



**SELECT
STRATEGIES
REALTY**



RETAIL INVESTMENT OPPORTUNITY

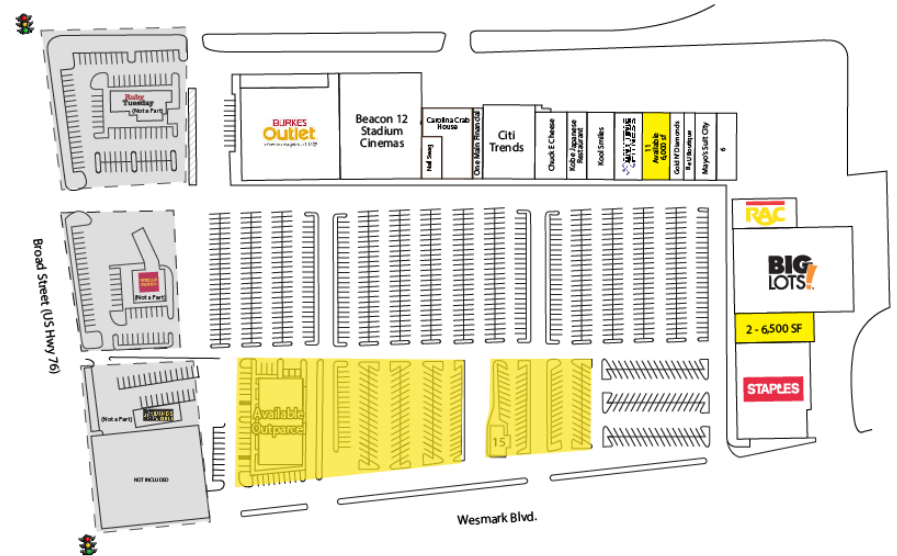
WESMARK PLAZA

WESMARK PLAZA

Sumter, SC

196,333 SF

Anchor: Burke's Outlet, Staples, Big Lots, Georgia Theatre Company



KEY FACTS

- Large Trade Area with average income levels
- Well located near only regional mall in 30 mile radius
- Premier value priced tenant mix in trade area
- Large under-utilized parking field
- Burke's Outlet exercised renewal option
- Staples exercised renewal option
- New 10 year lease with Carolina Crab
- New 10 year lease with Anytime Fitness
- Big Lots renovated store and exercised renewal option
- Georgia Theatre exercised renewal option

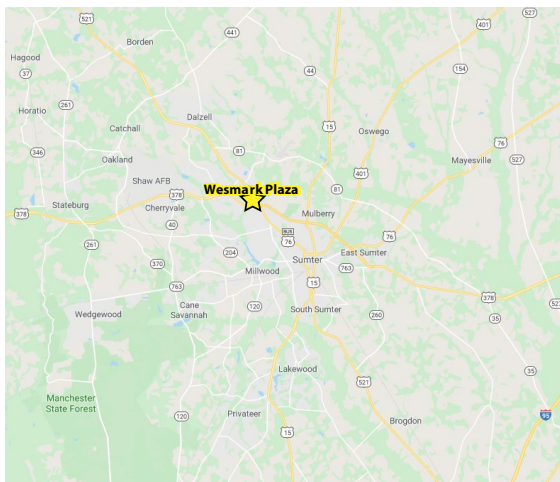
BUSINESS PLAN

- Two (2) outparcels
- Potential to develop up to 10K SF on outparcel with higher rent tenants that desire high visibility
- Continue to replace tenants with increased rent and credit
- Expand value fashion tenant mix

