

Anchored Investment Opportunity



Cross Creek

3505-3619 Riverdale Rd | Memphis, TN 38115

Confidential Offering Memorandum

MATTHEWS™

Cross Creek

3505-3619 Riverdale Rd | Memphis, TN 38115

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1. Executive Summary

2. Property Details

3. Tenant Information

4. Financial Summary

5. Procedure for Offers

SECTION ONE

1

EXECUTIVE SUMMARY

CROSS CREEK



OFFERING INTRODUCTION

Matthews™, as exclusive broker, is pleased to present the opportunity to acquire **Cross Creek**, a 257,701± SF community center **shadow-anchored by Home Depot**, and **anchored by Ross, dd’s DISCOUNTS, Five Below, Fun City, and Pickleball Kingdom** - ideally situated at the highly trafficked Riverdale Rd exit from Bill Morris Pkwy (TN-385) in **Memphis, TN**.

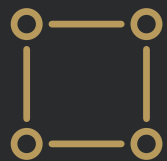
Anchor Tenants



National Tenants



257,701± SF
Offering GLA



26.22± AC
Land Area



93.10%
Occupancy



1999/2019/
2020/2025
Years Built/Ren.



Market to
Establish
Price



\$1,975,172
NOI

INVESTMENT HIGHLIGHTS



Extremely high traffic position (191,260 VPD) in Memphis, with convenient regional access

Situated at the Riverdale Rd exit from Bill Morris Pkwy (TN-385), just minutes south of Germantown - the most affluent enclave within the Memphis MSA



Surrounded by beneficial national ancillary and outparcel fast-casual restaurants, QSRs, fuel centers, banks, pharmacies and more

Counting Liberty Bank (**included**), Starbucks, Chick-Fil-A, Smoothie King, Exxon, Century Carwash, IHOP, Krystal, McDonald's, Walgreen's, and Burger King



Shadow-anchored by The Home Depot, which has been at the location for over 30 years

Providing a long-established, regional consumer draw, which compliments the tenants at Cross Creek



Strong, recent leasing momentum at the Property includes the addition of two rapidly expanding national anchors and a national outparcel tenant

Fun City, Pickleball Kingdom, and Liberty Bank — characterized by long-term leases through 2035, occupying a total of 80,800± SF



Anchored by a synergistic mix of proven, low-cost providers, including Ross, dd's Discounts, and Five Below

Making Cross Creek a one-stop shopping destination for value-minded consumers



Marked by strong retail fundamentals, which have fortified the center's long-term viability over the last 27 years

Including phenomenal visibility, prominent signage, abundant ingress/egress, cross parking and access with regional consumer draw — Home Depot, a signalized main entrance, ample parking, and a pin corner position at two high traffic corridors, accessing 72,790 VPD



LOCATION ATTRIBUTES

Memphis, TN

Located on the Mississippi River in southwest Tennessee, Memphis is the largest city in West Tennessee and serves as the logistics capital of North America. Home to the global headquarters of FedEx, AutoZone and International Paper, the city anchors a diverse economy spanning transportation, healthcare, advanced manufacturing and life sciences. Memphis boasts the fifth-largest inland port in the U.S. and one of the world’s busiest cargo airports through the FedEx Express SuperHub. World-renowned institutions including St. Jude Children’s Research Hospital continue to drive medical innovation, while the city’s rich musical heritage, thriving tourism industry and strategic central location make Memphis one of the Southeast’s most important economic centers.



Top Industry Sectors



Fortune 500 World Headquarters



Major Area Employers



LOCATION ATTRIBUTES

FedEx Global Headquarters

Just 2.5 miles from Cross Creek, FedEx’s Corporate Headquarters are located within the heart of Memphis, along with the 89-AC FedEx Express World Headquarters and FedEx’s World Super-Hub — a massive facility at Memphis International Airport. The company just filed (in July 2026) for a \$18.1M permit to add a 51,500-square-foot expansion to its International Priority Freight Shipment Facility at the Memphis World Hub, slated for completion by summer 2028.



#1 Employer in Memphis

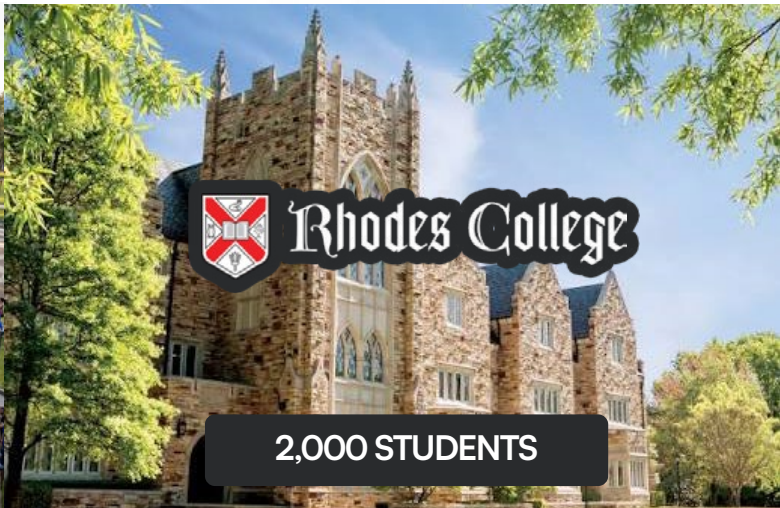
35,000 Memphis Area Employees

\$126B Global Economic Impact

Center for Higher Education



19,650 STUDENTS



2,000 STUDENTS



1,775 STUDENTS

Major Healthcare Hub

10,500 EMPLOYEES



St. Jude’s Children’s Research Hospital is a world-renowned pediatric treatment facility founded in 1962. Families never receive a bill for treatment, travel, housing, or food. Every year the PGA Tour hosts the FedEx St. Jude Championship as part of the PGA Tour’s FedEx Cup Playoffs — a tournament which has raised over \$80 million for the children’s hospital since the partnership began.

3,700 EMPLOYEES



Baptist Memorial Hospital-Memphis is the flagship hospital for Baptist Memorial Healthcare — one of the largest healthcare systems in the U.S. Ranked the #2 hospital in Tennessee by U.S. News & World Report, the facility operates 706 beds on its 80-AC campus, serving as a major referral center for patients across the Mid-South. According to HealthGrades, Baptist Memphis’ cardiac surgery, stroke, gastrointestinal, pulmonary and critical care programs have been ranked among the top 5% in the country.

3,400 EMPLOYEES



Founded in 1952 by the Le Bonheur Club, Le Bonheur Children’s Hospital is a 276-bed top-ranked comprehensive pediatric medical facility, which treats over 250,000 children annually through specialized care, regional clinics, and academic partnership with the University of Tennessee Health Science Center.

12,000 EMPLOYEES



Methodist University Hospital is a 600-plus-bed academic teaching facility, a comprehensive medical center, and part of the Methodist Le Bonheur Healthcare system, which serves as a major partnership hub with the University of Tennessee Health Science Center. It has consistently been ranked the best regional hospital in Memphis by U.S. News & World Report for over a decade.

MULTIMODAL TRANSPORT & INFRASTRUCTURE

Port of Memphis

Strategically located along the Mississippi River, the International Port of Memphis serves as a vital gateway for national and global commerce. The 6th largest inland port in the country, Memphis is a crucial hub for multimodal transport, efficiently connecting river, road, rail, and runway for the seamless movement of goods across North America and beyond. Top commodities that move through the port include massive bulk loads of petroleum, cement, steel, coal, salt, fertilizers, rock, gravel, tar, asphalt, and grains.



\$6.25B

ANNUAL ECONOMIC IMPACT



13,860

JOBS CREATED



\$71.7M

ANNUAL TAX GENERATION



68

WATERFRONT FACILITIES



37

DEDICATED TERMINALS

Memphis International Airport (MEM) 8.5 MI. FROM CROSS CREEK

Home to FedEx Express' global hub which can sort 484,000 shipments per hour and serve 250 daily flights, Memphis International Airport averages over 80 commercial passenger flights a day via Allegiant Air, American Airlines, Delta, Frontier, Southwest, United Airlines, Breeze Airways, and American Eagle, with nonstop service to 36 destinations.



4.8M

ANNUAL PASSENGERS

6.5B Tons

CARGO ANNUALLY



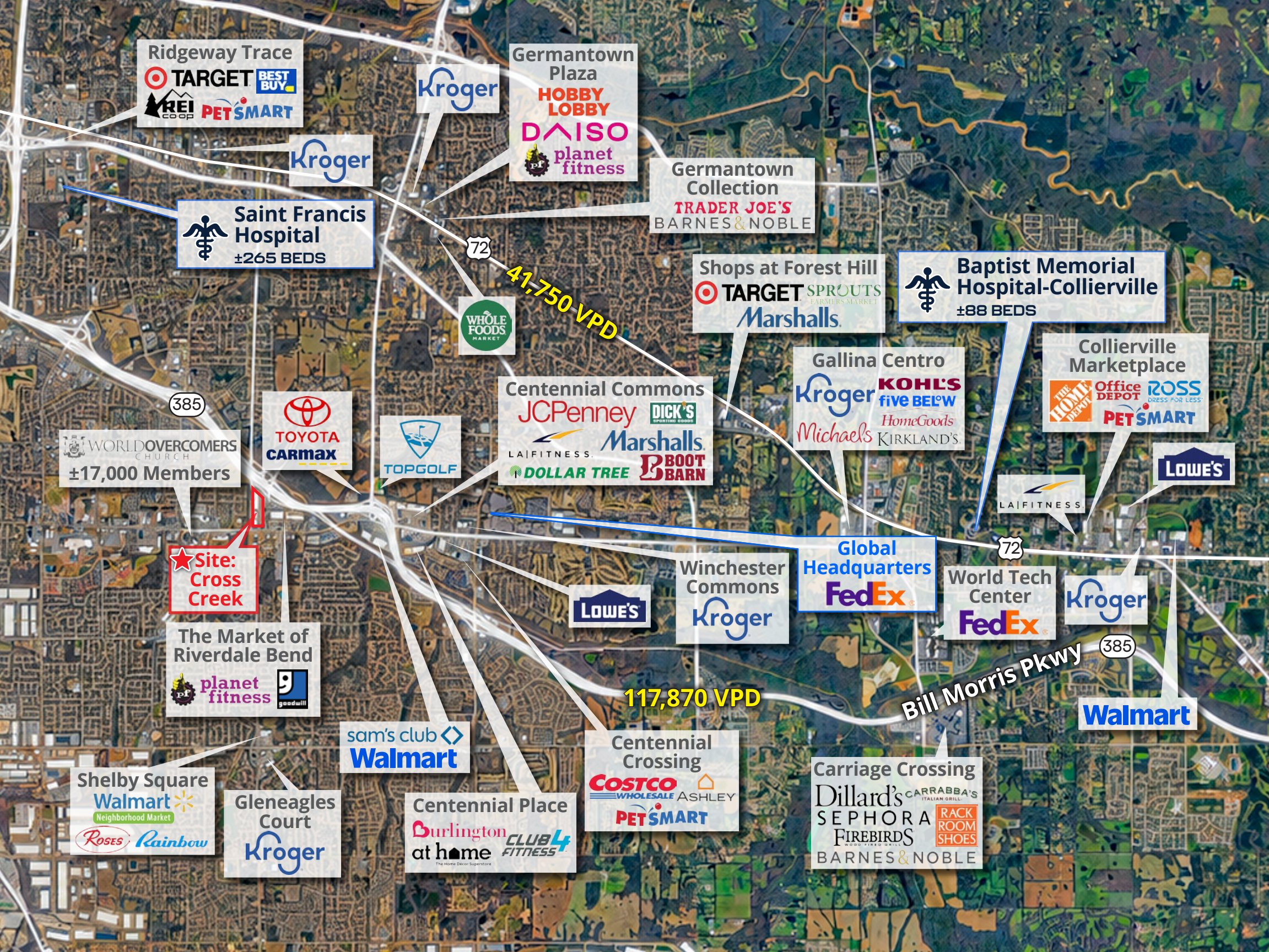
Five Class I Railroads

Memphis is served by five Class I railroads.



