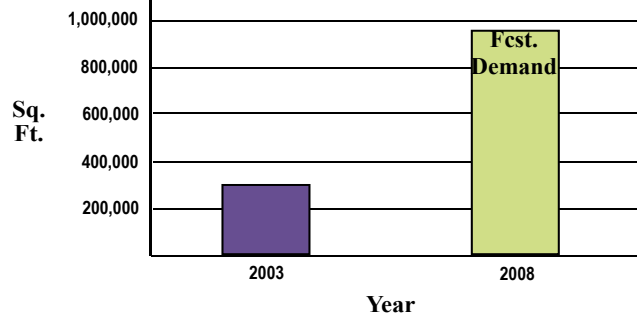


Downtown Austin Fact Sheet



Demand for Downtown Retail Square Feet



Source: Economic Research Associates, April 2005

"We are pleased to be coming to the most important intersection in Austin & the State. My father started Reynolds Penland on Congress 56 years ago and I am thrilled to be bringing Keepers exceptional men's apparel store back Downtown."

Mike Reynolds, Owner

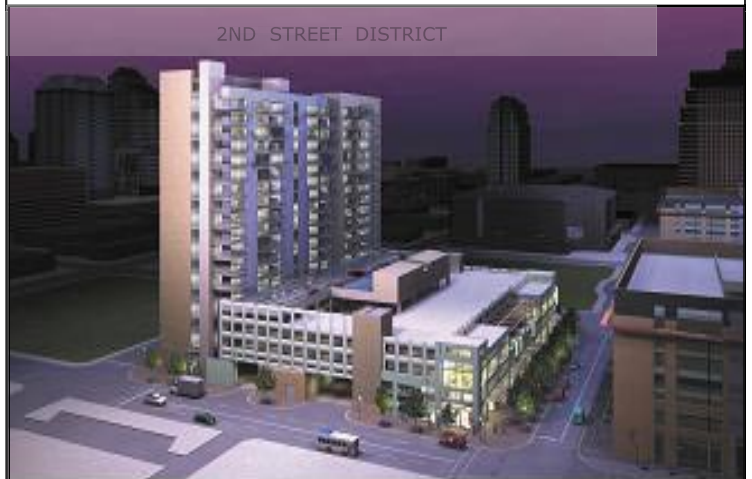


THE NUMBERS...

- 7 Million** Tourists visit Austin annually
- 363,000** Residents within a 10 minute drive from 6th & Congress
- 200,000** Additional retail square feet on Congress Avenue by 2010.
- \$104,651** Average Income in the Primary Market Area by 2008
- 67,000** Downtown employees each day
- 51,426** University of Texas Students live in or nearby Downtown
- 29,000** Downtown Parking Spaces
- 25,000** Downtown residential households within the next 10 years.

Profile of Downtown Residents

- Well educated -
- High discretionary income -
- Buys workout clothes, designer jeans -
- Buys expensive gadgets -
- Busy lifestyle -
- Health Concious Diets -
- Fitness is a priority -
- Tech Savvy -



SECOND AND CONGRESS

DowntownAustin
As Austin As It Gets™

For More Information:
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Retail Recruitment Categories

- Mens and Womens Apparel
- Accessories
- Home Furnishings
- Shoes
- Furniture
- Athletic Wear
- Sporting Goods
- Gifts
- Electronics
- Bookstore
- Gourmet Prepared Foods
- Pharmacy