URBAN RETAIL PROPERTIES, LLC FACT SHEET

CORPORATE OFFICE

925 S. Federal Highway Suite 700 Boca Raton, Florida 33432

REGIONAL OFFICES

Boston, Massachusetts Chicago, Illinois New York, New York Los Angeles, California

TOTAL RETAIL SQFT.

16 Million

TOTAL NUMBER OF PROPERTIES

23









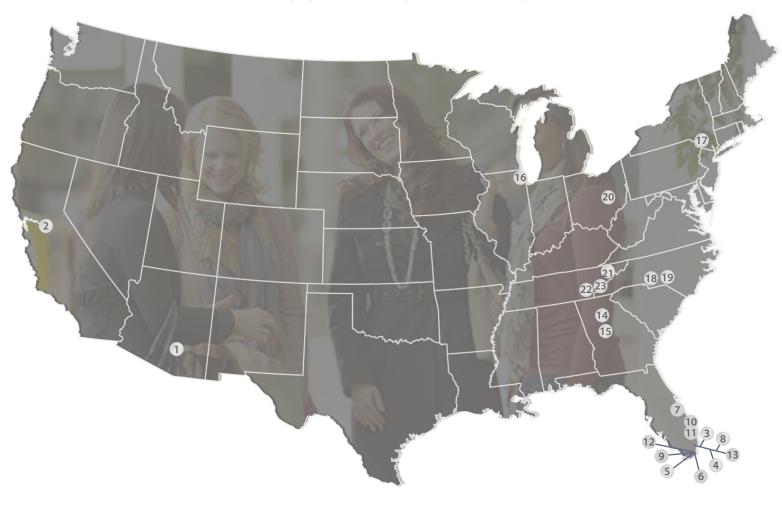






PROPERTY LOCATIONS

USA PROPERTIES



ARIZONA

I.The Collection | Tucson

CALIFORNIA

2. Somersville Towne Center | Antioch

FLORIDA

- 3. I 10 Tower | Ft. Lauderdale
- 4. Beach Place | Ft. Lauderdale
- 5. La Carreta Plaza | Miami
- 6. Miracle Marketplace | Miami
- 7. Orlando Fashion Square | Orlando
- 8. Pointe at Wellington Green, The | Wellington
- 9. Shoppes at Isla Verde | Wellington
- 10. Shoppes at Mission Lakes | Lake Worth
- 11. Shoppes at Sherbrooke | Lake Worth
- 12. Southland Mall | Miami
- 13.VU New River | Ft. Lauderdale

GEORGIA

- 14. Corners Shopping Center, The | Marietta
- 15. Mall at Stonecrest, The | Stonecrest

ILLINOIS

16.900 N. Michigan Shops | Chicago

NEW YORK

17. 180 Livingston | New York

NORTH CAROLINA

- 18. Monroe Crossing Mall | Monroe
- 19. Plank Road | Wadesboro

OHIC

20. Colony Square Mall | Zanesville

TENNESSEE

- 21. College Square Mall | Morristown
- 22. Foothills Mall | Maryville
- 23. Governor's Crossing | Sevierville