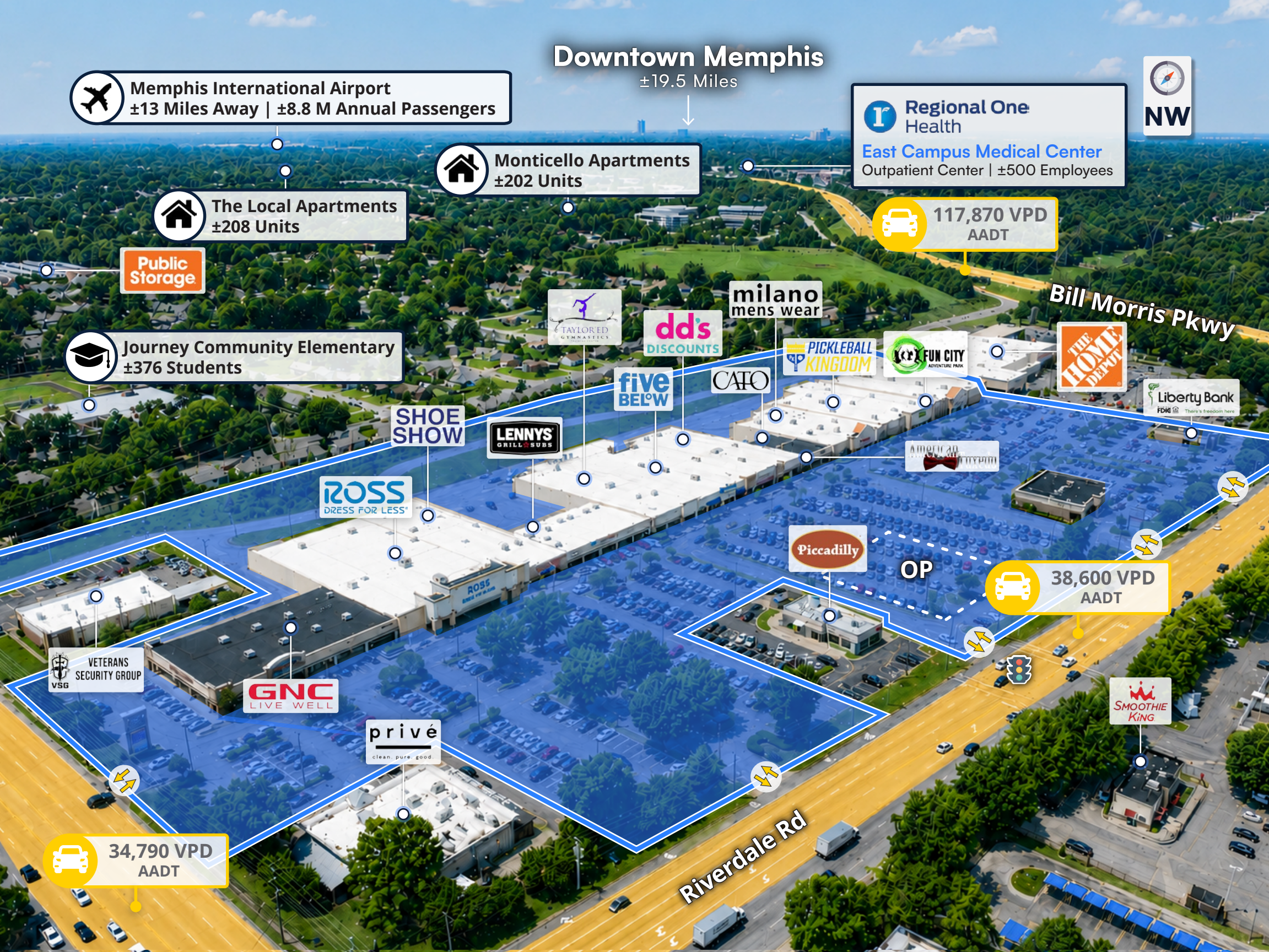
Major Highways





market AERIAL

Cross Creek is **strategically positioned** within an extremely high traffic, regional **consumer corridor** just over 2 miles from FedEx World Headquarters; accessing over **191,000 combined VPD** in conjunction with major nearby draws like Costco, Sam’s Club, Walmart, The Home Depot, Lowe’s, and more.



Demographics

Highlights

	1 Mile	3 Miles	5 Miles	10 Miles
Population				
2025 Population	9,487	93,945	188,048	545,019
Income				
2025 Est. Average Household Income	\$66,112	\$87,221	\$99,966	\$100,260
2025 Est. Median Household Income	\$57,724	\$68,731	\$75,719	\$74,740
Households				
2020 Households	3,869	36,906	73,698	211,099
Race & Ethnicity				
2025 Est. White	1,092	17,324	57,794	208,576
2025 Est. Black or African American	7,093	63,692	101,548	245,028
2025 Est. American Indian or Native Alaskan	67	454	880	2,778
2025 Est. Asian	93	1,976	5,570	18,718
2025 Est. Other Races	1,135	10,456	22,159	69,627
2025 Est. Hispanic	1,039	9,180	18,844	55,652

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCES





\$99K+

Avg. HH Income
5-Mile Radius



188K

Estimated Population
5-Mile Radius

SECTION TWO

2

PROPERTY
DETAILS

CROSS CREEK



PROPERTY ATTRIBUTES

SHADOW-ANCHORED
BY ADJOINING & LONG-
ESTABLISHED HOME DEPOT



- 30 YRS OF TENURE
- INSTITUTIONALLY-OWNED
- STRATEGIC MARKET POSITION

Adjoining Cross Creek and sharing cross access with the Center is a Home Depot with 30 years of tenure at the location. **Institutionally-owned by a publicly-traded REIT, The Home Depot at Cross Creek drives a valuable, regional consumer draw** as the only Home Depot store located along heavily trafficked Bill Morris Pkwy (TN-385) and the closest store for high profile nearby communities, like Germantown.



Uniquely High Traffic Location

Situated at the signalized pin corner of Winchester Rd and Riverdale Rd, the tenants at Cross Creek benefit from phenomenal surface road traffic, exceeding 191,000 VPD. Winchester Rd runs east and west through the city, between Memphis International Airport and FedEx’s World Headquarters campus, Nike’s Memphis Distribution Center, and major suburbs like Collierville. Riverdale Rd runs north and south, becoming TN-305 and connecting with Olive Branch, MS 7 miles south of the Property.

34,790 VPD	38,600 VPD	117,870 VPD
Winchester Rd	Riverdale Rd	Bill Morris Pkwy (TN-385)

Strong Retail Fundamentals

- EXCELLENT VISIBILITY
- PROMINENT SIGNAGE
- SIGNALIZED MAIN ENTRANCE
- PIN CORNER POSITION
- ABUNDANT ACCESS
- AMPLE PARKING FIELD

Centrally Positioned with Convenience to Affluent Enclaves & Major City Destinations

Cross Creek boasts a central, high traffic position within the market, making it an easily accessible shopping destination for both neighborhood consumers and residents throughout the Memphis community. Situated at the Riverdale Rd exit from Bill Morris Pkwy, the Property is immediately accessible to 117,870 VPD traveling along TN-385 — a major city artery which connects I-240/I-40 — Memphis’ inner perimeter interstate — with I-269, which surrounds the outer MSA.

2.5 MILES	9.5 MILES	7 MILES	9 MILES	4 MILES
FedEX Global HQ (9 Min.)	Memphis International Airport (15 Min.)	Baptist Memorial Hospital (10 Min.)	University of Memphis (15 Min.)	Germantown (10 Min.)



property

AERIAL

Shadow-anchored by an attached Home Depot for over 27 years, Cross Creek serves as a **one-stop shopping destination for discount-minded shoppers** via complimentary anchors - Ross, dd's Discounts, and Five Below.

TRADE AREA OVERVIEW

Memphis, TN

Situated along the Mississippi River at the intersection of I-40, I-55, and I-240, Memphis is the largest city in West Tennessee and serves as the commercial center of a nine-county metropolitan area with a population of roughly 1.34 million. Its location at the heart of the mid-South makes it a hub for retail, distribution, and employment, drawing from West Tennessee, North Mississippi, and East Arkansas. Home to the global headquarters for FedEx, which has made Memphis International the busiest cargo airport in North America and second busiest in the world, Memphis also boasts one of the nation’s largest trucking corridors and inland river ports. Equally important to the local economy is healthcare, which accounts for roughly one in nine local jobs across 19 hospitals with more than 4,000 beds, including St. Jude Children’s Research Hospital and the University of Tennessee Health Science Center. The city is also home to the University of Memphis, which serves approximately 22,000 students and generates nearly \$1 billion in annual economic impact, supporting nearly 10,000 regional jobs.



Market Positioning - High Traffic Crossroads

Boasting a truly regional location in the market, Cross Creek benefits from its excellent accessibility for both community traffic and regional commuters alike. **Situated at the busy intersection of Winchester Rd (34,790 VPD) and Riverdale Rd (38,600 VPD), the Property is ideally positioned at the Riverdale Rd exit from Bill Morris Pkwy (TN-385) — a major Memphis commuter corridor which connects I-269 with I-240, accommodating an additional 117,870 VPD.**

Cross Creek’s location is just 4 miles from affluent Memphis enclaves, like Germantown. Just seconds from S Germantown Rd, **the Property is a 10-minute drive due south from the community, providing the closest Ross store and major family entertainment destinations like Pickleball Kingdom and Fun City, for Germantown residents.**

Additionally, the Center anchors a regional retail and entertainment corridor which is also home to the only TopGolf in Memphis, and consumer draws like Sam’s Club, Costco, Walmart Supercenter, Dick’s, LA Fitness, Burlington, PetSmart, Kroger, Lowe’s, Ashley, and FedEx’s World HQ campus — all within just over 2 miles of Cross Creek.



Memphis, TN Market Trends

 **4.3%**
Vacancy Rate

 **\$17.17**
Avg. Market Rent

 **3.2%**
12 Mo. Rent Growth

Southeast (Memphis) Submarket Overview Market Trends

 **5.7%**
Vacancy Rate

 **\$14.41**
Avg. Market Rent

 **3.5%**
12 Mo. Rent Growth

SITE DETAILS

Location

Cross Creek is situated at the highly trafficked Riverdale Rd exit from Bill Morris Pkwy (TN-385), just minutes south of Germantown. The address is 3505—3619 Riverdale Rd, Memphis, TN 38115.

Year Built

1999/2019/2020/2025

Land Area

26.22± AC

Zoning

CMU-2

2025 Taxes

\$206,516.66

Shape, Topography And Frontage

The rectangular-shaped Property sits even with Riverdale Rd. It is bound by Home Depot to the north, Winchester Rd to the south, Riverdale Rd to the east and a residential neighborhood to the west.

Utilities and Services

All utilities are available, including water, sewer, gas and electricity.

Access

There are six (6) access points: four (4) from Riverdale Rd and two (2) from Winchester Rd.

Visibility and Signage

The Property enjoys strong frontage and visibility with three (3) pylon signs: one (1) on Riverdale Rd, one (1) on Winchester Rd, and one off of Bill Morris Pwky (Hwy 385).

Parking Lot

954 parking spaces
(3.7/1,000 SF)

Landscaping

The landscaping features manicured trees, shrubs and plants throughout the site, parking lot and around the entrances.



IMPROVEMENT FEATURES

Offering GLA

257,701± SF

Property Composition

The Property is composed of one (1) multi-tenant, one-story shopping center building.

Building Structure and Façade Materials

The structure consists of brick, steel framing and concrete masonry. The foundation is a concrete slab.

Storefronts

Storefronts include tenant-specific signage, attractive glass entry doors and fixed-pane windows in metal framing.

