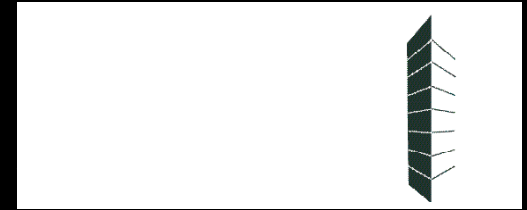


↘ Flint Hills Mall

Emporia, KS



For more information:

John Andreini

Email: jandreini@capitalpacific.com
Phone: (415) 274.2715

Zeb Ripple

Email: zripple@capitalpacific.com
Phone: (415) 274.2702

Joe Caccamo

Email: jcaccamo@capitalpacific.com
Phone: (415) 274.7394

Chris Peters

Email: cpeters@capitalpacific.com
Phone: (415) 274.2703

Chris Kostanecki

Email: ck@capitalpacific.com
Phone: (415) 274.2701

In Association with:

Mike Roberts
Email: mbroberts@ccim.net
Phone: (913) 262-4494



Flint Hills Mall

➔ Purchase Price:	\$8,300,000
Cap Rate:	8.00%
Total Rentable Area:	285,498 Square Feet
Price Per Square Foot:	\$29.07
Lot Size (approximate):	25 Acres



Capital Pacific is pleased to present for sale Flint Hills Mall, an enclosed mall in Emporia KS, anchored by Dickenson Movie Theatre, JC Penney, Sears, and Sutherlands Lumber. Some highlights of this investment include:

Investment:

- Priced at less than \$30 per square foot – well below replacement cost
- 81.1% occupancy: significant “upside” through effective management or repositioning of the asset
- Only shopping mall in the trade area: no competing shopping centers planned or under construction
- Site easily accessed off the I-35
- Well-maintained: current owner has invested over \$700K in recent capital improvements: roof replacement, exterior paint, structural work, tenant improvements, and additional exterior work
- Average Household Income of \$50,000 within a 1-mile radius

Tenants/Lease:

- Below-market rents
- Tenants are continuing to post strong historical sales: largest anchor tenant (Sutherlands) had record sales last year

New Developments in Emporia:

- Three new projects: Westar Energy - Emporia Energy Center, Renewable Energy Group (bio-diesel plant) and Hill’s Pet Nutrition, Inc. These developments represent capital investment of \$540 million, the addition of 500,000 sq. ft. of production/warehouse space, and creation of nearly 200 new jobs
- Fox Granada Performing Arts Theatre, a landmark in downtown Emporia, will have completed multi-million dollar renovation - grand opening is planned for October 3, 2008
- Local developer announced plans for approximately 13 new loft apartments and 5,000 sq. feet of office retail space. This mixed-use development is located south east of the intersection of 8th and Commercial street in “Main Street Emporia”
- Emporia Arts Council recently announced plans to build a new “Arts Center” adjacent to the Fox Granada Theatre. The arts center is estimated to cost \$2.6 million to construct

Flint Hills Mall Financials

Income/Expense

Price:	\$8,300,000
Price Per Square Foot:	\$29.07
Capitalization Rate:	8.00%
Gross Leaseable Area:	244,959
Building Square Footage:	285,498
Occupancy:	81.1%

Stabilized Income	Per Square Foot	
Scheduled Rent	\$3.54	\$867,693
Specialty Rent		\$18,708
Percentage Rent		\$11,212
Vending Income		\$7,393
Expense Reimbursements (CAM)		\$282,443
Scheduled Gross Income		\$1,187,449

Less Expenses (2007 Actuals):	Per Square Foot	
Taxes (New)	\$0.60	\$147,616
Special Assessments		\$8,501
Insurance	\$0.20	\$48,230
Marketing Expense		\$11,795
Administrative Expense		\$50,000
Maintenance Expense		\$120,000
Management Fee		\$42,475
Utilities (Electric, Gas & Water)		\$66,823
Trash		\$4,708
Reserves	-\$0.10	\$23,500
Total Operating Expenses		\$523,649
Equals: Net Operating Income		\$663,800



