

INSIDE

retail

ONE FOCUS. UNLIMITED POSSIBILITIES.



For a complete listing of the 190 plus retail chains TRC currently represents, see page 4 and for details regarding their stores and expansion plans, see our website: www.theretailconnection.net

CONFIDENCE

by Steve Lieberman CEO



There used to be too much of it. Now there is not enough. As Warren Buffet says "be fearful when others are greedy and greedy when others are fearful." This is an unprecedented time for prudent investment, and an unparalleled opportunity to capture market share. The market will come back, just not soon. Being paralyzed by this sudden change is not what lies at the core of the American spirit. This is a time to further increase our knowledge and creativity; a time to reinforce our teams and the portals through which we connect with one another.

The credit markets are going to continue to materially impact how business is transacted in 2009, from access to operational and growth capital to consumer credit. Accordingly, the retail landscape will see material changes as retailers will use the current environment to clean up their portfolios, and focus on repositioning underperforming stores. The reality is that this environment presents significant opportunities, particularly for well capitalized chains and top retail brands with strong consumer followings, to prepare for growth and prevail as the markets realign. Retailers will respond to these market shifts and adapt their prototypes for their go-forward strategies. This process is healthy for the retail sector in the long run and will form a solid base for retail expansion when the economy rebounds.

Consumer spending represents two-thirds of U.S. economic activity. America's consumer-based economy has been impacted by job losses, high energy costs, collapse of credit, and inflation. Retailers across the spectrum from low price to luxury are reporting very tough numbers, where shifting shopping patterns have caused double-digit sales declines for some of the best known retailers in the world. Business as usual is clearly not going to work in this environment. We will see responsiveness at every level, which is going to be the critical linkage

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TENANT DRIVEN DEVELOPMENT

by David Wilson President | Connected Development Services

The Retail Connection | Connected Development Services' conservative approach and constant attention to minimizing risk has turned out to be the right approach for the four and a half year old development division of The Retail Connection," said development veteran, David C. Wilson, who has led the development, re-development or renovation of nearly 100 shopping centers over the past 3 decades. David is flanked by an experienced team of professionals with specialties ranging from financing, to asset management, development and construction management.

CDS's approach has always been to pre-lease beyond normal expectations, thereby covering debt service at completion before the project even breaks ground. "We know that we cannot predict the future so we do not put our partners, our tenants, or ourselves at risk and proceed with a project until we know we can open it basically full," David stated. "CDS was able to secure loans and kick off three class A projects just as the doors were closing on financing in early 2008. The team has completed those projects on time and under budget while continuing to lease up the last spaces in the previously completed 626,000 square foot Arlington Highlands project and commence planning on a number of other projects," he stated.



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CURRENT

by Alan Shor President



The economy and our financial markets and how they are affecting business is the key question on everyone's mind. The simple answer is there is not a simple answer. For those of us that have been through a number of these economic cycles, we know this cycle will turn.

Starting at the macro level, unprecedented is the best word to describe the current state of affairs. As we know, The Federal Reserve Bank has stepped in and agreed to bail out Fannie Mae, Freddie Mac and AIG; three companies holding assets worth hundreds of billions of dollars. The Fed has also had a hand in the takeovers of Bear Stearns and Merrill Lynch. Lehman Brothers has filed for bankruptcy protection. Congress has approved a \$700 billion bailout and for the first time ever, the world's economic leaders are putting together a unified plan to reverse a very negative global economy. Never before have the world's governments had to come in and take such a drastic role in private business. To date this year, over 20 retailers have filed for bankruptcy protection. Unemployment is at 6.1%, the highest rate in five years, and layoffs continue to be announced by the tens of thousands. Inflation is at 5.4%, the highest rate in years. Consumer confidence is at an all time low and industrial production is down 1.1%, the largest amount in the last three years. Housing prices continue to fall, down 16% from last year, which we all know was a down year as well.

