

OAKLAND MALL

TROY, MICHIGAN



OVERVIEW



■ Oakland Mall is a 1.5 million square foot super regional shopping center located in the Detroit Metropolitan area of Michigan, serving approximately 650,000 people with an average income of about \$70,101.

■ Oakland Mall's family friendly atmosphere, selection of stores, with great access and visibility from major thoroughfares Interstate 75, 14 Mile Road, and John R Highway make it a top destination.

■ Oakland Mall's central location in the Tri-County shopping district continue to make it a powerful retail destination today and into the future.

■ Anchored by Macy's, Sears and JCPenney, Oakland Mall includes more than 128 specialty stores.

■ Oakland Mall has a variety of exciting stores including Aeropostale, Express/Express Men, Victoria's Secret, Forever 21, Bath & Body Works, and The Children's Place.

■ The Detroit Metropolitan area is home to six community colleges plus Oakland University and Wayne State University as well as campuses for the University of Michigan, Michigan State, Central Michigan, Western Michigan, and Eastern Michigan Universities. Within the market trade area enrollment for the universities is estimated at 100,000 students in the fall of 2011 and those universities have a total combined annual operating budget in excess of \$1.4 billion.

■ Oakland Mall as a total retail complex exceeds \$300 million in annual sales. In addition, the department stores are very strong in their respective districts: Sears is #1 out of 11, Macy's is #3 out of 18, and JCPenney is #3 out of 18.

■ Oakland Mall's trade area represents 66% of the shoppers and serves 30% of the total 3.86 million tri-county residents.



PROPERTY INFORMATION & TRAFFIC COUNTS



LOCATION

412 W. 14 Mile Road
Troy, Michigan
www.oaklandmall.com

REGIONAL ACCESS

I-75 and 14 Mile Road
John R and 14 Mile Road

DESCRIPTION

Super Regional Shopping Center

TRAFFIC PATTERN

344,765 daily vehicles*

MAJOR STORES

Macy's, Sears, JCPenney

TOTAL RETAIL SQ. FT.

1,500,000

PARKING: 8,500 Spaces

OPENED: 1968

NUMBER OF STORES: 128

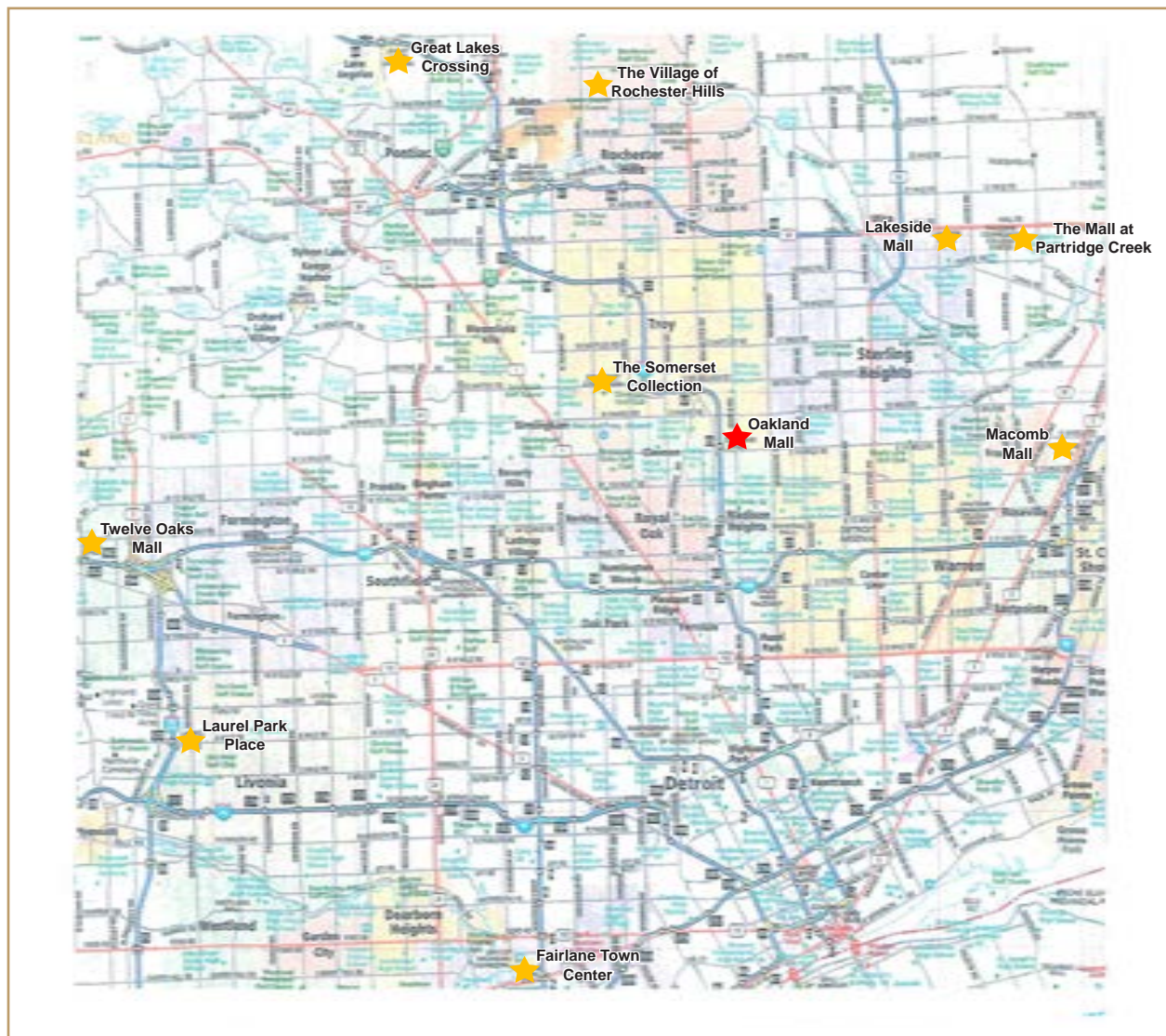
* © CoStar Inc.

