

LOS ANGELES

OUTLETS



★ SOUTHERN CALIFORNIA ★



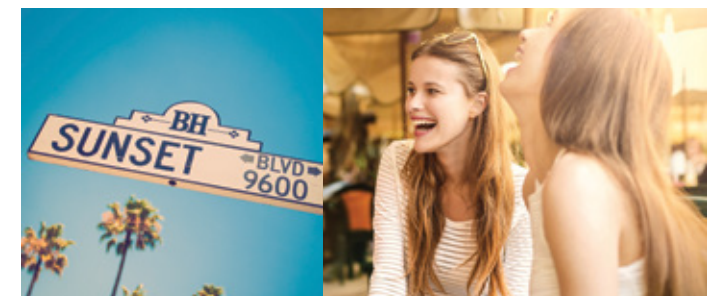
OPPORTUNITY OVERVIEW

**SERVING THE SECOND LARGEST
MSA IN THE UNITED STATES,
LOS ANGELES OUTLETS IS A
PLANNED 400,000 SQUARE
FOOT OUTLET CENTER PROJECT
SLATED TO OPEN IN 2017.**

Upon its completion, Los Angeles Outlets will feature approximately 90 designer and brand names that will cater to a dense and affluent permanent population base along with nearly 70 million people who visit the Los Angeles and Anaheim/Orange County regions on an annual basis.

The Los Angeles Outlets marketplace is driven by economic business sectors including international trade, entertainment, aerospace, technology, petroleum, fashion, apparel and tourism. Regionally, the area boasts an ethnically diverse population of more than two million people and includes such communities as City of Industry, Pasadena, San Marino, Arcadia, Walnut, Diamond Bar, West Covina, Chino, Chino Hills, Anaheim Hills, Hacienda Heights, Yorba Linda and Baldwin Park.

Specifically, City of Industry boasts no business tax. It is the headquarters for many large companies including Williams Sonoma, Yum! Brands, FedEx, Tropicana, Hot Topic, Alta Dena, CSC Enterprise Corp., Newegg.com and Metro United Bank, among many more. City of Industry is also a popular investment area for Chinese businesses and has emerged as a high-tech import/export center.