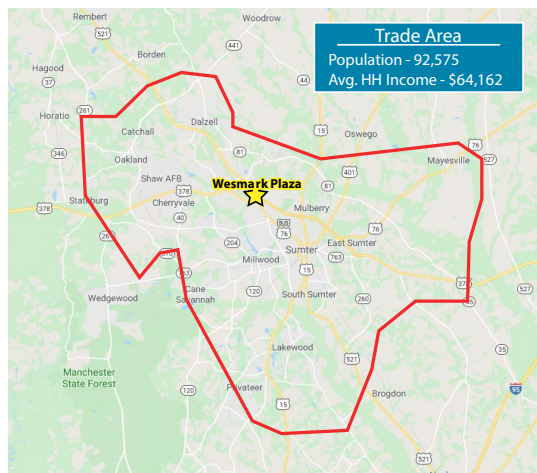
ACQUISITION OPPORTUNITY



LOCATION MAP

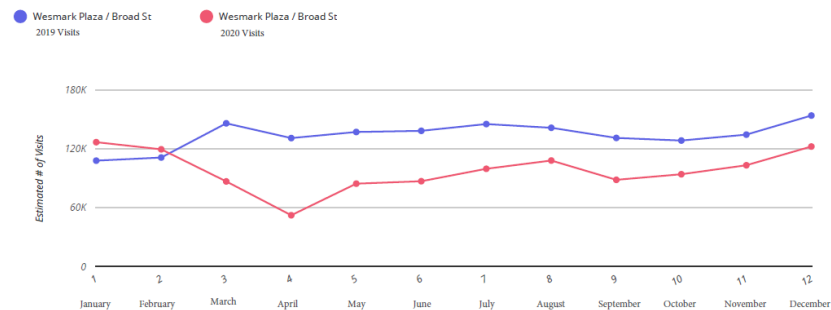


TRADE AREA



VISIT TREND

Visits Trend



Est. # of Visits | Data filters:
Wesmark Plaza / Broad St - Jan 1, 2019 - Dec 31, 2019
Wesmark Plaza / Broad St - Jan 1, 2020 - Dec 31, 2020
Data provided by Placer Labs Inc. (www.placer.ai)

ACQUISITION OPPORTUNITY



TENANCY

MAJOR TENANTS

MAJOR TENANTS	SF	% OF GLA	LEASE EXP.
Georgia Theater Company	37,018	18.89%	12/28
BIG LOTS!	30,000	15.27%	1/28
burkes OUTLET	25,000	12.72%	1/25
Staples	21,840	11.11%	9/25

TOTAL MAJOR TENANTS 113,858 57.99%

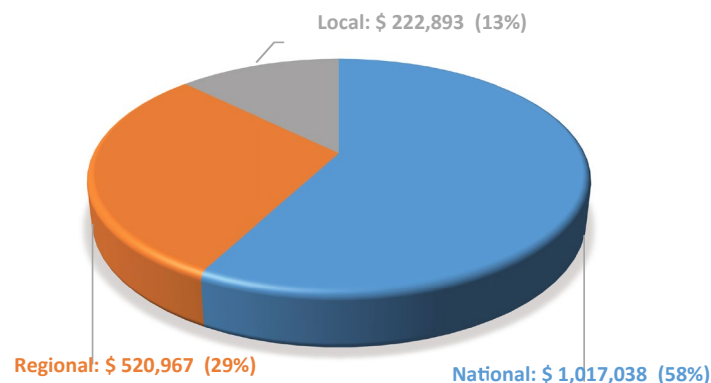
SHOP TENANTS

National Tenants	43,075	21.94%
Regional Tenants	8,000	4.07%
Local Tenants	18,900	9.63%
Vacant	12,500	6.37%
TOTAL SHOP TENANTS	82,475	42.01%
TOTAL GLA	196,333	100.0%

