

Southeast Plaza

NATIONAL TENANTS CURRENTLY LEASING SPACE AT SOUTHEAST PLAZA INCLUDE BEALLS OUTLET, VERIZON WIRELESS, H&R BLOCK, AND CHECKER'S DRIVE THRU. VICTORY REAL ESTATE IS CURRENTLY LEASING SHOP SPACE AT SOUTHEAST PLAZA. ONE OUTPARCEL IS ALSO AVAILABLE FOR LEASE, SALE, OR DEVELOPMENT. THIS REDEVELOPMENT PROJECT IS NEARING THE FINAL STAGES OF CONSTRUCTION. THE NEWLY CONSTRUCTED PUBLIX OPENED ON SEPTEMBER 4, 2008. THE CENTER IS SCHEDULED FOR COMPLETION IN APRIL OF 2009. FOR MORE INFORMATION ON THIS EXCITING REDEVELOPMENT PROJECT, PLEASE CONTACT DANIEL MARTIN.

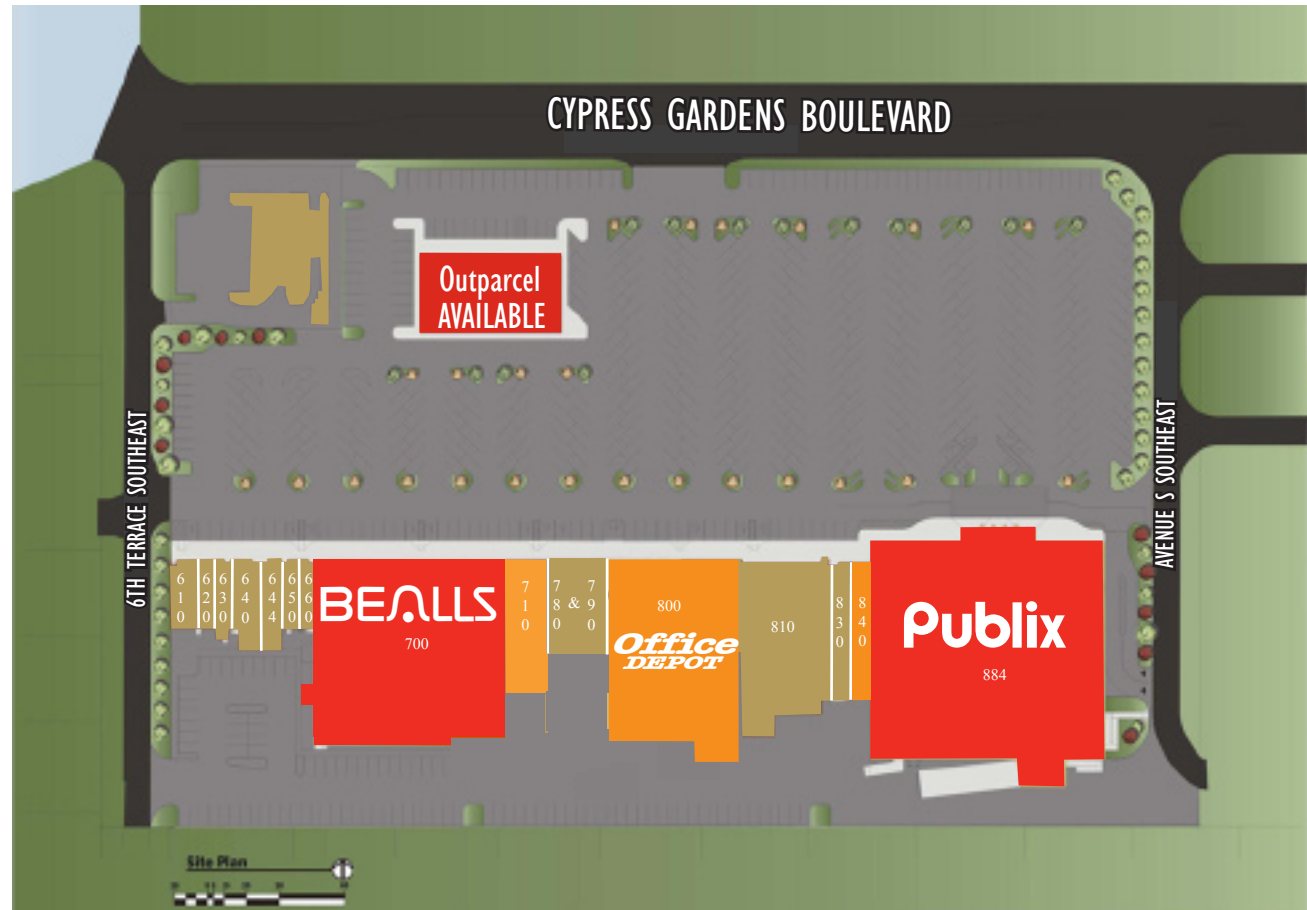
SOUTHEAST PLAZA IS A REGIONAL SHOPPING CENTER IN WINTER HAVEN, FLORIDA CURRENTLY UNDERGOING A RENOVATION AND EXPANSION. WHEN COMPLETED, THE SHOPPING CENTER WILL FEATURE A NEWLY CONSTRUCTED PUBLIX AND OFFICE DEPOT. OTHER

