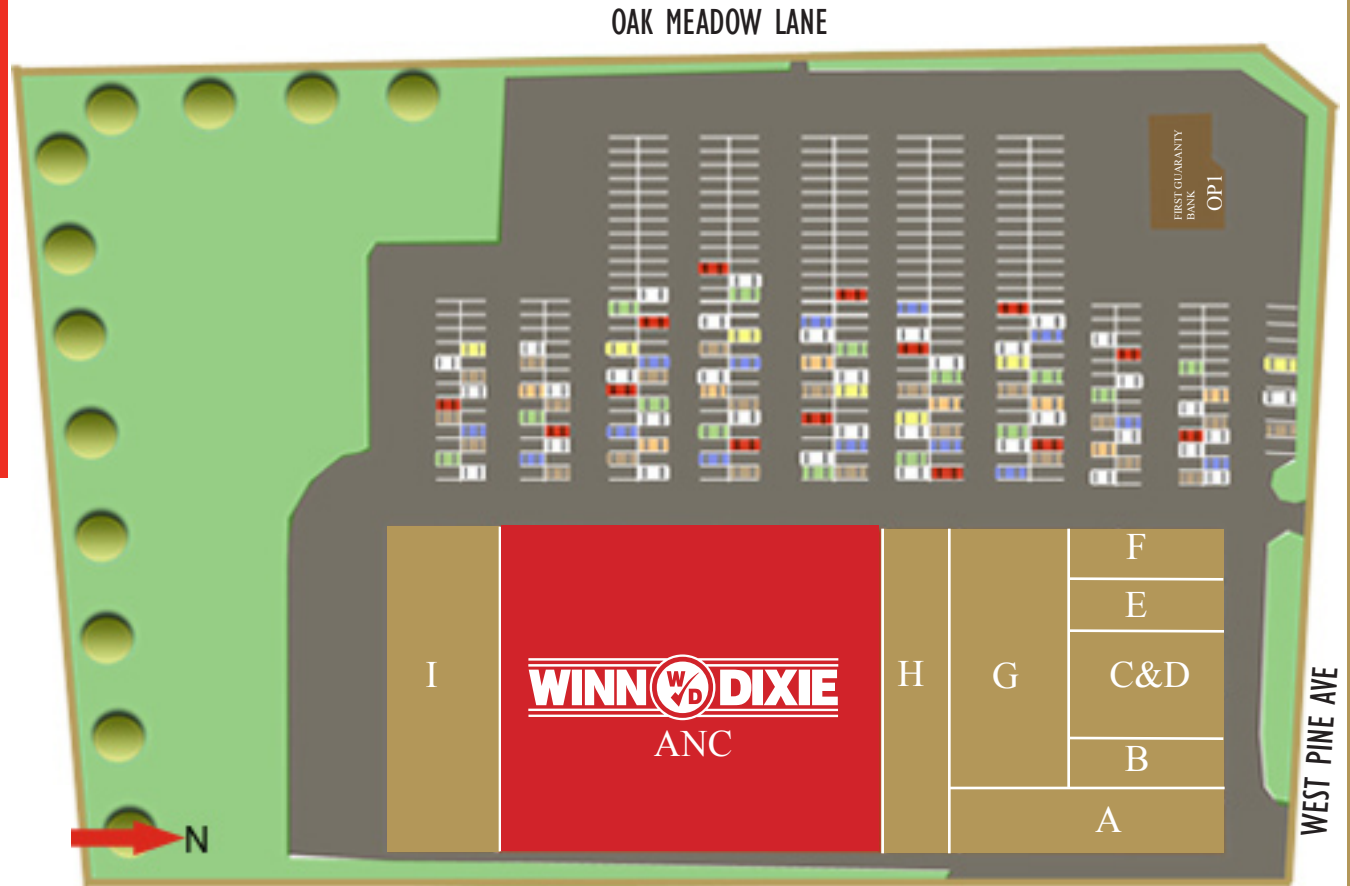


Berryland Shopping Center

SPACE	TENANT	SF
ANC	WINN DIXIE	41,577
A	H&R BLOCK	2,750
B	CHINA KING	1,250
C&D	TOWN CRIER	2,500
E	NAIL SALON	1,250
F	FANTASTIC SAM'S	1,250
G	CATO	6,030
H	DOLLAR GENERAL	7,500
I	CVS	8,640
OPI	FIRST GUARANTY BANK	--
TOTAL		72,747



706.327.4774 TEL
706.327.4413 FAX
www.vrei.net

LEASING AGENT: BILL HAYNES
706.575.2852 * BHAYNES@VREI.NET
PROPERTY MANAGER: GINA ANDERSON
GANDERSON@VREI.NET

VICTORY
REAL ESTATE INVESTMENTS
240 BROOKSTONE CENTRE PARKWAY
COLUMBUS, GA 31904

COMMUNITY CENTER

145 WEST PINE STREET
 PONCHATOULA, LA
 (SOUTHEAST CORNER OF WEST PINE ST
 & OAK MEADOW LANE)

TANGIPAHOA PARISH

CENTER SIZE: 71,497
 TOTAL STORES: 10
 TRAFFIC COUNT: 24,080 CARS/DAY

ANCHOR STORES: WINN DIXIE, CVS

DEMOGRAPHICS

THREE MILE
 POPULATION: 12,460
 AVG. HOUSEHOLDS: 3,189
 AVERAGE INCOME: \$45,828
 AVERAGE AGE: 33

FIVE MILE
 POPULATION: 33,402
 AVERAGE HOUSEHOLDS: 4,918
 AVERAGE INCOME: \$46,521
 AVERAGE AGE: 33



★	BERRYLAND SHOPPING CENTER		
1	FORD DEALERSHIP		
2	WALGREEN'S		
3	AUTOZONE		