

# 2009 RETAIL SQUARE FOOTAGE ANALYSIS

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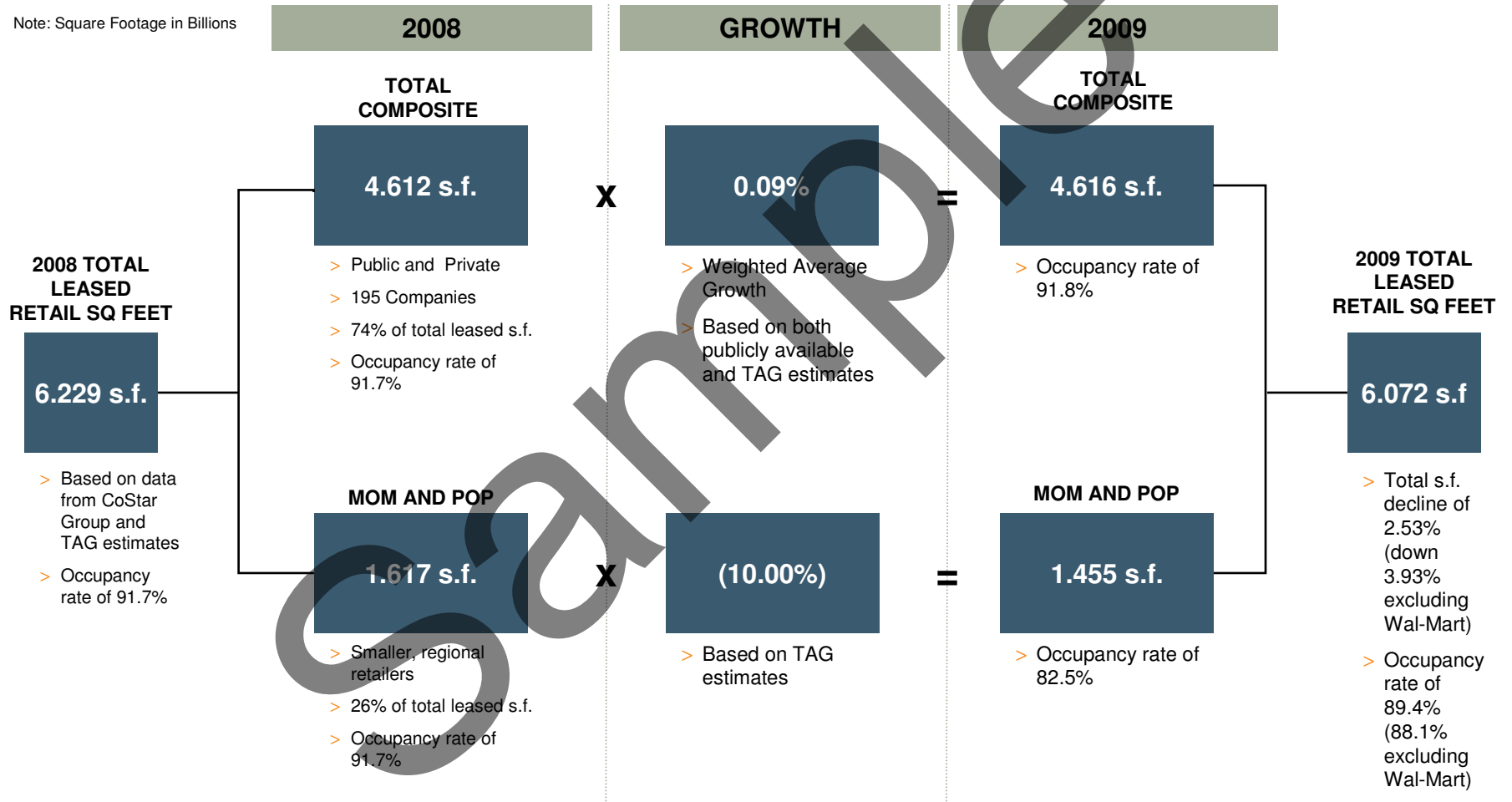
Please read the important disclosure and analyst certification information in the Addendum section of this report