AERIAL VIEW



COMPETITION PROFILE

7.5 Mile Center	Radius Income	Median Income	Average Population	Projection	Population Households	Household Projection
Fairlane Town Center	\$48,373	\$39,017	779,408	732,479	283,651	265,533
Great Lakes Crossing	\$78,693	\$60,683	276,082	275,526	106,876	107,474
Lakeside Mall	\$70,854	\$60,021	494,682	505,868	194,266	200,243
Laurel Park Place	\$80,712	\$63,631	425,471	408,629	169,992	163,350
Macomb Mall	\$58,162	\$48,631	519,011	513,927	218,729	219,354
Oakland Mall	\$70,101	\$55,083	648,817	638,724	268,061	266,573
Somerset Collection	\$85,012	\$63,982	506,613	499,369	210,972	209,833
Village of Rochester Hills	\$88,940	\$67,176	295,833	298,747	111,634	113,542



MARKET TRADE AREA

POPULATION

2011 Estimate: 648,817
70% Income over \$35,000

HOUSEHOLD INCOME

\$70,101 Average Income

POPULATION AGE

30% Age under 25
42% Age 25-54
28% Age 55+
Median Age: 40.0

TOTAL HOUSEHOLDS

268,061

***According to the CQ Press, Troy has the lowest crime rate ranking in Michigan for cities with a population of 75,000 or more**

Source: Urban Retail Properties,
LLC Market Research
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BUSINESS

PROFESSIONAL EMPLOYMENT CATEGORIES:

Professional 35%	Administrative Support 15%
Services 12%	Mgmt/Business 10%
Transportation 5%	Sales 12%
Other 3%	Production 8%

White Collar 67%
Blue Collar 17%

DAYTIME POPULATIONS

In Oakland Mall's primary trade area there are 28,925 businesses with 351,063 employees. Employee to residential population ratio is 53%. Oakland Mall's daytime population is 69,586 the highest population counts of any mall in the Detroit DMA within 5 miles.

There are over 49 hotels within Oakland Mall's primary trade area providing 5,252 rooms.

LARGEST PRIVATE EMPLOYERS IN METRO DETROIT

Ford Motor Company	38,000	Automotive
University of Michigan	27,754	Public University/Health Care
General Motors	24,867	Automotive
Chrysler	21,927	Automotive
Henry Ford Health System	19,951	Health Care
Trinity Health	13,122	Health Care

LARGEST PUBLIC EMPLOYERS IN METRO DETROIT

US Government	18,900	Federal Government
Detroit Public Schools	13,039	Public School System
City of Detroit	11,396	City Government
US Postal Service	11,110	Postal Service



ECONOMY

From January to December 2011 the number of employed Oakland County residents increased by 12,268 the largest increase among all of Michigan's counties.