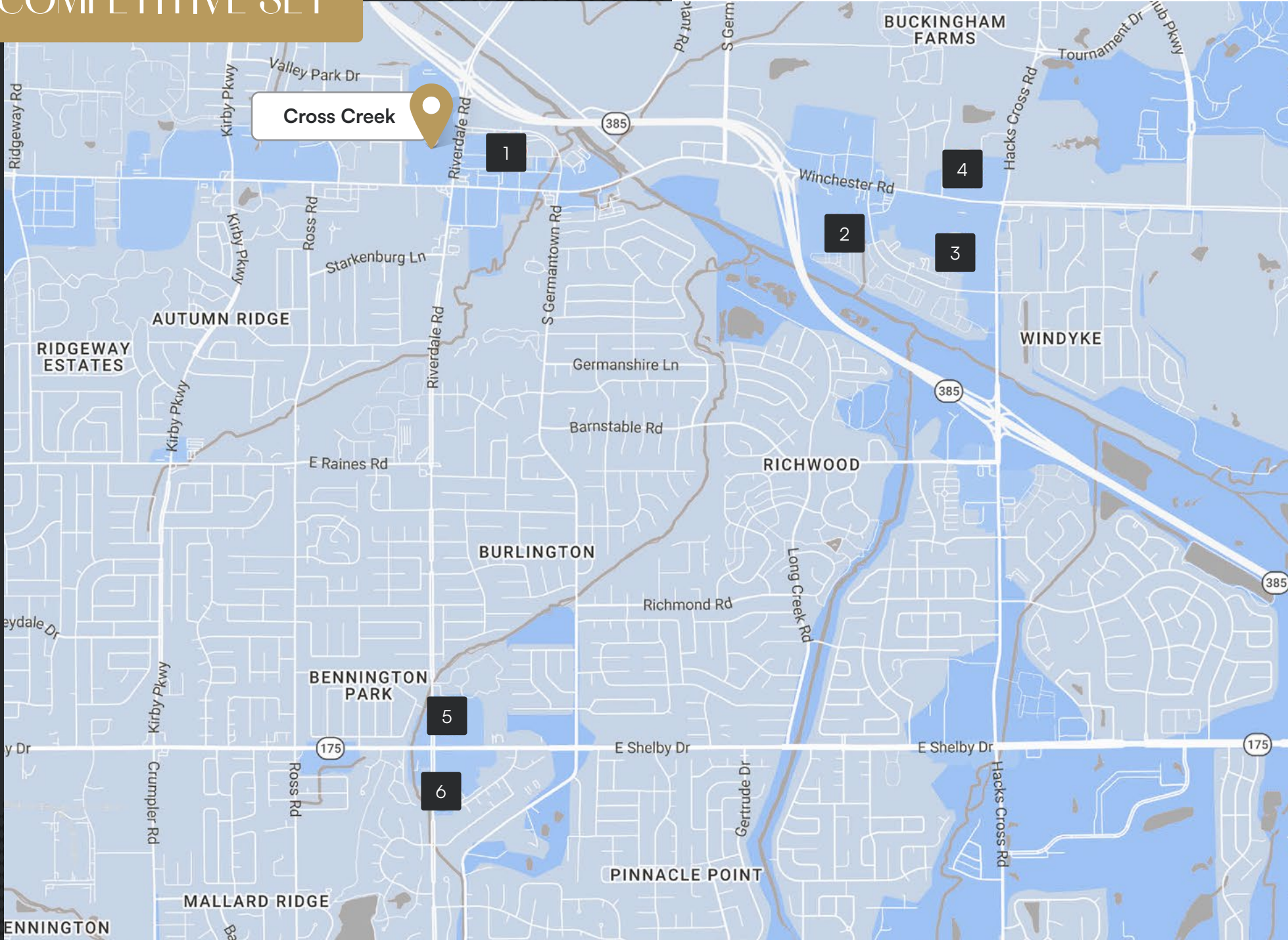
HVAC

Heating and cooling are supplied by electric rooftop packaged units.

Interior Finishes

Retail spaces are fitted with tenant-specific retail display systems.

COMPETITIVE SET



1

Market of Riverdale Bend

Address	7114 Winchester Rd
Size	151,095 ± SF
Occupancy	96.6%
Rental Rate	\$9.00 - \$11.00 PSF
National Tenants	Planet Fitness, Goodwill, Habitat for Humanity
Distance	0.4 Miles

2

Centennial Place

Address	7741 Winchester Rd
Size	250,990 ± SF
Occupancy	100.0%
Rental Rate	\$100.00
National Tenants	At Home, Burlington, Club 4 Fitness
Distance	

3

Centennial Crossing

Address	7951 Winchester Rd
Size	44,377 ± SF
Occupancy	93.1%
Rental Rate	\$14.00 - \$18.00 PSF
National Tenants	Costsco, Ashley, PetSmart
Distance	2.2 Miles

4

Winchester Commons

Address	7942 Winchester Rd
Size	93,025 ± SF
Occupancy	98.2%
Rental Rate	\$22.00
National Tenants	Kroger
Distance	2.2 Miles

5

Shelby Square

Address	6990 E Shelby Dr
Size	144,016 ± SF
Occupancy	95.2%
Rental Rate	\$11.00 - \$13.00 PSF
National Tenants	Walmart, Roses, Rainbiw
Distance	

6

Gleneagles Court

Address	4770 Riverdale Rd
Size	110,056 ± SF
Occupancy	89.7%
Rental Rate	\$14.00 - \$17.00 PSF
National Tenants	Kroger
Distance	3.2 Miles



southwest

FACING VIEW

Part of a **major retail node** along Winchester Blvd, which includes Costco, Sam's Club, Walmart, Dick's, JCPenney, PetSmart, Lowe's, Marshalls, Boot Barn, Burlington, and more; Cross Creek is situated **just over 2 miles from FedEx's Global Headquarters** campus, which **employs over 35,000** people in the Memphis area.

SECTION THREE

3

TENANT
INFORMATION

CROSS CREEK



TENANT HIGHLIGHTS

Synergistic Discount-Centric Anchor Mix

Cross Creek is anchored by a **complimentary mix of discount-oriented, national retailers**, including Ross, dd's Discounts, and Five Below, which **make the Center a one-stop shopping destination for value-minded consumers**. With 18 years of established success at the Property, Ross added dd's in 2018 and **Five Below followed in 2021, boasting a store that ranks in the top 17% (289 of 1,672) nationally and 1 of 4 in the city of Memphis.**

ROSS
DRESS FOR LESS®

dd's
DISCOUNTS

five
BELOW®

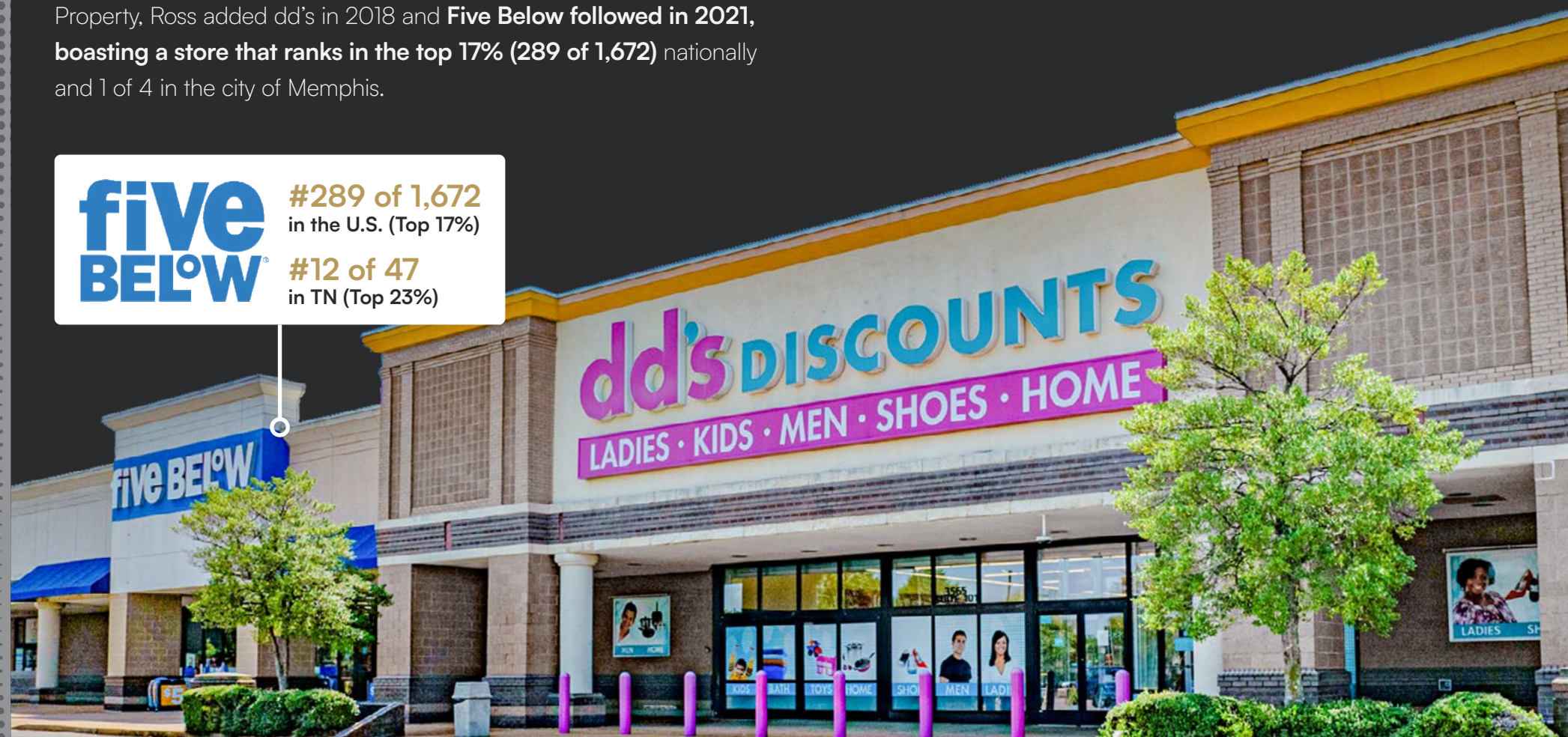


DISCOUNT RETAIL HUB

five
BELOW®

#289 of 1,672
in the U.S. (Top 17%)

#12 of 47
in TN (Top 23%)



Significant Leasing Momentum

The tenant roster at Cross Creek has been significantly bolstered, over the last year, by the addition of **rapidly expanding national anchors** — **FunCity and Pickleball Kingdom** — **occupying a total of 77,300± SF on long-term leases through 2035**. FunCity Adventure Park has over 100 locations nationally with a variety of family entertainment, including trampolines, laser tag, foam pits, bumper cars, arcades, ninja courses, party rooms, and more. **Pickleball Kingdom is the world's largest indoor pickleball entity**. The Cross Creek location provides **17 state-of-the-art courts, professional coaching and clinics, youth programs, corporate events, and leagues and tournaments**.



New Lease
Thru 2035

35,000± SF



New Lease
Thru 2035

42,300± SF

71% Current National Tenant Roster

With the recent addition of rapidly expanding national anchors — Fun City and Pickleball Kingdom — **the existing tenant roster at Cross Creek is occupied by a synergistic mix of roughly 71% national tenants:** including complimentary shops like Shoe Show, Lenny's, GNC, and CATO.

CATO

LENNYS
GRILL★SUBS

SHOE
SHOW

GNC
LIVE WELL

Surrounded by Beneficial Ancillary & Outparcel Consumer Draws

The Center benefits from a high traffic position, **surrounded by national QSRs, fast-casual restaurants, fuel centers, banks, and pharmacies, which draw consumers to Cross Creek throughout the day, for an assortment of retail needs**. Included in the offering, **Liberty Bank occupies a 3,500± SF outparcel with a new, 10-yr lease through 2035**.



INCLUDED



Suite	Tenant	Square Footage
1	Nicole Beauty & Wigs	14,000
2	GNC	1,450
3	Ross Dress for Less	30,187
3B	To Be Leased	12,000
3A	Shoe Show	6,000
4	Lenny's Sub Shop	2,183
5	Thomas Van Duyn	2,183
6	Jeweler	1,609
7	To Be Leased	1,206
8	To Be Leased	2,011
9	I Nails	1,206
10C	Taylor'd Gymnastics	20,392
10B	Five Below	11,088
10D	Static Vacancy	9,292
10A	dd's Discounts	24,334
11	American Tuxedo	3,000
12	Cato Fashion	3,960
13	Milano Men's Wear	22,800
14	Pickleball Kingdom	42,300
15	Fun City	35,000
19A	Liquor Store	2,712
19B	To Be Leased	2,576
19C	JR Fish & Chicken	2,712
20	Liberty Bank	3,500
16	Home Depot (NAP)	
18	Prive Steak House (NAP)	
18	Piccadilly To Go (NAP)	

site plan

TENANT OVERVIEWS



rossstores.com | Locations: 1,950+ | NASDAQ: ROST

Headquartered in Dublin, California, Ross Dress for Less is the nation’s largest off-price apparel and home-fashion chain. The retailer operates more than 1,950 locations across 44 states and offers in-season branded merchandise at substantial discounts to department and specialty-store prices. Ross continues to expand through new-store openings and market entries, supported by its broad customer appeal, flexible buying strategy and established national distribution infrastructure.

