

DECATUR, IL

LAFAYETTE, IN

GALLIPOLIS, OH

BURLINGTON, OH

ROCKY MOUNT, NC

NACOGDOCHES, TX

SCOTTSBORO, AL

OXFORD, MS

OPELIKA, AL

TUPELO, MS



PROPERTY OFFERING

MARKETED BY:



STONE RIDGE
CAPITAL
REAL ESTATE ADVISORY GROUP

INVESTMENT QUALITY
CENTERS TOTALING OVER
1.5 MILLION SQUARE FEET

SUPERIOR OFFERING OF INVESTMENT Q



Park East Marketplace Lafayette, Indiana

Anchor: Wal-Mart Super Center
Total GLA: 244,937 s.f.
Shop Space: 35,100 s.f.
Year Built: 2000
Occupancy: 85%
NOI: \$402,076
Wal-Mart - (non-owned)



Decatur Marketplace Decatur, Illinois

Anchor: Wal-Mart Super Center
Total GLA: 194,775 s.f.
Shop Space: 22,275 s.f.
Year Built: 1999
Occupancy: 100%
NOI: \$224,534
Wal-Mart - (non-owned)



Oxford Place Oxford, Mississippi

Anchor: Kroger
Total GLA: 71,866 s.f.
Shop Space: 13,200 s.f.
Year Built: 2000
Occupancy: 97%
NOI: \$258,112



Nacogdoches Marketplace Nacogdoches, Texas

Anchor: Goody's & Staples
Total GLA: 57,413 s.f.
Shop Space: 8,400 s.f.
Year Built: 1999
Occupancy: 100%
NOI: \$528,011



Cross Creek Tupelo, Mississippi

Anchor: Home Depot, Staples, PetsMart & Cracker Barrel
Total GLA: 173,297 s.f.
Shop Space: 12,600 s.f.
Year Built: 2000
Occupancy: 94%
NOI: \$560,171
Home Depot - (non-owned)

EXCEPTIONAL COLLECTION OF M

QUALITY ANCHORED SHOPPING CENTERS



Gallipolis Marketplace

Gallipolis, Ohio

Anchor: Wal-Mart Super Center
Total GLA: 202,158 s.f.
Shop Space: 22,200 s.f.
Year Built: 1998
Occupancy: 84%
NOI: \$216,384
Wal-Mart - (non-owned)



Tri-State Crossing

Burlington, Ohio

Anchor: Lowe's & Fashion Bug
Total GLA: 159,357 s.f.
Shop Space: 34,000 s.f.
Year Built: 1995
Occupancy: 98%
NOI: \$964,792



Jeffrey's Crossing

Rocky Mount, North Carolina

Anchor: TJ Maxx, Pier 1, PetsMart & Shoe Carnival
Total GLA: 68,060 s.f.
Shop Space: 21,825 s.f.
Year Built: 1999
Occupancy: 100%
NOI: \$590,241



Scottsboro Marketplace

Scottsboro, Alabama

Anchor: Wal-Mart Super Center & Goody's
Total GLA: 223,757 s.f.
Shop Space: 18,000 s.f.
Year Built: 1999
Occupancy: 100%
NOI: \$371,442
Wal-Mart - (non-owned)



