SELECT STRATEGIES REALTY

RETAIL INVESTMENT OPPORTUNITY

FAIRVIEW HEIGHTS SHOPPING CENTER

FAIRVIEW HEIGHTS

Fairview Heights, IL
180,977 SF
Anchors: Office Max, Home Goods, Petco, Dick's Sporting Goods, Fresh Thyme Farmer's Market, Hobby Lobby

KEY FACTS

- Regional trade area (high barrier to entry)
- The best located asset within the trade area – directly across the street form the only viable mall in the Illinois portion of the St. Louis trade area
- Strong Fresh Thyme sales ($497/sf)
- Excellent access & visibility
- Strong anchor tenants; each perform near the top in the region
- Attractive rollover schedule with weighted average lease term of 101 years.
- Completely redeveloped; new roofs, refurbished common areas and landscaping
- Office Depot has below market rents
- Very strong Covid-19 tenancy
- No rent loss during Covid-19 pandemic

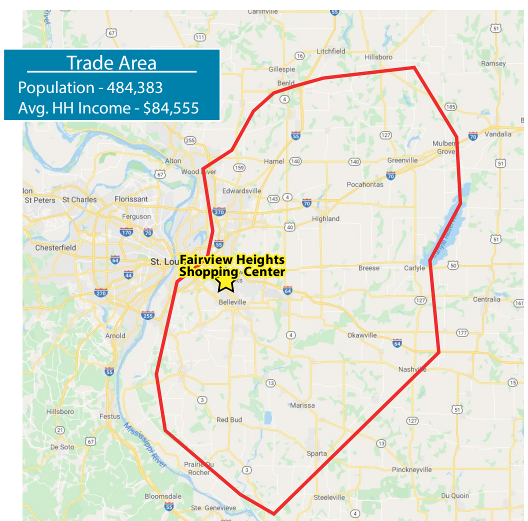
BUSINESS PLAN

- Office Depot & Petco have below market rents with upside potential
- Enjoy the reliable cash flow
- In the rare event of recapturing space; seek higher paying tenants with strong credit rating

ACQUISITION OPPORTUNITY

LOCATION MAP

TRADE AREA



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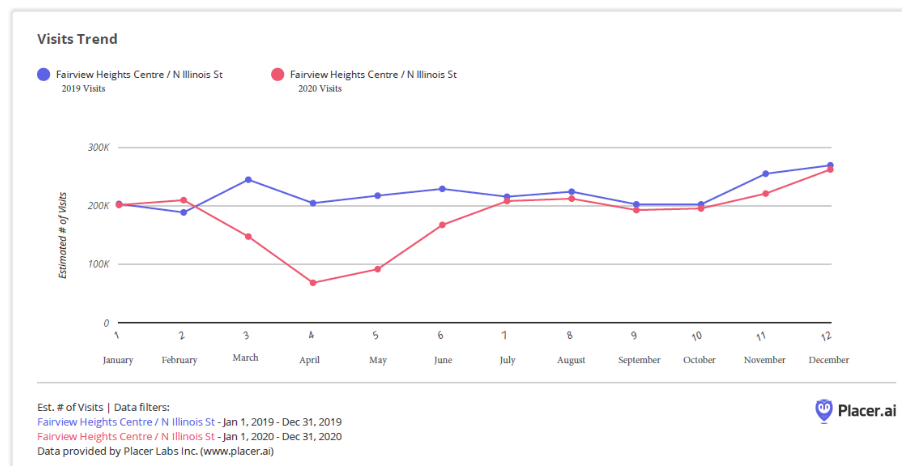