The biggest concern continues to be the fact that we have not yet hit a bottom, and the "experts" still don't have a feel as to when we will hit bottom or what constitutes the bottom. To get to that point, more businesses will fail and pressures will be put on assets to sell below market prices. That is a key. There has to be a real re-allocation of assets to a point where buyers will step in, transactions will close and credit markets will loosen up.

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TAKING THE LEAD

by Steve Zimmerman Managing Director | Brokerage

Like all other areas of commercial development, retail development has slowed in 2008 as developers continue to deal with the rising cost of construction, slower tenant expansion and the credit crunch that has affected the ability to finance commercial development. "The Retail Connection's deep pipeline of projects, strong client relationships, and primary focus in the Southwest, has afforded the team the opportunity to weather the recent downturn better than some," said Steve Zimmerman, Managing Director | Brokerage. "Retailers continue to see the southwest, and predominantly the Dallas and Houston markets as the few places where there are growth opportunities," he stated.



The larger markets of Dallas/Ft. Worth and Houston experienced growth this past year, although not at the same rate as in 2006 or 2007. Based primarily on solid job growth (Dallas ranked first in the US and Houston was second through Q2 2008), and population growth (again Dallas ranked first in the US with Houston being fourth according to the latest census data), retailers continued to look to these areas to accommodate their growth. The Retail Connection expects the larger Texas cities to continue to outpace the rest of the nation but uncertainty about the economy, the political environment and rising fuel costs will continue to affect all consumers and retailers.

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More Connections: TRC | Connected Net Lease

The Retail Connection proudly introduces our newest platform and team mates: Ken Shulman, John Hammill, Coler Yoakam, Blake Anderson, Fritz Konker, and Jace Hinderland

TRC | Connected Net Lease provides institutional quality brokerage and advisory services for owners and developers of single tenant, net lease and shopping center properties across the United States.

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Connected Net Lease Team Brings Experience and Diversity to TRC's Service Offerings

The Retail Connection has added yet another platform to the company called Connected Net Lease [TRC | CNL], which will provide institutional quality brokerage and advisory services for investors and developers of single-tenant, net lease properties across the United States.

The team will be led by its Executive Directors Ken Shulman and John Hammill, who ran The Staubach Company's Net Lease group, where they had been for 8 and 11 years respectively. Shulman and Hammill will bring their collective 45+ years of experience, during which they have completed over 1,000 transactions, totaling in excess of \$5 billion dollars, and team members Coler Yoakam, Blake Anderson, Fritz Konker, and Jace Hinderland.

"They ran a group that put together thousands of transactions," said Retail Connection CEO Steve Lieberman. "We saw this as another opportunity for us. "This will extend the reach of our capacity for our clients."

Mr. Shulman was with Staubach for eight years and Mr. Hammill joined the company in 1997. Together the two executives have been involved in several billion dollars in property transactions.

"We realized that the platform at The Retail Connection was perfect for our business," Mr. Hammill said. "We want to expand our operation. We've had buyers who come

from South Korea to Germany and Saudi Arabia and everywhere in between."

"We've done everything from sales of a McDonald's ground lease to handling large sales like a Kohl's department store that sold for \$13 million. Most of the buyers of these occupied retail buildings are institutional investors, trusts or other investors who want passive ownership of real estate," Mr. Hammill said.

Mr. Shulman said the group is already working on several new deals. "We don't just do retail, but we've also worked on some office and industrial properties," he said. "But right now, probably 90 percent of our business is in the retail arena."

"The positive leverage between TRC's service offerings will provide TRC | CNL exceptional visibility into the market, enabling the team to deliver the highest quality counsel at every level," said Shulman. "Our range is nationwide, and we have clients around the globe, however we have deep Texas roots," added Shulman. "Some of our recent transactions include: the Walgreens at Cedar Springs & Oak Lawn, the Wells Fargo and Wachovia ground leases in the Shoppes at El Dorado, and a Citibank ground lease in Garland," added John Hammill, TRC | CNL Executive Director. "As well, we have recently sold several properties in Houston, including the Wachovia at Beechnut & Beltway 8. Just recently, we closed on three ground leases in Port St. Lucie, Florida that included a McDonald's, Olive Garden and Longhorn Steak House. Current assignments include: two Walgreens in St. Augustine, Florida, LA Fitness properties in Dallas and Houston, a JP Morgan Chase in Houston, a Bi-Lo grocery store in South Carolina, and a McDonald's in Palm Coast, Florida," said Hammill.

