

closed transactions



Conyers Plaza I & II
Investment Sale
Power Center



Greenbriar Mall
Joint Venture
Enclosed Mall



Azalea Square
Private Placement
Power Center



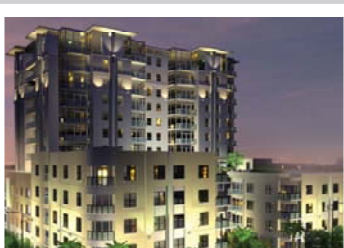
Coursey Commons
Pre-Sale
Neighborhood Center



Franklin Marketplace
Investment Sale
Neighborhood Center



Kanawha Mall
Investment Sale
Enclosed Mall



The Sage
Sr. & Jr. Constr. Financing
\$39,450,000



10 Property Portfolio
Equity Recapture
Mezz. Financing \$6,000,000



Chantilly Corners
Investment Sale
Neighborhood Center



Big Springs Village
Investment Sale
Neighborhood Center



Peachtree City
Investment Sale
Neighborhood Center



Navarre Beach
Predevelopment
Financing \$8,750,000

An organization dedicated to the creation of wealth for its clients' real estate portfolios through trusted and innovative capital and investment solutions.





390 Barrett Parkway - Sale 2	Strip Center	Disposition	Kennesaw	GA	24,534
390 Barrett Parkway - Sale 1	Strip Center	Disposition	Kennesaw	GA	24,534
3907 Elvis Presley Boulevard	Freestanding Retail	Portfolio Sale - One Off Purchase	Memphis	TN	31,400
Aiken Mall	Regional Mall	Disposition	Aiken	SC	385,790
Alexander Pointe	Neighborhood Center	Disposition	Salisbury	NC	57,710
Azalea Square	Power Center	Disposition	Summerville	SC	395,156
Beckley Crossing	Neighborhood Center	Portfolio Sale - One Off Purchase	Beckley	WV	194,840
Beechmont Plaza	Neighborhood Center	Portfolio Sale - One Off Purchase	Cincinnati	OH	88,384
Bell Forge Square	Community Center	Disposition	Nashville	TN	130,475
Belle Promenade - Sale 2	Enclosed Mall	Disposition	New Orleans	LA	592,974
Belle Promenade - Sale 1	Enclosed Mall	Portfolio Sale	New Orleans	LA	592,974
Bellevue Plaza	Community Center	Portfolio Sale - One Off Purchase	Birmingham	AL	222,865
Brickyard Mall	Enclosed Mall	Portfolio Sale	Chicago	IL	878,339
Brook Run Shopping Center	Neighborhood Center	Disposition	Richmond	VA	147,738
Brookside Station	Strip Center	Disposition	Alpharetta	GA	23,916
Brookwood Square	Community Center	Disposition	Atlanta	GA	68,941
Cherokee Commons	Neighborhood Center	Portfolio Sale - One Off Purchase	Acworth	GA	103,736
Cinemark Theater	Freestanding Theater	Disposition	Oak Ridge	TN	51,075
Conway Marketplace	Community Center	Disposition	Conway	AR	193,181
Conyers Plaza (UC)	Power Center	Disposition	Conyers	GA	171,000
Cookeville Plaza	Neighborhood Center	Disposition	Cookeville	TN	107,649
Coursey Commons	Neighborhood Center	Pre-Sale	Baton Rouge	LA	67,755
Cox Creek Centre	Community Center	Disposition	Florence	AL	174,207
Cranberry Mall	Enclosed Mall	Portfolio Sale	Cranberry	PA	404,963
Creekview Plaza	Strip Center	Disposition	Lithonia	GA	12,000
Cross Country Plaza	Community Center	Disposition	Columbus	GA	408,283
Crosscreek Mall	Enclosed Mall	Portfolio Sale	Greenwood	SC	317,721
Crosspointe Plaza	Big Box/Specialty	Disposition	Greenville	SC	72,978
Crowe's Crossing	Neighborhood Center	Portfolio Sale - One Off Purchase	Stone Mountain	GA	93,728
Crowfield Plaza	Neighborhood Center	Disposition	Goose Creek	SC	50,740
Dalton Shopping Center	Neighborhood Center	Disposition	Dalton	GA	150,000
Douglas Square	Community Center	Disposition	Brewton	AL	104,736
Douglasville Crossing	Community Center	Portfolio Sale	Douglasville	GA	267,800
Dyersburg Mall	Enclosed Mall	Disposition	Dyersburgh	TN	162,774
Eckerd	Freestanding Retail	Disposition	Columbus	GA	12,560
Euclid Square Mall	Enclosed Mall	Portfolio Sale	Cleveland	OH	632,047
Flamingo Promenade	Neighborhood Center	Investment Advisory	Las Vegas	NV	67,121
Flinthills Mall	Enclosed Mall	Portfolio Sale - One Off Purchase	Emporia	KS	250,197
Food Lion Shopping Center	Neighborhood Center	Portfolio Sale - One Off Purchase	Statesboro	GA	43,371
Freight Depot	Factory Outlet/Office	Disposition	Chattanooga	TN	31,439
Ft. Payne Kmart	Neighborhood Center	Portfolio Sale - One Off Purchase	Ft. Payne	AL	116,170
Gainesville Town Center	Community Center	Disposition	Gainesville	GA	142,468
Galyan's	Neighborhood Center	Disposition	Kennesaw	GA	80,000
Georgetown Landing	Neighborhood Center	Disposition	Georgetown	SC	39,824
Greenbriar Mall	Enclosed Mall	Joint Venture	Atlanta	GA	795,390
Greenville Mall	Regional Mall	Portfolio Sale	Greenville	MS	306,145
Harris Teeter	Freestanding Retail	Portfolio Sale - One Off Purchase	Columbia	SC	48,000
Hilton Head Village	Community Center	Disposition	Hilton Head	SC	111,000
Houma Kmart	Neighborhood Center	Portfolio Sale - One Off Purchase	Houma	LA	134,289
Indian River Square	Community Center	Private Placement	Vero Beach	FL	144,134
Inverness Heights	Community Center	Private Placement /Pre-Sale	Birmingham	AL	127,429
Jessamine Mall	Enclosed Mall	Portfolio Sale	Sumter	SC	345,850
Jitney Jungle	Freestanding Retail	Portfolio Sale - One Off Purchase	New Albany	MS	45,720
Lakeside Plaza	Neighborhood Center	Disposition	Anderson	SC	186,666
Leigh Mall	Regional Mall	Portfolio Sale	Columbus	MS	308,398
Lexington Parkway Plaza	Community Center	Disposition	Lexington	NC	210,150
Lilburn Corners	Neighborhood Center	Disposition	Lilburn	GA	100,000
Lilburn Marketplace	Community Center	Disposition	Lilburn	GA	149,113
Little River Square	Neighborhood Center	Disposition	Goldsboro	NC	118,120
Madison Square	Neighborhood Center	Portfolio Sale - One Off Purchase	Montgomery	AL	28,200
Mall at Hays	Enclosed Mall	Portfolio Sale - One Off Purchase	Hays	KS	211,037
Mall at North Platte	Enclosed Mall	Portfolio Sale - One Off Purchase	North Platte	NE	211,289