Source: US. Department of Commerce, Bureau of Labor Statistics

Detroit Free Press

Auto boom: 15,000 jobs on tap

ON GUARD FOR 181 YEARS

Detroit Free Press

Tuesday 10.9.2012 www.freep.com A GANNETT COMPANY

1,500 new jobs at GM: Here's what automaker is looking for

High-tech positions may be tough to fill

By Nathan Bomey
Free Press Business Writer

You don't have to be a car junkie to get a job at General Motors' new software innovation center in Warren, but you might have to be a coding guru — and software experts are in short supply.

GM announced Monday that it plans to add 1,500 software development and data management jobs at its Warren Tech Center as part of its effort to increase 90% of its IT work.

The move catapults the automaker into a recruiting thicket crisscrossed with the world's most innovative high-tech companies — all competing to hire a limited number of software engineers coming out of college or mid-career retraining programs.

In a competition with companies such as Amazon, Facebook and General Electric, GM will fight for recent college graduates and experienced software professionals with an eye toward reducing its digital bureaucracy.

The new hires will work to radically simplify, combine and improve the automaker's numerous software applications.

See GM, PAGE 2A



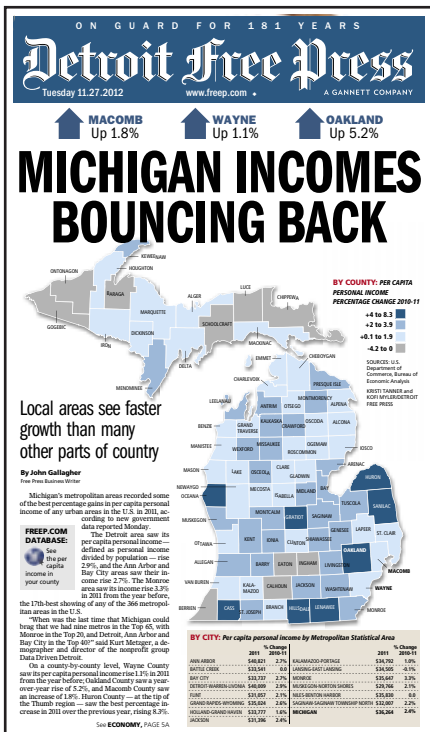
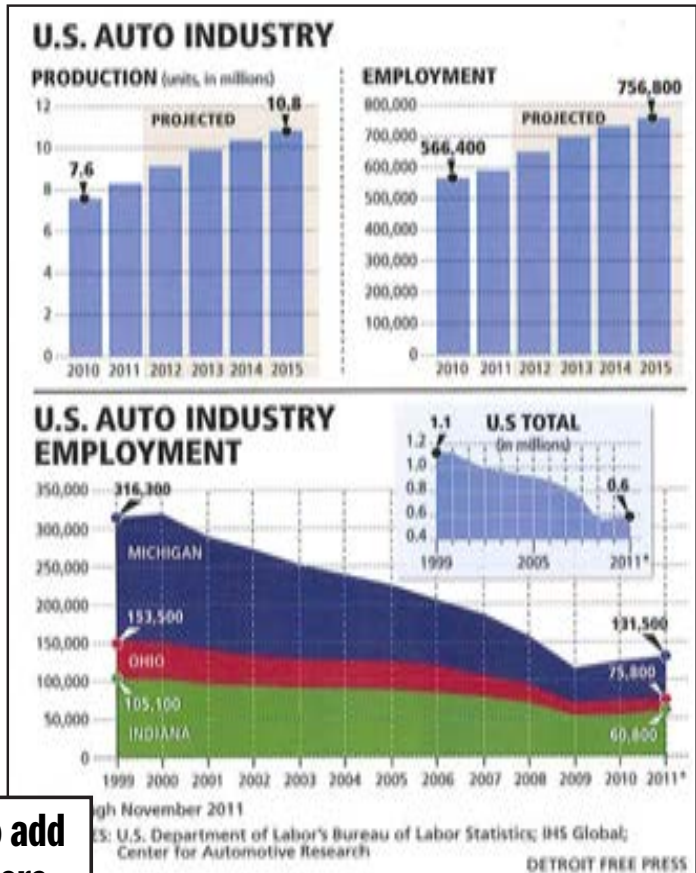
Eminem, the star of 2011 ad.