## EXECUTIVE SUMMARY

- > In order to gauge the total square footage reduction for retailers in 2009, we compiled data on square footage for 195 of the largest public and private retailers ("Total Composite") across 27 sectors.
- > The Total Composite represents 74% of the Total U.S. Shopping Center retail leased square footage including Malls (regional and superregional) and Open-Air Centers (community, lifestyle, neighborhood, outlet, and power).
  - We believe the balance of the shopping center square footage not accounted for in the Total Composite is mainly comprised of smaller, regional retailers ("Mom and Pop").
- > We have applied growth rate estimates to the 2008 total square footage for each company in the Total Composite and to the Mom and Pop segment.
  - The 2009 square footage projection is expected to increase 0.09% for the Total Composite and decline by 10.00% for the Mom and Pop segment.
  - The sectors which could see the greatest contraction include Consumer Electronics (down 18.9%) and Home Furnishings Retailers (down 17.6%).
  - The sectors which could see the greatest growth include Cosmetics (up 7.3%) and Drugstores (up 4.1%).
- > Based on our assumptions, total retail square footage in the U.S. could see a decline of 2.53% in 2009 (down 3.93% excluding Wal-Mart), and the occupancy rate could fall to 89.4% from 91.7% in 2008 (88.1% excluding Wal-Mart)
  - Our analysis shows an occupancy rate decline that is commensurate with what real estate experts are predicting, and does not reflect a catastrophic contraction in total retail capacity.

# ANALYSIS OVERVIEW

Note: Square Footage in Billions



## TOTAL COMPOSITE

- > We compiled data on store counts and square footage for 195 of the largest public and private retailers ("Total Composite") across 27 sectors. The Total Composite represents approximately 74% of the Total U.S. Shopping Center retail leased square footage and 25% of its store base. See Appendix for listing of 195 companies by Sector

TOTAL COMPOSITE			
Sector	Companies	'08 Store Count	'08 Leased Sq. Footage
1. Apparel Manufacturers	3	1,899	6,773
2. Auto Parts Retailers	6	13,253	97,925
3. Book Stores	3	2,067	39,338
4. Children's Retailers	3	2,867	9,693
5. Consumer Electronics	8	8,162	96,567
6. Convenience	1	5,717	15,436
7. Cosmetics	2	3,817	8,476
8. Craft Stores	3	2,010	36,859
9. Department Stores	17	6,308	646,609
10. Discount Stores	13	31,030	1,472,628
11. Drugstores	7	26,692	215,401
12. Footwear Manufacturers	1	97	146
13. Furniture	4	1,764	10,688
14. Grocery	29	15,558	613,370
15. Home Furnishings Retailers	10	8,136	106,840
16. Home Improvement	6	5,315	495,280
17. Juniors Wear Retailers	14	7,736	40,137
18. Luxury Goods/Watches and Jewelry	4	4,162	6,288
19. MISC	5	4,153	8,519
20. Office Superstores	3	4,430	96,813
21. Off-Price Retailers	5	4,450	109,456
22. Pet Stores	2	1,858	45,284
23. Shoe Retailers	9	13,800	48,589
24. Specialty Apparel Stores	24	23,082	176,652
25. Sporting Goods Retailers	8	2,234	70,276
26. Toy & Hobby Stores	2	1,932	100,500
27. Video Retailers	3	10,261	37,710
<b>Total Composite</b>	<b>195</b>	<b>212,790</b>	<b>4,612,251</b>
<b>U.S. Total</b>		<b>854,892</b>	<b>6,229,181</b>
<b>% of U.S. Total</b>		<b>25%</b>	<b>74%</b>

Source: Store Metrics: Company Filings, Public Reports, FactSet; U.S. Store Count Total: 2002 Economic Census. Note: the Total Excludes Auto Dealers, non-Grocery Food and Beverage Stores, Gas Stations, and Non-Store Retailers; U.S. Total Sq. Leasable Ft Total: CoStar Group

