



Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
Robert James, Managing Director
280 Park Avenue, 11th Floor, New York, NY 10017
KXP@kimcorealty.com
Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity



Baker Citi Center

Piggly Wiggly & Ashley Furniture Anchored Center



280 Main St., Baker, LA



Property Summary:

This investment opportunity consists of a 131,645 sq ft shopping center situated on 10.37 acres. It was originally developed in 1982 as a Winn Dixie and Eckerd anchored center and has been expanded since. The center is 97.8% occupied and is anchored by Piggly Wiggly and Ashley Furniture. It contains many national credit tenants such as CATO, CVS, Dollar General, Advance America, H&R Block, Baskin Robbins, Curves, Allstate and others. A new roof was installed in 2007 on the 55,000 square foot portion that is above Ashley Furniture, Dollar General, Sae Shin & First Choice Home Furnishings with a 15 year warranty. A new elastic-over-roof system was installed on the 47,000 square foot portion that is above Piggly Wiggly and CATO with a 7 year warranty. The balance of the roof at the center is in good condition. Construction has recently been completed on the widening of the Highway that this center is located on from 4 lanes to 5 lanes. Pad sites at the center (not a part of sale) include McDonald's, AutoZone, Subway, Pizza Hut, Shell, Chevron & Enterprise. Other retailers in the area include a Wal-Mart Super Center (apprx. 2.5 miles east), Advance Auto, O'Reilly Auto, Burger King and Popeye's among others. A major Exxon facility is located less than 1 mile south on Main St (RT-19) which employs over 400 people.

Price and Cap:

We offer this property at \$6,250,000 which is a 10.76% cap rate on NOI of \$672,437.

Subject Property



This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
Robert James, Managing Director
280 Park Avenue, 11th Floor, New York, NY 10017
KXP@kimcorealty.com
Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity

Elastic-over-roof system was installed in 2009 with 7 year warranty

New roof was installed in 2007 with 15 year warranty

Developable Pad site. Utility hook-ups available. Can accommodate a 8,000 sf building.





Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
 Robert James, Managing Director
 280 Park Avenue, 11th Floor, New York, NY 10017
 KXP@kimcorealty.com
 Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity

