

PRESIDENT'S MESSAGE

The retail real estate world cannot claim to be immune from the housing slow-down, credit crunch and difficult retail sales in several sectors. We are working closer than ever with our retail partners to maintain the highest standards of selectivity. We are also actively engaged in the sourcing and execution of projects in certain targeted markets. Our representation of restaurant concepts has increased substantially during the past year. Much of this activity has been driven by people in our organization with extensive restaurant experience. Our ninth office is open and operating in Denver, Colorado and is already actively engaged.

We are looking forward to the New York ICSC and invite you to visit with us at our booth located at 137 Rhinelander Gallery.

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LINENS 'N THINGS CONTINUES TO GROW

Linens 'n Things currently operates over 580 stores throughout the Continental United States and Canada while continuing to strategically expand its presence in a focused approach.

The opening schedule for 2007 will result in the addition of 18 stores, which have a prototypical size of 28,000 sf. The new stores are located in upscale trade areas designed to attract Linens 'n Things' core affluent female customer. Linens 'n Things prefers locations in power and lifestyle centers, but will locate in malls and free-standing sites on an exception basis. Linens 'n Things' expansion will continue throughout 2008 with an emphasis on existing U.S. markets and all Canadian markets.

According to Hugh Scullin, Senior Vice President of Real Estate, Construction, and Store Planning for Linens 'n Things, "Careful execution of a strategic plan in conjunction with Katz & Associates is enabling and supporting steady growth in our markets."



Linens 'n Things - El Segundo, CA

LOEHMANN'S ADDS 3 NEW FLAGSHIP STORES TO ITS PORTFOLIO IN '07

2007 has proven to be a banner year for Loehmann's. The 86-year-old department store, founded in Brooklyn, NY, will have opened 3 new flagship stores by the end of the year. These new stores are located in Manhattan, Queens, and Chicago.

New York, NY - On April 11th, 2007, Loehmann's opened on Manhattan's Upper West Side. The 37,000 sf, two-story space, formerly occupied by Gristedes Supermarket, is located at 2101 Broadway at West 73rd St. It has been more than a decade since Loehmann's opened a store in Manhattan and it is pleased to now have two

stores to serve this very competitive marketplace.

Offering top-name designer brand clothes, shoes and accessories at great prices, Loehmann's will be sure to attract the upscale Manhattan shoppers. For the customer's convenience, the store employs a full-time personal shopper, whose services are free.

Chicago, IL - On October 12, 2007, Loehmann's opened its first store in downtown Chicago at 151 North State Street. Formerly occupied by Walgreens, the 27,000 sf space has been newly constructed and boasts one of Loehmann's most upscale interiors.

The opening of the Chicago store demonstrates a continued renaissance of retail migration to the State Street Corridor by joining Macy's, H & M, Nordstrom Rack, Filene's Basement, TJ Maxx, Old Navy, Barnes & Noble, Urban Outfitters, Forever 21, Men's Warehouse and Annie Sez. Given State Street's eclectic demographics that include dense office and residen-



Loehmanns New Flagship Store - Chicago, IL

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LEASING & DEVELOPMENT

Since 2001, Katz & Associates has assisted the landlord community by conducting market analysis, implementing leasing strategies and merchandising regional power strip shopping centers. Past projects include Country Air Plaza – Bolingbrook, IL (100% Leased and

Sold); Westgate Commons – Fargo, ND (100% Leased and Sold); O’Fallon Walk – O’Fallon, MO (99% Leased) and Fox Valley Walk – Aurora, IL (100% Leased).

According to Marlon Stone, Senior Vice President Midwest Region, “Leasing evolved as a natural adjunct to our Ten-

ant Platform. We have national market expertise from a retail perspective. This information is precisely what merchandises shopping centers.”