"The key to The Retail Connection's success has been the company's tremendous insight, visibility, and influence as a result of the 190 plus retail chains the firm directly represents, which is what makes Ken and John's expertise the perfect fit for this program," said Alan Shor, president of The Retail Connection. "We are excited to have this experienced team join our growing company. Ken and John bring tremendous experience in an invaluable area of service, and the timing of this could not have been better for everyone," Shor stated.



TRANSACTION BRIEFS

2008 was another important year for The Retail Connection. By Connecting our time, talent, relationships, and resources, The Retail Connection has been able to do some remarkable things this year. 2008 has presented new opportunities, new connections, awards for entrepreneurship, and more celebrations as the company approaches its 5th anniversary.

With an exclusive focus on retail, TRC added over 25 recognized brands to its growing portfolio of major retail clients. We added a new platform | Connected Net Lease, and are delighted to have Ken Shulman and John Hammill, along with their impressive team join us. We were given the distinct honor of winning the Ernst & Young Entrepreneur of The Year Award – Southwest Area North, and the prestigious Dallas 100 Entrepreneur Award given by the Caruth Institute at Southern Methodist University's Cox School of Business.

This year's accomplishments would not have been possible without our relationships. Today, we represent over 190 of the leading retail and restaurant chains in the market, and employ 68 dedicated employees who make a difference in our company every day.

TRC continues to provide **tenant representation** for high profile and leading brands like Bed Bath and Beyond, Sport's Authority, JCPenney, and Famous Footwear, however this year presented new opportunities for the team to connect with emerging retail chains such as PetSmart, Nordstrom Rack, Jamba Juice and Splitsville Lanes.

Connected Development Services completed more tenant – driven initiatives at Mansfield Pointe, a 155,000 sf property at US 287 and Debbie Lane, and phase I of Weatherford Ridge at the NEC of I 20 and SH 51 [Main Street], with other phases now under construction. Nearing completion and preparing for the grand opening of another approximately 200,000 sf of retail is Arlington Highlands East, which will feature a Dave & Busters, Splitsville Lanes, and a seven story Hyatt Place Hotel. AHE is the "work" and "stay" component to the adjacent 640,000 sf Arlington Highlands, completed in the Fall of 2006.

With the addition of the **Connected Net Lease** team, we are able to provide a valuable new layer of depth for, and further extend the reach of our clients' real estate programs with this new business platform.

EMERGING RETAIL



PetSmart, Inc. is the largest specialty pet retailer of services and solutions for the lifetime needs of pets. They operate more than 1,075 stores in the United States and Canada, providing a broad range of competitively priced pet food and pet products; services including pet training, pet grooming, pet boarding and pet adoption services. In addition to providing great value, they have the broadest,

deepest product range in the industry, including thousands of products exclusive to PetSmart.

Dogs and their pet parents grow smarter each year with help from their 1,500 accredited pet training instructors. PetSmart PetsHotels®, overnight boarding and daycare facilities for dogs and cats, offers an exclusive promise, featuring caregivers who are hand-picked for their love of pets and are on the premises 24 hours a day. PetSmart Charities® Adoption Centers are located inside every PetSmart store.

Whether it's finding the right pet, the best food or the perfect toy, signing up for training or grooming sessions, checking into a PetsHotel, or taking home a newly adopted dog or cat, PetSmart has the answers.

HOUSTON

by David Stukalin - Thanks in part to continued job growth, the Houston-area economy continues to outperform much of the nation. "Retailers continue to be very selective on new unit expansion. However, with Houston being the number one job market in the United States, with over 55,000 jobs created annually, Houston remains a bright spot," said David Stukalin, President of The Retail Connection's Houston office. "Retailers have the fundamental need to grow their business where there is a high probability of success and profitability. Fortunately with most of our clients, Houston remains one of those markets for cautious expansion," Stukalin noted.



