



***Investment Summary – Closed Transaction  
Westbrooke Village North – Shawnee, Kansas***



**Description:**

In June 2006, HSM Equity Partners, Inc. (HSMEP), a division of Henry S. Miller Companies, formed a Texas limited partnership to acquire and operate Westbrooke Village North, an established neighborhood center located along a major retail thoroughfare in Shawnee, Kansas. Westbrooke Village North is a 133,195 square foot regional center which benefits from being an infill location where the surrounding area is well developed, primarily with single-family housing, retail centers and free standing buildings. The property was developed in 1987 and 1989.

The current tenants are DSW Shoe Warehouse, K&G Menswear, Borders Express, Simmons Mattress Outlet, Bead Boutique, Wild Birds Unlimited, Old Country Buffet, H&R Block, El Toro Mexican Restaurant, York Hair, Electric Sun Tan, Prairie Point, Interior Design Studio, Re-Max, Weight Watchers, Art Source, Oriental Feast, Salon Innovations and Pizza Street Restaurant.

**Preferred Return:**

**10%**

**Projected Average  
Cash-on-Cash Return:**

**8-14% per year**

**Projected IRR:**

**23% (over a five-year holding period)**