

Retail Criteria

Acquisitions

We look for well-anchored neighborhood and community centers in major metropolitan areas with strong population growth and high barriers to entry. These properties can be core supermarket anchored, value added opportunities, life-style, or power centers.

Type: Anchored community, neighborhood, infill power shopping center
100,000 plus square feet
Multi-tenant including existing anchor stores (or facility which can accommodate this use)
Preference for properties where we can add value through lease-up, remerchandising, renovation
Strategic locations are required and supermarket and/or discount anchored centers are preferred
Trade area with a minimum population of 50,000
Located at a major intersection of two thoroughfares

Geographic Preference: Focus on West, Southwest and Southeast
Prefer SMAs with minimum population of 400,000

Deal Structure: Flexible - will purchase for all cash, leveraged, joint venture, stock, DownREIT

Submittal Process: Weingarten requires the following for preliminary analysis

Price	Photos of Property
Leasing Plan	Demographic Information
Rent Roll	Previous Year and TD profit and loss statement
Debt Information	Three years' major tenant sales history

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