Business

THE UNTOLD STORY

How Eminem's Super Bowl ad came together at the last minute

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Chrysler to add 1,100 workers at Detroit plant to make SUVs

By Brent Snavely
Free Press Business Writer

About 1,100 new Chrysler employees will begin working next week on a third crew at Jefferson North Assembly Plant in Detroit to meet continuing strong demand for the Jeep Grand Cherokee.

The automaker has added about 7,000 workers at plants in the U.S. and Canada since emerging from Chapter 11 bankruptcy protection in June 2009. Now it is planning to add a third crew of workers at the Warren truck plant by March.

Adding the third crew now was driven by the

BUSINESS

Businesses, nonprofits step up to fix Detroit

By Karl Henevel
The Detroit News

Kendall Schaub is one of 56,000 hourly United Auto Workers members here in southeast Michigan who will reap the benefits of a massive long-term

Big 3 to hand out \$780M in profit-sharing checks

UAW members in southeast Mich. will share \$360 million

GM profits helped Europe woo, according to charges filed Tuesday.

Motor Co. Grand River Assembly Plant in Lansing, Mich., will share \$360 million in profit-sharing checks.

Schaub will receive a profit-sharing check of about \$5,000 to \$6,000, she said.

She has worked at GM for less than a year, and won't get the maximum \$6,750 that she might have received if she worked there all of 2012, Schaub said.

GM will pay 40,000 UAW workers up to \$6,750 each, Ford will pay 45,000 UAW workers an average of \$8,300 each, and Chrysler Group LLC

Google BUSINESS

GOOGLE SHARES tumbled 8% to \$695 on Thursday after the company reported third-quarter profit of \$9.03 per share, below analysts' expectation of \$9.63 per share. The report was mistakenly released around noon; trading in the stock was halted from 12:50 to 3:20 p.m. The average annual advertisers paid each time a user clicks on a promotion declined about 15% from a year earlier.

— Free Press news services

GM to bring in 3,000 workers from H-P

Automaker's goal is to update, streamline its IT work

By Nathan Bomey
Free Press Business Writer

General Motors said Thursday it will hire 3,000 Hewlett-Packard employees who previously performed information technology work for the automaker.

The move is part of GM's plan to bring 90% of its IT work in-house from outside contractors, giving it direct

largest deployment of software with any individual client.

The agreement comes as Hewlett-Packard is cutting 29,000 jobs by October 2014, struggles with slower demand for printers, services and data center equipment. The company said it may that it will fire workers and make early retirement offers to generate annual savings of as much as \$1.5 billion starting in 2014.

Mott said H-P employees are not into two with a goal of eliminating about 90% of its software applications.

HP is GM's main IT vendor with a \$2-billion contract awarded in 2010 to manage product development, software, supplier management and financial transactions, among other functions.

At one time, Electronic Data Systems, which GM acquired from Ross Perot in 1994, performed much of the

ATTRACTIONS



■ Metro Detroit hosts year round quality entertainment featuring live music and theater performances at the following venues:

- Fox Theatre
- Fisher Theater
- Detroit Opera House
- Music Hall
- Masonic Temple
- Cobo Hall



■ Metro Detroit is the home of state of the art sports arenas:

- Comerica Park home to the Detroit Tigers
- Ford Field home to the Detroit Lions
- Joe Louis Arena home of the Detroit Red Wings
- The Palace of Auburn Hills home of the Detroit Pistons

■ The Detroit Zoo has 125 acres of wildlife attractions including one of largest polar bear exhibits, a kangaroo walk, and animals feeding.



■ The Detroit Institute of Arts, Detroit Science Center, Detroit Zoo, and Detroit Historical Museum house several exhibits and attractions.

■ The Woodward Dream Cruise held annually the second weekend in August draws over 1.7 million people and 400,000 classic cars.

■ North America International Auto Show held in January at Cobo Hall welcomes 715,000 car enthusiasts to the event.

■ Arts, Beats, and Eats brings in over 500,000 people on Labor Day weekend and raises over \$350 million for local charities. It also brings in over \$40 million for the local economy by celebrating the diversity of artists, musicians, and food in Metro Detroit.