Lease Overview

Tenant Name	Ross Dress for Less
Gross Leasable Area	42,187± SF
Rent Commencement	May 1, 2008
Expiration Date	January 31, 2029
Renewal Terms	Tenant has Two (2) 5-Year Options

Rent and Renewal Option Schedule

Period	PSF	Monthly	Annual
May 1, 2008 - January 31, 2029*	\$9.30	\$32,702.58	\$392,431.00
Renewal Options	PSF	Monthly	Annual
OPTION 1			
February 1, 2029 - January 31, 2034	\$10.02	\$35,218.17	\$422,618.00
OPTION 2			
February 1, 2034 - January 31, 2039	\$10.73	\$37,733.75	\$452,805.00

*Due to Co-Tenancy violation, Tenant is paying 2% of Gross Sales

Lease Highlights

Percentage Rent

N/A

Notice Period

180 written notice prior to the expiration of the then current period.

Permitted Use

A full-line department store, including at Tenant’s option the sale of soft goods merchandise: men’s, women’s and children’s apparel, shoes, accessories (jewelry and cosmetics), domestics and linens, housewares, art/pictures/posters, health and beauty aids, office supplies, sporting goods, furniture and lamps, window and floor coverings, electronics, videos, books, toys, party goods, pet supplies, luggage, and packaged foods, plus other items sold in Tenant’s similarly merchandised stores.

Exclusive Use

Landlord shall not permit any other tenant to use its premises for the sale of men’s, women’s, and children’s apparel on an everyday basis at prices reduced from those charged by a typical retail operation.

Report Sales

In the event Tenant pays Substitute Rent, within 15 days after the close of each calendar month, Tenant shall submit Landlord a statement indicating the amount of its Gross Sales for the previous month.

Common Area Maintenance

Tenant pays its pro rata share plus a 7% administrative fee.

Insurance

Tenant pays its pro rata share of the Special Form Policy.

Taxes

Tenant pays its pro rata share of Taxes.

Assignment & Subletting

Tenant shall have the right to assign or sublet this Lease or sublet the Store or any portion thereof with the prior review and consent of Landlord which consent shall not be unreasonably withheld or delayed.

Co-Tenancy

Required Co-Tenants: Kroger plus at least 3 of the following 4 — Home Depot (102,661 sf), Babies R Us (42,269 sf), Bed Bath and Beyond (35,000 sf), Old Navy (14,000 sf). Overall occupancy requirement: 70% of the Shopping Center’s Leasable Floor Area occupied by operating retailers. Any Required Co-Tenant may be replaced by a nationally/regionally recognized operator of at least 100 stores (or a regional retailer with at least 75 stores) occupying no less than the replaced tenant’s Required Leasable Floor Area. If a co-tenancy violation occurs Tenant’s Rent is replaced by Substitute Rent, which is the lesser of full rent or 2% of gross sales for the duration of the failure; however, if a violation continues for 12 consecutive months, then in addition to Tenant’s right to pay Substitute Rent while the violation exists then Tenant shall have the ongoing right to terminate this Lease.

Termination Right

Tenant has the ongoing right to terminate the Lease until Co-tenancy violation has been satisfied.

TENANT OVERVIEWS



ddsdiscounts.com | Locations: 375+ | NASDAQ: ROST

Launched in 2004 and operated by Ross Stores, Inc., dd’s DISCOUNTS is an off-price retailer offering apparel, footwear, accessories and home merchandise at savings below traditional department and specialty-store prices. The concept serves value-conscious households through more than 375 locations across 23 states. Backed by Ross Stores’ established merchandising, distribution and operating platform, dd’s continues to expand in both existing and developing markets, with a long-term target of approximately 700 stores.

Lease Overview

Tenant Name	dd’s Discounts
Gross Leasable Area	60,000± SF
Rent Commencement	October 3, 2019
Expiration Date	January 31, 2030
Renewal Terms	Tenant has Four (4) 5-Year Options

Rent and Renewal Option Schedule

Period	PSF	Monthly	Annual
October 3, 2019 - January 31, 2030*	\$5.89	\$10,307.50	\$123,690.00
Renewal Options	PSF	Monthly	Annual
OPTION 1			
February 1, 2030 - January 31, 2035	\$6.16	\$10,780.00	\$129,360.00
OPTION 2			
February 1, 2035 - January 31, 2040	\$6.57	\$11,497.50	\$137,970.00
OPTION 3			
February 1, 2040 - January 31, 2045	\$6.98	\$12,215.00	\$146,580.00
OPTION 4			
February 1, 2045 - January 31, 2050	\$7.39	\$12,932.50	\$155,190.00

*Due to Co-Tenancy violation, Tenant is paying 2% of Gross Sales

Lease Highlights

Percentage Rent
N/A

Notice Period
180 prior written notice.

Permitted Use
Full-line department store, for the sale of soft goods merchandise, men’s, women’s and children’s apparel, shoes, accessories, such as jewelry and cosmetics, health and beauty aids and related sundries, domestics and linens, housewares, art, pictures, posters, frames, artificial flora, office supplies, sporting goods, furniture and lamps, window and floor coverings, electronics, prerecorded audio and video merchandise and electronic games software and technological evolutions thereof, books, toys, party goods, pet supplies, luggage, packaged foods, including whole bean and ground coffee and packaged teas and tea leaves, and such other items as are sold in Tenant’s similarly merchandised stores.

Exclusive Use
Landlord shall not permit any other tenant to (a) use its premises for the Off Price Sale of merchandise, or (b) use more than 25,000 square feet of Leasable Floor Area of its premises for the sale of apparel (except for discount department stores in excess of 85,000 square feet of Leasable Floor Area), or (c) use in excess of 500 square feet of Leasable Floor Area of its premises for the sale of (i) silk flowers, picture frames, wedding and other party goods, or (ii) health and beauty aids and related sundries, or (d) use in excess of 2,500 square feet of Leasable Floor Area of its premises for the sale of any of the other types of merchandise specified Tenant’s use clause.

Report Sales
In the event Tenant pays Substitute Rent, within 15 days after the close of each calendar month, Tenant shall submit Landlord a statement indicating the amount of its Gross Sales for the previous month.

Common Area Maintenance
Tenant pays its pro rata share of security expense.

Insurance
Gross Lease

Taxes
Gross Lease

Assignment & Subletting
Tenant may assign or sublet with prior written consent of Landlord.

Co-Tenancy
The Co-Tenancy provision requires (i) the 3 named Co-Tenants to remain open and operating: Home Depot (103,550 SF min.), Conn’s (42,296 SF min.), and one soft goods retailer (20,000 SF min.) or a sufficient Replacement Tenant with a comparable national, regional, or local anchor of sufficient scale, in the same location and floor area, and having a lease term of at least 3 years; and (ii) at least 70% of the center’s leasable area must be occupied by operating retailers, calculated against a fixed minimum denominator of 296,074 SF. If either condition fails, the Tenant’s rent is reduced to Substitute Rent which is the lesser of full rent or 2% of gross sales for the duration of the failure; however, if a violation continues for 12 consecutive months, then in addition to Tenant’s right to pay Substitute Rent while the violation exists then Tenant shall have the ongoing right to terminate this Lease.

Termination Right
Tenant has the ongoing right to terminate the Lease until Co-tenancy violation has been satisfied.

TENANT OVERVIEWS



fivebelow.com | Locations: 2,000+ | NASDAQ: FIVE

Founded in 2002 and headquartered in Philadelphia, Pennsylvania, Five Below is a high-growth value retailer offering trend-driven merchandise across categories including candy, style, room, technology, sports, party and creative products. The company reached its 2,000th-store milestone in July 2026 and now operates across 46 states. Five Below’s affordable assortment, engaging treasure-hunt environment and productive new-store model continue to support significant nationwide expansion.

Lease Overview

Tenant Name	Five Below
Gross Leasable Area	11,088± SF
Rent Commencement	September 23, 2021
Expiration Date	January 31, 2032
Renewal Terms	Tenant has Three (3) 5-Year Options

Rent and Renewal Option Schedule

Period	PSF	Monthly	Annual
September 23, 2021 - January 31, 2027	\$13.50	\$12,474.00	\$149,688.00
February 1, 2027 - January 31, 2032	\$14.50	\$13,398.00	\$160,776.00
Renewal Options	PSF	Monthly	Annual
OPTION 1			
February 1, 2032 - January 31, 2037	\$15.50	\$14,322.00	\$171,864.00
OPTION 2			
February 1, 2037 - January 31, 2042	\$16.50	\$15,246.00	\$182,952.00
OPTION 3			
February 1, 2042 - January 31, 2047	\$17.50	\$16,170.00	\$194,040.00

Lease Highlights

Percentage Rent

N/A

Notice Period

180 days’ prior written notice.

Permitted Use

The retail sale of teen, pre-teen, oriented merchandise, including, but not limited to, costume and low-priced jewelry, cosmetics, fashion accessories, bath and body products, hair care products, snacks and beverages, sporting goods, toys and games, room décor, wearables, stationery, arts and crafts, school supplies, books, magazines, comics, compact discs, CD ROM’s, DVD’s, video tapes, electronics, video games, party goods, greeting cards, seasonal goods, and such other items as are sold by Tenant.

Exclusive Use

Landlord shall not lease space principally for the sale of teen and pre-teen oriented merchandise (including costume/low-priced jewelry, cosmetics, bath/body/hair care, snacks/beverages, sporting goods, toys/games, room decor, wearables, stationery, arts/crafts, school supplies, books, magazines, comics, CDs/CD ROMs/video tapes, video games, party goods, greeting cards and seasonal goods) at price points of \$10.00 and less.

Report Sales

N/A

Common Area Maintenance

Tenant shall pay its pro rata share plus 5% administrative fee.

Insurance

Tenant shall pay its pro rata share.

Taxes

Tenant shall pay its pro rata share.

Assignment & Subletting

Requires the prior written consent of Landlord.

Co-Tenancy

If at any time (post-opening period) any 2 of Ross, Conn’s, DD’s (or comparable national replacements) are not open, or less than 65% of gross leasable area (excluding Premises and named tenants) is not open, then Fixed Rent reduces to 50% during the Co-Tenancy Shortfall period. If Co-Tenancy Shortfall continues 12 consecutive months, Tenant may terminate on notice.

Termination Right

If Gross Sales are less than \$1,900,000 during the Sales Measuring Period (Commencement Date through end of the 66th full calendar month of initial Term), Tenant may terminate upon notice given no later than 90 days after expiration of the Sales Measuring Period.

TENANT OVERVIEWS



pickleballkingdom.com | Locations: 40+ | Privately Held

Founded in Chandler, Arizona, Pickleball Kingdom is a fast-growing operator and franchisor of dedicated indoor pickleball facilities. Its clubs provide climate-controlled courts alongside open play, leagues, lessons, tournaments and social programming for recreational and competitive players. Supported by accelerating franchise development and international expansion, Pickleball Kingdom is extending its footprint across the United States and abroad while capitalizing on sustained growth in pickleball participation.

Lease Overview

Tenant Name	Pickleball Kingdom
Gross Leasable Area	42,296± SF
Rent Commencement	September 27, 2025
Expiration Date	September 26, 2035
Renewal Terms	Tenant has Two (2) 5-Year Options

Rent and Renewal Option Schedule

Period	PSF	Monthly	Annual
September 27, 2025 - September 26, 2030	\$10.00	\$35,246.00	\$422,952.00
September 27, 2030 - September 26, 2035	\$11.00	\$38,771.33	\$465,255.96
Renewal Options	PSF	Monthly	Annual
OPTION 1			
September 27, 2035 - September 26, 2040	\$12.32	\$43,423.89	\$521,086.68
OPTION 2			
September 27, 2040 - September 26, 2045	\$13.80	\$48,634.76	\$583,617.12

Lease Highlights

Percentage Rent

N/A

Notice Period

12 months’ notice.

Permitted Use

The operation of an indoor pickleball athletic center with locker rooms and the ancillary sale of food, non-alcoholic drinks and beer and wine, and athletic wear and sporting goods.

Exclusive Use

Landlord will not enter into/amend a lease authorizing an indoor or outdoor pickleball facility.