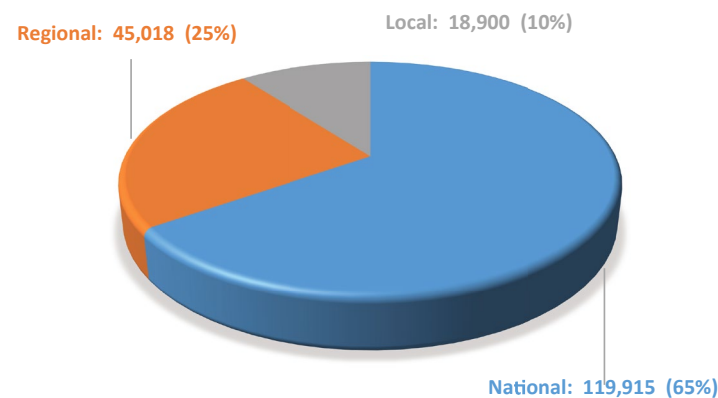
OUTSTANDING CREDIT

National and Regional retailers represent 90% of the square feet and 87% of the rent.

GROSS RENT BY CREDIT



SQUARE FEET BY CREDIT



ACQUISITION OPPORTUNITY



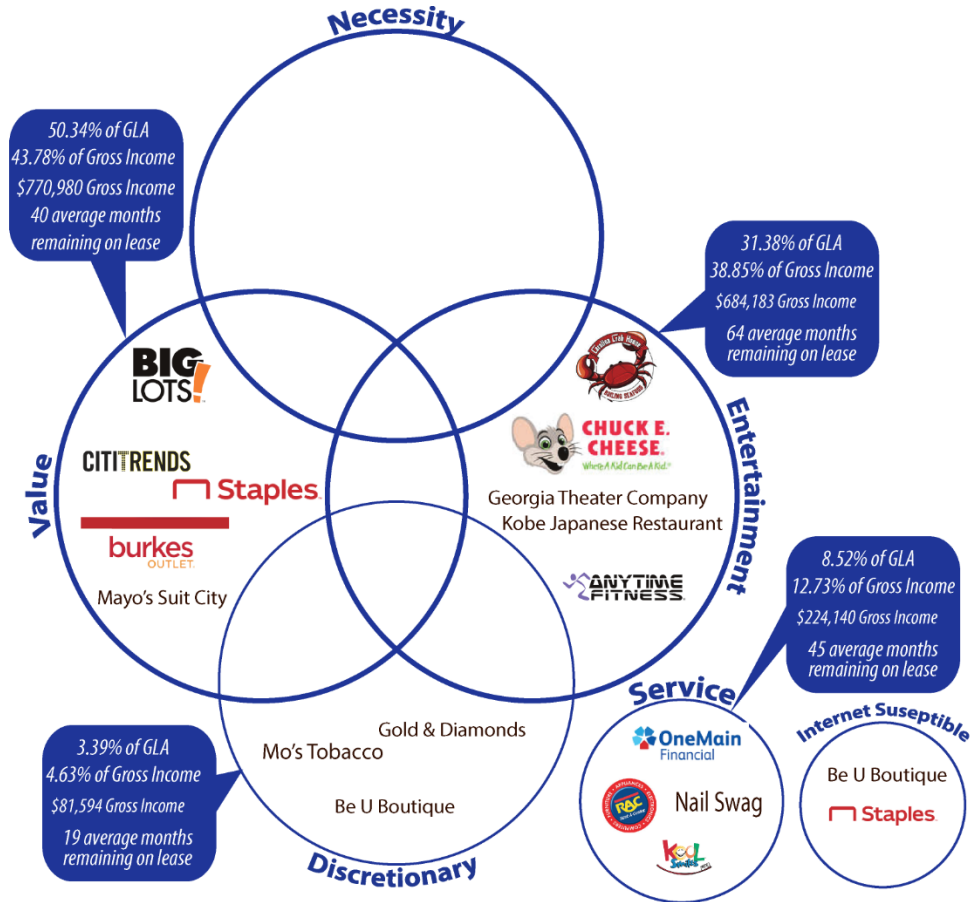
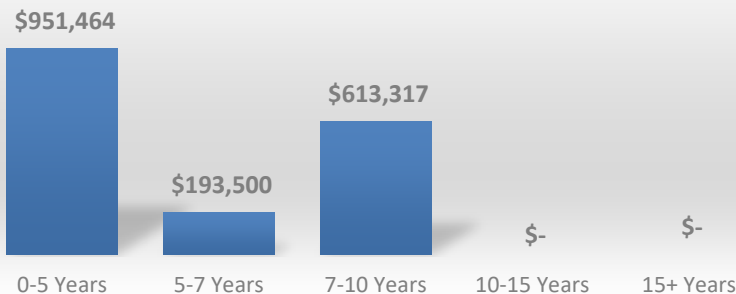
ALL RETAIL IS NOT EQUAL

