URBAN RETAIL PROPERTIES, LLC FACT SHEET

CORPORATE OFFICE

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

REGIONAL OFFICES

Boston, Massachusetts Chicago, Illinois Fairfield, Connecticut Los Angeles, California

TOTAL RETAIL SQFT.

16 Million

TOTAL NUMBER OF PROPERTIES

25









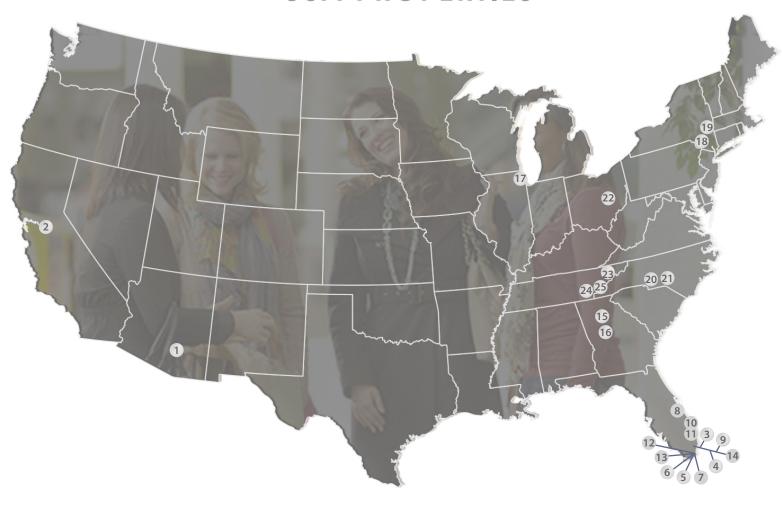






PROPERTY LOCATIONS

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. Colonial Palms Plaza | Miami
- 6. La Carreta Plaza | Miami
- 7. Miracle Marketplace | Miami
- 8. Orlando Fashion Square | Orlando
- 9. Pointe at Wellington Green, The | Wellington
- 10. Shoppes at Mission Lakes | Lake Worth
- 11. Shoppes at Sherbrooke | Lake Worth
- 12. Southland Mall | Miami
- 13.Trail Plaza | Miami
- 14.VU New River | Ft. Lauderdale

GEORGIA

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

ILLINOIS

17. 900 N. Michigan Shops | Chicago

NEW YORK

- 18. 180 Livingston | New York
- 19. Newburgh Mall | Newburgh

NORTH CAROLINA

- 20 Monroe Crossing Mall | Monroe
- 21. Plank Road | Wadesboro

OHIC

22. Colony Square Mall | Zanesville

TENNESSEE

- 23. College Square Mall | Morristown
- 24. Foothills Mall | Maryville
- 25. Governor's Crossing | Sevierville