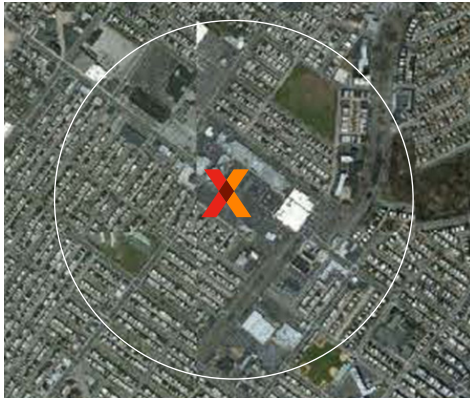


ACQUISITIONS

ESTABLISHED MARKETS



TRAFFIC-GENERATING GROCERS



REDEVELOPMENT POTENTIAL



WE ARE ACTIVELY PURSUING NEIGHBORHOOD OR COMMUNITY CENTERS WITH THESE PREFERRED CHARACTERISTICS.

PROPERTY ATTRIBUTES

- Located in a Top 50 MSA in the United States or other desirable locations with high barriers to entry
- Single assets larger than 75,000 square feet or portfolios
- Well located in densely populated markets with strong demographics
- Anchored by a highly productive grocer creating a regional draw
- Added-value opportunity through expansion, redevelopment or lease-up/re-leasing
- Proximity to other Brixmor properties

DEAL STRUCTURE

- Purchase with in-place debt or all cash
- Provide tax-deferred structure
- Work quickly with sellers in need of an exchange

SUBMISSION PACKAGE

- Site plan identifying retailers
- Rent rolls with complete lease details
- Tenant gross sales reports (multi-year history)
- Mortgage amounts and terms, if any
- Description of any physical and environmental issues
- Aerial photograph
- ARGUS cash flow model

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