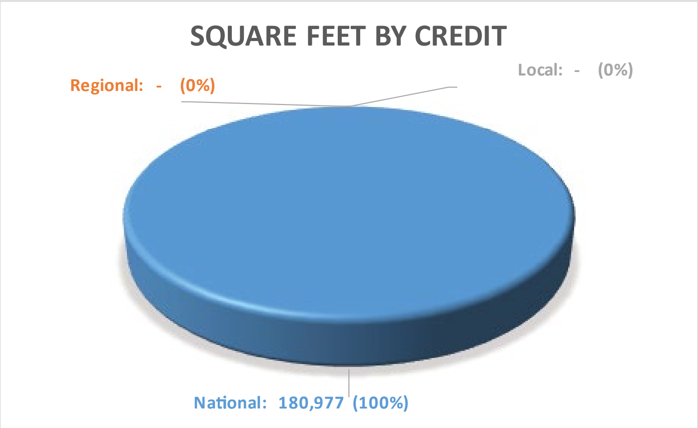
ACQUISITION OPPORTUNITY

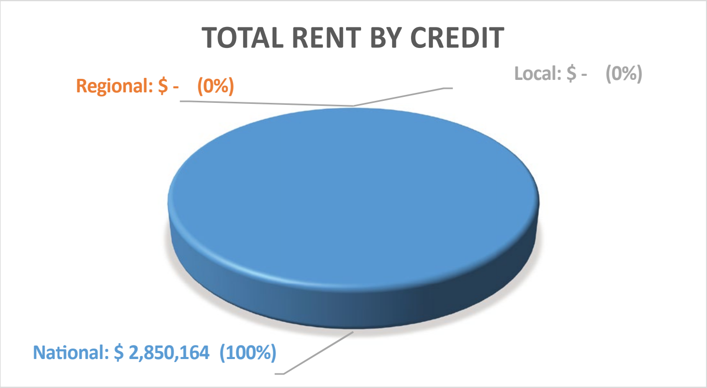
TENANCY

MAJOR TENANTS	SF	% OF GLA	LEASE EXP.
HOBBY LOBBY Super Savings, Super Selection!	55,089	30.4%	11/30
DICK'S SPORTING GOODS	45,085	24.9%	1/28
FRESH THYME FARMERS MARKET	28,194	15.5%	1/30
HomeGoods	24,000	13.2%	10/24
OfficeMax	15,109	8.3%	3/24
petco	13,500	7.5%	3/25
TOTAL MAJOR TENANTS	**180,977**	**100.0%**	
SHOP TENANTS			
National Tenants	0	0%	
Regional Tenants	0	0%	
Local Tenants	0	0%	
Vacant	0	0%	
TOTAL SHOP TENANTS	**0**	**0%**	
TOTAL GLA	**180,977**	**100.0%**	