Flint Hills Mall Rent Roll



Suite	Tenant	Sq. Ft.	Lease Commence	Lease Expiration	Monthly Rent	Yearly Rent	Monthly Rent / Ft	Yearly Rent / Ft	Options	Option Period
103	Bath & Body Works	2,520	May-01	Jan-12	\$1,824.90	\$21,898.80	\$0.72	\$8.69	None	
104	Hibbett Sports	5,000	Feb-02	Jan-12	\$4,375.00	\$52,500.00	\$0.88	\$10.50	None	1st Option
107	Claire's Boutiques	749	Dec-97	Jan-09	\$1,185.92	\$14,231.04	\$1.58	\$19.00	None	1st Option
108	Honeysuckle Lane	2,836	Sep-06	Aug-07	\$1,305.00	\$15,660.00	\$0.46	\$5.52	None	
111	Hastings Entertainment	15,000	Jun-04	May-14	\$3,125.00	\$37,500.00	\$0.21	\$2.50	None	
112	Vacant	3,270	Vacant		\$-	\$-	\$-	\$-		
117	Maurice's	5,459	Aug-93	Jan-09	\$2,500.00	\$30,000.00	\$0.46	\$5.50	One 3-Year Option	3rd Option
118-119	The Buckle	4,166	Jul-98	Jan-09	\$3,645.25	\$43,743.00	\$0.88	\$10.50	Three 3-Year Options	
120	GNC	1,200	Oct-94	Aug-09	\$778.00	\$9,336.00	\$0.65	\$7.78	One 2-Year Option	3rd Option
121	Vacant	2,340			\$-	\$-	\$-	\$-		
1218	Custom Photography	0			\$75.00	\$75.00				
122	Hallmark	5,308	Nov-99	Feb-09	\$2,654.00	\$31,848.00	\$0.50	\$6.00	One 2-Year Option	1st Option
124	Vacant	1,772			\$-	\$-	\$-	\$-		
128	Vacant	3,550			\$108.75	\$1,305.00	\$0.03	\$0.37		
129	Kansas Drivers License	1,008	Sep-97	Month-to-Month	\$504.00	\$504.00	\$0.50	\$0.50	None	
130	Vacant	1,536			\$-	\$-	\$-	\$-		
131	Vacant	528			\$-	\$-	\$-	\$-		
137	Armed Forces	2,147	Oct-01	Aug-09	\$2,286.97	\$27,443.64	\$1.07	\$12.78	None	
148	Crystal Nails Salon	1,302	Feb-04	Aug-11	\$1,050.00	\$12,600.00	\$0.81	\$9.68	None	
15	Curves For Women	3,347	Dec-03	Nov-08	\$1,600.00	\$19,200.00	\$0.48	\$5.74	None	
15A	Vacant	623			\$-	\$-	\$-	\$-	None	
16	Dickinson Theatres	20,235	Dec-94	Jan-10	\$15,051.00	\$180,612.00	\$0.74	\$8.93	One Five-Year	1st Option
1624	Essdack Learning	5,669	Jan-08	Oct-12	\$3,071.00	\$36,852.00	\$0.54	\$6.50	None	
2001	Sutherlands Lumber	78,405	Apr-94	Apr-10	\$12,479.51	\$149,754.12	\$0.16	\$1.91	Two Five-Year	2nd of 4 Options
2002	JC Penney	34,246	Oct-84	Oct-10	\$9,988.42	\$119,861.04	\$0.29	\$3.50	One Five-Year	3rd of 4 Options
2003	Sears	11,000	Oct-07	Sep-14	\$2,750.00	\$33,000.00	\$0.25	\$3.00	Two Five-Year	
1600	Vacant	31,743			\$-	\$-	\$-	\$-		
102	Mall Storage (Vacant)	2,503			\$-	\$-	\$-	\$-		
Outparcel	Coach's Grill & Bar	3,600	Feb-03	Jan-09	\$1,950.00	\$23,400.00	\$0.54	\$6.50	None	
Current Totals:		244,959			\$72,307.72	\$867,692.64				

Flint Hills Mall - Aerial



RadioShack

WAL-MART
SUPERCENTER

Papa Murphy's
TAKE 'N' BAKE PIZZA

STARBUCKS
COFFEE

golden corral
Buffet & Grill

Holiday Inn
EXPRESS
HOTEL & SUITES

Comfort
INN & SUITES

TACO BELL

McDonald's

I-35

ADT: 13,400

Industrial Road

BURGER KING

Phillips
66

FAIRFIELD
INN
Marriott

Wendy's
HAMBURGERS

Applebee's
RESTAURANT & BAR

Econo Lodge

Travelodge
Suites

Bath & Body Works
claire's
JCPenney
GNC Live Well.
Hastings
HIBBETT SPORTS
Sears
DICKINSON THEATRES

Walgreens
The Pharmacy. More. Better.

