISITION OPPORTUNITY



LOCATION MAP

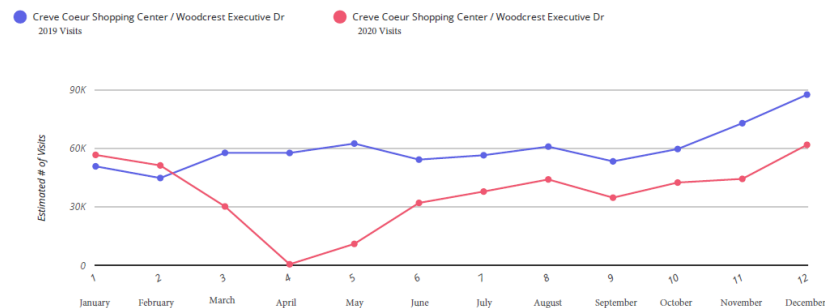


TRADE AREA



VISIT TREND

Visits Trend



Est. # of Visits | Data filters:
Creve Coeur Shopping Center / Woodcrest Executive Dr - Jan 1, 2019 - Dec 31, 2019
Creve Coeur Shopping Center / Woodcrest Executive Dr - Jan 1, 2020 - Dec 31, 2020
Data provided by Placer Labs Inc. (www.placer.ai)

ACQUISITION OPPORTUNITY



TENANCY

MAJOR TENANTS	SF	% OF GLA	LEASE EXP.
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KOHL'S	92,870	81.62%	10/28
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20,911	18.37%	7/29
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TOTAL MAJOR TENANTS	113,781	100.00%
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SHOP TENANTS

National Tenants	0	0%
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Regional Tenants	0	0%
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Local Tenants	0	0%
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Vacant	0	0%
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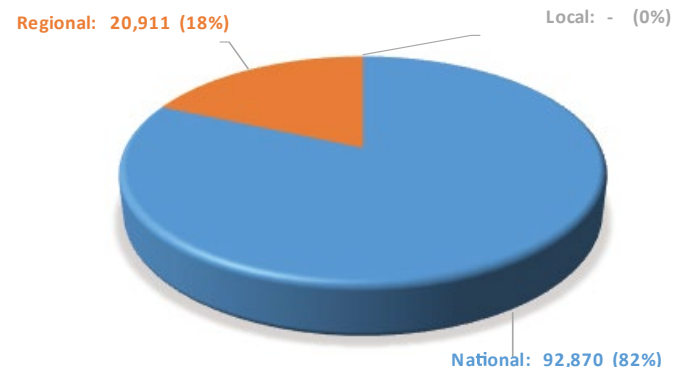
TOTAL SHOP TENANTS	0	0%
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TOTAL GLA	113,781	100.0%
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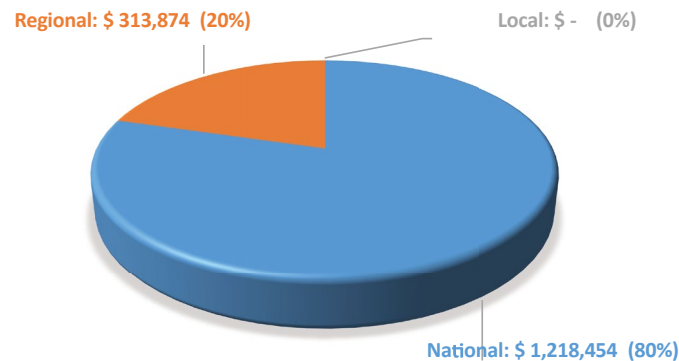
OUTSTANDING CREDIT

National and Regional retailers represent 100% of the square feet and 100% of the base rent.