PROPERTY: BAKER CITI CENTER 131,645 Square Feet											
REVISED FEBRUARY 20, 2009											
Tenant	RSF	Base Rent \$/sf	Lease Start	Lease Expires	Base Rent/M o.	CAM/Mo	Ins/Mo	Tax/Mo	Total/Month	Total/Annual	Comments/Options
PIGGLY WIGGLY	37,000	4.00	6/30/06	6/30/12	12,333	3,299	-	-	15,633	187,590	Plus 1% of gross receipts above \$10,000,000.00/yr. - \$3,299.17/mo. Is for CAM, Ins. & Tax - 7/1/09 CAMIT increases to \$3,626.92/mo. - 2 auto 6 yr. options unless notice by 9/30/11 & then 9/30/17 (Rider C), with a 16.75% increase in rent in the first option and a 20% increase in the second. Tenant is a franchisee with 12 stores. Store sales were \$6,041,426 (\$163) for the period from July '07 to June '08 and were \$7,101,377 (\$192) from July '06 to June '07. The decrease in sales was due to decreased traffic to the center because of construction on the Highway that this center is located on. Construction has recently been completed and the highway now has 5 lanes instead of 4, which will increase traffic to the center. Tenant is a franchisee who has 12 other stores.
PIGGLY WIGGLY - % Rent											No % rent due for July 2006 - June 2007.
THE CATO CORPORATION	10,316	7.27	4/1/08	1/31/14	6,250	-	-	-	6,250	75,000	Rent comm. 4/29/08. T pays increases in CAMIT over 2008 BY. CAM capped @ 5% per year. 3 Auto 5 yr options unless 90 day notice @ \$6,666.67, \$7,166.67 then \$7,666.67. 3% of gross sales over \$2.5Mill per lease yr. See LSR for other conditions.
FASHION CITY #1, INC	1,625	11.08	5/1/07	4/30/10	1,500	-	-	-	1,500	18,000	No options.
FASHION CITY #1, INC - monthly sign fee					40				40	480	
CVS DRUG STORE	8,640	8.00	12/17/83	11/30/11	5,760				5,760	69,120	Plus 2% of gross receipts exceeding fixed annual rental paid by Lessee each year (Sec.4.C). 1 - 2 Year option and 2 - 5 year options w/ 6 mos. notice by 5/31/11 & then 5/31/13. Store sales were \$5,454,384 (631 psf) for the period from August '07 to July '08, up from \$5,136,483 (\$596) from August '06 to July '07.
CVS 2007 ANNUAL CONTRIBUTION						4,449		1,183		5,632	
2007/2008 CVS % Rent										34,336	% Rent for August 2007 - July 2008
ASHLEY FURNITURE	30,000	4.80	6/1/07	5/31/12	12,000	-	-	-	12,000	144,000	2-5yr.auto options unless 12 mo.notice by 5/31/11 - Opt. 1: \$16,000/mo. base rent and Opt.2: \$20,000/mo.base rent. - Options 1 & 2: Tenant pays incr.in CAMIT over BY5, capped at \$30K/yr. Tenant is a franchisee with 3 stores that has been in the furniture business for 25 years.
SAE SHIN	3,960	5.25	9/1/97	10/31/10	1,733	168	53	40	1,993	23,918	One automatic 3 year renewal unless notice by 10/31/09 at \$1,905.75 base plus pass-throughs.
