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

19









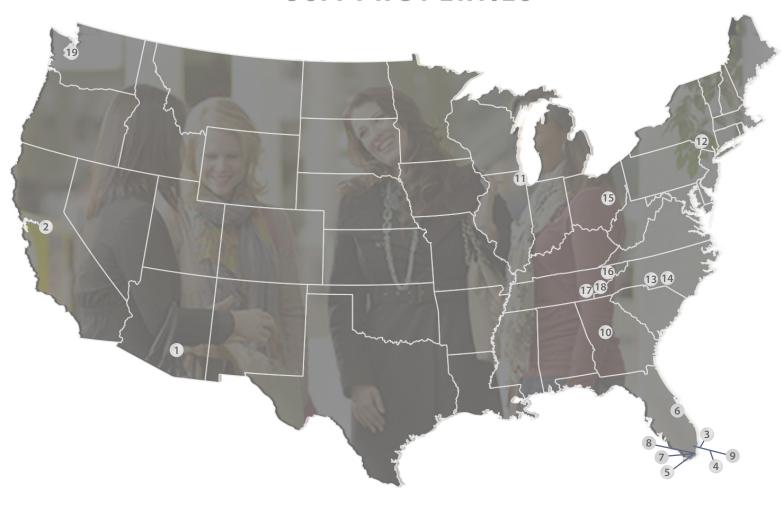






PROPERTY LOCATIONS

USA PROPERTIES



ARIZONA

I.The Collection | Tucson

CALIFORNIA

2. Somersville Towne Center | Antioch

FLORIDA

- 3. I I O Tower | Ft. Lauderdale
- 4. Beach Place | Ft. Lauderdale
- 5. La Carreta Plaza | Miami
- 6. Orlando Fashion Square | Orlando
- 7. Shoppes at Isla Verde | Wellington
- 8. Southland Mall | Miami
- 9.VU New River | Ft. Lauderdale

GEORGIA

10. Mall at Stonecrest, The | Stonecrest

ILLINOIS

11.900 N. Michigan Shops | Chicago

NEW YORK

12. 180 Livingston | New York

NORTH CAROLINA

- 13. Monroe Crossing Mall | Monroe
- 14. Plank Road | Wadesboro

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15. Colony Square Mall | Zanesville

TENNESSEE

- 16. College Square Mall | Morristown
- 17. Foothills Mall | Maryville
- 18. Governor's Crossing | Sevierville

WASHINGTON

19. The Outlet Collection | Seattle