Bed Bath and Beyond is set to anchor the planned 400,000 square-foot Grand Corners, a 2009 development at Grand Parkway and Westpark Tollway. "With the credit markets seizing up, in the near term, many new development projects will either be delayed or cancelled," said David Kayle, SVP of TRC's Connected Development Services division in Houston. "Once capital returns to the market, higher equity/less leverage will be the new reality. Fortunately, our development model is tenant driven, taking much of the risk out. With job creation creating housing growth in Houston, retail will continue to follow rooftops," he stated further.

The areas around Houston that are poised for growth are Katy South (Grand Parkway & Westpark Tollway) and Cypress (Hwy 290 & Grand Parkway), as there are still large tracts of land available. With the completion of the Grand Parkway, this will make it significantly easier to commute as well as enhance retail opportunities.

cont. from page 1 **CONFIDENCE**

between the winners and losers of this cycle, whether it is providing clients the opportunity to outsource certain functions of their business, realign labor costs or re-engineering merchandising strategies. Such as Starbucks, who found a way to reduce labor costs while improving customer service, by changing its scheduling system so that fewer employees work more hours at its coffee shops, reducing the company's labor costs and improving sales by fostering familiarity between customers and employees. Another good example is Home Depot's creation of a system to lower merchandising costs by transitioning to a purchasing system that provides for the right products in the right quantities in the right stores, at the right time. It is a shift back to localization versus centralization, a common problem as retailers grow bigger. The new more targeted buying tailors local product assortments according to demographics and customer preferences.

One of the best parts of living and doing business in the Southwest is the resiliency of the market. Clearly the housing markets dramatic slowdown has had a material ripple effect across essentially every market and line of business in the country. The Southwest and retail are included and, as per the last two quarters, we will continue to see retailers scaling back on their expansion plans. However, the Southwest, particularly DFW and Houston, still present some of the best market conditions in which to do business in the U.S. The DFW and Houston regions are projected to see continued growth in population and size, and the retail markets are still two of the strongest in the country, mostly due to a diverse and steady economy. DFW's thriving and diverse economic drivers are real estate, technology, banking, oil, sports and fashion. Dallas is projected to surpass Houston by 2020 as the 4th largest MSA in the U.S. In 2007, Texas jumped past New York as the state with the most Fortune 500 companies. Exxon Mobil, JCPenney, Neiman Marcus, and numerous others are headquartered in Dallas. In 2007, Money Magazine ranked Dallas #2 best place to live in the US among all big cities, and CNBC's recent rankings of the top states for business ranked Texas No. 1. Population growth continues to be a key attribute as Dallas | Fort Worth [with 6.2 million people] is expected to grow to more than 9 million by 2020. As of February '08, the Dallas region had an unemployment rate of only 4.3% and Dallas has added over 80,000 jobs in 2008. Local job gains ranked second only to the greater New York metro.

Similarly, Houston's retail market outlook is in solid shape. Job growth in particular is an economic asset as Houston continues to see a steady stream of 150,000 to 200,000 people moving into the metroplex each year. Occupancy has been stable at 88.2 percent, in line with mid-year 2007's rate of 88.0 percent. Houston's market continues to experience retailer expansion, which has led to more construction. The housing market remains flat in Houston, however it remains one of the country's healthiest markets.

The Retail Connection will continue to play its position, delivering thorough market analysis and action plans, so our clients can maximize their growth strategies by accurately targeting the sales gaps that exist. The best team wins, and after years of unprecedented growth, best-in-class retailers know how to approach a downturn, sustain their top-ranking stores and keep their programs on a successful path.