Report Sales

N/A

Common Area Maintenance

Tenant pays its pro rata share.

Insurance

Tenant pays its pro rata share.

Taxes

Tenant pays its pro rata share.

Assignment & Subletting

Requires the prior written consent of Landlord.

Co-Tenancy

N/A

Termination Right

N/A

TENANT OVERVIEWS



funcityadventurepark.com | Locations: 50+ | Privately Held

Fun City Adventure Park is a rapidly expanding indoor family-entertainment concept offering trampoline courts, climbing attractions, ninja courses, playgrounds, arcade games and other active experiences. Designed to serve families, parties, school groups and community events, the company combines multiple attractions within large-format, climate-controlled facilities. Fun City continues to expand nationally, with a substantial pipeline of announced locations across the Northeast, Midwest, South and West Coast.

Lease Overview

Tenant Name	FunCity Adventure Park
Gross Leasable Area	35,000± SF
Rent Commencement	August 23, 2025
Expiration Date	August 22, 2035
Renewal Terms	Tenant has Three (3) 5-Year Options

Rent and Renewal Option Schedule

Period	PSF	Monthly	Annual
August 23, 2025 - August 22, 2030	\$8.00	\$23,333.33	\$279,999.96
August 23, 2030 - August 22, 2035	\$9.00	\$26,250.00	\$315,000.00
Renewal Options	PSF	Monthly	Annual
OPTION 1			
August 23, 2035 - August 22, 2040	\$9.90	\$28,875.00	\$346,500.00
OPTION 2			
August 23, 2040 - August 22, 2045	\$10.89	\$31,762.50	\$381,150.00
OPTION 3			
August 23, 2045 - August 22, 2050	\$11.98	\$34,938.75	\$419,265.00

Lease Highlights

Percentage Rent

N/A

Notice Period

9 months prior written notice.

Permitted Use

An indoor entertainment facility, providing a combination of the following activities: trampoline park, laser tag, bowling, arcade, bumper cars, rides, go carts, virtual reality gaming, roller skating and similar types of indoor activities. Tenant may sell beverage products, provided that the sale of food and beverage products shall be offered solely for consumption within the Premises.

Exclusive Use

Landlord shall not enter into any other lease agreement which permits the tenant to use its premises primarily for a trampoline park, laser tag, bowling, or go-carts.

Report Sales

N/A

Common Area Maintenance

Tenant pays its pro rata share.

Insurance

Tenant pays its pro rata share.

Taxes

Tenant pays its pro rata share.

Assignment & Subletting

Requires the prior written consent of Landlord.

Co-Tenancy

N/A

Termination Right

N/A

TENANT OVERVIEWS



milanomenswearonline.com | Locations: 6 | Privately Held

Founded in 1988, Milano Menswear is a specialty men’s apparel retailer offering moderately priced to premium clothing, footwear and accessories. Its merchandise includes suits, tuxedos, dress shirts, blazers, sport jackets, casualwear and formal-event attire. The company operates six stores across Tennessee, Ohio and Missouri, including three locations in Memphis, and supplements its physical footprint with an e-commerce platform serving customers nationwide.

Lease Overview

Tenant Name	Milano Men’s Wear
Gross Leasable Area	22,800± SF
Rent Commencement	November 1, 2015
Expiration Date	February 28, 2030
Renewal Terms	Tenant has One (1) 5-Year Option

Rent and Renewal Option Schedule

Period	PSF	Monthly	Annual
November 1, 2015 - February 28, 2030	\$4.72	\$8,960.00	\$107,520.00
Renewal Options	PSF	Monthly	Annual
March 1, 2030 - February 28, 2035	\$6.03	\$11,460.00	\$137,520.00

Lease Highlights

Percentage Rent

N/A

Notice Period

12 months, and not sooner than 14 months, written notice prior to end of Initial Term.

Permitted Use

Retail sales of Men’s Suits (Except Tuxedos), menswear, sportswear, women’s clothing and related accessories.

Exclusive Use

N/A

Report Sales

N/A

Common Area Maintenance

Tenant pays its pro rata share plus 10% administrative fee.

Insurance

Tenant pays its pro rata share plus 10% administrative fee.

Taxes

Tenant pays its pro rata share.

Assignment & Subletting

Requires the prior written consent of Landlord.

Co-Tenancy

N/A

Termination Right

N/A

TENANT OVERVIEWS



taylor-edgymnastics.com | Locations: 1 | Privately Held

Established in 2016, Taylor’ed Gymnastics Training Center is a Memphis-based gymnastics facility providing recreational instruction, competitive team programs, camps, evaluations, parties and special events. Led by owner Britney Taylor Owens, the center serves athletes across a range of ages and skill levels while emphasizing strength, coordination, confidence, discipline and personal development. Taylor’ed Gymnastics is BBB accredited and holds an A+ rating, supporting its established reputation within the Memphis community.

Lease Overview

Tenant Name	Taylor’ed Gymnastics
Gross Leasable Area	20,392 ± SF
Rent Commencement	May 1, 2026
Expiration Date	April 30, 2036
Renewal Terms	Tenant has One (1) 5-Year Option

Rent and Renewal Option Schedule

Period	PSF	Monthly	Annual
May 1, 2026 - April 30, 2036	\$8.50	\$14,444.33	\$173,331.96
Renewal Options	PSF	Monthly	Annual
May 1, 2036 - April 30, 2041	\$10.50	\$17,840.00	\$214,080.00

Lease Highlights

Percentage Rent

N/A

Notice Period

12 months, but not sooner than 14 months, prior written notice.

Permitted Use

The operation of a gymnastics instructional studio, providing structured gymnastics training in a group class or one on one environment and related activities for children/adolescents.

Exclusive Use

N/A

Report Sales

N/A

Common Area Maintenance

Tenant pays its pro rata share plus 10% administrative fee.

Insurance

Tenant pays its pro rata share plus 10% administrative fee.

Taxes

Tenant pays its pro rata share.

Assignment & Subletting

Landlord consent required.

Co-Tenancy

N/A

Termination Right

N/A

TENANT OVERVIEWS

NICOLE
BEAUTY & WIG

Locations: 1 | Privately Held

Nicole Beauty & Wigs is a locally operated specialty retailer serving the Memphis market from its Riverdale Road location. The store carries wigs and hairpieces alongside beauty supplies, salon products, cosmetics and fragrances, providing a broad selection of personal-care merchandise for the surrounding community. The business maintains an established neighborhood presence supported by a substantial base of customer reviews.

Lease Overview

Tenant Name	Natural Beauty & Wigs
Gross Leasable Area	14,000 ± SF
Rent Commencement	June 13, 2002
Expiration Date	January 31, 2032
Renewal Terms	Tenant has no 5-Year Options remaining

Rent and Renewal Option Schedule

Period	PSF	Monthly	Annual
August 1, 2010 - September 30, 2029	\$11.18	\$13,043.00	\$156,516.00
October 1, 2029 - September 30, 2034	\$11.88	\$13,860.00	\$166,320.00

Lease Highlights

Percentage Rent
N/A

Notice Period
N/A.

Permitted Use
Retail store selling hair care products and wigs.

Exclusive Use
N/A

Report Sales
N/A

Common Area Maintenance
Tenant pays its pro rata share.

Insurance
Tenant pays its pro rata share.

Taxes
Tenant pays its pro rata share.

Assignment & Subletting
Requires prior written consent of Landlord.

