

MTS ADVISORS, INC. DEAL SHEET

Major Tenant Land Sales

Wal-Mart Stores (Louisville, KY)	20 acres	\$10,000,000
Target Stores (Louisville, KY)	10 acres	5,000,000
Home Depot (Clermont, FL)	11 acres	2,400,000
Lowe's Home Centers (Louisville, KY)	17 acres	3,600,000

Improved Property Sales

Temple Terrace Shopping Center	90,000 s.f.	10,600,000
Kohl's (Jensen Beach, FL)	90,000 s.f.	19,000,000
Town Fair Center (Louisville, KY)	235,000 s.f.	20,000,000
College Plaza (Bradenton, FL)	53,000 s.f.	1,600,000
Waller Shops (Louisville, KY)	15,000 s.f.	3,200,000
Kentucky Fried Chicken (Tampa, FL)	3,000 s.f.	1,175,000

Development Property Sales

Downtown Temple Terrace (Temple Terrace, FL)	30 acres	3,600,000
Clermont Town Center PUD (Clermont, FL)	260 acres	6,350,000
Unicorp Retail site (Altamonte Springs, FL)	7.5 acres	5,450,000
Unicorp Retail site (Altamonte Springs, FL)	4.5 acres	5,000,000
Epoch Apartment site (Altamonte Springs, FL)	3.5 acres	3,880,000
Elias Mixed-Use site (Altamonte Springs, FL)	2.0 acres	1,500,000
Mestdagh Mixed-Use site (Clermont, FL)	10.0 acres	1,000,000
Village Partners site (Clermont, FL)	25.5 acres	1,350,000
Banyan Homes site (Clermont, FL)	68 acres	900,000
Keewin Realty site (Clermont, FL)	95 acres	500,000

Major Tenant Leases

Bed, Bath & Beyond (Clearwater, FL)	34,800 s.f.
Barnes & Noble (Clearwater, FL)	28,000 s.f.
Sweetbay Supermarket (Temple Terrace, FL)	46,000 s.f.
Sweetbay Supermarket (Clermont, FL)	45,000 s.f.
SteinMart (Sarasota, FL)	40,000 s.f.
JoAnn Stores (Louisville, KY)	35,000 s.f.
CompUSA (Clearwater, FL)	32,500 s.f.
Staples (Clearwater, FL)	26,600 s.f.
Border's (Louisville, KY)	22,500 s.f.
Old Navy (Clearwater, FL)	15,300 s.f.
Books-A-Million (Sarasota, FL)	16,500 s.f.
Progressive Insurance (Winter Park, FL)	26,500 s.f.
US Post Office (Louisville, KY)	21,600 s.f.
US Post Office (Temple Terrace, FL)	13,000 s.f.
Hill, Adams, Hall & Schiefflin (Winter Park, FL)	15,000 s.f.
Athlete's Foot Superstore (Johnson City, TN)	12,000 s.f.
Disc Jockey Superstore (Louisville, KY)	12,600 s.f.

Major Tenant Leases

Zany Brainy (Winter Park, FL)	10,200 s.f.
Feeder's Supply (Louisville, KY)	14,500 s.f.
Discovery Zone (Louisville, KY)	14,600 s.f.

Outparcel Sales & Leases

SunTrust Bank (Davenport, FL)	\$1,350,000
Perkin's Restaurant (Clermont, FL)	610,000
Southtrust Bank (Clermont, FL)	718,000
Steak & Shake (Cape Coral, FL)	450,000
Sun Bank (Johnson City, TN)	550,000
Kazbor's Grill (Clermont, FL)	575,000

Arby's (Louisville, KY)	1.2 acres
Cracker Barrel (Clermont, FL)	1.7 acres
Steak & Shake (Altamonte Springs, FL)	1.3 acres
Burger King (Clearwater, FL)	1.0 acres
Don Pablo's (Louisville, KY)	1.3 acres
Crown Castle cell tower (Spring Hill, FL)	2.0 acres

National Tenant Leases

Pier 1 imports (Winter Park, Pensacola, & Sarasota, FL)	
Dress Barn (Johnson City, TN)	
Ann Taylor Loft (Winter Park, FL)	
Jared Jewelers (Altamonte Springs, FL)	
Fidelity Investments (Altamonte Springs, FL)	
Dollar General Store (Temple Terrace, FL)	
Crisper's Restaurant (Winter Park & Clermont, FL)	
Massage Envy (Louisville & Middletown, KY)	
McAllister's Deli (Middletown, KY)	
Movie Gallery (Punta Gorda & Cape Coral, FL, Louisville, KY)	
Rack Room Shoes (Winter Park & Jacksonville, FL)	
Famous Footwear (Sarasota, FL)	
Payless Shoes (Sarasota & Orlando, FL, Louisville, KY, Johnson City, TN)	
Radio Shack (Temple Terrace & Orlando, FL, Louisville, KY)	
Dollar Tree (Louisville, KY)	
Vitamin Shoppe (Altamonte Springs, FL)	
Lenscrafters (Orlando, FL)	
Vision Works (Winter Park, FL)	
Sally Beauty (Temple Terrace, Orlando(2), & Pensacola, FL, Johnson City, TN)	
Supercuts (Clearwater, Winter Park & Cape Coral, FL & Louisville, KY)	
Great Clips (Clermont & Apopka, FL)	
Hallmark Cards (Winter Park & St. Petersburg, FL)	
Gentry Men's Clothiers (Louisville, KY)	
CiCi's Pizza (Bradenton, FL)	

National Tenant Leases

Wolf Camera (Winter Park, FL)
Haircuttery (Orlando & Winter Park, FL)
Catherine's (Louisville, KY)
Moe's SW Grill (Altamonte Springs, FL)
Barnie's Coffee & Tea (Winter Park, FL)
PJ's Coffee & Wine Bar (Altamonte Springs, FL)
Mama Fu's (Altamonte Springs, FL)
Planet Smoothie (Altamonte Springs, FL)
Atlanta Bread Company (Altamonte Springs, FL)
AT&T (Altamonte Springs, FL)
GNC (Cape Coral, FL)
It's a Grind Coffeehouse (Louisville, KY)
Huntington Learning Center (Louisville, KY)
Tijuana Flats (Louisville, KY)
California Closets (Louisville, KY)
Jenny Craig (Louisville, KY)
Beltone Hearing Aids (Louisville, KY)
PostNet (Winter Park, FL)
Sir Speedy (Johnson City, TN)
Jackson Hewitt (Louisville, KY)
Simple \$6 (Orlando & Pensacola, FL)
Shoe City (Orlando, Pensacola & Fort Walton Beach, FL)
Dress To The Nines (Port Richey & Pensacola, FL)
Baldwin Piano (Louisville, KY)
Oreck Floor Care (Johnson City, TN)