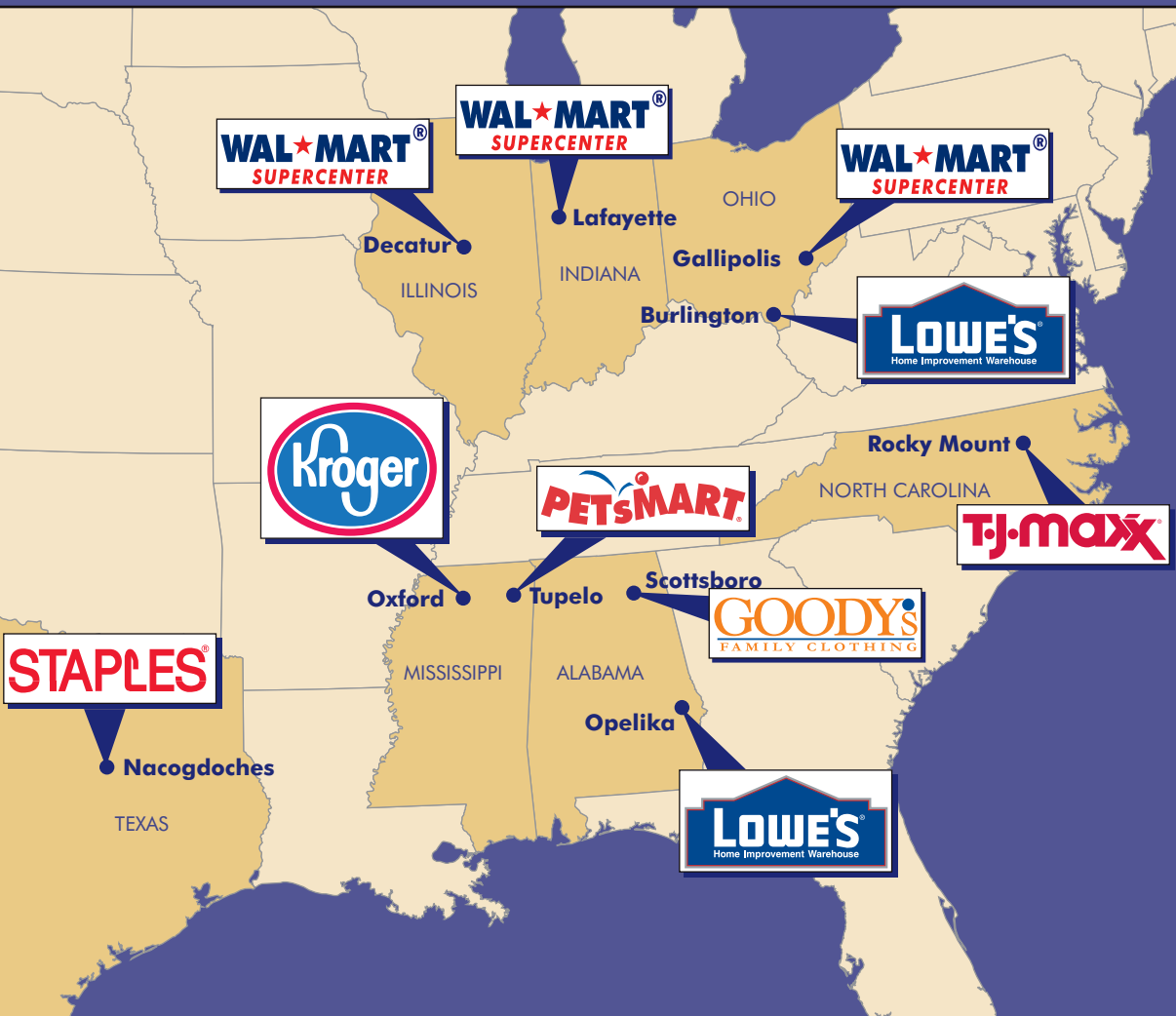
Lowe's

Opelika, Alabama

Anchor: Lowe's (Freestanding)
Total GLA: 135,197 s.f.
Acreage: 19.63
Year Built: 2000
Occupancy: 100%
NOI: \$980,890

MARKET LEADING RETAIL TENANTS

THIS OUTSTANDING PROPERTY OFFERING FEATURES OVER 1.5 MILLION SQUARE FEET OF NEWLY DEVELOPED JDN REALTY OWNED RETAIL CENTERS ANCHORED BY MANY OF TODAY'S INDUSTRY LEADING INVESTMENT GRADE RETAIL TENANTS.



TERMS AND CONDITIONS

The Seller is listing the Properties for sale individually or in a multiple Property purchase. Prospective Buyers must execute and submit the enclosed Confidentiality Agreement prior to receiving the Property Offering information for each property requested. Upon full execution and delivery of the Confidentiality Agreement by Prospective Buyer, Prospective Buyer will be delivered certain confidential information relative to the Property's status, operations and terms of sale.

This Marketing Brochure may not be used by the Prospective Buyer for any purpose other than evaluating a possible purchase of the Property or Properties by the Prospective Buyer. This Marketing Brochure may not be copied or distributed without the prior written consent of Seller.

If Prospective Buyer is represented by a broker, finder or agent, all brokerage or other fees and obligations

incurred on behalf of Prospective Buyer shall be the sole responsibility of Prospective Buyer in connection with the sale of the Seller's Properties.

No legal commitments or obligations shall arise by reason of the presentation of this Marketing Brochure or of any related materials, which may have been or will be presented during the marketing of the Property or Properties. Seller expressly reserves the right, in its sole and absolute discretion, to alter or amend the terms of the Property listings, to reject any and all expressions of interest or offers to acquire the Properties and/or terminate discussions at any time with or without notice. Seller shall have no legal commitment or obligation to any person or entity reviewing the Marketing Brochure or making an offer to acquire the Property or Properties. This listing is subject to prior sale.

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