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 90.24% of the square feet and 95.36% of the gross income at Wesmark Plaza.

Lease Expiration Schedule -
Gross Rent



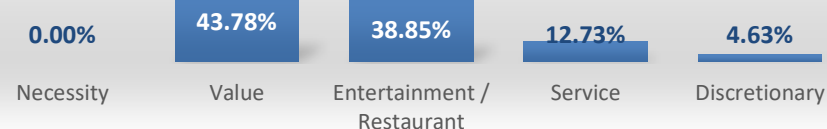
ACQUISITION OPPORTUNITY



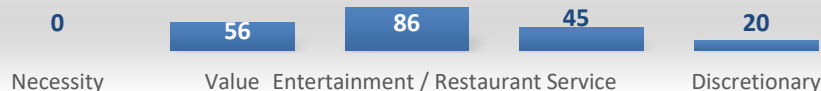
Type of Tenancy by SF



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+
Mo's Tobacco	1,250	0.6%	8/1/2010	12/31/2021	\$ 18,450	1,250									
One Main Financial	2,400	1.2%	10/1/2007	9/30/2021	\$ 34,080	2,400									
Rent a Center	5,075	2.6%	2/13/2002	7/31/2022	\$ 53,491		5,075								
Gold & Diamonds	3,000	1.5%	7/1/2015	8/31/2022	\$ 32,280		3,000								
Big Lots	3,600	1.8%	8/1/2019	1/31/2023	\$ 24,012			3,600							
CEC Entertainment	7,000	3.6%	9/1/2014	8/31/2023	\$ 70,000			7,000							
Be U Boutique	2,400	1.2%	2/4/2019	2/29/2024	\$ 30,864				2,400						
Mayo's Suit City	5,400	2.8%	4/1/1998	3/31/2024	\$ 57,456				5,400						
Kobe Japanese Restaurant	3,600	1.8%	12/1/2014	1/31/2025	\$ 40,536					3,600					
Burke's Outlet	25,000	12.7%	6/15/2004	1/31/2025	\$ 211,000					25,000					
Citi Trends	13,000	6.6%	3/1/2015	2/28/2025	\$ 117,650					13,000					
Kool Smiles	6,000	3.1%	2/12/2007	6/30/2025	\$ 95,880					6,000					
Staples	21,840	11.1%	10/1/2015	9/30/2025	\$ 165,766					21,840					
Big Lots	30,000	15.3%	1/14/2002	1/31/2028	\$ 193,500								30,000		
Georgia Theater Company	37,018	18.9%	5/2/2003	2/31/2028	\$ 406,087								37,108		
Carolina Crab House	8,000	4.1%	11/24/2019	12/31/2029	\$ 114,880									8,000	
Nail Swag	3,250	1.7%	2/13/2020	8/31/2030	\$ 40,690										3,250
Anytime Fitness	6,000	3.1%	2/1/2020	12/31/2030	\$ 51,660										6,000
Vacant	6,500	3.3%													
Vacant	6,000	3.1%													
TOTALS	196,333	100%				3,650	8,075	10,600	7,800	69,440	-	-	67,108	8,000	9,250
Percent of Total						1.9%	4.1%	5.4%	4.0%	35.4%	0.0%	0.0%	34.2%	4.1%	4.7%
Percent Cumulative Rollover						1.9%	6.0%	11.4%	15.3%	50.7%	50.7%	50.7%	84.9%	89.0%	93.7%