

**PAGE 1**

Property	City	Type	Square Feet	
Village Marketplace	Richmond, VA	Acquisition	Shopping Center	131,814
Vero Beach Square	Vero Beach, FL	Acquisition	Shopping Center	11,480
Tri - Cities Shopping Center	Mount Dora, FL	Acquisition	Shopping Center	76,172
Pacific Dental	Palm Springs, FL	Development	NNN Lease	3,400
Northridge Business Center	Charlotte, NC	Acquisition	Flex / Office	174,506
Chick Fil A	Davie FL	Development	Ground Lease	4,000
University Palms Square	Coral Springs FL	Acquisition	Shopping Center	40,746
Texas Roadhouse	St. Lucie, FL	Development	Build-to-Suit	7,200
Starbucks	Tradition, FL	Development	Build-to-Suit	6,000
Turtle Crossing	Coral Springs, FL	Acquisition	Shopping Center	99,000
WaWa	Davie, FL	Development	Ground Lease	4,000
Chick Fil A	St. Lucie, FL	Development	Ground Lease	4,000
Penn Dutch Plaza	Margate, FL	Acquisition	Shopping Center	156,000
Choptle	Sarasota, FL	Acquisition	Ground Lease	3,500
5 Wendy's	Various	Acquisition	Ground Leases	16,500
Chase/Outback/Autozone	Davie, FL	Fee Develop	Ground Leases	20,000
Sheridan Plaza	Pembroke Pines, FL	Lease	Shopping Center	24,000
Wendy's	Davie, FL	Development	Ground Lease	3,250
Taco Bell & KFC	Sunrise, FL	Acquisition	Ground Leases	5,000
Vitamin Shoppe	Boca Raton, FL	Development	Build-to-Suit	3,250
Starbucks	Pembroke Pines, FL	Development	Build-to-Suit	3,000
Indian Trace Office Building	Sunrise, FL	Development	Office Building	28,000
Palm City Publix Center	Palm City, FL	Development	Shopping Center	50,000
Carolina Pavilion Shoppes	Charlotte, NC	Development	Shopping Center	15,000
Waterways Shoppes	Heron Bay, FL	Development	Shopping Center	40,000
Heron Bay Corp Five	Coral Springs, FL	Development	Office Building	45,000
Heron Bay Corp Four	Coral Springs, FL	Development	Office Building	45,000
Heron Bay Corp Three	Coral Springs, FL	Development	Office Building	45,000
Strayer University	Miramar FL	Development	Buuild-to-Suit	17000
Fountains of Miramar	Miramar FL	Development	Buuild-to-Suit	140,000
Village Shoppes	St. Lucie, FL	Development	Buuild-to-Suit	26,000
Winston Park Shoppes	Coconut Creek, FL	Development	LA Fitness & Shops	73,000
Office Depot	Ft. Lauderdale, FL	Development	Buuild-to-Suit	32,000
Sawgrass Landings	Sunrise, FL	Development	LA Fitness & Shops	68,000
Weston Road Business Ctr	Weston, FL	Development	Retal & Office	27,000
Vitamin Shoppes	Ft. Lauderdale, FL	Development	Build-to-Suit	5,000
Dialysis Center	Davie, FL	Development	Build-to-Suit	8,000
Basset Furniture	Ft. Lauderdale, FL	Development	Build-to-Suit	14,000
Flamingo Pines	Pembroke Pines, FL	Development	Build-to-Suit	135,000
Office Depot Plaza	Pembroke Pines, FL	Development	Build-to-Suit	68,000

**PAGE 2**

Property	City	Type		Square Feet
Deerfield Mall	Deerfield Beach, FL	Acquisition	Build-to-Suit	378,000
Shoppes at Jensen Beach	Jensen Beach, FL	Development	Build-to-Suit	10,000
Shoppes of Boynton Beach	Boynton Beach, FL	Acquisition	Shopping Center	179,000
College Parkway Plaza	Ft. Myers, FL	Acquisition	Shopping Center	80,000
Flamingo Marketplace	Pembroke Pines, FL	Acquisition	Shopping Center	167,000
Emerald Woods Plaza	Hollywood, FL	Acquisition	Shopping Center	85,000
Pines K-Mart Plaza	Pembroke Pines, FL	Dev	Shopping Center	285,000
Rolling Hills Exec. Center	Davie, FL	Dev	Offices/Restaurants	36,000
Hollywood Hills Plaza	Hollywood, FL	Acquisition	Shopping Center	365,000
Coral Palm Plaza	Coral Springs, FL	Acquisition	Shopping Center	136,000
Palms Plaza	Boca Raton, FL	Acquisition	Shopping Center	69,000
Heron Bay Corp Two	Coral Springs, FL	Development	Office Building	45,000
Heron Bay Corp. One	Coral Springs, FL	Acquisition	Office Building	45,000
Ultimate Software HQ	Weston, FL	Development	Office Buildings	80,000
Shops of Weston Road	Weston, FL	Development	Shopping Centers	49,000
Emerald Woods Plaza	Hollywood, FL	Acquisition	Shopping Center	85,000
Northbeach Plaza	N. Palm Beach, FL	Acquisition	Shopping Center	97,000
Miramar Marketplace	Miramar, FL	Acquisition	Shopping Center	145,000
Vizcaya Square	Plantation, FL	Acquisition	Shopping Center	113,000
Embassy Lakes	Cooper City, FL	Acquisition	Shopping Center	132,000
Waterways Shoppes	Aventura, FL	Acquisition	Shopping Center	70,000
Tire Kingdom/Jiffy Lube	Various	Development	Build-to-Suit	65,000
Sound Advice	Ft. Lauderdale, FL	Development	Build-to-Suit	24,000
Sound Advice	Fort Myers, FL	Development	Build-to-Suit	24,000
Spec's Plaza	Aventura, FL	Development	Shopping Center	22,000
Spec's Plaza	Coral Springs, FL	Development	Shopping Center	25,000
Woodmont Shoppes	Tamarac, FL	Development	Shopping Center	35,000
Flamingo Taft Shops	Pembroke Pines, FL	Development	Retail & Office	110,000
Florida National Plaza	Pembroke Pines, FL	Acquisition	Shopping Center	95,000
Pines City Center	Pembroke Pines, FL	Development	Shopping Center	285,000
Pines Palm Office Park	Pembroke Pines, FL	Development	Condo Office Building	86,000
Village Shoppes	Pembroke Pines, FL	Development	Shopping Center	90,000
Emerald Park Office Center	Ft. Lauderdale, FL	Development	Condo Office Building	80,000
Shoppes of 64th & Sheridan	Hollywood, FL	Development	Shopping Center	10,000
Green Oaks Plaza	Hollywood, FL	Development	Shopping Center	12,000
Shoppes of Carriage Hills	Davie, FL	Development	Shopping Center	23,000
Total Square Feet				5,314,818