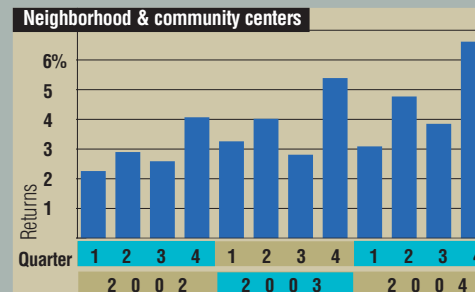
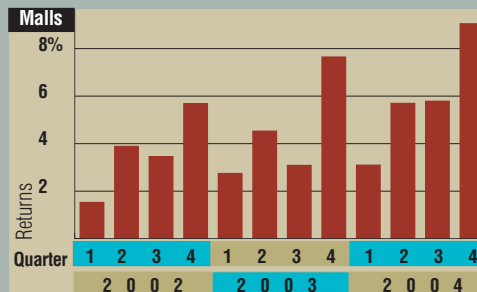
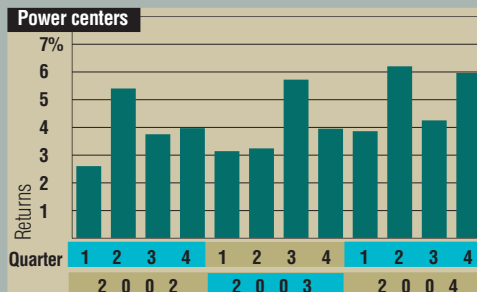


THE BOTTOM LINE

By DONNA MITCHELL

4Q returns were up for all retail properties, but malls led the pack



For the fourth quarter, preliminary returns on malls were at 9.07 percent, up from an adjusted 5.81 percent; community and neighborhood centers were at 6.62 percent, up from 3.85 percent; and power center returns were at 5.95 percent, up from 4.24 percent.

Source: NCREIF

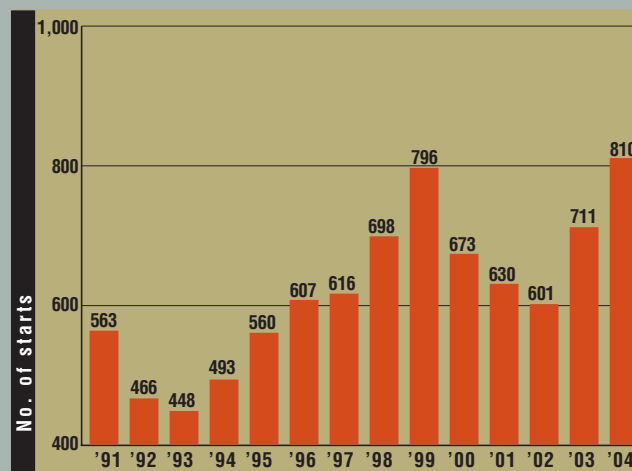
Top 15 anchors opening in new centers

	2005 (proj.)	2004
Wal-Mart	36	20
Target	27	16
Ross Dress for Less	14	11
Lowe's	13	11
Bed Bath & Beyond	12	12
Home Depot	11	13
Kohl's	11	12
Best Buy	10	8
Michaels	9	8
Barnes & Noble	8	6
Dillard's	8	5
Linens 'n Things	8	10
PetsMart	8	9
Circuit City	7	6
Sears	7	3

Wal-Mart could remain the most popular shopping center anchor in new centers, given the 36 openings it plans for this year. Last year it had 20. And Target, meanwhile, is set to repeat as runner-up, with 27 anchor openings planned, up from 16 last year.

Source: National Research Bureau

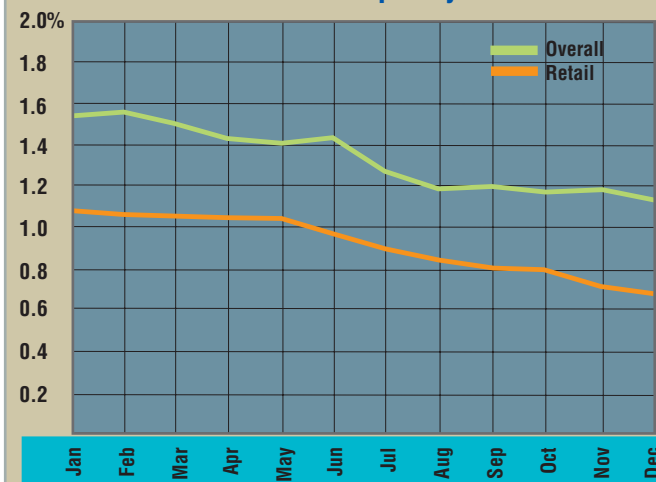
New shopping center development



Shopping center developers may be getting more discriminating about how much retail space they build. Last year saw the second-highest number of construction starts in 15 years, but that amounted to the smallest average building area (63,867 square feet) over the period, according to ICSC.

Source: McGraw-Hill Construction; ICSC Research

2004 CMBS delinquency rates



Overall CMBS delinquency rates declined last year, with retail loans enjoying the lowest levels of all. The trend is likely to continue, because the fundamentals — rising consumer income, sales growth, rational levels of construction and investment — all support stable growth.

Sources: Intex Solutions, Wachovia Securities