OUTSTANDING CREDIT

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





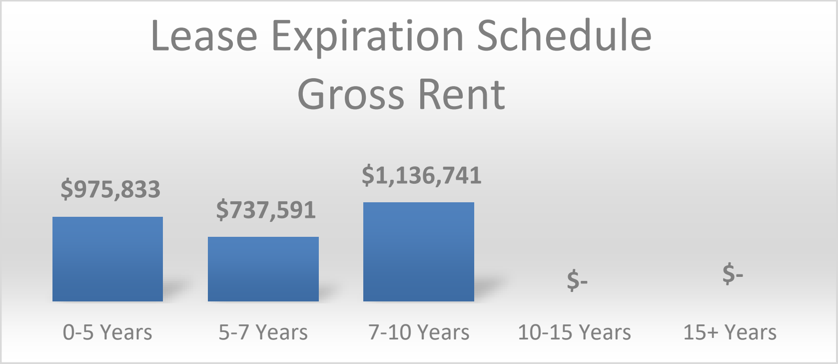
ACQUISITION OPPORTUNITY

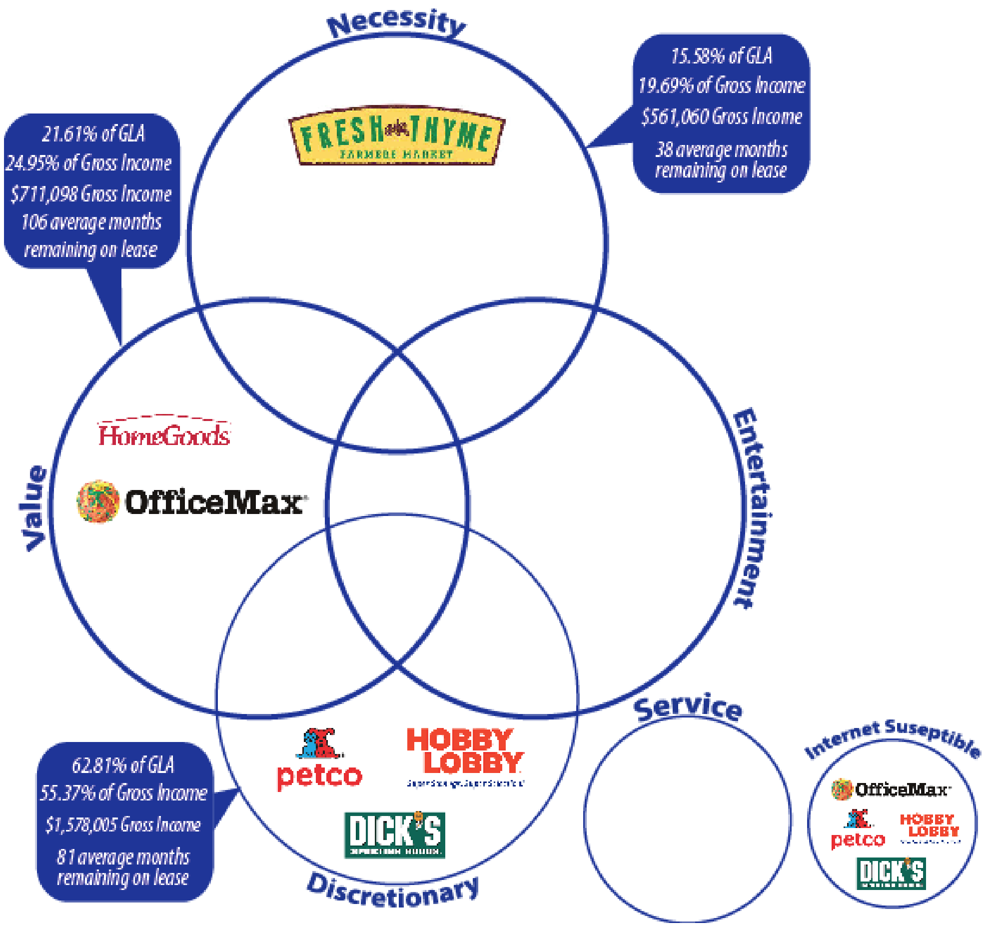
ALL RETAIL IS NOT EQUAL

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.

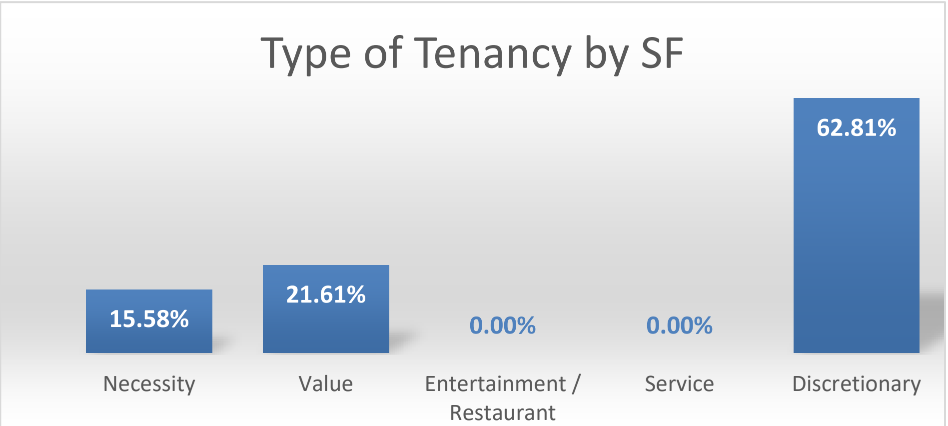
Several themes emerge from this ongoing analysis. First, grocery stores and other **necessity** oriented retailers are performing well. Second, there is a strong group of **value** retailers like TJ Maxx, Ross, Kohl's and Marshalls that are attractive. Third, **entertainment** oriented uses like restaurants, 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.