RUSHMORE CROSSING - RAPID CITY, SOUTH DAKOTA

Construction continues in Rapid City, South Dakota on the 805,000 sf powerstrip and lifestyle center being developed by Midland Atlantic Properties. The 587,000 sf power strip phase of the project is scheduled to open Fall 2008. Anchors in this phase include: Target, TJ Maxx, Linens ‘n Things, Michaels, Petco, Gordmans, Scheels Sporting Goods and Shoe Carnival.

A second phase of approximately 218,000 sf is planned to include a department store and a wide array of lifestyle tenants for a Spring 2009 opening.

Daniel J. Mitchell, Executive Vice President of Development for Katz & Associates, represented Midland Atlan-

tic on the land acquisition. Leasing was handled by Katz & Associates’ Midwest Region Team; Senior Vice President Marlon Stone, Michael Olsen and Bruce Boxer. According to Marlon Stone, “Tenants have greeted Rushmore Crossing with enthusiasm, due to its strategic position in the market and its ability to cater to the over four million annual tourists visiting Rapid City.”

“Katz has the best leasing program in the country. They know the entire retail industry combined with an unmatched sense of tenancy. As a result, Katz can deliver leases more quickly and accelerate the development timeline.”

- John Silverman,

Founder and Managing Principal
Midland Atlantic Properties

THE SHOPPES AT CASTLE ROCK - CASTLE ROCK, COLORADO

The first tenants are open in the 105,000 sf Shoppes at Castle Rock in Colorado. Both Michaels and OfficeMax opened this summer. Starbuck’s, Floyd’s Barber Shop and Chipotle are scheduled to open in the fall, with Linens ‘n Things slated for a Spring 2008 opening.

A second phase is beginning construction this fall and will include Big 5 Sports, Massage Envy and Parry’s Pizza, with an additional 12,000 sf of small shop space.

The project is a joint venture between Oatman Bundy and MRV, Inc., both of which are headquartered in Kansas. Site selection and acquisition was performed by Daniel J. Mitchell, Executive Vice

President of Development. The leasing effort is being directed by Marlon Stone, Senior Vice President of the Midwest Region, Michael Olsen and Bruce Boxer of Katz & Associates.

According to Phil Bundy, principal of Oatman Bundy, “The site offered a perfect opportunity to construct a power strip center adjacent to an existing high volume Home Depot. Due to the trade area’s high income and growth, we have been able to attract numerous high caliber national retailers to The Shoppes at Castle Rock.”



Katz & Associates has been selected as the exclusive leasing agent for The Current at Lee Vista in Orlando, Florida. The Current is a 700,000 sf power strip & lifestyle center, to be developed by Indiana based Premier Properties USA, Inc. Featuring a Super Target, the shopping center will have an additional anchor and multiple junior box opportunities. Specialty in-line retail and pad sites will also be available.

Katz & Associates was selected over several companies for the assignment. As stated by Paul Gold, Principal and Vice President of Premier Properties, “Katz was the perfect fit for The Current project given the company’s national reach and local expertise with retail leasing in Central Florida. Katz’s commitment to dedicating its top professionals in the market to the leasing efforts of our project was paramount in the decision to utilize them as our leasing partners.”

The Current at Lee Vista will open in the summer of 2009.



The Shoppes at Castle Rock - Castle Rock, CO



KATZ & ASSOCIATES INCREASES THEIR INVOLVEMENT IN RESTAURANT REPRESENTATION

We currently represent 21 brands locally and regionally throughout the U.S.



COST PLUS WORLD MARKET WILL OPEN ITS 300TH STORE



By the end of 2007, Cost Plus World Market will have opened 15 new stores throughout the U.S. Standing strong in a competitive market, Cost Plus World Market eagerly looks toward 2008 as it plans to rollout 17 new stores, entering 3 new markets in Lubbock, TX; Panama City, FL and Nashville, TN, which will mark their 300th store. Additionally, in 2008, Cost Plus World Market will celebrate its 50th Anniversary.



LOEHMANN'S

...Loehmann's continued from page 1

tial population, Loehmann's is strategically positioned to cater to their core customer; the upscale, label conscious working female...who appreciates great value.

