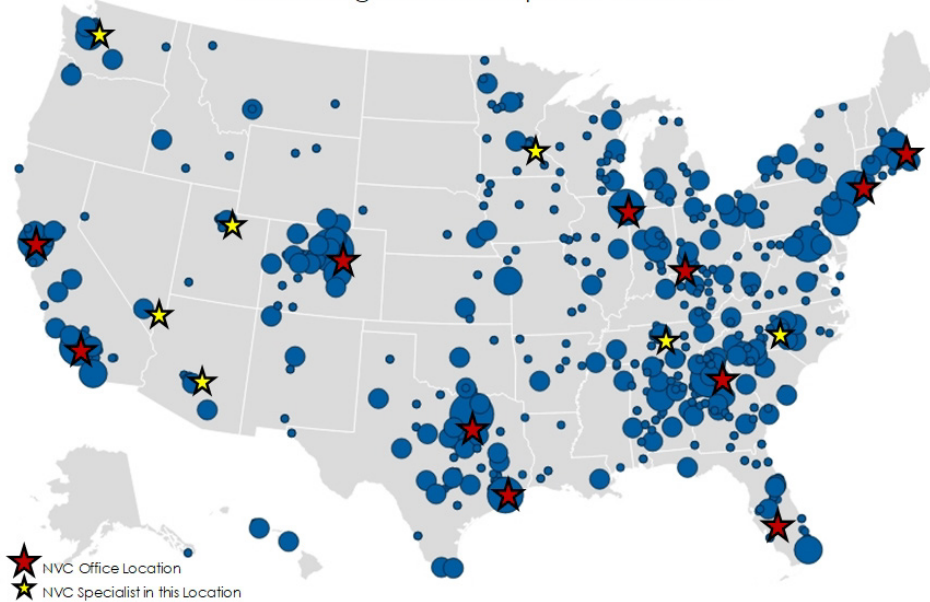


VALUATION & ADVISORY - RETAIL

Retail Assignments Completed in 2021-22



2,035

Valuation & Consulting
Assignments in 2021-22

235

Clients Served

370

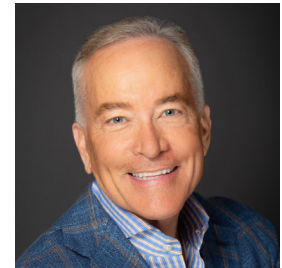
Markets Covered

NOTABLE RECENT ASSIGNMENTS

Del Amo Fashion Center	Regional Mall	2.5 MM SF	Los Angeles, CA
Ala Moana Center	Regional Mall	2.2 MM SF	Oahu, HI
North Park Center	Regional Mall	1.9 MM SF	Dallas, TX
Tysons Corner	Regional Mall	1.9 MM SF	McLean, VA
Dadeland Mall	Regional Mall	1.5 MM SF	Miami, FL
Freehold Raceway	Regional Mall	877,000 SF	Freehold, NJ
The Village at Allen	Power Center	836,000 SF	Allen, TX
The Shops at Greenridge	Power Center	467,000 SF	Greenville, SC
Commons at Willowbrook	Power Center	442,000 SF	Houston, TX
Harvest Junction	Power Center	368,000 SF	Boulder, CO
Marketplace at Altamonte	Power Center	308,000 SF	Orlando, FL
University Town Center	Lifestyle/Town Center	1.2 MM SF	San Diego, CA
Shadow Lake Towne Center	Lifestyle/Town Center	655,000 SF	Papillon, NE
Atlantic Station	Lifestyle/Town Center	587,000 SF	Atlanta, GA
Alliance Town Center	Lifestyle/Town Center	522,000 SF	Dallas, TX
Town Center of Mililani	Lifestyle/Town Center	477,000 SF	Oahu, HI
Town Center Corte Madera	Lifestyle/Town Center	448,000 SF	Corte Madera, CA
Newbury Street Retail District	High Street Retail	12 Assets	Boston, MA
Shops at North Bridge	Multi-Block Retail	667,000 SF	Chicago, IL
Voice of America Center	Neighborhood Center	440,000 SF	Cincinnati, OH
Arvada Marketplace	Neighborhood Center	280,000 SF	Arvada, CO
Regency Court Shopping Ctr.	Neighborhood Center	195,000 SF	Omaha, NE
Tops Plaza	Neighborhood Center	189,000 SF	Ithaca, NY
Fountains of Miramar	Neighborhood Center	139,000 SF	Miramar, FL
Dollar General Portfolios	Freestanding Retail	180 Assets	21 States
Neighborhood Retail Portfolio	Grocery/Neighborhood	97 Assets	23 States
Furniture Row Portfolio	Freestanding Retail	26 Assets	6 States
Washington Prime Portfolio	6.5 MM SF of Retail	12 Assets	7 States
Applebee's Portfolio	Restaurant	11 Assets	5 States

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VALUATION & ADVISORY - RETAIL



NVC

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SERVICES PROVIDED:

- Appraisal & Restricted Reports
- Portfolio Valuations
- Lease Negotiations/Cost Analysis
- Estate Valuations
- Litigation Support/Expert Testimony
- Tax Appeals
- Debt Valuation
- Highest & Best Use Analysis

Expertise

NVC has completed thousands of valuation and advisory assignments for retail properties located throughout the United States. Our expertise in this property type is extensive, with assignments ranging in scope from single-tenant properties and grocery-anchored retail centers to regional malls, power centers and hybrid property types, including mixed-use "new urbanism" developments. Our team also has extensive experience with a broad array of specialized retail properties including, restaurants, drug stores, retail banking facilities and theaters/entertainment venues.

Market Knowledge

Our staff's analytical expertise is enhanced by NVC's proprietary database, which contains lease information and operating statements on thousands of retail properties nationwide. Coupled with access to a wide array of nationally recognized market data resources and a dedicated professional research staff, our valuation team has all the tools necessary to focus on national, regional and local market trends and transactions.

Portfolio Valuation

NVC's valuation team includes more than 50 certified general appraisers, over half of whom hold the MAI designation. This allows us to promptly allocate the appropriate qualified resources to complex portfolio assignments involving multiple assets of all property types on a national basis. Our 11 regional offices and team of highly skilled appraisers and research staff ensures the necessary personnel and geographic coverage to deliver a superior report product that is tailored to each client's needs in a timely manner.

Core Values

NVC was founded upon and continues to operate by two guiding principles: client service and quality of product. Each client is important to our firm, exemplified by our commitment to quality, dedication to valuing assets fairly, delivering a high level of transparency in our reporting, and maintaining open communication throughout the valuation process.

RETAIL PRODUCT TYPES:

- Community/Neighborhood Centers
- Freestanding & Net Lease Properties
- Grocery-Anchored Centers
- Lifestyle, Power & Outlet Centers
- Mixed-Use Projects
- Movie Theaters/Entertainment Venues
- Regional/Super-Regional Malls
- Restaurants