## DATA ASSUMPTIONS

- > According to the CoStar Group, the total leasable area for shopping centers in the U.S. was 6.793 Billion square feet in 2008
  - As per the ICSC, “Shopping Centers” include Malls (regional and superregional) and Open-Air Centers (community, lifestyle, neighborhood, outlet, and power).
- > **Total Composite:** The occupancy rate at U.S. shopping centers was 91.7% at the end of 2008. Using this as our proxy, we can gross the 4.613 Billion leased square feet occupied by the Total Composite at the end of 2008 up to 5.030 Billion of leasable square feet (4.613/ 91.7%).
- > **Mom and Pop:** The balance of the shopping center square footage not accounted for in the Total Composite is mainly comprised of smaller, regional retailers (“Mom and Pop”). The total leasable square footage for Mom and Pop locations is approximately 1.763 Billion (6.793-5.030).
- > **2008 Leased Square Footage:** Based on U.S. Total leasable square footage and occupancy rates, we calculate U.S. Total leased square footage to be 6.229 Billion square feet.

LEASED SQUARE FEET						
	<u>'08 Leasable Square Footage (Billions)</u>		<u>'08 Occupancy Rate</u>		<u>'08 Leased Square Footage (Billions)</u>	
<b>U.S. Total</b>	6.793	Source: CoStar Group	91.7%	=Total Leased/Total Leasable	6.229	=Total Composite + Mom and Pop
<b>Total Composite</b>	5.030	4.613 / occupancy rate (91.7%)	91.7%	Source: Reis Inc.	4.612	Source: Company Filings, Public Reports, FactSet
<b>Mom and Pop</b>	1.763	=U.S. Total - Total Composite	91.7%	Source: Reis Inc.	1.617	1.838 x occupancy rate (91.7%)

Source: U.S. Total Sq. Leasable Ft Total: CoStar Group; Occupancy Rates: Reis, Inc.

CoStar Group is the leading provider of information services to commercial real estate professionals in the United States and the United Kingdom.

## GROWTH ESTIMATES

- > **Total Composite:** Based on both publicly available and TAG estimates, the Total Composite is projected to grow 0.09% in 2009 (decline of 0.41% excluding Wal-Mart), for an additional 877 stores (590 stores excluding Wal-Mart).
- > **Mom and Pop:** For the 1.617 Billion square feet of leased Mom and Pop locations, we applied a decline of 10%. This assumption is based on conversations with industry contacts and public reports which estimate that smaller, strip mall locations are more likely to go dark than the larger retailers in the current environment.

TOTAL COMPOSITE GROWTH ESTIMATES					
Sector	Companies	Total Composite: Change in Sq. Ft			Total Composite: Change in Stores
		2008 Sq. Ft	2009 Sq. Ft	% Change	
Apparel Manufacturers	3	6,773	6,890	1.7%	30
Auto Parts Retailers	6	97,925	101,183	3.3%	465
Book Stores	3	39,338	39,309	(0.1%)	(2)
Children's Retailers	3	9,693	9,780	0.9%	141
Consumer Electronics	8	96,567	78,283	(18.9%)	(1,428)
Convenience	1	15,436	15,745	2.0%	114
Cosmetics	2	8,476	9,096	7.3%	151
Craft Stores	3	36,859	36,675	(0.5%)	(10)
Department Stores	17	646,609	638,345	(1.3%)	(252)
Discount Stores	13	1,472,628	1,506,791	2.3%	1,240
Drugstores	7	215,401	224,221	4.1%	905
Footwear Manufacturers	1	146	137	(6.2%)	(6)
Furniture	4	10,688	10,466	(2.1%)	(61)
Grocery	29	613,370	618,984	0.9%	139
Home Furnishings Retailers	10	106,840	88,046	(17.6%)	(682)
Home Improvement	6	495,280	496,482	0.2%	244
Juniors Wear Retailers	14	40,137	40,502	0.9%	468
Luxury Goods/Watches and Jewelry	4	6,288	6,299	0.2%	(164)
MISC	5	8,519	7,219	(15.3%)	(800)
Office Superstores	3	96,813	95,595	(1.3%)	104
Off-Price Retailers	5	109,456	112,356	2.6%	229
Pet Stores	2	45,284	46,056	1.7%	138
Shoe Retailers	9	48,589	48,589	(0.0%)	28
Specialty Apparel Stores	24	176,652	174,120	(1.4%)	(67)
Sporting Goods Retailers	8	70,276	70,837	0.8%	147
Toy & Hobby Stores	2	100,500	97,485	(3.0%)	(58)
Video Retailers	3	37,710	36,919	(2.1%)	(135)
<b>Total Composite</b>	<b>195</b>	<b>4,612,251</b>	<b>4,616,407</b>	<b>0.09%</b>	<b>877</b>

