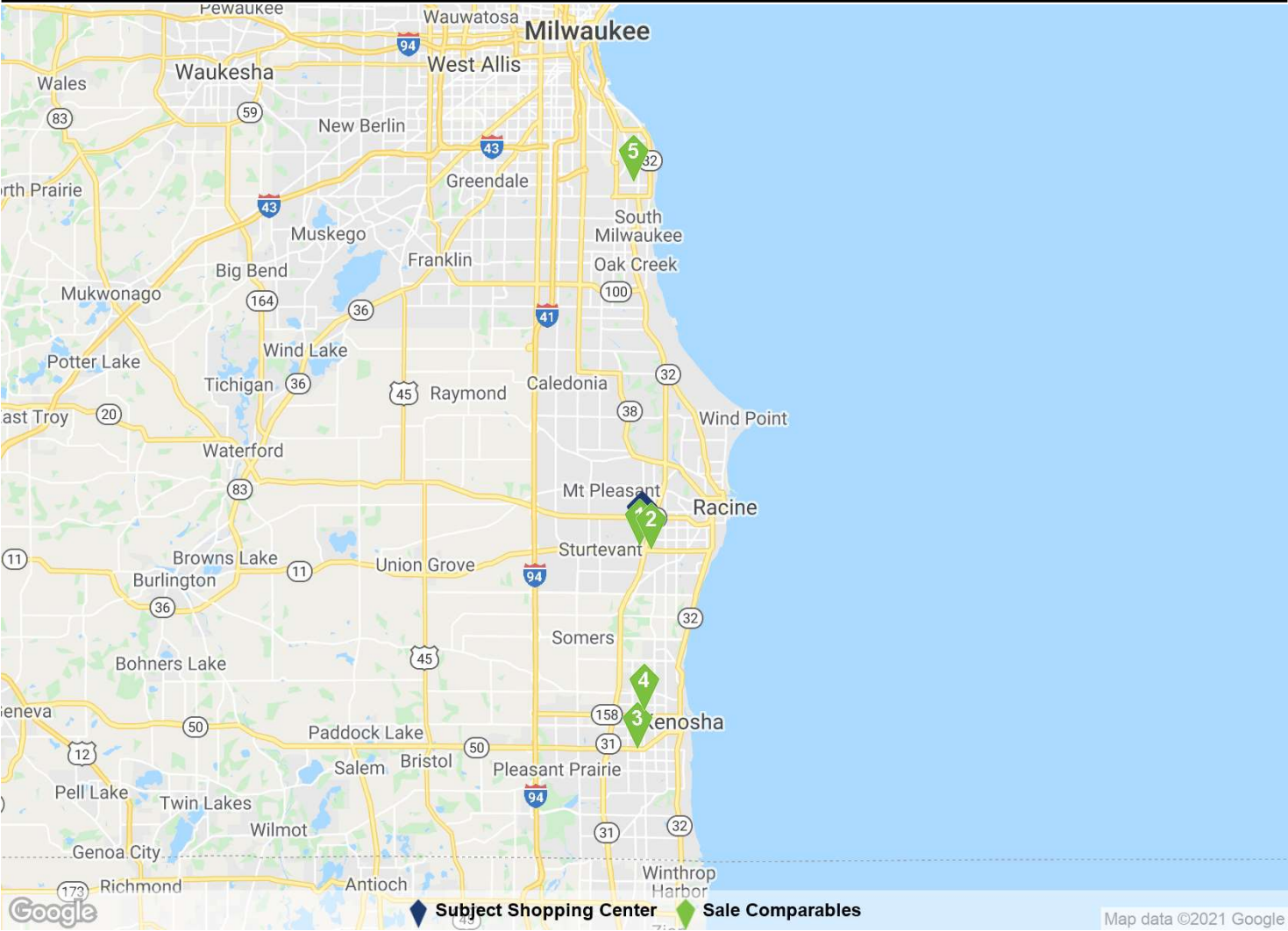


# Investment Trends

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
5	7.6%	\$58	13.0%

## SALE COMPARABLE LOCATIONS



## SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$875,000	\$5,219,000	\$2,920,000	\$17,800,000
Price Per SF	\$10	\$58	\$29	\$253
Cap Rate	7.6%	7.6%	7.6%	7.6%
Time Since Sale in Months	6.3	17.6	18.9	28.4
Center Attributes	Low	Average	Median	High
GLA	32,245	89,334	86,294	154,464
Vacancy Rate At Sale	0%	13.0%	0%	91.3%
Year Built	1970	1989	1992	2011



# Investment Trends

## Regency Point Shopping Center

Center Name - Address		Center		Sale				
		Year Built	Vacancy	Sale Date	GLA	Price	Price Per SF	Cap Rate
1	<b>Mt. Pleasant Shopping Center</b> S Green Bay Rd	2011	0%	10/12/2020	70,413	\$17,800,000	\$253	-
2	<b>Mount Pleasant Plaza</b> 5509 Durand Ave	1992	91.3%	6/4/2020	32,245	\$1,500,000	\$47	-
3	<b>Pershing Plaza</b> 7530 Pershing Blvd	1998	0%	9/26/2019	86,294	\$875,000	\$10	-
4	<b>Sun Plaza Shopping Center</b> 3536-3600 52nd St	1970	18.6%	4/30/2019	154,464	\$2,920,000	\$19	-
5	<b>Cudahy Centre</b> 5801-5885 S Packard Ave	1975	0%	12/10/2018	103,254	\$3,000,000	\$29	7.6%