FACTS & FUNDAMENTALS



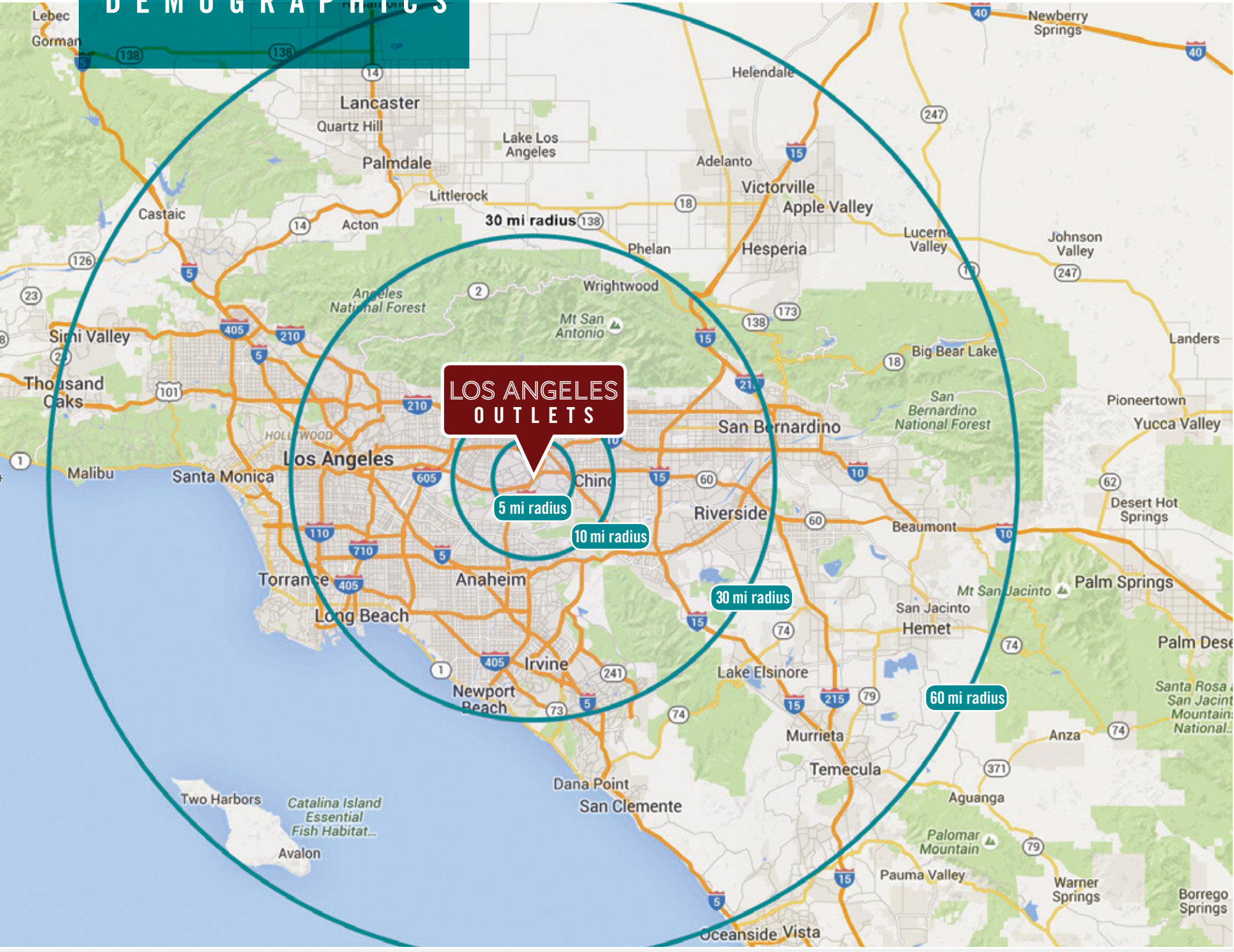
PRIME LOCATION

- Located at the confluence of four major freeways – 60 Freeway, Interstate 605, 57 Freeway and State Route 71 – which link the residents of Los Angeles, Orange and Riverside Counties
- Los Angeles Outlets is located in the northeast quadrant of the 60 Freeway and Grand Avenue
- The average daily traffic count at the 60 Freeway and Grand Avenue is 349,000 cars
- Excellent visibility from 60 Freeway
- Situated within close proximity to major California cities including:
 - Anaheim/Orange County (23 miles)
 - Los Angeles (24 miles)
 - Long Beach miles (27 miles)
 - Irvine (35 miles)
- Approximately 19 miles from Los Angeles International Airport (LAX)

DENSE & AFFLUENT DEMOGRAPHICS

- More than 17 million people reside less than 60 miles from the property
- Average annual household income equates to more than \$82,000 within a 60-mile radius
- Los Angeles and Anaheim/Orange County host nearly 70 million tourists annually
- Major employers within 30 miles of the site include Kaiser Permanente, Bank of America, Cedars-Sinai Medical Center, Boeing Co. and Disneyland, among many others
- Nearly 566,000 students attend 16 colleges and universities including UCLA, the University of Southern California, Cal State Fullerton and Mt. San Antonio College, all located within 40 miles of the site. In fact, Mt. San Antonio College, is the largest community college in California with an enrollment of approximately 45,000 students, is located on Grand Avenue just 3.5 miles north from Los Angeles Outlets
- Los Angeles Outlets is home to the third largest Chinese population in the nation

LOCATION & DEMOGRAPHICS



DEMOGRAPHICS

STATISTICS	5 MILES	10 MILES	30 MILES	60 MILES
Population	263,000	1,367,000	10,765,000	17,360,000
Households	75,400	400,300	3,325,200	5,631,100
Households with Children	42.9%	42.6%	40.6%	38.5%
Median Age	37.5	36.1	34.8	35.3
Average HH Income	\$93,690	\$85,680	\$77,640	\$82,600



WEST
VIEW



EAST
VIEW



COMPETITION

SHOPPING CENTERS WITHIN 10 MILES

CENTER	OWNER	STRAIGHT DISTANCE (MILES)	DRIVING DISTANCE (MILES)	KEY TENANTS
SHOPPES AT CHINO HILLS	PM Realty	5.5	6.9	Banana Republic, Victoria's Secret, LOFT, H&M
PUENTE HILLS MALL	Glimcher Realty Trust	6	7.5	Macy's, Sears, Old Navy, Forever 21, H&M
CHINO SPECTRUM	Vestar Corp.	6.5	8.2	Target, Kohl's, Marshall's, TJ Maxx, Old Navy, Best Buy
PLAZA WEST COVINA	Starwood Retail Properties	7.5	9.8	Macy's, JCPenney, Sears, H&M
BREA MALL	Simon	8	8.8	Macy's, Nordstrom, JCPenney, Sears
MONTCLAIR PLAZA	CIM	9	12.2	Macy's, Nordstrom, JCPenney, Sears