Source: TAG estimates, Public Reports

## 2009 SQUARE FOOTAGE ESTIMATE

- > The 10% square footage decline for the Mom and Pop segment on top of the 0.09% increase in the Total Composite result in a total reduction of 2.53% in total U.S. leased square footage (a decline of 3.91% excluding Wal-Mart), and a loss of approximately 63,334 stores.
- > Using 2008 Leasable square footage as a base, this would result in an '09 occupancy rate of 91.8% for the Total Composite and 82.5% in Mom and Pop locations for a total U.S. occupancy rate of 89.4% vs. 91.7% in 2008.

TOTAL U.S. CHANGE IN SQUARE FOOTAGE					
	'08 Leased	'08 Occupancy Rate	'09 Growth Rate	'09 Leased	'09 Occupancy Rate
<b>Total Composite</b>	4,612,251	91.7%	0.09%	4,616,407	91.8%
					<i>8 bps vs. '08</i>
<b>Mom and Pop</b>	1,616,930	91.7%	(10.00%)	1,455,237	82.5%
					<i>(917) bps vs. '08</i>
<b>Total U.S.</b>	6,229,181	91.7%	(2.53%)	6,071,644	89.4%
					<i>(232) bps vs. '08</i>

Source: TAG estimates, Public Reports

TOTAL U.S. CHANGE IN STORE COUNT		
	'08 Store Count	'09 Store Count
<b>Total Composite</b>	212,790	213,667
		<i>+ 877 vs. LY</i>
<b>Mom and Pop</b>	642,102	577,892
		<i>(64,210) vs. LY</i>
<b>Total U.S.</b>	854,892	791,558
		<i>(63,334) vs. LY</i>