Bank of America

FAMILY DOLLAR

ALDI

Fire Dept

Pizza Hut

SUBWAY

76

Arby's



Sears, Roebuck and Co. is an American mid-range chain of international department stores, founded by Richard Sears and Alvah Roebuck in the late 19th century. It operates in Canada under Sears Canada and Mexico under Sears Mexico. From its mail order beginnings, the company grew to become the largest retailer in the United States by the mid-20th century, and its catalogs became famous. Sears, a former component of the Dow Jones Industrial Average. Sears merged with Kmart in early 2005, creating the Sears Holdings Corporation.



J. C. Penney Company, Inc (NYSE: JCP; most commonly known today by the name JCPenney or simply Penneys) is a mid-range chain of American department stores based in Plano, Texas, a suburb north of Dallas. The company operates 1,067 stores in 49 of the 50 U.S. states (except Hawaii) and Puerto Rico and the largest general merchandise catalog business in the United States.

In addition to sale of conventional merchandise, JCPenney stores are often home to several leased departments such as Optical, Portrait Studios, Jewelry & Watch repair, etc.



Dickinson Theaters is a movie theater chain based in Overland Park, Kansas. As of 2007, the company operates 36 theaters with 337 screens over 10 states. Today, John Hartley, President and C.E.O., continues to lead the company with Ron Horton, Executive Vice President of Film Buying and Marketing. At the peak of Dickinson's success, the company currently operates 36 theatre locations with 337 screens across 10 states.

With unlimited projected growth, stability in operations and a never-ending pursuit to please customers, Dickinson Theatres strives to be the premier movie exhibition company in the Midwest.



Women turn to Bath & Body Works (BBW) to help wash away the daily stresses of life. A subsidiary of Intimate Brands, which is owned by Limited Brands, BBW operates about 1,600 stores throughout the US, as well as an online store. The company sells natural body and hair care products as well as personal care products and fragrances.



If the difference between men and boys is the price of their toys, for young women and girls, it may be the price of their accessories. For thrifty, fashion-conscious females ages 7 to 27, Claire's Stores is the queen of costume jewelry, handbags, and hair bows. Claire's operates more than 3,000 boutiques, primarily in malls, that include Claire's and Icing by Claire's. The chain is present in all 50 US states, Puerto Rico, the US Virgin Islands, and Canada, and about 10 European countries. Founded by Rowland Schaefer and later run by his daughters, Bonnie and Marla Schaefer, Claire's Stores was sold to the New York-based private equity firm Apollo Management for \$3.1 billion in 2007.



Hastings Entertainment has it all for a small-town Saturday night. The company operates some 150 multimedia stores in about 20 Midwestern and Western US states, mostly in small and medium-sized towns. Its stores and Web site sell new and used music, videos, DVDs, books, games, and magazines, in addition to related electronics such as video game consoles and DVD players. Many of Hastings' locations are "superstores" averaging about 20,000 sq. ft. and offering such amenities as music listening stations, reading chairs, coffee bars, snacks, and kids' play areas. The founding Marmaduke family, including CEO John and director Stephen, owns about 42% of Hastings.



GNC retail stores (or "GNCs") will typically stock a wide range of weight loss/bodybuilding supplements and nutritional supplements, in both their own numerous in house brands as well as third party name brands, in addition to health and fitness books, magazines and related tools. The company also stocks vitamins, natural remedies, and health and beauty products. GNC has over 6000 stores in the US as well as locations in 49 other countries.