DOLLAR GENERAL	9,360	5.00	7/15/97	10/31/12	3,900	355	79	123	4,457	53,488	2-3 yr. options w/120 days notice @ \$4,017.00/mo.base rent w/notice by 6/30/12 and then @ \$4,137.51/mo. base rent w/notice by 6/30/15.
FIRST CHOICE	11,569	4.74	7/1/97	6/30/12	4,571	482	145	309	5,506	66,074	No Options. 7/1/09 base rent incr to \$4,671/mo.+pass throughs.
ADVANCE AMERICA	1,300	12.46	5/17/98	5/31/10	1,350	-	-	-	1,350	16,200	6/1/08 Base rent increased to \$1,350/mo and 6/1/09 base rent increase to \$1,386/mo.1-3 yr. option w/notice by 2/28/10
H&R BLOCK	2,600	8.08	1/1/90	4/30/11	1,750	108	39	100	1,997	23,964	1 - 3 year option w/ base rent @ \$1,837.00 plus pass throughs w/ notice by 3/31/11
WELLS FARGO	1,950	10.00	6/1/92	8/31/12	1,625	-	55	52	1,732	20,787	9/1/10 Base rent increases to \$1,673.75 and 9/1/11 base rent increases to \$1,724.13. 1-5 yr. option w/90 day notice w/rate to be nego not to exceed fair mkt value
PLATINUM FORMAL WEAR	975	11.08	3/1/06	2/28/13	900	-	-	-	900	10,800	3/1/10 Occupancy costs increase to \$1,000.00 per month. No options.
AMERICAN GENERAL	1,300	9.23	10/1/91	9/30/09	1,000	-	-	-	1,000	12,000	No options
AMERICAN GENERAL - monthly sign fee					40				40	480	
NAIL CARE	1,300	13.85	3/1/06	2/28/10	1,500	-	-	-	1,500	18,000	No options.
BASKIN ROBBINS	975	12.31	1/1/89	12/31/09	1,000	-	-	-	1,000	12,000	2-5 yr. auto options and then 1-2 yr. auto option unless 6 mos. Notice by 6/30/09 then 6/30/6/30/14 then 6/30/19.
SPECTRA SITE / NEXTEL	Ground Lease		1/1/98	12/31/12	430	-	-	-	860	10,315	2-5yr.automatic options unless notice by 12/31 @ \$988.56/mo. then \$1,136.86/mo.
HENDERSON PHOTOGRAPHY STUDIO	975	7.07	3/1/09	2/28/10	575	-	-	-	575	6,900	1-1 yr. option.
AMERICAN MORTGAGE	1,300	6.92	11/1/02	10/31/10	750	-	-	-	750	9,000	No options.
FEATURING NEW HAIR SALON	1,300	6.92	3/1/09	2/28/10	750	-	-	-	750	9,000	1-1 yr. option.
CURVES	1,625	7.38	4/1/06	3/31/10	1,000	-	-	-	1,000	12,000	No options.
ALLSTATE	1,625	4.80	8/1/03	9/30/10	650	-	-	-	650	7,800	One automatic 3 year renewal at \$715.00 per month unless notice by 3/31/10.
VACANT	1,950	0.00									
AUTO ZONE - Annual CAM reimbursement										3,141	
TOTAL	131,645				61,407	8,862	371	1,806	67,243	850,025	
							Current		Gross Rent	850,025	
							2008 Actual		CAM Reimbursement	8,595	
							2008 Actual		Insurance Reimbursement	3,318	
							2008 Actual		Taxes Reimbursement	5,658	
							2008 Actual		Utilities Reimbursement	31,045	
									Total Income	898,642	
							2008 Actual		CAM (\$.52/sf)	(76,885)	
							2008 Actual		Insurance (\$.25/sf)	(33,380)	
							2008 Actual		Taxes (\$.29/sf)	(38,160)	
							2008 Actual		Utilities	(32,848)	
									Management Fee @ 5%	(44,932)	
									Total Exp	(226,205)	
									Net Operating Income	672,437	
									Price	6,250,000	
									CAP Rate	10.76%	

