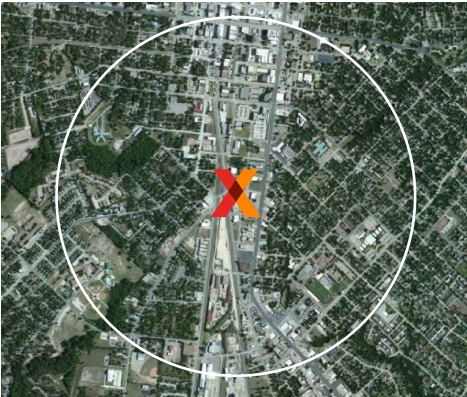


# ACQUISITIONS

## ESTABLISHED OR GENTRIFYING MARKETS



## TRAFFIC-GENERATING GROCERS



## REDEVELOPMENT POTENTIAL



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

### PROPERTY ATTRIBUTES

- Proximity to other Brixmor properties
- Located within a Top U.S. MSA or other desirable location within our existing portfolio footprint
- 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, however, we will pursue non-anchored opportunities when strategic
- Added-value opportunity through expansion, redevelopment or lease-up/re-leasing

### 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

## NATIONAL

### Mark Horgan

Chief Investment Officer  
Acquisitions & Dispositions  
mark.horgan@brixmor.com  
646.344.8618

### Caitlin Griffin

Vice President  
Transactions  
caitlin.griffin@brixmor.com  
646.344.8926

## NORTH

### Chris Reed

Director  
Acquisitions & Dispositions  
christian.reed@brixmor.com  
610.834.7576

## SOUTH

### Diane Roberts

Vice President  
Acquisitions & Dispositions  
diane.roberts@brixmor.com  
770.360.8423

## WEST

### Dan Sutherland

Vice President  
Acquisitions & Dispositions  
daniel.sutherland@brixmor.com  
858.202.1138