Queens, NY - Loehmann's will open its third flagship store of the year in November 2007. The 42,000 sf, two-level space, located at 97-77 Queens Boulevard in Rego Park, was formerly occupied by CompUSA. The addition of this store puts Loehmann's in all NYC boroughs except for Staten Island.

"Being able to reestablish the Loehmann's name in Queens has been a priority for several years. I am thrilled to have secured such a great location on Queens Boulevard in the heart of Rego Park," said Brian Bootay, Vice President of Real Estate for Loehmann's.

In addition to the 3 flagship stores, Loehmann's opened 6 suburban stores in 2007. The stores are located in Columbia, MD; Paramus, NJ; Miami, FL; Pembroke Pines, FL; Orland Park, IL; and Burbank, CA. Currently operating over 69 stores in the U.S., Loehmann's maintains its pursuit of new opportunities in major metro markets. The new suburban stores average 25,000 sf and are ideally suited for power centers with fashion co-tenancies.

ROAD RUNNER SPORTS RACES TOWARD STORE #40

As they eye store 40, Road Runner Sports continues its aggressive expansion plans throughout the U.S. They are on schedule to end the year with 17 stores. In 2008, Road Runner plans to welcome 8 new stores to its lineup, including several east coast locations.

Road Runner Sports is a unique specialty retailer of running shoes, running apparel and accessories. No one comes close to Road Runner's highly trained specialists in identifying the right shoe for every type of runner.

Offering a wide variety of high quality merchandise at a great value, Road Runner takes pride in its ability to cater to customers at all running levels.

Currently, Road Runner Sports is seeking 6,000 to 8,000 sf locations in most major metro markets.



"Your Perfect Fit." Guaranteed.

KATZ EMPLOYEE NEWS



Bruce Boxer

Katz & Associates is pleased to welcome Bruce Boxer as Director of Real Estate, Midwest Region. Bruce is based out of our new Denver, Colorado office and will assist clients in the Colorado, Kansas, Missouri, New Mexico, Oklahoma and Texas markets.

Bruce has over 20 years experience in real estate, having implemented multi-state programs for Burger King and Boston Market. Most recently, Bruce served as the Head of Store Development for Washington Mutual. He also acted as Vice President of Store

Development for Qdoba Mexican Grill. Bruce holds a Civil Engineering degree from the University of Colorado.

"Given Bruce's versatility and history of success in all disciplines of retail real estate, he can immediately advance the Midwest Region and further add to our company's national platform. I am excited to have Bruce on the team," said Marlon Stone, Senior Vice President, Midwest Region.

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Katz & Associates
will exhibit at the 2007 ICSC Conference in New York City, NY from Dec. 3-5, 2007.
Come visit us at booth 137 Rhinelander Gallery, or contact us in advance to discuss exclusive representation.



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 Pearl River, New York 10965

Visit us at our
 NY ICSC booth location
 137 Rhineland Gallery



LINENS • N • THINGS

LOEHMANN'S



COST PLUS
 WORLD MARKET



ACMOORE

GameStop

NAMCO
POOLS • SPAS • SAUNAS • HOT TUBS • HOLIDAY

stride rite

BARNES & NOBLE
 BOOKSELLERS



destination
 maternity

THE CHILDREN'S
 PLACE



a pea in the pod
MATERNITY REDEFINED



J. ALEXANDER'S

Wolfgang Puck

SHOE
 CARNIVAL

CHICO'S



LEATHER ♦ TOWN



soma
 BY CHICO'S

Bath & Body Works



ETHAN ALLEN

Mimi
 maternity



BOOKS • A • MILLION

MOTHERHOOD
 MATERNITY

Marshalls

MovieStop

MATTRESS FIRM

KOHL'S
 expect great things



NORDSTROM
 RACK

WHITE | BLACK
 HOUSE MARKET

SHEPLERS



HAROLD'S

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ASPENDENTAL™

TJ-maxx