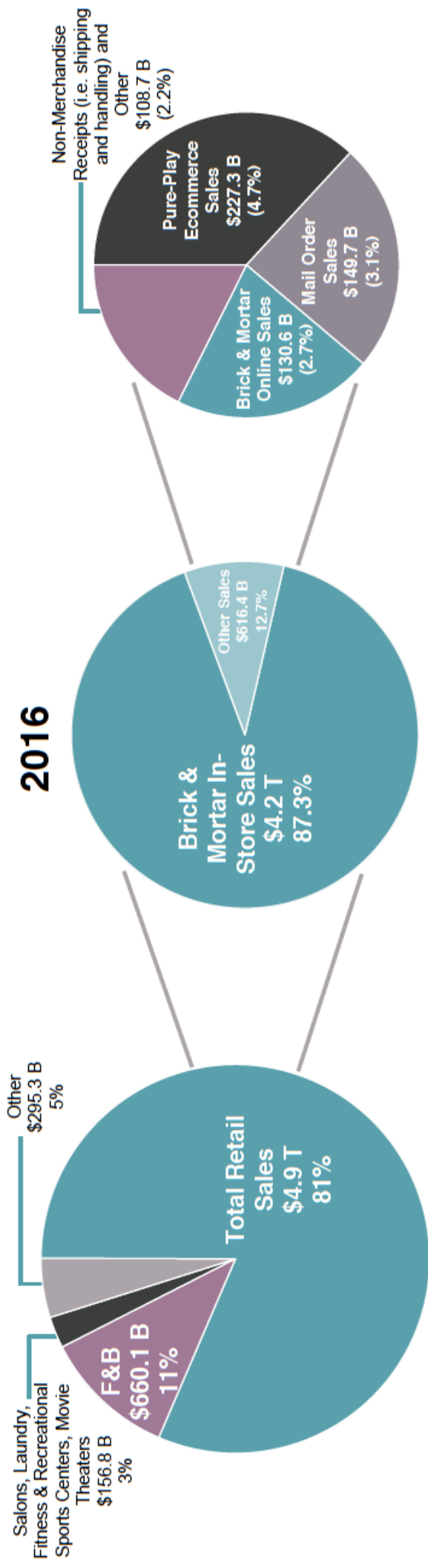


Retail real estate is becoming consumer real estate



	Total Brick & Mortar Retail Sales	Food & Beverage	Pure-Play Ecommerce
2016 Sales (in billions)	\$4,377.1	\$660.1	\$227.3
Growth since 2013	\$290.5	\$116.8	\$89.5
% Growth	7.1%	21.5%	64.9%

Source: US Census