Source: TAG estimates, Public Reports

## APPENDIX

	Name	Sector	2008 Store Count	2008 - Total Sq. Ft (000's)	Sq. Foot Growth	2009- Total Sq. Ft (000's)	2009 Store Count
1.	Carter's	Apparel Manufacturers	418	1,964.6	0.0%	1,965	418
2.	Jones Apparel	Apparel Manufacturers	984	2,516.8	1.0%	2,542	994
3.	Liz Claiborne	Apparel Manufacturers	497	2,291.5	4.0%	2,383	517
4.	Advance Auto Parts	Auto Parts Retailers	3,368	24,923.2	3.1%	25,696	3,472
5.	AutoZone Inc.	Auto Parts Retailers	4,240	27,291.4	4.4%	28,492	4,427
6.	Genuine Parts Co.	Auto Parts Retailers	1,100	7,610.2	2.0%	7,762	1,122
7.	Monro Muffler Brake	Auto Parts Retailers	698	3,266.6	2.0%	3,332	712
8.	O'Reilly Automotive	Auto Parts Retailers	3,285	23,200.0	4.0%	24,128	3,416
9.	Pep Boys	Auto Parts Retailers	562	11,633.4	1.2%	11,773	569
10.	Barnes&Noble	Book Stores	798	20,748.0	0.0%	20,748	798
11.	Books-A-Million, Inc.	Book Stores	208	4,156.0	0.0%	4,156	208
12.	Borders Group Inc.	Book Stores	1,061	14,434.3	(0.2%)	14,405	1,059
13.	Gymboree	Children's Retailers	786	1,513.0	5.2%	1,592	827
14.	The Children's Place Retail Stores, Inc.	Children's Retailers	1,239	4,355.8	3.3%	4,498	1,296
15.	Tween Brands, Inc.	Children's Retailers	842	3,824.0	(3.5%)	3,690	885
16.	Best Buy Co., Inc.	Consumer Electronics	1,172	50,220.4	7.5%	53,999	1,303
17.	Circuit City Stores Inc.	Consumer Electronics	1,448	21,567.5	(100.0%)	0	0
18.	Conn's Inc.	Consumer Electronics	69	1,380.0	(2.0%)	1,352	68
19.	Fry's Electronics	Consumer Electronics	34	3,910.0	(2.0%)	3,832	33
20.	HH Gregg	Consumer Electronics	97	3,298.0	(2.0%)	3,232	95
21.	PC Richard & Son	Consumer Electronics	51	2,040.0	(2.0%)	1,999	50
22.	RadioShack Corporation	Consumer Electronics	5,186	12,965.0	(2.0%)	12,706	5,082
23.	Rex Stores Corporation	Consumer Electronics	105	1,186.5	(2.0%)	1,163	103
24.	7Eleven	Convenience	5,717	15,435.9	2.0%	15,745	5,831
25.	Sally Beauty Holdings	Cosmetics	3,568	5,985.8	3.0%	6,165	3,675
26.	Ulta Salon, Cosmetics & Fragrance, Inc.	Cosmetics	249	2,490.0	17.7%	2,931	293
27.	A.C. Moore Arts & Crafts	Craft Stores	132	2,970.0	(0.5%)	2,955	131
28.	Jo-Ann Stores, Inc.	Craft Stores	774	15,932.0	(0.5%)	15,852	770
29.	Michaels Stores	Craft Stores	1,104	17,956.9	(0.5%)	17,867	1,098

## APPENDIX

	Name	Sector	2008 Store Count	2008 - Total Sq. Ft (000's)	Sq. Foot Growth	2009- Total Sq. Ft (000's)	2009 Store Count
30.	Beall's	Department Stores	560	101,752.0	(3.0%)	98,699	543
31.	Belk	Department Stores	307	18,420.0	(3.0%)	17,867	298
32.	Bon-Ton Stores	Department Stores	280	26,186.4	0.0%	26,186	282
33.	Boscov's	Department Stores	50	9,250.0	(3.0%)	8,973	49
34.	Dillard's	Department Stores	326	56,300.0	(0.3%)	56,105	325
35.	Goody's Family Clothing	Department Stores	383	10,609.1	(100.0%)	0	0
36.	Gottschalks	Department Stores	59	5,605.0	(3.0%)	5,437	57
37.	JCPenney	Department Stores	1,067	109,197.6	1.6%	110,896	1,110
38.	Kohl's Corp.	Department Stores	929	75,289.0	5.5%	79,413	1,056
39.	Lord & Taylor	Department Stores	48	6,590.2	(3.0%)	6,392	47
40.	Macy's	Department Stores	853	155,430.0	0.4%	155,977	859
41.	Mervyns	Department Stores	173	12,975.0	(3.0%)	12,586	168
42.	Neiman Marcus	Department Stores	40	6,500.0	(3.0%)	6,305	39
43.	Nordstrom	Department Stores	157	21,876.0	7.9%	23,594	181
44.	Saks Incorporated	Department Stores	102	7,360.3	0.2%	7,375	100
45.	Stage Stores	Department Stores	694	12,908.4	(3.0%)	12,521	673
46.	Stein Mart Inc.	Department Stores	280	10,360.0	(3.3%)	10,018	271
47.	99 Cents Only	Discount Stores	265	5,637.1	(10.9%)	5,025	236
48.	Big Lots, Inc.	Discount Stores	1,353	28,700.0	0.2%	28,768	1,347
49.	BJ's Wholesale Club	Discount Stores	177	19,471.0	2.9%	20,031	185
50.	Costco Wholesale Corporation	Discount Stores	488	72,689.3	3.7%	75,395	536
51.	Dollar General	Discount Stores	8,205	73,845.0	1.2%	74,731	8,303
52.	Dollar Tree Stores	Discount Stores	3,411	30,300.0	6.2%	32,166	3,863
53.	Family Dollar	Discount Stores	6,430	46,324.0	1.2%	46,876	6,654
54.	Fred's	Discount Stores	692	10,607.7	0.6%	10,671	696
55.	Retail Ventures, Inc.	Discount Stores	295	7,080.0	1.2%	7,165	299
56.	Sears Holdings Corp	Discount Stores	3,847	276,900.0	(0.1%)	276,524	3,842
57.	ShopKo Stores Operating	Discount Stores	135	11,768.2	1.2%	11,909	137
58.	Target Corporation	Discount Stores	1,591	220,100.0	3.6%	227,975	1,744
59.	Wal-Mart Stores Inc.	Discount Stores	4,141	669,205.8	3.0%	689,553	4,428

