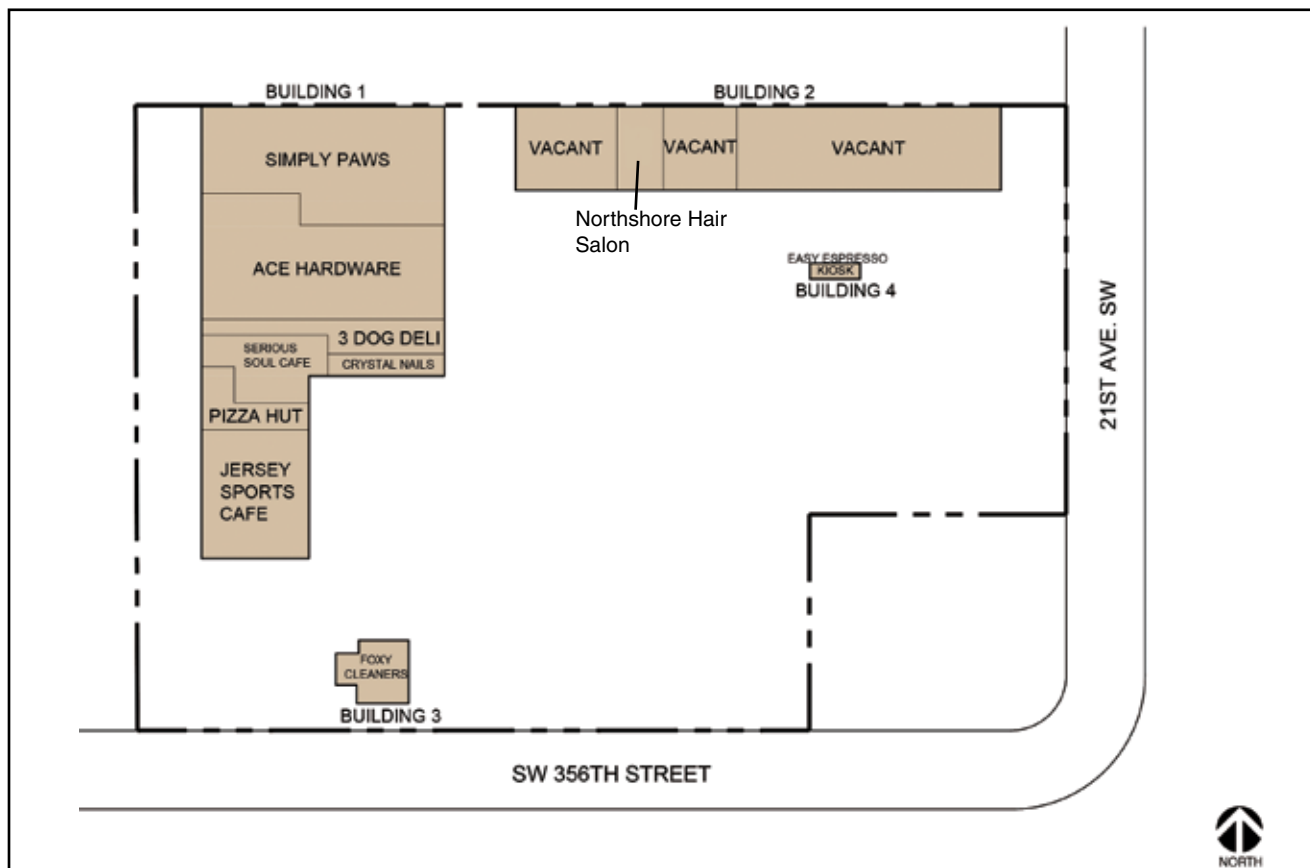


Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.



Existing tenants are:

- Ace Hardware 9,000± s.f.
- Simply Paws 7,690± s.f.
- Jersey Sports Bar 3,000± s.f.
- Serious Soul Café 2,780± s.f.
- Foxy Cleaners 1,390± s.f.
- Pizza Hut 1,000± s.f.
- Crystal Nails 900± s.f.
- Northshore Hair Salon 900± s.f.
- 3 Dog Deli 900± s.f.
- Easy Espresso 180± s.f.

All of these businesses have been tenants since at least 2009.

Approximately 10,970± s.f. is vacant in the shopping center. The vacant space lies entirely in Building 2, on the north end of the shopping center. Tenant improvement has been partially completed, creating three vacant spaces:

- Space One 2,130± s.f.
- Space Two 1,670± s.f.
- Space Four 7,170± s.f.

Rent increases occurring on May 1, 2013 will increase budgeted Net Operating Income to approximately \$340,000 on an annualized basis with the current vacancy level of 28%. Copies of Rent Roll Summaries and Proforma Income Statements are included in the Supplemental Information Package.

LOCATION: 2140 SW 356th Street, Federal Way, WA. King County Tax Parcel 252103-9002

SEALED BIDS DUE NO LATER THAN 5:00 P.M., May 15, 2013