This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
Robert James, Managing Director
280 Park Avenue, 11th Floor, New York, NY 10017
KXP@kimcorealty.com
Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity

Site Plan with major tenants

Subject Property



Developable Pad site. Utility hook-ups available. Can accommodate a 8,000 sf building.

AutoZone
N.A.P.

This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
Robert James, Managing Director
280 Park Avenue, 11th Floor, New York, NY 10017
KXP@kimcorealty.com
Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity

Subject Property



This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
Robert James, Managing Director
280 Park Avenue, 11th Floor, New York, NY 10017
KXP@kimcorealty.com
Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity

Subject Property



This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
Robert James, Managing Director
280 Park Avenue, 11th Floor, New York, NY 10017
KXP@kimcorealty.com
Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity

Subject Property



This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
Robert James, Managing Director
280 Park Avenue, 11th Floor, New York, NY 10017
KXP@kimcorealty.com
Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity

Subject Property



This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



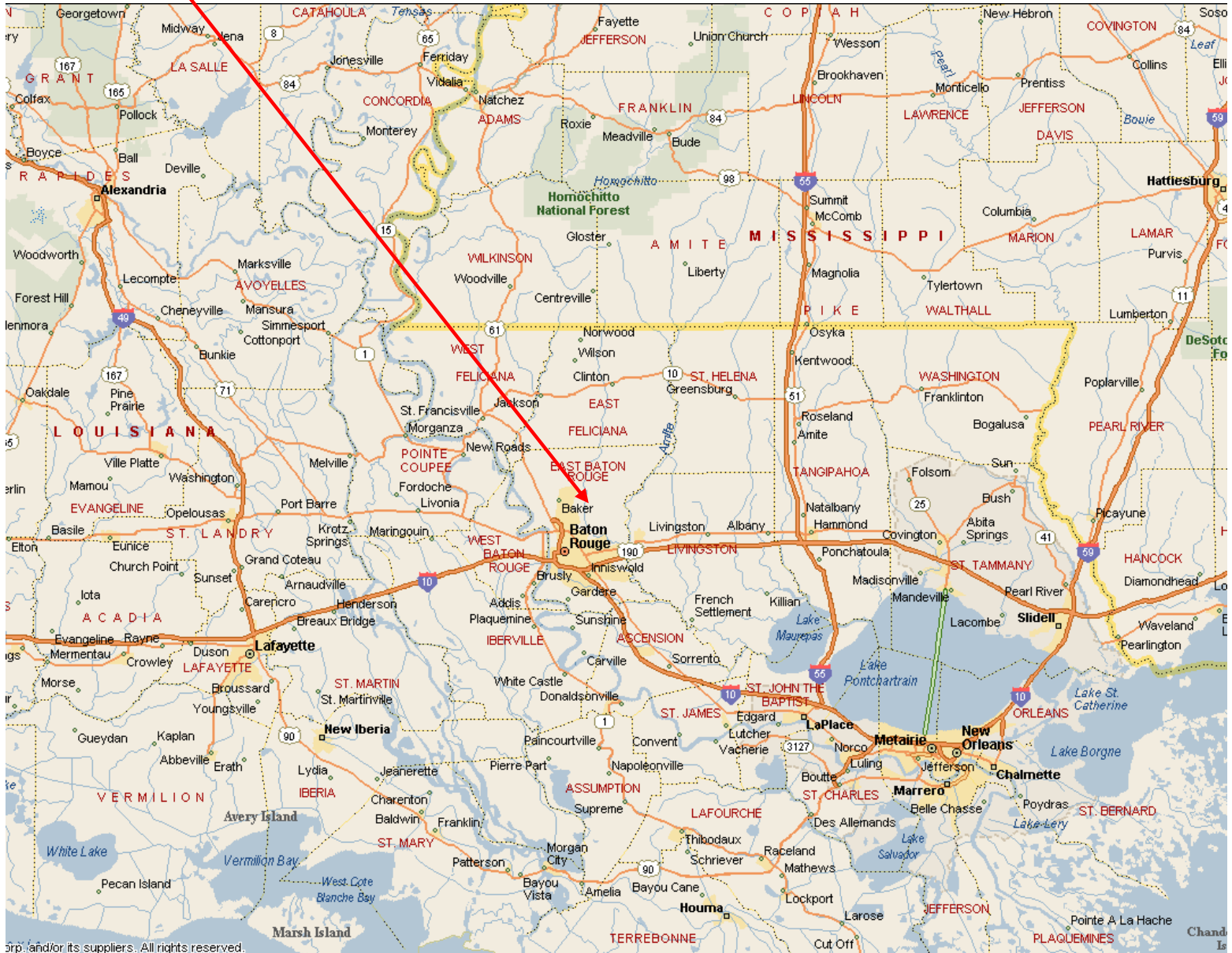
Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
Robert James, Managing Director
280 Park Avenue, 11th Floor, New York, NY 10017
KXP@kimcorealty.com
Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity

Subject Property



This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



Kimco Exchange Place

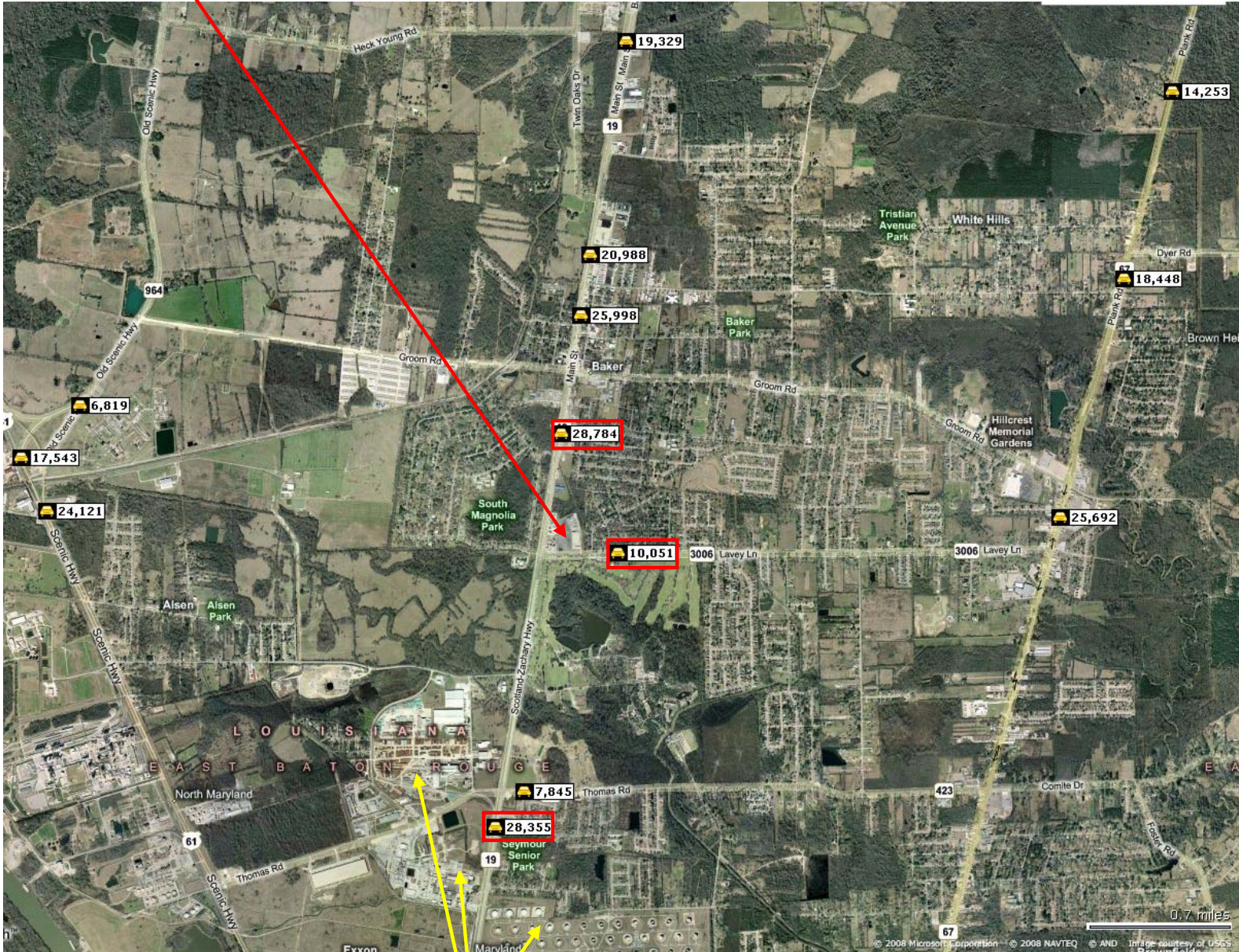
Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
Robert James, Managing Director
280 Park Avenue, 11th Floor, New York, NY 10017
KXP@kimcorealty.com
Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity

Traffic Counts

Subject Property



This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

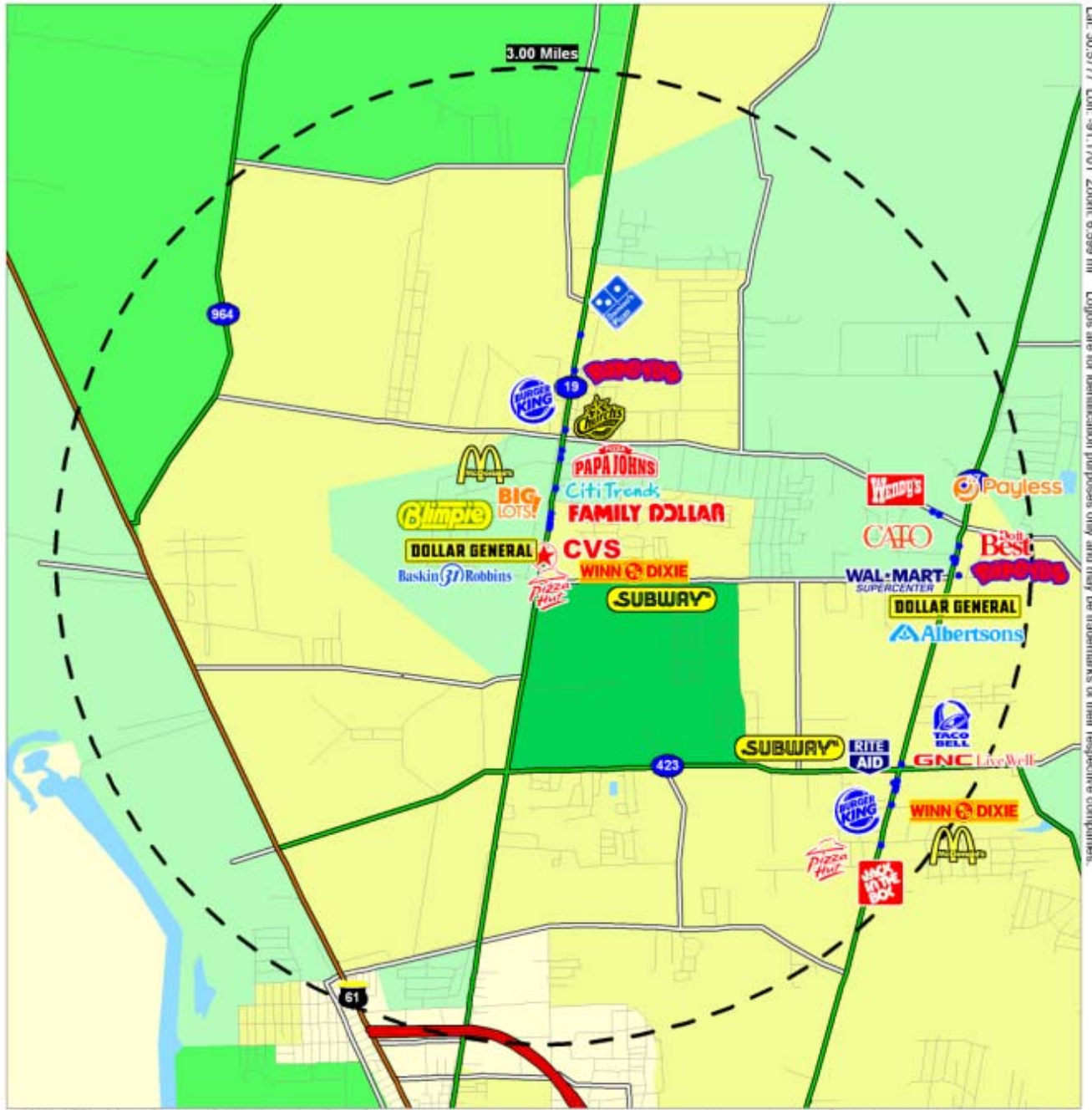


Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
Robert James, Managing Director
280 Park Avenue, 11th Floor, New York, NY 10017
KXP@kimcorealty.com
Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity



©2008, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

All Use is subject to the Terms of Use posted on www.kimcorealty.com

2007 Average HH Income By Block Groups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

250 Main St Baker, Louisiana

Estimated Current year (2007)
Average Household Income

September 2008



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

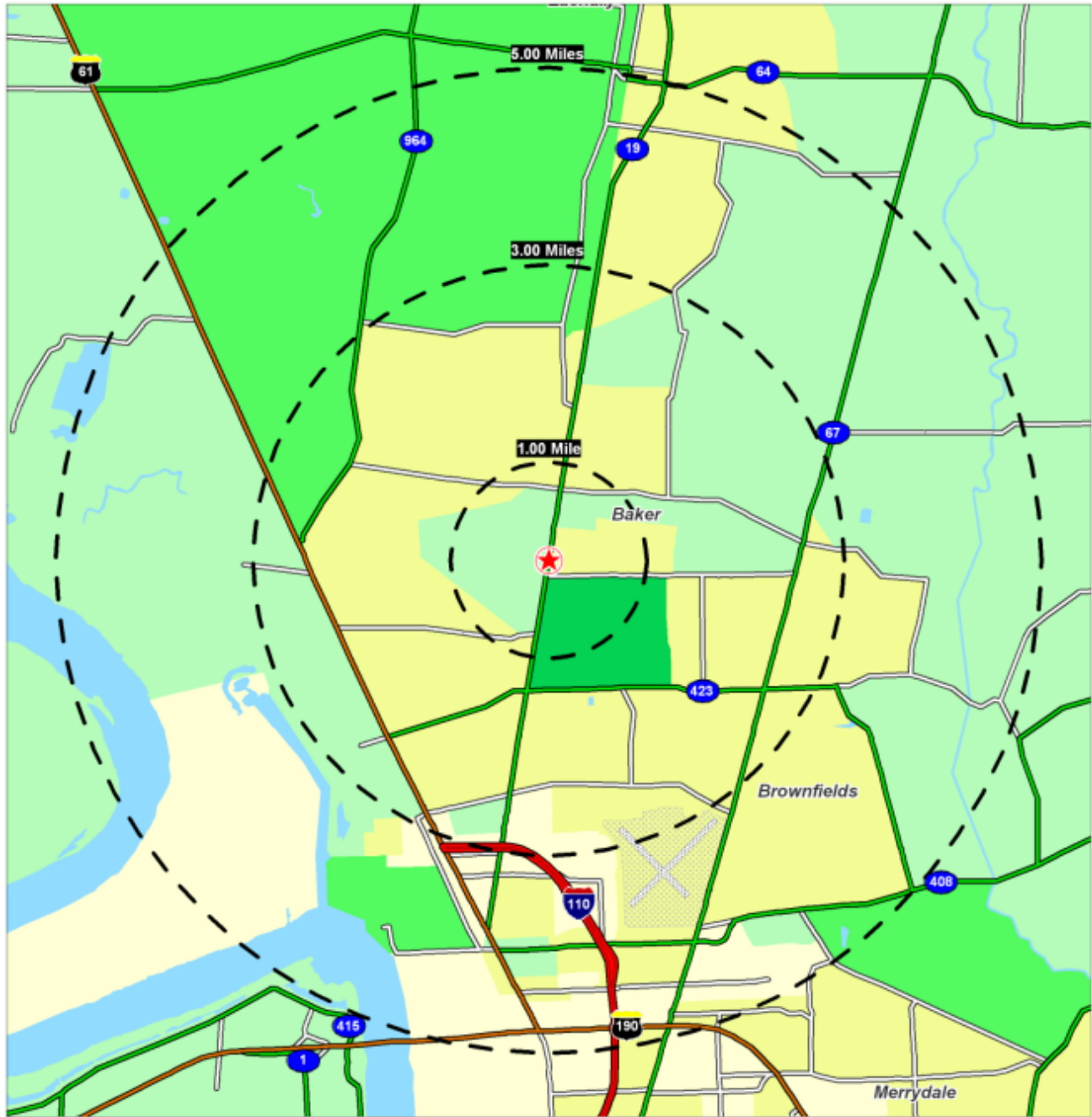


Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
Robert James, Managing Director
280 Park Avenue, 11th Floor, New York, NY 10017
KXP@kimcorealty.com
Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity



©2008, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

All Use is subject to the Terms of Use posted on www.kimcorealty.com

2007 Average HH Income By Block Groups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

250 Main St Baker, Louisiana

Estimated Current year (2007)
Average Household Income

September 2008



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



Kimco Exchange Place

Kimco Exchange Place is a subsidiary of Kimco Realty Corporation.