Meeting Square	Community Center	Portfolio Sale	Johnson City	TN	92,968
Mercer Mall	Enclosed Mall	Portfolio Sale	Bluefield	WV	659,943
Miami Land Parcel	Land Parcel	Land Sale	Miami	FL	.665 acres
Middleburg Crossings	Neighborhood Center	Disposition	Middleburg	FL	64,270
Mt. Sterling Plaza	Neighborhood Center	Portfolio Sale - One Off Purchase	Mt. Sterling	KY	95,911
Nampa Center	Power Center	Joint Venture	Nampa	ID	
Naples Lakes Village	Neighborhood Center	Disposition	Naples	FL	59,683
Normandale Shopping Center	Community Center	Portfolio Sale - One Off Purchase	Montgomery	AL	297,056
Northeast Plaza	Neighborhood Center	Disposition	Baton Rouge	LA	89,224
Oak Ridge Mall	Enclosed Mall	Disposition	Oak Ridge	TN	500,000
Oakbrook Plaza	Neighborhood Center	Portfolio Sale - One Off Purchase	Summerville	SC	51,766
Ocean East Mall	Neighborhood Center	Portfolio Sale - One Off Purchase	Stuart	FL	113,328
Old Alabama Square	Specialty Center	Private Placement	Alpharetta	GA	88,915
Orange Blossom Mall	Enclosed Mall	Portfolio Sale	Ft. Pierce	FL	422,703
Palisades Center	Community Center	Disposition	Birmingham	AL	289,936
Palisades Shopping Center	Community Center	Portfolio Sale - One Off Purchase	Birmingham	AL	289,936
Parkway Crossing	Community Center	Private Placement /Pre-Sale	Woodbridge	VA	140,000+
Parkway Plaza Mall	Enclosed Mall	Portfolio Sale - One Off Purchase	Madisonville	KY	224,516
Peachtree Parkway Plaza	Neighborhood Center	Disposition	Norcross	GA	200,000
Pickaway Crossing	Community Center	Portfolio Sale	Circleville	OH	127,130
Piggly Wiggly	Freestanding Retail	Disposition	McRae	GA	29,548
Piggly Wiggly	Freestanding Retail	Disposition	Waycross	GA	34,546
Piggly Wiggly	Freestanding Retail	Disposition	Thomaston	GA	28,188
Plaza at Greenville Mall	Community Center	Disposition	Greenville	SC	194,488
Plaza Volente	Neighborhood Center	Private Placement	Austin	TX	160,533
Port Plaza Mall	Enclosed Mall	Portfolio Sale	Green Bay	WI	903,076
Porter Square	Enclosed Mall	Portfolio Sale - One Off Purchase	Dothan	AL	204,226
Publix at Acworth	Neighborhood Center	Disposition	Acworth	GA	69,628
Quadrangle Shopping Center	Neighborhood Center	Disposition	Charleston	SC	75,503
Randall Park Mall	Transitional Mall	Disposition	North Randall	OH	1,476,214
Real Superstore	Freestanding Retail	Portfolio Sale - One Off Purchase	New Orleans	LA	80,005
Regency Mall	Enclosed Mall	Disposition	Augusta	GA	802,335
Retreat Village	Neighborhood Center	Disposition	St Simons Island	GA	108,244
Rhode Island Mall	Enclosed Mall	Portfolio Sale	Warwick	RI	326,754
River Bridge Centre	Neighborhood Center	Disposition	W. Palm Beach	FL	218,060
Riverbend Mall	Enclosed Mall	Disposition	Rome	GA	266,748
Roebuck Shopping Center	Neighborhood Center	Portfolio Sale - One Off Purchase	Birmingham	AL	61,564
Royal Plaza	Neighborhood Center	Portfolio Sale - One Off Purchase	Gadsden	AL	49,779
Ruisseau Village	Neighborhood Center	Portfolio Sale - One Off Purchase	Plano	TX	123,058
Schwegmann's	Freestanding Retail	Portfolio Sale - One Off Purchase	Metairie	LA	108,424
Schwegmann's	Freestanding Retail	Portfolio Sale - One Off Purchase	Baton Rouge	LA	69,272
Seabreeze Plaza	Neighborhood Center	Portfolio Sale - One Off Purchase	Palm Harbor	FL	144,673
Searstown Mall	Enclosed Mall	Portfolio Sale - One Off Purchase	Titusville	FL	263,609
Shady Brook Mall	Enclosed Mall	Portfolio Sale - One Off Purchase	Columbia	TN	282,272
Shoppes at Eagles Landing	Strip Center	Disposition	Stockbridge	GA	31,500
Shoppes at Hickory Hollow	Neighborhood Center	Disposition	Nashville	TN	144,469
Shoppes at Letson Farms	Community Center	Disposition / Master Lease	McCalla	AL	95,092
Shoppes at Parkland	Community Center	Disposition	Parkland	FL	145,652
Snellville Oaks	Community Center	Portfolio Sale	Snellville	GA	220,885
Somerset Mall	Enclosed Mall	Portfolio Sale - One Off Purchase	Somerset	KY	215,141
South Park Shopping Center	Neighborhood Center	Portfolio Sale - One Off Purchase	Aiken	SC	55,580
Southbrook Village	Community Center	Disposition	Birmingham	AL	134,777
Southtown Mall	Enclosed Mall	Private Placement	Ft. Wayne	IN	850,000
Spalding Woods Village	Neighborhood Center	Disposition	Norcross	GA	83,382
Stadium Plaza	Neighborhood Center	Disposition	Phenix City	AL	70,475
Statler Crossing	Community Center	Portfolio Sale	Staunton	VA	166,944
Stratford Square	Community Center	Portfolio Sale - One Off Purchase	Montgomery	AL	121,000
Summerville Center	Community Center	Portfolio Sale	Summerville	GA	67,809
Sunset Plaza	Neighborhood Center	Disposition	Lutz	FL	130,091
The Centrum	Power Center	Disposition	Charlotte	NC	269,710
The Real Superstore	Freestanding Retail	Portfolio Sale - One Off Purchase	Metairie	LA	108,308
The Real Superstore	Freestanding Retail	Portfolio Sale - One Off Purchase	Harvey	LA	124,348