FOR MORE INFORMATION ON SOUTHEAST PLAZA PLEASE CONTACT DANIEL MARTIN AT DMARTIN@VREI.NET OR BY CALLING 706.327.4774 (O) OR 706.580.5017 (C)



Southeast Plaza

| SPACE | TENANT | SF |
|--------------|-------------------------------|----------------|
| 610 | DIMAGGIO'S PIZZERIA | 900 |
| 620 | KOIN KLEEN | 1,500 |
| 630 | EXECUTIVE CLEANERS | 1,200 |
| 640 | NIKKI NAILS | 1,400 |
| 644 | H&R BLOCK | 1,400 |
| 650 | SOUTHEAST BEAUTY SALON | 900 |
| 660 | BILL'S BARBER POLE | 900 |
| 700 | BEALLS OUTLET STORE | 27,136 |
| 710 | VACANT | 4,560 |
| 780/790 | HALLMARK CARDS | 4,320 |
| 800 | OFFICE DEPOT | 19,722 |
| 810 | IMPERIAL BUFFET INTERNATIONAL | 9,345 |
| 830 | HAVEN SHOES | 3,000 |
| 840 | VACANT | 2,330 |
| 884 | PUBLIX | 39,203 |
| OP | Outparcel | .9 Acre |
| TOTAL | | 117,816 |



706.327.4774 TEL
706.327.4413 FAX
www.vrei.net

LEASING AGENT: DANIEL MARTIN
706.580.5017 * DMARTIN@VREI.NET
PROPERTY MANAGER: ROBERTA McCARDLE
RMcCARDLE@VREI.NET

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

SOUTHEAST PLAZA

610 - 884
 CYPRESS GARDENS BOULEVARD
 WINTER HAVEN, FLORIDA
 (SOUTHWEST CORNER OF CYPRESS
 GARDENS BLVD & 6TH TERRACE SE)

POLK COUNTY

CENTER SIZE: 117,816
 TOTAL STORES: 15
 TRAFFIC COUNT: 38,500 CARS/DAY

PARCELS AVAILABLE: 1 (.90 ACRE)

