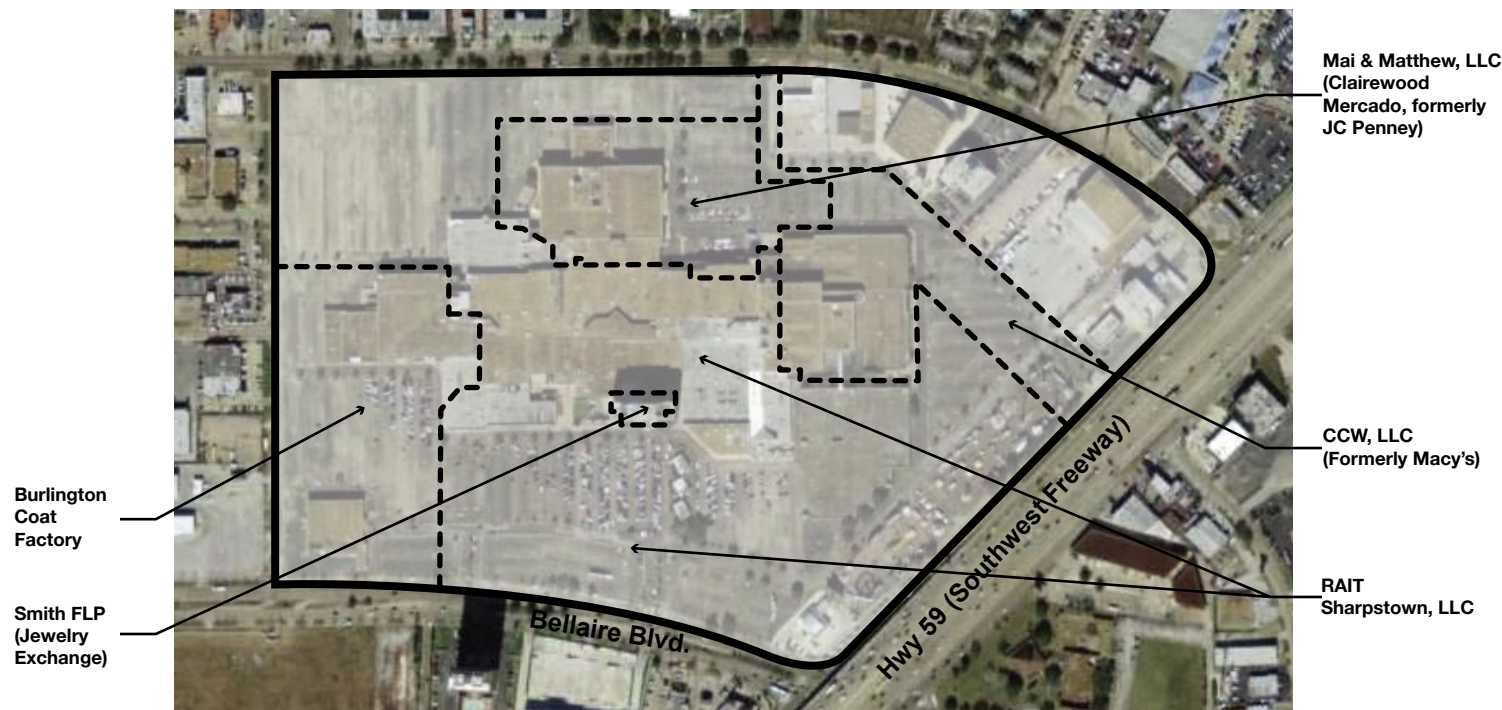


IT 093-066 refers to the group of parcels at 7500 Bellaire Boulevard formerly known as Sharpstown Center. The development of Sharpstown, one of the first planned communities in the United States, began in 1955, with 093-066 set aside to become Houston's first fully enclosed, air conditioned mall and the anchor of the Sharpstown community. The neighborhood's developer, Frank Sharp, deeded the corridor of land that is now Highway 59 to the Texas Department of Transportation, effectively rerouting the highway (which was not initially planned to pass through Sharpstown) to pass directly along the southeast edge of 093-066. The Bellaire Boulevard exit off Highway 59 provides direct access to the site.

093-066 has undergone significant changes in ownership since it opened in 1961. Currently, the site exists as a group of five parcels owned by five different entities (for details, see the table at the bottom of this page), One key consideration impacting the current ownership is that the surrounding parking area is owned jointly, but proportionately.



A period of divestment in 093-066 by the majority of its tenants set in, almost immediately following the 1996 opening of First Colony Mall, located in Sugar Land, TX, off Highway 59 and only a 15 minute drive from Sharpstown. To encourage redevelopment in the Sharpstown area, the Southwest Houston Tax Reinvestment Zone (TIRZ) was created. Under a TIRZ, property tax revenues generated within certain boundaries are frozen and the increased increment is funneled back into the zone to pay for infrastructure and capital improvements.

In 2005, a change in the Texas Local Government Code (Chapter 380) made it legal for cities to "provide loans and grants of public money and providing personnel and services of the municipality." TIRZ revenues have been used by other districts for such purposes in cases where the city has deemed "the programs serve the purpose of promoting state or local economic development by stimulating business and commercial activity within the city."

Currently, \$20 million in TIRZ funds is available for reinvestment in 093-066. In 2009, RAIT Sharpstown made two separate requests for the entire \$20 million to make improvements to the existing mall. Both requests were denied.

Hence, the question remains, what can (IT) 093-066 be?

Property Owner	AKA	HCAD Account No.	Land Area (sf)	Land Value	Bldg Area (sf)	Building Value	Bldg \$/sf Value	Total Value
Mai & Matthew LLC	JC Penney's	0930660000042	431,536	\$2,201,596	192,358	\$100	\$0.0005	\$2,201,696
Smith FLP LTD	Jewelry Exchange	0930660000033	18,796	\$131,572	127,730	\$3,352,735	\$26.25	\$3,484,307
Burlington Coat Factory		0930660000016	519,662	\$3,637,634	183,869	\$271,448	\$1.48	\$3,909,082
CCW LLC	Macy's	0930660000001	435,552	\$3,048,864	368,554	\$42,431	\$0.12	\$3,091,295
RAIT Sharpstown LLC	PlazAmericas	0930660000065	1,581,924	\$11,073,475	1,049,630	\$10,173,794	\$9.69	\$21,247,269
TOTAL VALUES FOR 093-066			2,987,470	\$20,093,141	1,922,141	\$13,840,508		\$33,933,649

COMPARABLES

SAKS & COMPANY	Saks Galleria	1205380000011	125,405	\$7,524,300	195,320	\$8,076,306	\$41.35	\$15,600,606
TARGET CORP.	Target Meyerland	0855730000030	131,551	\$1,775,939	107,164	\$2,622,820	\$24.47	\$4,398,759