



Prospecting can be back breaking work. Wert-Berater can ease the pain.

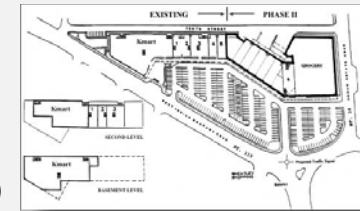
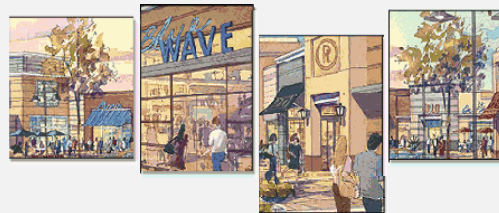
Introducing our Tenant Prospecting Studies! From our continuously updated database of over 6,200 national tenants, we will evaluate your center / space and provide you a list of prospective suitable tenants based on physical, locational and demographic requirements. We evaluate prospective tenants on the following attributes.

PHYSICAL REQUIREMENTS

- Desired Square Footage
 - depth
 - height
 - width
 - window
- Desired Co-Tenants
- Desired Lease Duration
- Minimum Store Frontage
- Utility Capacity Requirements
- Acceptable Vacancy Levels
- Zoning Requirements
- HVAC Requirements
- RV Parking Requirements
- End Cap Space Requirements
- In-line Space Requirements
- Drive Through including Queue
- Center Type (Lifestyle, Strip, Neighborhood, Community Center, Power Center Regional Mall, Special Strip Mall, etc.)
- Anchored Requirements
- Tenant Improvement Requirements

LOCATIONAL REQUIREMENTS

- Locational requirements (i.e., distance from freeways, schools, neighborhoods, off-ramps, etc.)
- Areas of Expansion
- Proximity Resistance (nearby same-type tenant locations)
- Required Service Access
- Corner Location
- Lighted Intersection
- Intersection
- Project Frontage
- On-the-way Home
- On-the-way to Work
- Proximity to Retail Clusters
- Proximity to Employment Nodes



DEMOGRAPHIC REQUIREMENTS

- Traffic Counts
- Demographics, including segmentation
 - Minimum Required Population
 - Average Household Income
 - Consumer Types
 - Consumer Lifestyle Behaviors
 - Consumer Media Behaviors
- Consumer Spending Patterns
- Retail Market Power
 - a. Annual Per Square Foot Revenue Requirements