The most successful landlords and retailers have always known that they are a team and their relationship is as partners. As such, The Retail Connection has initiated a market stabilization initiative where we are working with our clients on both sides of the equation to take actions that will stabilize their programs through and beyond these challenging times. One such initiative is to roll lease expirations well past critical financing periods. We are accomplishing such by adding base term or exercising options early and deferring the related capital improvements that typically come with such exercises to a future point in time where financing is more fluid. The approach is clearly to responsibly provide a platform where everyone wins, and our deep commitment is to be that solution team. Stability is the cornerstone on which confidence in the market will be rebuilt and we remain as confident as ever per our team, clients, market and the future opportunities that we will share ahead.

cont. from page 1 **TENANT DRIVEN DEVELOPMENT**

CDS listens to the TRC brokers and their retail clients and tries to include all the right retailers in the mix of each project which ensures that the project will grow better over time. High profile retailers such as Bed Bath and Beyond, The Sports Authority, JCPenney, PetSmart, Circuit City, JoAnn's, Famous Footwear, Studio Movie Grill and Sleep Experts all agree that The Retail Connection and Connected Development Services knowledge-driven platform from land acquisition to retail brokerage, advisory and investment results in great locations for their brands.

Current status regarding key TRC | CDS projects include:

Mansfield Pointe, a 155,000 sf property, is completed and its anchor tenants began opening in September. Bed, Bath & Beyond opened 09/16/08, Circuit City opened 09/19/08, The Sports Authority opened 10/17/08, and PetSmart opened 10/13/08. The smaller tenants are completing their finish-out work and will be opening over the next few months. The project is 80% leased with numerous additional small tenant LOI's & leases in negotiation.

Weatherford Ridge, a project that will ultimately be approximately 401,000 sf, is continuing to open phases and tenants. Phase I, including JCPenney, Belk's, Michael's, Bed Bath & Beyond and others opened in April, 2008. This 273,428 sf phase is currently 90% leased with another 17,700 sf of additional leases working. Phase II, which will be 46,822 sf, is 73% preleased with McAlister's Deli, Eyemasters, AT&T, Monarch Dental, Kincaid's Hamburgers, Ooo La La and 4,000 sf of additional leases are working for this phase of the project. Phase III, approximately 56,000 sf, is under planning and is anticipated to start construction in Spring of 2009.

Arlington Highlands is a 626,000 sf master-planned mixed-use center. Notable tenants include Bed Bath & Beyond, Studio Movie Grill, Staples, Borders Books, P.F. Chang's, B.J.'s Brewery, Ann Taylor Loft, Jos. A. Banks, James Avery, Coldwater Creek, Orvis and White House Black Market. Arlington Highlands is currently 90% occupied and 92% leased.

Arlington Highlands East is nearing completion and will consist of approximately

200,000 sf. This new project features Dave & Busters, Splitsville Lanes, Houlihan's, Red Robin and a seven story Hyatt Place Hotel, along with numerous small tenants. Many of the tenants in Arlington Highlands East will open by Thanksgiving 2008. Arlington Highlands East is 87% leased.

Arlington Highlands and Arlington Highlands East combine for approximately 826,000 sf, making the two properties one of the largest open air shopping centers in North Texas.

cont. from page 1 **CURRENT**

There are some positive signs. Oil prices have fallen from \$150 a barrel to under \$70 a barrel. This has to have a positive impact over time on the consumer. Various funds have accumulated tremendous amounts of cash and are sitting on the sidelines waiting for the bottom to happen. Global money market assets are at an all-time high, to the tune of \$5.7 trillion. This has never been seen before. United States money markets are up 41% over last year. In June of 2007, investment fund managers kept 4% of their assets in cash. Today, 53% of these assets are now held in cash. Private enterprises holding cash balances are at an all-time high. The dollars are ready to be unleashed at or close to the time of a bottom, and many feel that time is near.

How is Texas doing in this environment? Texas has been relatively calm in this current economic storm. The housing downturn has been relatively mild by national standards because Texas did not have the bubble or the burst regarding values and foreclosures. The energy industry continues to fund new jobs and economic growth, and Dallas and Houston have added more jobs between July of 2007 and July of 2008 than any other cities in the country. However, this does not mean that we are immune, only insulated. In fact, Texas is starting to feel the effects of the national economic environment. There will be growing layoffs, store closings, slowing growth and downsizing in Texas. Because of the macro environment, loans are more expensive and harder to get, if you can get one at all.