Three Notch	Neighborhood Center	Portfolio Sale - One Off Purchase	Andalusia	AL	45,899
Three Star Mall	Enclosed Mall	Portfolio Sale - One Off Purchase	McMinnville	TN	200,302
Tifton Corners	Community Center	Portfolio Sale	Tifton	GA	186,629
Vidalia Wal-Mart	Community Center	Portfolio Sale	Vidalia	GA	93,696
Village Oaks	Neighborhood Center	Disposition	Windsor	NC	171,653
Wellington Marketplace	Neighborhood Center	Portfolio Sale - One Off Purchase	Wellington	FL	166,355
Wesmark Plaza	Community Center	Disposition	Sumter	SC	215,200
West Georgia Shopping Center	Community Center	Disposition	Carrollton	GA	132,646
Westland Mall Land Parcel	Land	Disposition	Hialeah	FL	n/a
Windlands	Neighborhood Center	Portfolio Sale - One Off Purchase	Nashville	TN	98,962
Windsor Square	Neighborhood Center	Disposition	Windsor	NC	49,480
Winslow Bay Commons	Power Center	Disposition	Charlotte	NC	429,531
Woodhill Mall	Enclosed Mall	Portfolio Sale - One Off Purchase	Columbia	SC	282,922
Woodruff Village	Neighborhood Center	Disposition	Greenville	SC	70,545
Xenia Town Square	Neighborhood Center	Portfolio Sale - One Off Purchase	Xenia	OH	98,955