OUTLET CENTERS WITHIN 60 MILES

CENTER	OWNER	STRAIGHT DISTANCE (MILES)	DRIVING DISTANCE (MILES)	TOTAL STORES
THE OUTLETS AT ORANGE	Simon	16.5	19	110
ONTARIO MILLS	Simon	17	20.3	190
CITADEL OUTLETS	Craig Realty	19	24.7	125
CABAZON OUTLETS	Craig Realty	59	67.5	18
DESERT HILLS PREMIUM OUTLETS	Simon	59	66.7	180



TOURISM

THE LOS ANGELES AND ANAHEIM/ORANGE COUNTY REGIONS ATTRACT MORE THAN 70 MILLION VISITORS ANNUALLY.

TOURISM STATISTICS:

- Total Visitors to Los Angeles County 44.2 million
- Domestic Overnight Visitors 23 million
- International Visitors 6.5 million
- Day Visitors (traveled over 50 miles) 14.7 million
- Total Visitor Direct Spending \$19.6 billion
- Total Economic Impact \$14.7 billion

AIR TRANSPORTATION:

Los Angeles World Airports (LAWA) is a unique system of three airports owned and operated by the City of Los Angeles and welcomes over 78.6 million passengers annually. As the gateway to the West Coast and the No. 1 international gateway to Asia/Pacific, Los Angeles International Airport (LAX) offers direct flights from 85 domestic cities and 67 international destinations. LAX is the fifth busiest passenger airport in the world.

ACCOMMODATIONS:

As the fifth largest hotel market in the U.S., Los Angeles offers 994 hotels with more than 97,818 hotel rooms.

ARTS AND CULTURE:

With various museums and exhibits, Los Angeles is full of inspiring art and diverse cultural experiences. In fact, Los Angeles has more museums (105) and theatres (225) than any other city in the U.S., making it the perfect place to be immersed in arts and culture.

BEACHES:

The 75-mile Los Angeles County coastline is home to Southern California's greatest beaches, stretching from Malibu to Long Beach.

LOS ANGELES AND ANAHEIM/ORANGE COUNTY ATTRACTIONS AND VENUES:

- The Hollywood Sign
- Hollywood Walk of Fame
- Staples Center
- L.A. Live
- Disneyland
- The Walt Disney Concert Hall
- Universal Studios Hollywood
- Knotts Berry Farm
- Griffith Observatory
- The Getty Center
- TCL Chinese Theatre
- Space Shuttle Endeavour at the California Science Center
- Battleship USS Iowa located at the Port of Los Angeles in San Pedro
- Air Force One at the Ronald Regan Library
- Universal Studios Hollywood
- Rose Bowl and Rose Bowl Parade

LOS ANGELES AND ANAHEIM/ORANGE COUNTY AREA SPORTS TEAMS:

- Lakers
- Clippers
- Dodgers
- Angels
- Kings
- Ducks
- Galaxy
- Los Angeles Rams



TEAM



FOUNDED IN 1948, MAJESTIC REALTY CO. IS A FULLY-INTEGRATED DEVELOPMENT, LEASING, CONSTRUCTION AND MANAGEMENT COMPANY WITH OFFICES IN FIVE STATES, AND A TEAM OF MORE THAN 200 PROFESSIONALS.

The Majestic Realty Co. portfolio consists of approximately 72 million square feet and includes industrial, retail, office, hospitality and entertainment facilities.

For more information please visit: www.majesticrealty.com



FFO Realty is a full-service real estate leasing and development advisory firm based in Baltimore, Maryland. The company partners with developers and owners to provide project-based support in all facets of the development process, from site selection and leasing through to project completion and asset management. With more than 50 years of experience among the company's

principals, FFO Realty brings together the talents and versatile experience of four former Prime Retail leasing executives with a proven track record of leasing production and project development success.

For more information please visit: www.fforealty.com



Strategy +Style Marketing Group is a consulting, marketing and advertising group bringing more than 25 years of domestic and international experience to traditional retailers, outlet center venues, shopping center ownership entities and developers. Specializing in traditional advertising, public relations, interactive/digital media and tourism marketing, the firm works with industry leaders such as KKR,

Blackstone, Garrison Investment Group, The Woodmont Company, Paragon Outlets and Helzberg Diamonds (a wholly-owned subsidiary of Berkshire Hathaway, Inc.). among others, to set and achieve business milestones, always focusing on increasing market share in a creative, innovative way.

For more information please visit: www.strategyplusstyle.com



LEASING INFORMATION

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