So what does this mean to TRC's business? We have to work harder and smarter. We have to be really thoughtful about our business. We have to challenge each other to assess our strengths, weaknesses, opportunities and threats and come up with individual plans to protect and maximize our business. We have a pipeline of transactional opportunities, and we will have to work harder and longer to get them closed. We have to recognize opportunities, keep our eyes and ears open and stay close to our clients. Be curious and ask about their businesses and our ability to expand what we do for them both in new territories and new services. Don't be afraid to ask questions. Take market share, and take it now. This is the time when we should be going after new projects and retail clients. This is an environment for tremendous business and investment opportunity. Communicate openly and often, and ask the questions that will lead to investment opportunities. Great wealth is created in times like these.

We have lived through the period of 20%+ interest rates in the 1970's, the savings and loan crises in the 1980's, the recession and first Gulf War in the 1990's and the recession due to 911 in 2001. In each of these economic crises, great companies weathered the storm. TRC will weather this current economic downturn as well and come out of it a stronger and more efficient business. Why? Because we have strong leadership and a talented team. We are smart about the risks that we are willing to take, and we have a fully diversified business. This is why we should be attacking this down cycle, not running away from it.

cont. from page 1 **TAKING THE LEAD**

While Dallas and Houston have presented certain market strengths, the outer edges of the markets will struggle in 2009 as retailers are concerned about a relative slow down in housing and are focusing on more proven trade areas. An example is the Highway 380 corridor north of Dallas. This trade area will be the next growth area for DFW but many retailers have delayed their commitment until housing firms up.

Zimmerman characterized leasing activity as continuing steady although somewhat slower than the record pace achieved during the past two (2) years. Overall occupancy rate dropped slightly to 89.3% as compared with 89.9% in the prior year. Occupancy has been at or near 90% for the past 15 years.

The hottest retail property types in Texas continue to be centers that contain a super big-box retailer such as Target, CostCo or WalMart. Centers that include smaller anchors such as Bed Bath and Beyond, JCPenney or Belk also remain popular expansion properties for retailers needing solid long-term projects in the Southwest. An example is Weatherford Ridge in Weatherford, Texas located on I-20 west of Fort Worth anchored by JCPenney, Belk and Bed Bath and Beyond. The activity for the remaining space in the center is extremely high and the center commands some of the highest rents in the area.

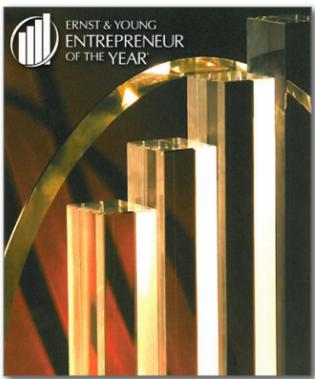
Smaller urban lifestyle centers that are not extremely well located are having a tougher time. The tenants for these centers have dramatically slowed their expansion plans and in some cases have shut down completely. However, new lifestyle centers that have great locations, are doing well because the restaurants and retailers that are looking for an opportunity to expand or relocate do not have as many options.

Clearly, being in the Southwest and specifically Texas is a plus. "The Texas housing market, although declining, has not experienced the dramatic swings that many areas of the country have experienced, and, coupled with the relatively positive economic factors, such as positive job and population growth in the state, retailers should continue to view Texas favorably for their expansion," Zimmerman stated. Many retailers that have stopped expanding in certain areas of the country (especially on the east and west coasts) continue to expand in Texas (although with a scaled down program). This trend bodes well for Texas relative to the rest of the nation underscoring the point that location, jobs and a good dose of optimism are key in these interesting, but opportunistic times.