Co-Tenancy
N/A

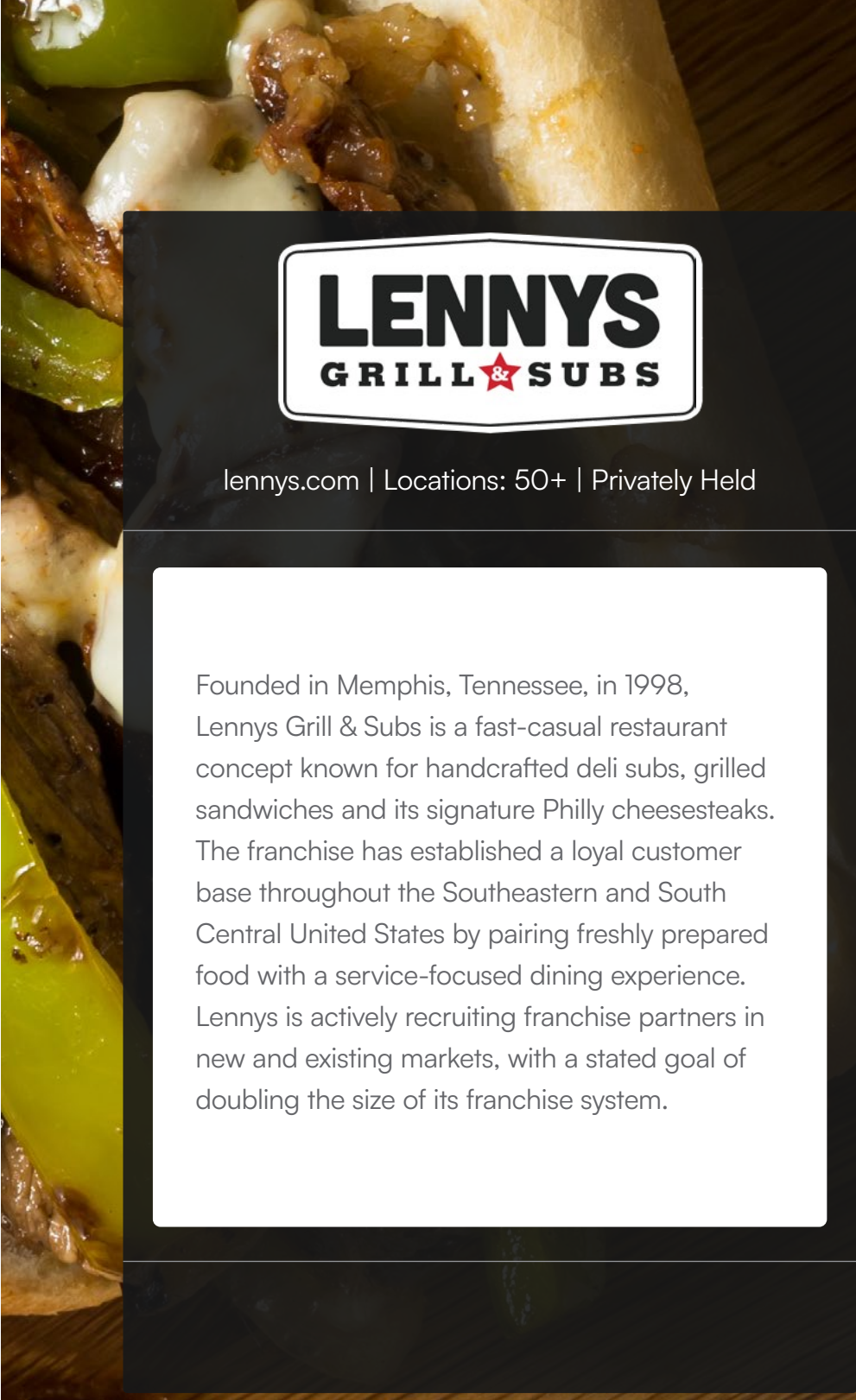
Termination Right
N/A

TENANT OVERVIEWS



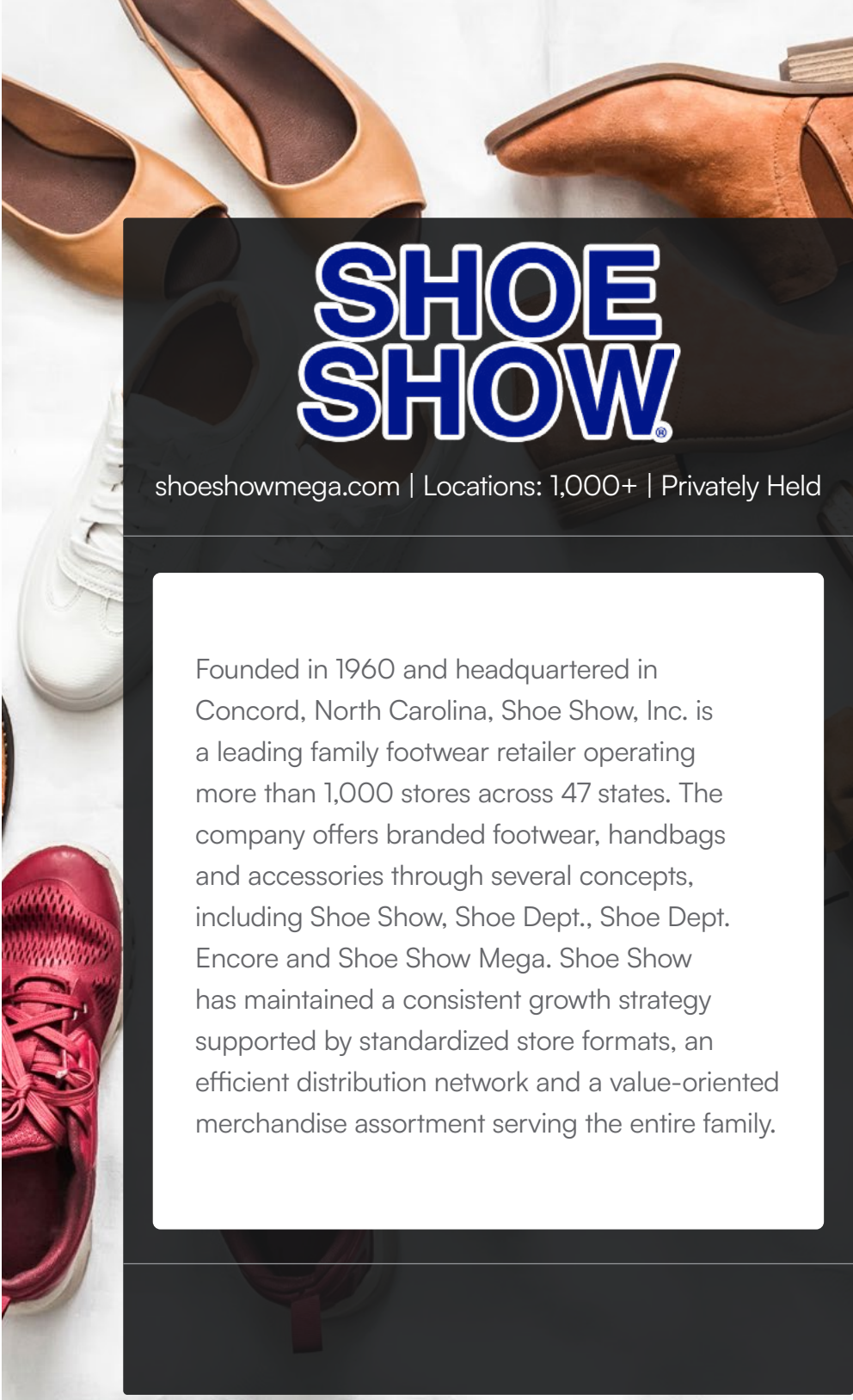
catofashions.com | Locations: 850+ | NYSE: CATO

Founded in 1946 and headquartered in Charlotte, North Carolina, Cato is a value-oriented specialty retailer offering women’s apparel, accessories and footwear in junior, misses and plus sizes. The brand operates more than 850 stores across approximately 30 states, primarily within neighborhood shopping centers in small and mid-sized markets. Cato’s accessible pricing, broad size offering and established regional footprint have supported its longstanding position within the value-fashion segment.



lennys.com | Locations: 50+ | Privately Held

Founded in Memphis, Tennessee, in 1998, Lennys Grill & Subs is a fast-casual restaurant concept known for handcrafted deli subs, grilled sandwiches and its signature Philly cheesesteaks. The franchise has established a loyal customer base throughout the Southeastern and South Central United States by pairing freshly prepared food with a service-focused dining experience. Lennys is actively recruiting franchise partners in new and existing markets, with a stated goal of doubling the size of its franchise system.



shoeshowmega.com | Locations: 1,000+ | Privately Held

Founded in 1960 and headquartered in Concord, North Carolina, Shoe Show, Inc. is a leading family footwear retailer operating more than 1,000 stores across 47 states. The company offers branded footwear, handbags and accessories through several concepts, including Shoe Show, Shoe Dept., Shoe Dept. Encore and Shoe Show Mega. Shoe Show has maintained a consistent growth strategy supported by standardized store formats, an efficient distribution network and a value-oriented merchandise assortment serving the entire family.



gnc.com | Locations: 2,300+ Worldwide | Privately Held

Founded in 1935 and headquartered in Pittsburgh, Pennsylvania, GNC is a global health and wellness retailer specializing in vitamins, supplements, sports nutrition and related products. The company carries more than 7,500 products from over 325 brands through its extensive network of company-operated and franchised stores, international locations and e-commerce platform. GNC’s long operating history, broad product assortment and established brand recognition position the retailer as a leading destination within the growing health and wellness sector.



Lease Summaries

	GNC	Shoe Show	Lenny's Sub Shop
PERMITTED USE	Sale of vitamins, mineral supplements, weight gain/ diet/sports nutrition products, health foods, natural cosmetics, exercise clothing and equipment, related accessories, and other items sold in GNC stores, plus at least three coin-operated health screening machines, body care/aromatherapy permitted.	Sale of shoes and other merchandise.	Sandwich Shop.
EXCLUSIVE RIGHT	Landlord shall not lease any space to any tenant whose primary use is the sale of vitamins, mineral supplements, weight gain, or sports nutrition supplements.	Landlord shall not lease any other premises in the Shopping Center to any tenant with a shoe sales floor, vertical display or invenotry storage area for the retail sale of shoes exceeding 300SF.	N/A
OPT NOTIFICATION PERIOD	N/A	90 days prior written notice.	N/A
REPORT SALES	N/A	When percentage rent payment based on Gross Sales are triggered, Tenant must, within twenty days after the end of each calendar month, deliver a duly signed and certified statement settling forth Gross Sales for such month.	N/A
PERCENTAGE RENT	N/A	N/A	N/A
CO-TENANCY	N/A	In the event Ross or Cato are not open for business, and have not been replaced by a similar tenant occupying at least 90% of the leased premises, Tenant shall pay 5% of Gross Sales. Tenant may terminate on 30 days' notice if no replacement within 6 months.	N/A
RIGHT TO RELOCATE	Landlord holds a one-time relocation right.	N/A	N/A
TERMINATION	Tenant may terminate on 90 days' written notice after the second lease year of the Extended Term.	N/A	N/A

Lease Summaries

	American Tuxedo	Thomas Van Duyn	Liberty Bank	Cato
PERMITTED USE	Retail tuxedo rental and sales, plus men's accessories.	Sale of automobile detailing products.	Retail bank branch and related offices.	Display and retail sale of ladies and girls apparel, accessories, and allied lines commonly sold.
EXCLUSIVE RIGHT	N/A	N/A	N/A	N/A
OPT NOTIFICATION PERIOD	Written notice no later than 12 months prior.	N/A	N/A	N/A
REPORT SALES	N/A	N/A	N/A	Annual statements of gross retail sales within 90 days after each Lease Year end.
PERCENTAGE RENT	N/A	N/A	N/A	3% of gross retail sales in excess of \$1,848,000.00 (Breakpoint).
CO-TENANCY	N/A	N/A	N/A	N/A
RIGHT TO RELOCATE	N/A	N/A	Landlord may relocate Tenant to a reasonably comparable space within the shopping center at any time on 120 days' prior written notice.	N/A
TERMINATION	N/A	N/A	N/A	N/A

Lease Summaries

	I Nails	Jeweler	Jr. Fish and Chicken	Liquor Store
PERMITTED USE	Nail Salon.	Retail Jewelry Store.	Chicken and Fish Restaurant.	Wine & Spirit Store.
EXCLUSIVE RIGHT	N/A	N/A	N/A	N/A
OPT NOTIFICATION PERIOD	N/A	N/A	N/A	No later than 12 months, but not sooner than 14 months prior to the end of the term.
REPORT SALES	N/A	N/A	N/A	N/A
PERCENTAGE RENT	N/A	N/A	N/A	N/A
CO-TENANCY	N/A	N/A	N/A	N/A
RIGHT TO RELOCATE	N/A	N/A	N/A	N/A
TERMINATION	If Tenant passes away or becomes disabled/unable to work at I Nails as a manicurist due to illness, the lease terminates. Landlord may terminate the lease and recapture the Premises in lieu of consenting to a proposed Transfer.	N/A	N/A	N/A

Lease Expiration Schedule

Year	Tenant	Suite	Lease Expiration	Square Footage	% of GLA	Cumulative GLA (SF)	Cumulative % of GLA
2027	GNC	2	07/31/27	1,450	0.56%		
	Shoe Show	3A	11/30/27	6,000	2.33%		
	Thomas Van Duyn	5	08/31/27	2,183	0.85%		
				9,633	3.74%	9,633	3.74%
2029	Ross Dress for Less	3	01/31/29	30,187	11.71%		
	I Nails	9	06/30/29	1,206	0.47%		
	American Tuxedo	11	07/31/29	3,000	1.16%		
	Cato Fashion	12	01/31/29	3,960	1.54%		
				38,353	14.88%	47,986	18.62%
2030	dd's Discounts	10A	01/31/30	24,334	9.44%		
	Milano Men's Wear	13	02/28/30	22,800	8.85%		
	Liquor Store	19A	10/31/30	2,712	1.05%		
				49,846	19.34%	97,832	37.96%
2032	Lenny's Sub Shop	4	06/30/32	2,183	0.85%		
	Five Below	10B	01/30/32	11,088	4.30%		
				13,271	5.15%	111,103	43.11%
2033	JR Fish & Chicken	19C	08/31/33	2,712	1.05%		
				2,712	1.05%	113,815	44.17%
2034	Nicole Beauty & Wigs	1	09/30/34	14,000	5.43%		
	Jeweler	6	04/30/34	1,609	0.62%		
				15,609	6.06%	129,424	50.22%
2035	Pickleball Kingdom	14	09/26/35	42,300	16.41%		
	Fun City	15	08/22/35	35,000	13.58%		
	Liberty Bank	20	01/31/35	3,500	1.36%		
				80,800	31.35%	210,224	81.58%
2036	Taylor'd Gymnastics	10C	04/30/36	20,392	7.91%		
				20,392	7.91%	230,616	89.49%
	Static Vacnacy	10D	-	9,292	3.61%		
	TOTAL			9,292	3.61%	239,908	93.10%

SECTION THREE

4

FINANCIAL
SUMMARY

CROSS CREEK



FINANCIAL DETAILS

Offering GLA	257,701± SF
Occupancy	93.10%
NOI	\$1,975,172
Analysis Period Commencement	10/01/26



Potential Gross Revenue	PSF	Year 1
Base Rental Revenue	\$8.45	\$2,176,336.00
Absorption & Turnover Vacancy	(\$1.43)	(\$369,135.00)
Scheduled Base Rental Revenue	\$7.01	\$1,807,201.00
Percentage Rent	\$0.96	\$246,876.00
Expense Reimbursement Revenue		
Common Area Maintenance	\$0.94	\$243,325.00
Insurance	\$0.38	\$96,800.00
Real Estate Taxes	\$0.65	\$167,847.00
Management Fee	\$0.16	\$40,271.00
Total Reimbursement Revenue	\$2.13	\$548,242.00
Total Potential Gross Revenue	\$10.10	\$2,602,320.00
General Vacancy	\$0.00	\$0.00
Effective Gross Revenue	\$10.10	\$2,602,320.00
Operating Expenses		
Common Area Maintenance	(\$0.93)	(\$240,250.00)
Insurance	(\$0.40)	(\$102,312.00)
Real Estate Taxes	(\$0.80)	(\$206,517.00)
Management Fee	(\$0.30)	(\$78,070.00)
Total Operating Expenses	(\$2.43)	(\$627,148.00)
Net Operating Income	\$7.66	\$1,975,172.00

