

**RECENT RETAIL PROPERTY APPRAISALS
more than 200,000 SF/GLA
by Terzo & Bologna, Inc.**

<u>Property, Location</u>	<u>SF/GLA</u>
Genesee Valley Mall, Flint, MI	1,330,000
Livonia Mall, Livonia, MI	834,000
Wonderland Shopping Center, Livonia, MI	831,638
Circle Centre Mall, Indianapolis, IN	823,000
Eastbrook Mall, Grand Rapids, MI	819,843
Tippecanoe Mall, Lafayette, IN	499,000
Frاندor Mall, East Lansing, MI	460,000
Eastgate Station Shopping Center, Cincinnati, OH	458,000
Belair Centre, Detroit, MI	452,000
Pierre Moran Mall, Elkhart, IN	440,556
Mounds Mall, Anderson, IN	398,000
Baldwin Commons, Auburn Hills, MI	395,000
Redford Plaza, Redford, MI	348,000
Nora Plaza Shopping Center, Nora, IN	304,349
Eastgate Consumer Mall, Indianapolis, IN	302,000
Bay Valley, Saginaw, MI	296,000
Crawfordsville Sq. Shopping Center, Crawfordsville, IN	282,000
Dearborn Shopping Center, Dearborn, MI	267,000
Pine Ridge, Flint, MI	249,000
New Boston Shopping Center, New Boston, OH	243,000
Cambridge Crossing Shops, Tolly, MI	232,369
Lakeview Shopping Center, Van Buren Twp., MI	224,000
Hoover-11 Shopping Center, Warren, MI	220,000
Wal-Mart Shopping Center, Southport, IN	219,750
Gault Village Shopping Center, Ypsilanti, MI	217,000
Merrillville Plaza, Merrillville, IN	215,000
Southern Plaza Shopping Center, Indianapolis, IN	211,894
Eagledale Plaza, Indianapolis, IN	204,000

Updated -1/04

**RECENT RETAIL PROPERTY APPRAISALS
100,000 to 200,000 SF/GLA
by Terzo & Bologna, Inc.**

<u>Property, Location</u>	<u>SF/GLA</u>
Bavarian Brewery, Covington, KY	192,000
South Towne Crossing, Southgate, MI	189,000
Campus Plaza, Clinton Twp., MI	188,708
Lake Erie Factory Outlet, Milan Twp., OH	182,000
Harper's Pointe, Cincinnati, OH	178,000
Northville Village Center, Northville, MI	181,000
JC Penny, Ann Arbor, MI	176,378
Clarksville Commons, Clarksville, IN	175,000
East Washington Plaza, Indianapolis, IN	168,618
Union Station, Indianapolis, IN	167,000
Linwood Square Shopping Center, Indianapolis, IN	165,220
Sears Dept. Store, Ann Arbor, MI	162,000
Owosso East Shopping Center, Owosso, MI	160,000
University Village Shopping Center, Evansville, IN	159,768
7 Mile Shopping Center, Livonia, MI	159,000
JC Penny	148,812

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