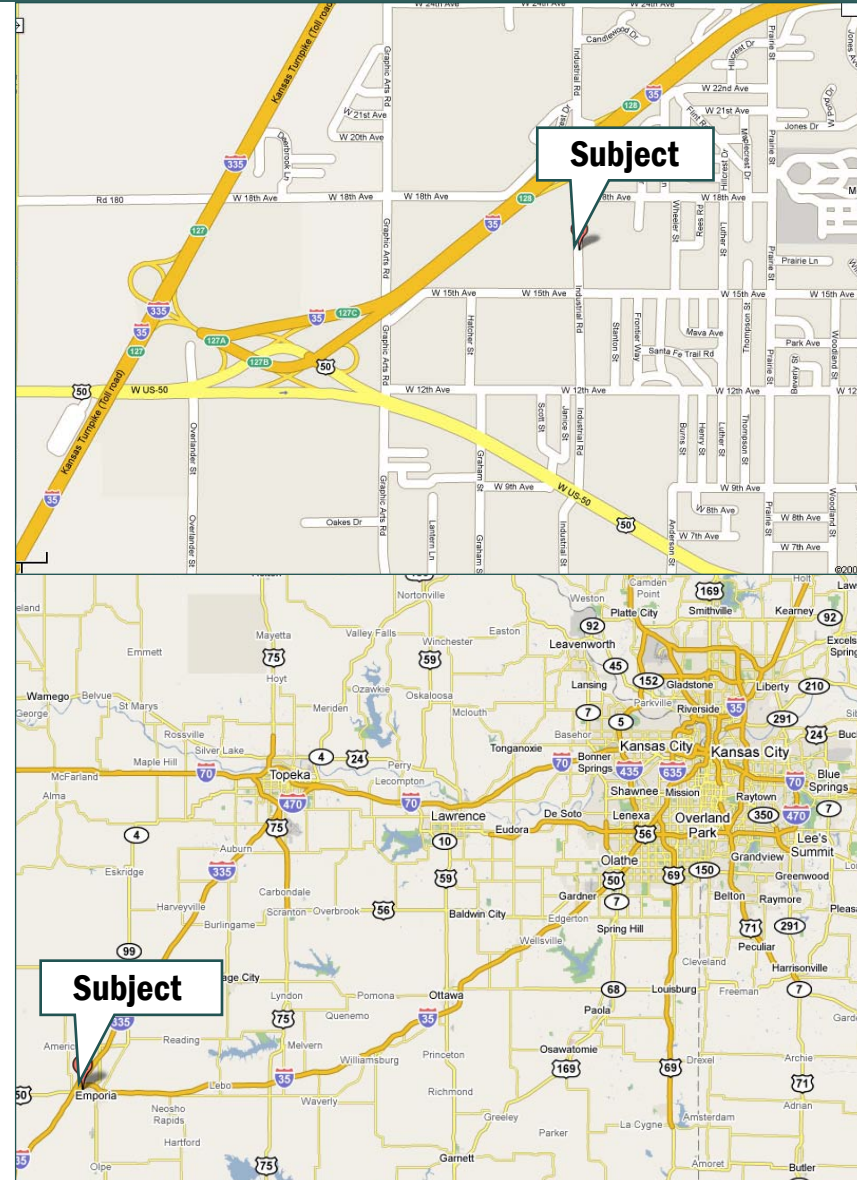
Emporia, KS



The City of Emporia lies 108 miles southwest of Kansas City, 58 miles southwest of Topeka, and 87 miles northeast of Wichita on the eastern edge of the Flint Hills area of Kansas. Emporia has a population of 25,512, based on the 1990 census. There are 9.7797 square miles of land in the City's corporate boundary, while the "planning and protected" area covers approximately 63 square miles.

Located on Interstate 35 between Wichita and Kansas City, Emporia generates a lot of heavy truck traffic. In fact, in the state of Kansas, the density of Emporia's heavy trucking traffic rates them second to the Kansas City metropolitan area.

In addition to Emporia State University and other large public-sector employers such as the city and county governments, the public schools, and the county hospital, Emporia has several large private-sector employers. Dolly Madison has a bakery in Emporia. Hopkins Manufacturing Corporation, founded in Emporia in 1953 and recognized in 2003 as the city's Large Employer of the Year, makes products for the automotive aftermarket. The Braum dairy store chain, based in Oklahoma City, originated in Emporia in 1952 under the name Peter Pan. Menu Foods operates a multi-acre plant in Emporia that manufactures wet dog food.



Population	1 Mile:	5 Miles:	10 Miles:
2000 Population	5,753	28,432	31,683
2006 Population	6,008	28,316	31,489
2011 Population (Projection)	6,188	28,333	31,486
2007 Income			
Average Household Income	\$50,694	\$44,354	\$44,904
Median Household Income	\$44,278	\$37,716	\$38,862

For more information:

John Andreini
 Email: jandreini@capitalpacific.com
 Phone: (415) 274.2715

Chris Kostanecki
 Email: CKOSTANECKI@CAPITALPACIFIC.COM
 Phone: (415) 274.2701

Chris Peters
 Email: CPETERS@CAPITALPACIFIC.COM
 Phone: (415) 274.2703

Zeb Ripple
 Email: ZRIPPLE@CAPITALPACIFIC.COM
 Phone: (415) 274.2702

In Association with:
 Mike Roberts
 Email: mroberts@ccim.net
 Phone: (913) 262-4494