Rent Roll

Rent Roll							Annual Minimum Rent			Renewal Options			
Suite	Tenant	SF	% Of Offering	Lease Start	Lease End	Adj.	Rent \$/SF	Monthly	Annual	Recovery Method	Term	Date	Rent \$/SF
1	Nicole Beauty & Wigs	14,000	5.43%	08/01/10	09/30/34		\$11.18	\$13,043.00	\$156,516.00	CAM & MGT - PRS			
	*Upon LED, Analysis assumes suite rolls to MLA - 4.					10/01/29	\$11.88	\$13,860.00	\$166,320.00	INS - PRS			
										TAX - PRS			
2	GNC	1,450	0.56%	07/19/08	07/31/27		\$20.00	\$2,416.67	\$29,000.04	CAM & MGT - PRS			
	*Analysis extends Tenant through Year 1 (9/30/27).									INS - PRS			
	*Upon LED, Analysis assumes suite rolls to MLA - 1.									TAX - PRS			
3	Ross Dress for Less	30,187	11.71%	05/01/08	01/31/29		*Percentage Rent of \$149,469/yr			CAM - PRS + 7%	5 Yr.	02/01/29	% Rent
	*Due to a previous Co-Tenancy violation (Kroger vacated), Tenant is currently paying Percentage Rent of 2% on Gross Sales. Analysis reflects Percentage Rent based on Trailing-12 Sales (6/1/25 — 5/31/26) of \$7,473,470/yr (= \$149,469/yr), increasing 3% annually (through option periods).									INS - PRS	5 Yr.	02/01/34	% Rent
	*Analysis assumes TT exercises its available option(s) per the Lease.									TAX - PRS			
3B	To Be Leased	12,000	4.66%										
	*Analysis assumes is leased April 1, 2028 per MLA - 7.												
3A	Shoe Show	6,000	2.33%	11/22/12	11/30/27		\$9.65	\$4,825.00	\$57,900.00	Gross Lease	5 Yr.	12/01/27	\$10.15
	*Analysis assumes TT exercises its available option(s) per the Lease.												
	*Thereafter, Analysis assumes suite rolls to MLA - 4.												
4	Lenny's Sub Shop	2,183	0.85%	09/01/99	06/30/32		\$26.84	\$4,883.00	\$58,596.00	CAM & MGT - PRS + 15%			
	*Upon LED, Analysis assumes suite rolls to MLA - 3.					07/01/27	\$28.18	\$5,127.00	\$61,524.00	INS - PRS + 10%			
										TAX - PRS			
5	Thomas Van Duyn	2,183	0.85%	06/01/22	08/31/27		\$18.12	\$3,296.00	\$39,552.00	CAM & MGT - PRS + 10%			
	*Analysis extends Tenant through Year 1 (9/30/27).									INS - PRS + 10%			
	*Upon LED, Analysis assumes suite rolls to MLA - 1.									TAX - PRS			
6	Jeweler	1,609	0.62%	01/01/24	04/30/34		\$15.00	\$2,011.25	\$24,135.00	CAM & MGT - PRS + 10%			
	*Upon LED, Analysis assumes suite rolls to MLA - 2.					05/01/27	\$16.00	\$2,145.33	\$25,743.96	INS - PRS + 10%			
						05/01/30	\$17.00	\$2,279.42	\$27,353.04	TAX - PRS			
7	To Be Leased	1,206	0.47%										
	*Analysis assumes suite is leased October 1, 2027 per MLA - 1.												
8	To Be Leased	2,011	0.78%										
	*Analysis assumes suite is leased December 1, 2027 per MLA - 1.												
9	I Nails	1,206	0.47%	03/13/17	06/30/29		\$20.50	\$2,060.00	\$24,720.00	CAM & MGT - PRS + 10%			
	*Upon LED, Analysis assumes suite rolls to MLA - 1.									INS - PRS + 10%			
										TAX - PRS			

Rent Roll

Annual Minimum Rent												Renewal Options						
Suite	Tenant	SF	% Of Offering	Lease Start	Lease End	Adj.	Rent \$/SF	Monthly	Annual	Recovery Method	Term	Date	Rent \$/SF					
* Underwriting Notes & Assumptions																		
10C	Taylor'd Gymnastics	20,392	7.91%	05/01/26	04/30/36		\$8.50	\$14,444.33	\$173,331.96	CAM & MGT - PRS + 10%	5 Yr.	05/01/36	\$10.50					
	*Analysis assumes TT exercises its available option(s) per the Lease.										INS - PRS + 10%							
										TAX - PRS								
10B	Five Below	11,088	4.30%	09/23/21	01/31/32		\$13.50	\$12,474.00	\$149,688.00	CAM - PRS + 5%	5 Yr.	02/01/32	\$15.50					
	*Analysis assumes TT exercises its available option(s) per the Lease.										02/01/27	\$14.50	\$13,398.00	\$160,776.00	INS - PRS	5 Yr.	02/01/37	\$16.50
										TAX - PRS	5 Yr.	02/01/42	\$17.50					
10D	Static Vacancy	9,292	3.61%															
	*Storage Space behind Five Below. Analysis attributes no income to this space.																	
10A	dd's Discounts	24,334	9.44%	10/03/19	01/31/30		*Percentage Rent of \$97,407/yr			SECURITY - PRS	5 Yr.	02/01/30	% Rent					
	*Due to Co-Tenancy violation (Conn's vacated) Tenant is currently paying Percentage Rent of 2% on Gross Sales. Analysis reflects Percentage Rent based on Trailing-12 Sales (6/1/25 — 5/31/26) of \$4,870,339/yr (= \$97,407/yr), increasing 3% annually.											5 Yr.	02/01/35	% Rent				
											5 Yr.	02/01/40	% Rent					
											5 Yr.	02/01/45	% Rent					
	*Analysis assumes TT exercises its available option(s) per the Lease.																	
11	American Tuxedo	3,000	1.16%	06/01/24	07/31/29		\$13.00	\$3,250.00	\$39,000.00	CAM & MGT - PRS + 10%	5 Yr.	08/01/29	\$15.20					
	*Analysis assumes TT exercises its available option(s) per the Lease.										INS - PRS + 10%							
	*Thereafter, Analysis assumes suite rolls to MLA - 2.										TAX - PRS							
12	Cato Fashion	3,960	1.54%	11/01/05	01/31/29		\$14.00	\$4,620.00	\$55,440.00	CAM - PRS + 10%								
	*Upon LED, Analysis assumes suite rolls to MLA - 2.										INS - PRS							
										TAX - PRS								
13	Milano Men's Wear	22,800	8.85%	11/01/15	02/28/30		\$4.72	\$8,960.00	\$107,520.00	CAM & MGT - PRS + 10%	5 Yr.	03/01/30	\$6.03					
	*Analysis assumes TT exercises its available option(s) per the Lease.										INS - PRS + 10%							
	*Thereafter, Analysis assumes suite rolls to MLA - 5.										TAX - PRS							
14	Pickleball Kingdom	42,300	16.41%	09/27/25	09/26/35		\$10.00	\$35,246.00	\$422,952.00	CAM & MGT - PRS	5 Yr.	09/27/35	\$12.32					
	*Analysis assumes TT exercises its available option(s) per the Lease.										09/27/30	\$11.00	\$38,771.33	\$465,255.96	INS - PRS	5 Yr.	09/27/40	\$13.80
										TAX - PRS								
15	Fun City	35,000	13.58%	08/23/25	08/22/35		\$8.00	\$23,333.33	\$279,999.96	CAM & MGT - PRS	5 Yr.	08/23/35	\$9.90					
	*Analysis assumes TT exercises its available option(s) per the Lease.										08/23/30	\$9.00	\$26,250.00	\$315,000.00	INS - PRS	5 Yr.	08/23/40	\$10.89
										TAX - PRS	5 Yr.	08/23/45	\$11.98					
19A	Liquor Store	2,712	1.05%	10/24/25	10/31/30		\$18.00	\$4,068.00	\$48,816.00	CAM & MGT - PRS + 10%	5 Yr.	11/01/30	\$20.00					
	*Analysis assumes TT exercises its available option(s) per the Lease.										INS - PRS + 10%	5 Yr.	11/01/35	\$22.00				
										TAX - PRS								

Rent Roll

rent Roll

						Annual Minimum Rent			Renewal Options				
Suite	Tenant	SF	% Of Offering	Lease Start	Lease End	Adj.	Rent \$/SF	Monthly	Annual	Recovery Method	Term	Date	Rent \$/SF
* Underwriting Notes & Assumptions													
19B	To Be Leased	2,576	1.00%										
*Analysis assumes suite is leased February 1, 2028 per MLA - 6.													
19C	JR Fish & Chicken	2,712	1.05%	09/01/23	08/31/33		\$20.00	\$4,520.00	\$54,240.00	CAM & MGT - PRS + 10%			
*Upon LED, Analysis assumes suite rolls to MLA - 6.						10/01/28	\$20.40	\$4,610.42	\$55,325.04	INS - PRS + 10%			
						10/01/29	\$20.81	\$4,702.62	\$56,431.44	TAX - PRS			
						10/01/30	\$21.23	\$4,797.00	\$57,564.00				
						10/01/31	\$21.65	\$4,893.00	\$58,716.00				
						10/01/32	\$22.08	\$4,990.00	\$59,880.00				
20	Liberty Bank	3,500	1.36%	08/01/24	01/31/35		\$22.00	\$6,416.66	\$76,999.92	CAM & MGT - PRS + 10%			
*Upon LED, Analysis assumes suite rolls to MLA - 6.						02/01/30	\$24.00	\$7,000.00	\$84,000.00	INS - PRS + 10%			
											TAX - PRS		
16	Home Depot (NAP)		0.00%							CAM			
											INS - PRS		
18	Prive Steak House (NAP)		0.00%							CAM - FIXED (\$9,960/yr)			
18	Piccadily To Go (NAP)		0.00%							CAM & MGT - PRS			
											INS - PRS		