For more information, contact:
 Robert James, Managing Director
 280 Park Avenue, 11th Floor, New York, NY 10017
 KXP@kimcorealty.com
 Phone 212-972-7457 Fax 212-972-7496
www.kimcoexchangeplace.com

Investment Opportunity



DEMOGRAPHIC PROFILE

2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Sep-08

Lat/Lon: 30.577699/-91.170094

F3

250 Main St Baker, Louisiana		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2007 Estimated Population	3,671	24,859	57,325
	2012 Projected Population	3,535	25,095	57,430
	2000 Census Population	3,928	24,251	56,574
	1990 Census Population	4,042	24,657	58,353
	Historical Annual Growth 1990 to 2007	-0.5%	0.0%	-0.1%
	Projected Annual Growth 2007 to 2012	-0.7%	0.2%	0.0%
HOUSEHOLDS	2007 Est. Households	1,372	8,713	19,279
	2012 Est. Households	1,341	8,945	19,648
	2000 Census Households	1,420	8,200	18,345
	1990 Census Households	1,341	7,879	17,759
	Historical Annual Growth 1990 to 2007	0.1%	0.6%	0.5%
	Projected Annual Growth 2007 to 2012	-0.4%	0.5%	0.4%
AGE	2007 Population 0 to 9 Years	13.4%	15.4%	14.9%
	2007 Population 10 to 19 Years	14.0%	16.0%	16.3%
	2007 Population 20 to 24 Years	5.6%	6.9%	8.5%
	2007 Population 25 to 44 Years	25.6%	25.6%	25.2%
	2007 Population 45 to 59 Years	21.0%	18.7%	18.6%
	2007 Population 60 to 74 Years	15.6%	13.0%	11.8%
	2007 Population 75 Years Plus	4.8%	4.5%	4.6%
	2007 Est. Median Age	37.0	32.8	32.7
MARITAL STATUS & SEX	2007 Male Population	47.5%	48.4%	48.6%
	2007 Female Population	52.5%	51.6%	51.4%
	Married Base (15yrs+)	2,939	19,271	44,627
	Never Married	27.1%	29.9%	33.7%
	Now Married	50.1%	43.2%	39.8%
	Separated, Divorced or Widowed	22.8%	26.9%	26.5%
	Households with Kids	39.0%	40.8%	40.8%
	Average Household Size	2.6	2.7	2.7
INCOME	2007 Est. HH Income \$200,000 or More	1.5%	0.9%	0.8%
	2007 Est. HH Income \$150,000 to 199,999	0.3%	0.8%	1.3%
	2007 Est. HH Income \$100,000 to 149,999	8.8%	7.3%	7.1%
	2007 Est. HH Income \$75,000 to 99,999	10.3%	10.0%	9.3%
	2007 Est. HH Income \$50,000 to 74,999	23.7%	21.5%	19.9%
	2007 Est. HH Income \$35,000 to 49,999	21.1%	15.9%	13.9%
	2007 Est. HH Income \$25,000 to 34,999	12.2%	11.3%	10.8%
	2007 Est. HH Income \$15,000 to 24,999	10.6%	15.5%	16.6%
	2007 Est. HH Income \$0 to 14,999	11.4%	16.7%	20.3%
	2007 Est. Average Household Income	\$51,714	\$44,607	\$42,433
	2007 Est. Median Household Income	\$47,293	\$40,351	\$38,441
	2007 Est. Per Capita Income	\$19,471	\$16,726	\$15,498
Number of Businesses	125	636	1,419	
Total Number of Employees	1,058	7,453	16,684	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty of any kind.

This information has been obtained from sources deemed reliable, however Kimco does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.