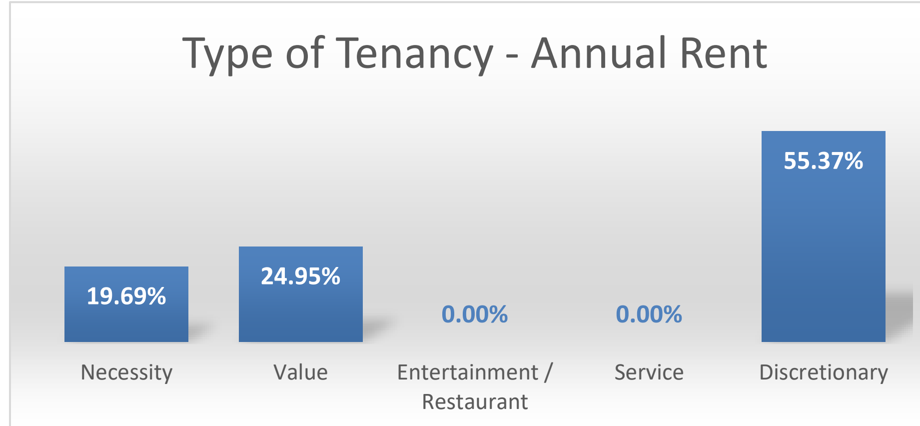
Necessity, value, entertainment and service oriented retailers represent 37.19% of the square feet and 44.64% of the gross income at Fairview Heights Shopping Center.

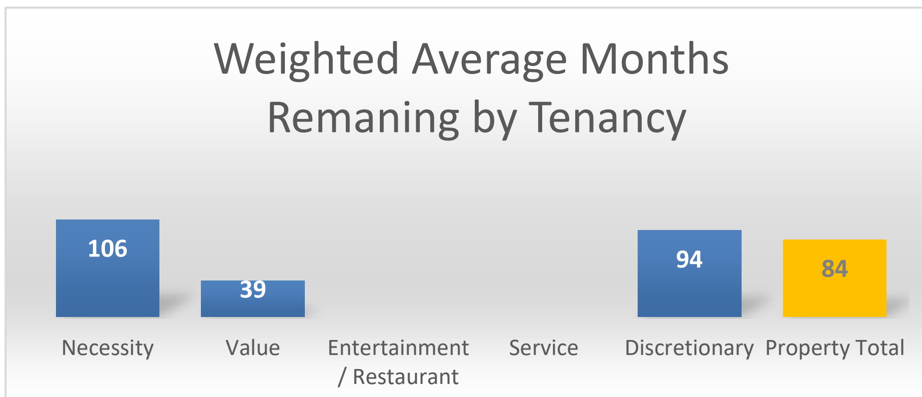




ACQUISITION OPPORTUNITY







Tenant	SF	% Prop. Type	Begin	Expiration	Annual Rent	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030+
Office Max	15,109	8.3%	2/17/2014	3/31/2024	$ 283,898				15,109						
Home Goods	24,000	13.3%	10/26/2014	10/31/2024	$ 427,200				24,000						
Petco	13,500	7.5%	4/1/2003	3/31/2025	$ 264,735					13,500					
Dick's Sporting Goods	45,085	24.9%	10/11/2017	1/31/2028	$ 737,591								45,085		
Fresh Thyme Farmer's Market	28,194	15.6%	1/13/2015	1/31/2030	$ 561,061										28,194
Hobby Lobby	55,089	30.4%	11/9/2015	11/30/2030	$ 575,680										55,089
TOTALS	***180,977***	***100%***				*-*	*-*	*-*	***39,109***	***13,500***	*-*	*-*	***45,085***	*-*	***83,283***
Percent of Total						***0.0%***	***0.0%***	***0.0%***	***21.6%***	***7.5%***	***0.0%***	***0.0%***	***24.9%***	***0.0%***	***46.0%***
Percent Cumulative Rollover						***0.0%***	***0.0%***	***0.0%***	***21.6%***	***29.1%***	***29.1%***	***29.1%***	***54.0%***	***54.0%***	***100.0%***