* Underwriting Notes & Assumptions

257,701± SF
Offering GLA

239,908F± SF
Occupied

17,793± SF
Available

93.10%
Occupancy

6.90%
Vacancy

\$1,798,407
Scheduled Base Rent

Cash Flow Analysis

For the Years Ending	PSF Sept 2027	Year 1 Sept 2027	Year 2 Sept 2028	Year 3 Sept 2029	Year 4 Sept 2030	Year 5 Sept 2031	Year 6 Sept 2032	Year 7 Sept 2033	Year 8 Sept 2034	Year 9 Sept 2035	Year 10 Sept 2036
Potential Gross Revenue											
Base Rental Revenue	\$8.45	\$2,176,336.00	\$2,074,229.00	\$1,963,661.00	\$2,018,981.00	\$2,123,074.00	\$2,144,359.00	\$2,340,332.00	\$2,524,045.00	\$2,688,132.00	\$2,875,812.00
Absorption & Turnover Vacancy	(\$1.43)	(\$369,135.00)	(\$158,198.00)	(\$7,605.00)	\$0.00	\$0.00	(\$12,164.00)	(\$57,317.00)	(\$16,115.00)	(\$47,179.00)	\$0.00
Scheduled Base Rental Revenue	\$7.01	\$1,807,201.00	\$1,916,031.00	\$1,956,055.00	\$2,105,221.00	\$2,252,434.00	\$2,261,555.00	\$2,289,388.00	\$2,338,430.00	\$2,468,227.00	\$2,696,722.00
Percentage Rent	\$0.96	\$246,876.00	\$254,282.00	\$261,911.00	\$269,768.00	\$277,861.00	\$286,197.00	\$294,783.00	\$303,627.00	\$312,735.00	\$322,117.00
Expense Reimbursement Revenue											
Common Area Maintenance	\$0.94	\$243,325.00	\$256,836.00	\$269,604.00	\$277,817.00	\$285,853.00	\$293,806.00	\$305,475.00	\$316,801.00	\$323,692.00	\$337,461.00
Insurance	\$0.38	\$96,800.00	\$102,492.00	\$107,925.00	\$111,381.00	\$114,722.00	\$118,025.00	\$122,907.00	\$127,641.00	\$130,474.00	\$136,238.00
Real Estate Taxes	\$0.65	\$167,847.00	\$181,123.00	\$193,830.00	\$200,479.00	\$206,493.00	\$212,319.00	\$221,681.00	\$231,091.00	\$237,527.00	\$250,746.00
Management Fee	\$0.16	\$40,271.00	\$45,263.00	\$47,966.00	\$49,689.00	\$51,476.00	\$52,302.00	\$57,895.00	\$61,770.00	\$64,858.00	\$69,884.00
Total Reimbursement Revenue	\$2.13	\$548,242.00	\$585,713.00	\$619,325.00	\$639,365.00	\$658,544.00	\$676,452.00	\$707,958.00	\$737,303.00	\$756,550.00	\$794,329.00
Total Potential Gross Revenue	\$10.10	\$2,602,320.00	\$2,756,027.00	\$2,837,291.00	\$2,928,115.00	\$3,059,479.00	\$3,094,844.00	\$3,285,756.00	\$3,548,859.00	\$3,710,238.00	\$3,992,258.00
General Vacancy	\$0.00	\$0.00	\$0.00	(\$103,167.00)	(\$114,246.00)	(\$120,105.00)	(\$109,218.00)	(\$74,929.00)	(\$126,451.00)	(\$104,210.00)	(\$162,308.00)
Effective Gross Revenue	\$10.10	\$2,602,320.00	\$2,756,027.00	\$2,734,124.00	\$2,813,869.00	\$2,939,374.00	\$2,985,626.00	\$3,210,827.00	\$3,422,408.00	\$3,606,028.00	\$3,829,950.00
Operating Expenses											
Common Area Maintenance	(\$0.93)	(\$240,250.00)	(\$245,656.00)	(\$253,025.00)	(\$260,616.00)	(\$268,435.00)	(\$276,488.00)	(\$284,782.00)	(\$293,326.00)	(\$302,125.00)	(\$311,189.00)
Insurance	(\$0.40)	(\$102,312.00)	(\$104,614.00)	(\$107,752.00)	(\$110,985.00)	(\$114,315.00)	(\$117,744.00)	(\$121,276.00)	(\$124,915.00)	(\$128,662.00)	(\$132,522.00)
Real Estate Taxes	(\$0.80)	(\$206,517.00)	(\$211,163.00)	(\$217,498.00)	(\$224,023.00)	(\$230,744.00)	(\$237,666.00)	(\$244,796.00)	(\$252,140.00)	(\$259,704.00)	(\$267,495.00)
Management Fee	(\$0.30)	(\$78,070.00)	(\$82,681.00)	(\$82,024.00)	(\$84,416.00)	(\$88,181.00)	(\$89,569.00)	(\$96,325.00)	(\$102,672.00)	(\$108,181.00)	(\$114,898.00)
Total Operating Expenses	(\$2.43)	(\$627,148.00)	(\$644,114.00)	(\$660,300.00)	(\$680,040.00)	(\$701,674.00)	(\$721,466.00)	(\$747,179.00)	(\$773,053.00)	(\$798,673.00)	(\$826,105.00)
Net Operating Income	\$7.66	\$1,975,172.00	\$2,111,913.00	\$2,073,824.00	\$2,133,829.00	\$2,237,700.00	\$2,264,160.00	\$2,463,648.00	\$2,649,356.00	\$2,807,356.00	\$3,003,845.00
Leasing Capital Costs											
Tenant Improvements	\$0.00	\$0.00	(\$185,196.00)	(\$10,332.00)	\$0.00	\$0.00	(\$4,366.00)	(\$54,852.00)	(\$24,974.00)	(\$103,400.00)	\$0.00
Leasing Commissions	\$0.00	\$0.00	(\$54,566.00)	(\$17,443.00)	\$0.00	\$0.00	(\$13,950.00)	(\$134,750.00)	(\$50,985.00)	(\$195,230.00)	\$0.00
Capital Reserves	(\$0.10)	(\$25,770.00)	(\$25,770.00)	(\$25,770.00)	(\$25,770.00)	(\$25,770.00)	(\$25,770.00)	(\$25,770.00)	(\$25,770.00)	(\$25,770.00)	(\$25,770.00)
Total Leasing & Capital Costs	(\$0.10)	(\$25,770.00)	(\$265,533.00)	(\$53,545.00)	(\$25,770.00)	(\$25,770.00)	(\$44,086.00)	(\$215,373.00)	(\$101,729.00)	(\$324,400.00)	(\$25,770.00)
Cash Flow Before Debt Service	\$7.56	\$1,949,402.00	\$1,846,381.00	\$2,020,279.00	\$2,108,059.00	\$2,211,930.00	\$2,220,074.00	\$2,248,275.00	\$2,547,626.00	\$2,482,955.00	\$2,978,075.00

FINANCIAL DETAILS

Property Metrics	
Net Rentable Area	257,701 SF
Occupied GLA	239,908 SF
Available GLA	17,793 SF
Occupancy	93.10%
Vacancy	6.90%
Analysis Period Commencement	10/01/26
Analysis Term (Years)	10 Years
Reimbursement Method	Calendar Reimbursement Using Calendar Inflation
Inflation Rates	
General Inflation	3.00%
Real Estate Tax Growth Rate	3.00%
Expense Growth Rate (starting year 2)	3.00%
Market Rent Inflation	3.00%

Expense Detail Report	PSF	Annual
Snow Removal	\$0.02	\$5,270.00
Fire Protection	\$0.01	\$2,137.56
Landscaping	\$0.13	\$33,966.60
Parking Lot Cleanup	\$0.08	\$19,337.28
Security	\$0.33	\$84,705.00
Parking Lot Repairs	\$0.08	\$20,000.00
Roof Repair	\$0.00	\$960.00
Utilities	\$0.29	\$73,873.00
Insurance	\$0.40	\$102,312.00
Real Estate Taxes	\$0.80	\$206,516.66
Management Fee	\$0.30	\$78,063.00

Expense Summary	PSF	Annual
Common Area Maintenance	\$0.93	\$240,249.44
Insurance	\$0.40	\$102,312.00
Real Estate Tax	\$0.80	\$206,516.66
Management Fee	\$0.30	\$78,063.00
Total Operating Expenses	\$2.43	\$627,141.10

Financial Details

MLA Categories	MLA - 1	MLA -2	MLA - 3	MLA - 4	MLA -5	MLA - 6
Renewal Probability	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%
Market Rent						
New	\$20.00	\$15.00	\$28.00	\$12.00	\$8.50	\$22.00
Months Vacant						
New	6	6	6	6	6	6
Tenant Improvements (PSF)						
New	\$10.00	\$10.00	\$10.00	\$15.00	\$15.00	\$10.00
Renewal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Leasing Commissions						
New	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Renewal	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Other						
Reimbursements	CMI + 10%, T	CMI + 10%, T	CMI + 10%, T	CMI + 10%, T	CMI + 10%, T	CMI + 10%, T
Term Lengths (Years)	5	5	5	10	10	5
Rent Increase (Annual)	3%	3%	3%	10% (Year 6)	10% (Year 6)	3%



Analysis Assumptions

Tenant Underwriting

This analysis reflects speculative leasing assumptions regarding future occupancy, rents, expense reimbursements and speculative renewal terms for existing Tenants. The Rent Roll cites instances where Tenants are assumed to exercise their options and where future assumptions have been made.

Analysis Period

The analysis is performed on a fiscal year basis, beginning on October 1, 2026 and running for 10 years. The owned gross leasable area for the Center being offered is approximately 257,701 SF.

Recoverable Operating Expenses

are based on the 2025 Tenant Reconciliations. Unless otherwise noted, recoverable operating expenses are assumed to increase by 3.00% annually, beginning in Year 2 of the analysis.

Tenant Recovery Methods

Tenant recovery methods modeled in Argus are based on the 2025 Tenant Reconciliations.

Non-Recoverable Expenses

The Analysis does not include a Non-Recoverable Expense. Potential investors will be encouraged to make their own assumption regarding this expense.

Inflation

A general inflation rate is fixed at 3.00% annually throughout the analysis, starting in Year Two.

Vacancy Factor

As of the Analysis Start Date, the Analysis assumes the Center is 93.10% Occupied (including unleaseable space). A General Vacancy factor of five percent (5.00%) of the Tenant’s Potential Gross Revenue is applied during the Analysis and its calculation is reduced by absorption and turnover vacancy in Argus. In addition, General Vacancy excludes the following Tenants during their current term and any subsequent term(s): Ross Dress for Less, Five Below, dd’s Discounts, Prive Steak House (NAP), Home Depot (NAP) & Piccadilly To Go (NAP).

Renewal Probability

All Tenants are assumed to occupy their respective spaces throughout their current lease term and exercise any stated option period at their stated option rents (see MLA’s for new market lease assumptions).

Management Fee

A Management Fee of 3.00% of Effective Gross Revenue is applied throughout the analysis.

Real Estate Tax

The projected Real Estate Tax expense of the Center is based on the 2025 Taxes.

Capital Expenditures

Leasing Commissions

Leasing commissions are incurred for new and renewing tenants. Commissions are based on rates paid in the current marketplace and are calculated at a blend of 6.00% for new tenants and 3.00% for renewals.

Tenant Improvement Allowance

Tenant Improvements are incurred for both new and renewing tenants. Based on current market leasing conditions, tenant improvement allowances are assumed at \$10.00/SF for new shop space tenants, \$15.00/SF for new anchor and junior anchor tenants, and \$0.00/SF for all renewal tenants.

Reserves for Replacement

The Analysis assumes an annual Capital Reserve of \$0.10 PSF on the total GLA of 257,701 SF, growing by inflation.

SECTION FIVE

5

PROCEDURE FOR OFFERS

CROSS CREEK



PROCEDURE FOR OFFERS

Qualified investors who have been invited by the owner or its exclusive disposition agent, Matthews™, should put their offer in writing as a non-binding letter of intent and deliver it to Matthews™ via the email address(es) shown below. No consideration will be given to uninvited offers, nor real estate commission or other form of compensation paid by the owner in relation to offers without a signed broker/principal confidentiality agreement/ broker registration that has been approved by the owner and Matthews™. The owner reserves the right to reject any or all proposals and to negotiate with any investor exclusively at any time. All other inquiries may be directed to the contact information of the individuals identified below.

Important Offer Selection Criteria

When submitting offers, please be advised that Matthews™ will give preference to buyers that:

- Can demonstrate their ability to close, lending source, and required equity funds
- Have visited and inspected the property first-hand prior to submitting an offer
- Can complete their due diligence in a timely manner
- Have prior experience in similar property types and established lender relationships
- Have a successful track record of closings and can provide references from previous sellers

Buyers are encouraged to provide relevant written or digital information about their background and experience when submitting offers.

Bidder Notification

All bidders will be notified in writing of their offer’s acceptance or rejection.

Due Diligence Documents

Seller will provide buyer with organized due diligence documents during buyer’s due diligence period. Specific documents will include, but are not limited to:

- Lease agreements
- Title report
- Survey
- Historic operating statements
- Declaration of covenants, operations, and reciprocal easements

Report updates, reliance letters, and/or new reports shall be the responsibility of the buyer.

Confidentiality and Conditions of Sale

This offering memorandum is a solicitation of interest with respect to a possible sale of the property described in this offering memorandum. It is not intended to constitute an offer.

This offering memorandum has been prepared by Matthews™ Real Estate Partners and approved for distribution by the owner. Although every effort has been made to provide accurate information, neither owner nor Matthews™ can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been summarized and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Matthews™ represent that this offering summary is all inclusive or contains all the information a purchaser may require. All the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this offering memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed after the preparation of this package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

Environmental matters can and do have dramatic impact, not only on the physical conditions of a property, but also on its economic performance and underlying value. If such substances exist, special governmental approvals and permits may be required. Purchasers are encouraged to engage qualified professionals to determine whether

hazardous or toxic substances or wastes, including asbestos, polychlorinated biphenyls, petrochemicals, or other contaminants or conditions are present at the property. Neither Matthews™ nor the owner performs or conducts investigations or analyses of environmental matters. It is the sole responsibility of qualified purchasers to review all applicable laws and regulations applying to either the existence, transportation, or removal of hazardous materials and to prudently have an on-site investigation and inspection of the property conducted. The cost and removal of hazardous materials may be substantial; therefore, Matthews™ strongly encourages qualified purchasers to engage legal counsel and appropriate technical professionals if any of these conditions are discovered during the inspection.

No person, firm, or entity is authorized to make or submit offers on behalf of anyone or divulge or reproduce the contents of this executive summary or discuss the availability or the purchase of the property without first having registered in writing the name of the party receiving the material and received written authorization to proceed from Matthews™. The owner and Matthews™ reserve the right, at their discretion, to reject any or all expressions of interest with any party at any time with or without notice. Purchasers may not conduct site visits at the property without first notifying and/or scheduling a site visit with Matthews™, nor may purchasers discuss the sale of the property with any tenant. The terms and conditions stated herein apply to all sections of the executive summary.

Matthews™ is acting as an exclusive disposition agent, and the owner reserves the right to withdraw the property from the market, to change the price and terms, or sell the property at any time without notice being given.



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