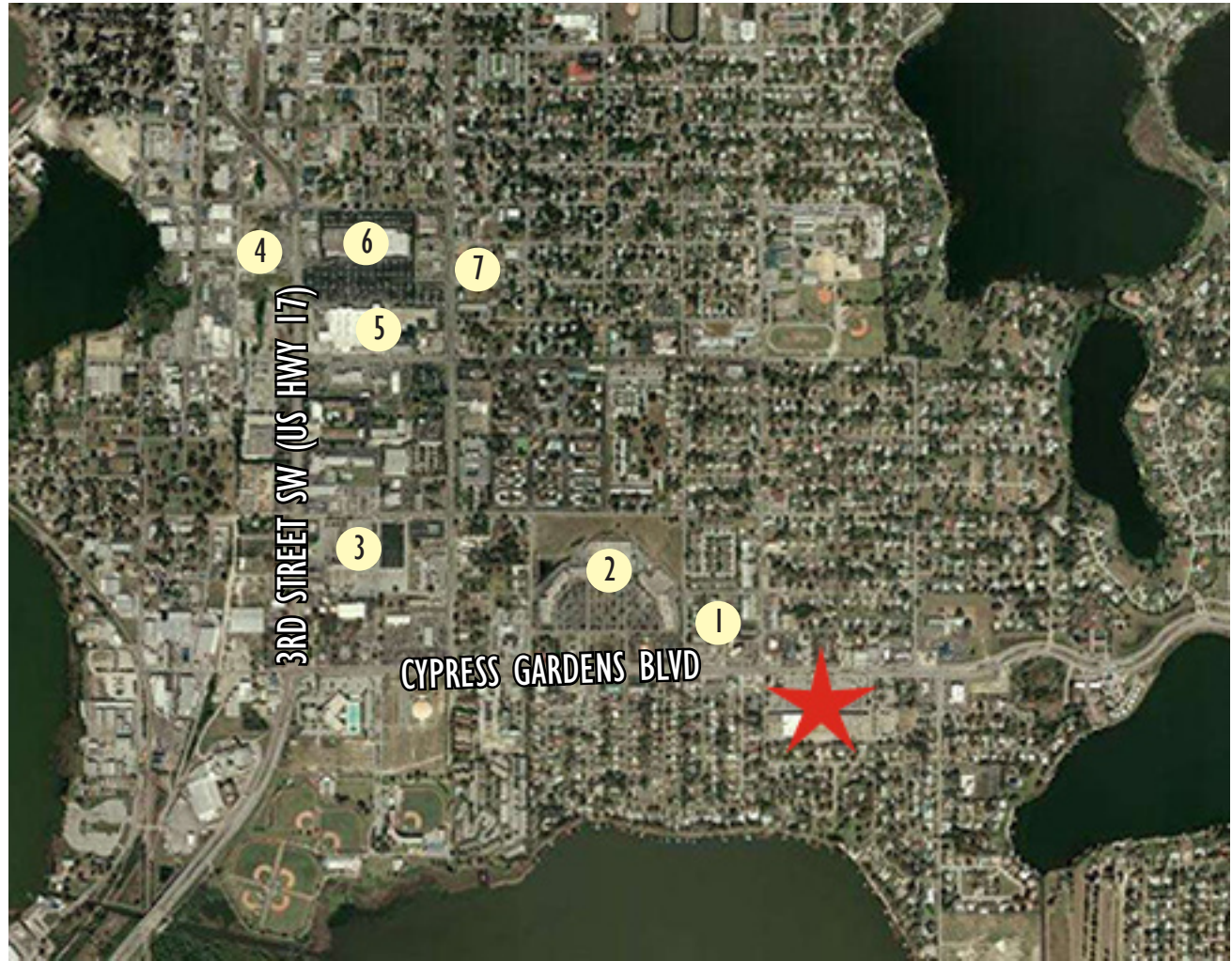
DEMOGRAPHICS

THREE MILE

POPULATION: 56,825
 AVG. HOUSEHOLDS: 22,874
 AVERAGE INCOME: \$60,897
 AVERAGE AGE: 31

FIVE MILE

POPULATION: 131,148
 AVERAGE HOUSEHOLDS: 54,698
 AVERAGE INCOME: \$60,415
 AVERAGE AGE: 33



| | | | |
|---|---|---|---|
| ★ | SOUTHEAST PLAZA | 4 | HIBBETT SPORTS, GAME STOP, MATTRESS GIANTS |
| 1 | DAIRY QUEEN, SUBWAY | 5 | LOWE'S, STAPLES, PEIR ONE, CRISPERS RESTAURANT |
| 2 | WAL-MART, WASHINGTON MUTUAL, URBAN TRUST BANK | 6 | MACY'S, BELK, STAPLES, CARRABA'S, GNC, LONGHORN |
| 3 | BIG LOTS, JO-ANN FABRICS, DUNKIN DONUTS | 7 | WALGREENS |