

# GOLDBERG

## PROPERTIES, INC.

**Project:** Spring Prairie Shopping Center

**Location:** Highway 93 and Reserve, Kalispell Montana

**Goldberg Properties Entity:** Kalispell Goldberg LLC

**Style of Project:** Power Center

**Size:** 450,000 sq ft

**Total Project Cost:** Phase I and II \$1,500,000.00 and Phase III (est.) \$19,000,000

**Land Area:** 45 Acres

**Substantial Completion:** Phases I and II 2006, Phase III planed for 2008

**Structure:** Limited Liability Company, Mark Goldberg 72% and Grant Nelson 24%, the remaining is owned by Brian Jumps 3 % and Scott Crosbie 1%.

**Description:** Goldberg was led to the project by Lowes Home Improvement Centers after Lowes worked with Goldberg on a previous project in Fort Collins Colorado. Lowes wanted a store at the location but found it difficult to work with the property owner, the State of Montana, and the States agency responsible for the property the Department of Natural Resources (DNRC). The DNRC manages Montana's school trust properties of which Spring Prairie was part of a School Trust Section. Goldberg was successful in negotiating a long term land lease with the DNRC that has facilitated the project development. Development in Phases 1 and II included entitlement and construction of infrastructure.

The anchor tenants of Phases I and II (Lowes and Costco) lease their respective parcels. There are six out parcels in the original two phases, Starbucks, McDonalds, Wells Fargo, Grease Monkey, and Famous Dave's are under long term land leases. Taco Bell is under a Letter of Intent to lease the fourth pad and Goldberg will build a small shop building of 9,800 sqft on the six and remaining pad of the first two phases.

The third phase a parcel of 20 acres and 162,000 is intended to be constructed in 2007 and completed in 2008. Currently Goldberg is finalizing negotiations with Kohl's and Safeway to anchor the phase. Letters of Intent have been secured from Pets Mart, GAP old Navy.

The project has been a great success for Phases I and II. The third phase has been somewhat challenging to secure the third anchor tenant for the project. Penny's remains a possible anchor and is looking at the project; Kohl's has also been interested but have not made a decision to open stores in Montana.