SQUARE FEET BY CREDIT



GROSS RENT BY CREDIT



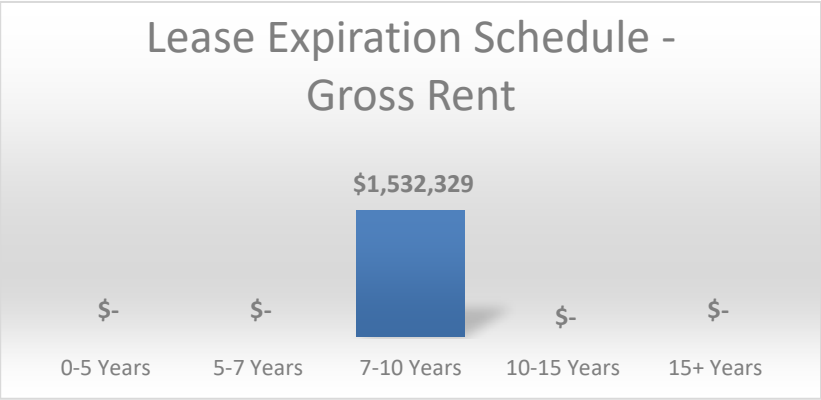
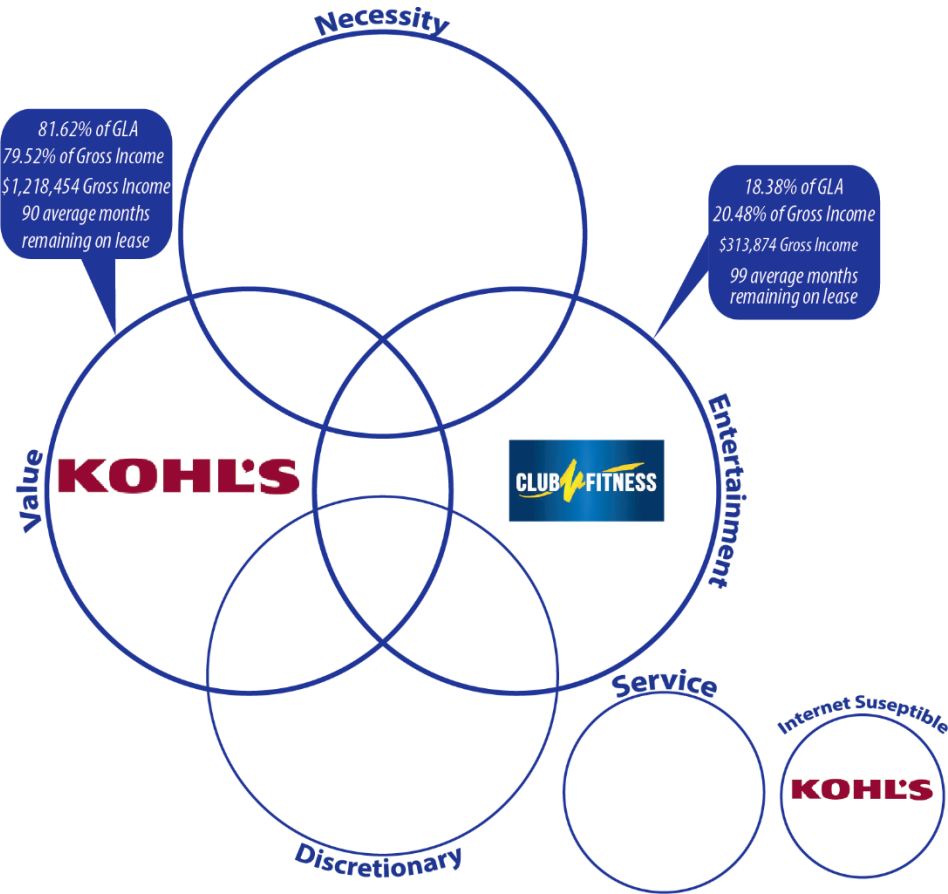


ALL RETAIL IS NOT EQUAL

The tenants that occupy a retail center are key to the long-term success of the investment. Select constantly analyzes retailers considering multiple factors including; sales, growth in same store sales (or lack thereof), new store openings, resistance to e-commerce (or lack thereof), credit and future prospects. Select also has the benefit of constant interaction with retailers through daily management and leasing activities. This interaction provides an inside perspective into a retailer's strategy and operations.

Several themes emerge from this ongoing analysis. First, grocery stores and other **necessity** oriented retailers are performing well. Second, there is a strong group of **value** retailers like TJ Maxx, Ross, Kohl's and Marshalls that are attractive. Third, **entertainment** oriented uses like restaurants, theaters and fitness clubs are generating strong sales in addition to generating traffic. Fourth, **service** oriented uses such as insurance, medical and real estate drive traffic and provide tenant mix diversity.

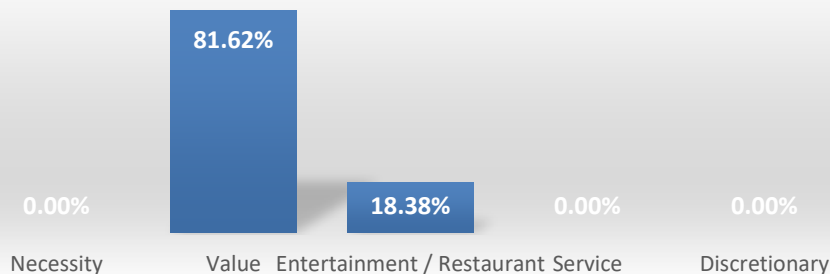
Necessity, value, entertainment and service oriented retailers represent 100% of the square feet and 100% of the Gross Income at Creve Coeur Shopping Center.



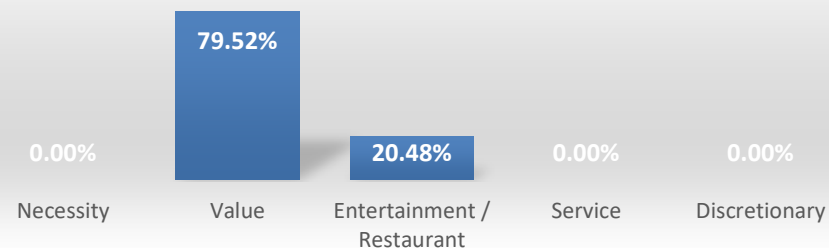
ACQUISITION OPPORTUNITY



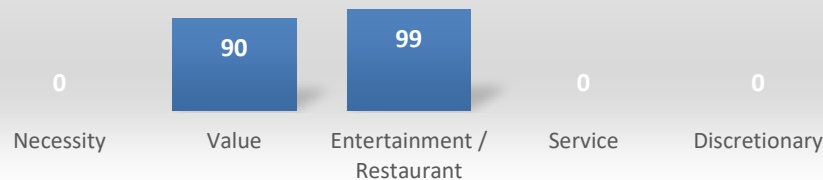
Type of Tenancy by SF



Type of Tenancy - Annual Rent



Weighted Average Months Remaning by Tenancy



Tenant	SF	% Prop. Type	Begin	Expiration	Annual Rent	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030+
Kohl's	92,870	81.6%	10/30/1998	10/31/2028	\$ 1,218,454								92,870		
Club Fitness	20,911	18.4%	7/3/2004	7/31/2029	\$ 313,874									20,911	
TOTALS	113,781	100%				-	-	-	-	-	-	-	92,870	20,911	-
Percent of Total						0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	81.6%	18.4%	0.0%
Percent Cumulative Rollover						0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	81.6%	100.0%	100.0%