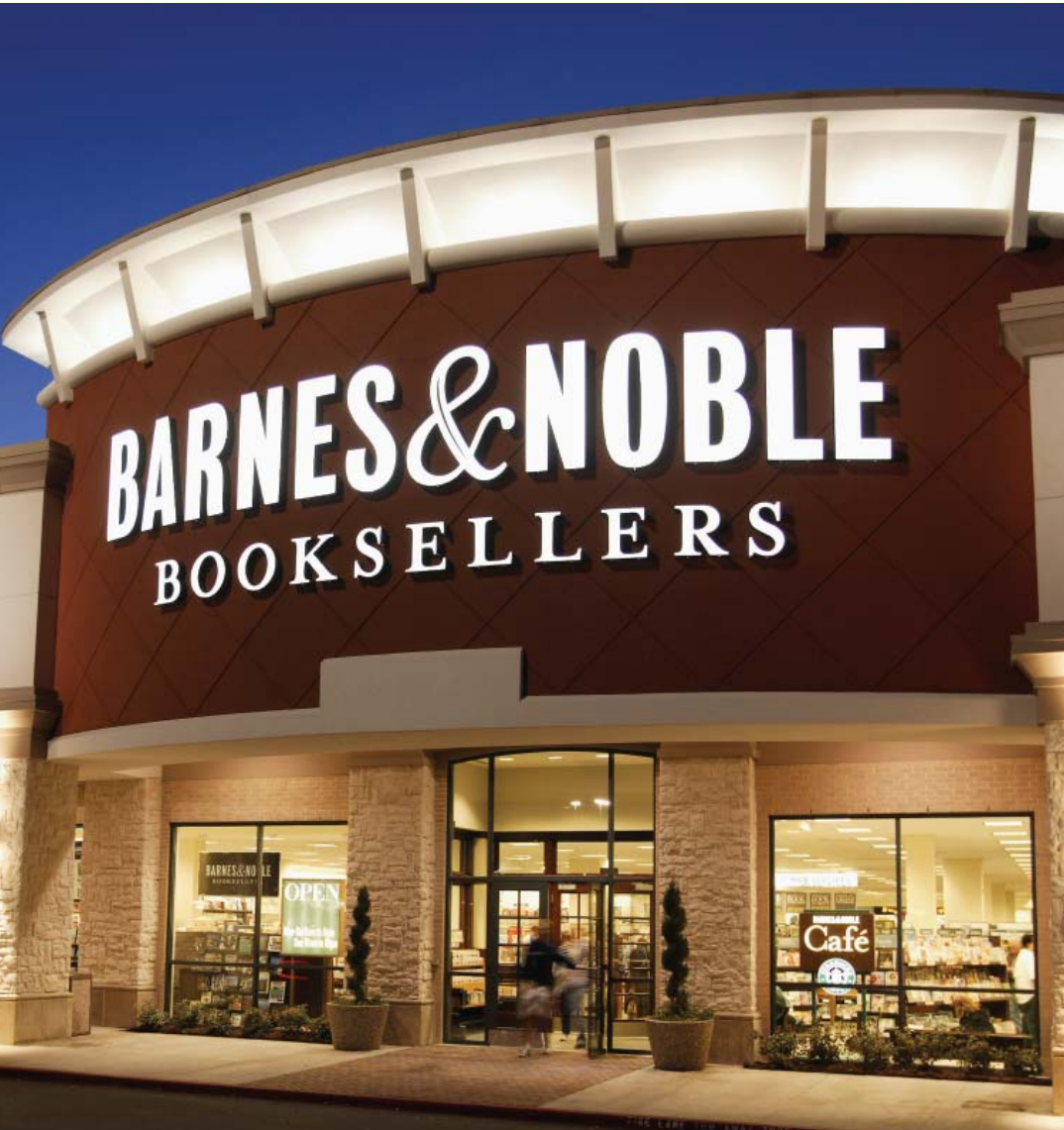


DEERBROOK MALL

HUMBLE, TEXAS



AFFLUENT, GROWING MARKET

- Deerbrook Mall is located within the Greater Houston Metro Service Area, recognized as one of the nation's fastest-growing metropolitan areas.
- The trade area attracts an educated workforce due to the low cost of living, diverse economic base and strong job growth.
- Trade area population projected to grow by 10% over next five years, more than twice the projected national growth rate.
- The 5-mile radius features an average household income of \$69,009.
- Located within close proximity of George Bush Intercontinental Airport (10 minutes driving time), one of the top 10 airports within the U.S. serving over 36 million total passengers and the largest hub for United Airlines.

TOP TWO PERFORMING CATEGORIES

- Electronics
- Shoes

RECENTLY RENOVATED

- Family restrooms with expanded facilities, including private nursing room and family lavatories.
- Featuring a 25,000-square-foot Barnes & Noble, a completely remodeled Macy's department store, and a new 84,000-square-foot Forever 21.

IMPRESSIVE AMENITIES

- All stadium seating, 24-screen AMC movie complex.
- Delightful children's Boogie Bear's Beach Play Area.
- Dazzling, centrally located 12-unit Food Court at the entrance to AMC Theatres.
- Cozy, newly carpeted soft-seating areas.
- Easy-to-shop two-story design.
- Convenient covered parking.

OUR CUSTOMERS LIKE TO SHOP

- More than 16 million shoppers each year.
- Exciting line-up of specialty stores, including Barnes & Noble, Abercrombie & Fitch, abercrombie, Aéropostale, American Eagle Outfitters, Build-A-Bear Workshop, Coach, Forever 21, francesca's collections, G by Guess, GAP/GapKids, Helzberg Diamonds, Hollister Co., Macy's, Rockport, Teavana, Vans, Victoria's Secret and Zumiez.

MALL INFORMATION

LOCATION: High profile presence at the intersection of U.S. Highway-59 North and FM 1960 in Humble, Texas.

MARKET: Northeast Houston suburban market serving the affluent and growing Kingwood/Humble trade area. Three upscale master-planned communities nearby – Fall Creek, Eagle Springs and Summerwood – offer families a wide range of price points in resort-style neighborhoods.

DESCRIPTION: Two-level, enclosed, super-regional center

ANCHORS: Macy's, Dillard's, JCPenney, Sears, Forever 21, AMC Theatres and Barnes & Noble

TOTAL RETAIL SQUARE FOOTAGE: 1,191,713

PARKING SPACES: 6,381

OPENED: July 1984

EXPANDED: May 1996

DAILY TRAFFIC COUNTS:

133,000 Vehicles Highway 59-North

46,000 Vehicles FM 1960 Rd.

TRADE AREA PROFILE

2013 POPULATION 649,631

2018 PROJECTED POPULATION 709,657

2013 HOUSEHOLDS 209,552

2018 PROJECTED HOUSEHOLDS 228,696

2013 MEDIAN AGE 32.8

2013 AVERAGE HOUSEHOLD INCOME \$70,478

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$71,253

5 - MILE RADIUS

2013 POPULATION 114,748

2018 PROJECTED POPULATION 127,803

2013 HOUSEHOLDS 38,370

2018 PROJECTED HOUSEHOLDS 42,641

2013 MEDIAN AGE 32.4

2013 AVERAGE HOUSEHOLD INCOME \$69,009

DAYTIME EMPLOYMENT

3 - MILE RADIUS 29,388

5 - MILE RADIUS 49,934

Source: Nielsen