TENANT REPRESENTATION

7 Eleven	Cork	Hawk Electronics	Monarch Dental	Sam Moon
5 & Diner	Cozymel's	Hibashi Teppan Bar & Sushi	Motherhood Maternity	Sears
Ace Hardware	Cyclone Anaya's	Hoffbrau Steaks	Mothers Work	Sherlock's
American Apparel	Dallas Fish Market	Houston's Restaurants	Music & Arts	Simply Fashions
Anytime Fitness	Deluxe Nail Salon	Howl At The Moon	my fit foods	Sleep Experts
a pea in the pod	Destination Maternity	InkStop	Naan	Smoothie King
AT&T	Dollar Tree	Iron Cactus	Neiman Marcus	Snappy Salads
Baker Street Pub & Grill	Dougherty's Pharmacy	Jack-in-the-Box	New Balance	Souper Salad
Banana Republic	Draper's & Damon's	Jamba Juice	Nick-N-Willy's	Splitsville Lanes
Bank of the Ozarks	DSW Shoes	JCPenney	Nordstrom Rack	Sprint
Bed Bath & Beyond	Dunkin' Donuts	Jersey Mike's Subs	Old Navy	Studio Movie Grill
Bengal Coast	East Wind	Jo~Ann Fabrics	Orange Cup	Super Slow Zone
Berryhill Baja Grill	Equinox Fitness	Jos. A. Bank	Ounce Steakhouse	Swoozie's
Black Finn	Ethan Allen	K&G Menswear	Paciugo	The Blue Fish
Boater's World	Eurotazza Coffeehouse	Kenny & Ziggy's	Palm Beach Tan	The Cash Store
Boi Na Braza	Evolution Tans	Kona Grill	Palominos	The Fresh Market
Bone Daddy's	Eyecrafters	LA Fitness	Panera Bread	The Luxury of Leather
Bonefish Grill	EZ Money	La Grande Orange	Papa John's	The RoomStore
Books-a-Million	Faces 365	Landry's Seafood	Paradise Bakery	The Sports Authority
Boudreaux's Cajun Kitchen	Famous Footwear	Lane Bryant	Pei Wei	Tin Star
Brooklyn's Old Style Pizzeria	Fantastic Sams	Lenny's Sub Shop	Performance Bicycles	Tio's Tortas
Broyhill Furniture	Fashion Bug	Logan's Roadhouse	Pesce	T-Mobile
Brusters Real Ice Cream	Fish City Grill	Maestro's Pizzeria	PetSmart	TRS Home Furnishings
Buckhead Saloon	Fish Express	Marmalade Cafe	Piranha Killer Sushi	Truluck's
Buffalo Wild Wings	Floyd's 99 Barber Shop	Mattitio's	Planet Fitness	Urban Brands
buybuy Baby	Freed's Furniture	Massage Envy	Pluckers	Urban Wood Grill
Cadillac Bar	GAP	Maytag	Quickway	Vic and Anthony's
Cafe R&D	GNC	Max Brenner	RadioShack	Wapango
Casual Male	Go Fish	McAlister's Deli	Rainforest Cafe	Which Wich
Catherines	Golden Corral	Mealey's Furniture	Red Robin	Whiskey River
Cellular Planet	Gold's Gym	Melrose	Ritz/Wolf Camera	Woly Board Company
Charming Charlie	Golfsmith	Men's Warehouse	R.J. Gator's	Woodlands Grill
Chase	Goodfella's Pizza & Pasta	Merge	Rockler	Yofe Cafe
Chelsea's Kitchen	Grandy's	Mervyn's	Rocky Mountain Chocolate	Young Chef's Academy
Cici's Pizza	Great Clips	Mexico	Rubio's	YUM! Brands
Circuit City	Grotto	Mimi Maternity	Ruby Tequilas	Yumi to Go
Claire's	Guitar Center	Mitchell Gold + Bob Williams	Saltgrass Steakhouse	Zaxby's
Compass Trading Co	Hallmark	Molto Formaggio	Sambuca	

RECENT TEAM AWARDS



Winner
**Ernst & Young
 Entrepreneur Of The Year**
 Southwest Area - North



Winner
**2008 Dallas 100™
 Entrepreneur Awards**

brokerage

advisory

investment

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