## APPENDIX

	Name	Sector	2008 Store Count	2008 - Total Sq. Ft (000's)	Sq. Foot Growth	2009- Total Sq. Ft (000's)	2009 Store Count
60.	CVS Corporation	Drugstores	6,245	81,185.0	1.9%	82,728	6,364
61.	Duane Reade	Drugstores	251	2,077.0	2.0%	2,119	256
62.	GNC	Drugstores	5,000	7,500.0	2.0%	7,650	5,100
63.	GNC Corporation	Drugstores	5,813	8,719.5	2.0%	8,894	5,929
64.	Marc Glassman	Drugstores	53	1,590.0	2.0%	1,622	54
65.	Rite Aid Corporation	Drugstores	3,333	41,329.2	2.0%	42,156	3,400
66.	Walgreen	Drugstores	5,997	73,000.0	8.3%	79,054	6,494
67.	Steven Madden	Footwear Manufacturers	97	145.5	(6.2%)	137	91
68.	Design Within Reach, Inc.	Furniture	74	447.7	2.6%	459	76
69.	Ethan Allen Interiors Inc.	Furniture	295	4,425.0	(1.4%)	4,365	274
70.	Haverty Furniture Inc.	Furniture	123	4,142.9	(3.0%)	4,019	119
71.	Select Comfort	Furniture	1,272	1,672.7	(3.0%)	1,622	1,234
72.	Bashas'	Grocery	150	4,500.0	1.0%	4,545	152
73.	Brookshire Brothers	Grocery	73	2,372.5	1.0%	2,396	74
74.	Brookshire Grocery	Grocery	156	6,240.0	1.0%	6,302	158
75.	Cumberland Farms	Grocery	1,000	4,200.0	1.0%	4,242	1,010
76.	Delhaize Group	Grocery	1,594	59,539.7	0.8%	60,025	1,607
77.	Foodarama Supermarkets	Grocery	25	1,475.0	1.0%	1,490	25
78.	Giant Eagle	Grocery	223	17,840.0	1.0%	18,018	225
79.	Golub (Price Chopper)	Grocery	117	7,312.5	1.0%	7,386	118
80.	Great Atlantic & Pacific Tea	Grocery	447	18,774.0	1.0%	18,962	451
81.	HE Butt Grocery	Grocery	310	20,150.0	1.0%	20,352	313
82.	Houchens Industries	Grocery	170	2,975.0	1.0%	3,005	172
83.	Hy-Vee	Grocery	225	13,837.5	1.0%	13,976	227
84.	Kum & Go	Grocery	450	1,935.0	1.0%	1,954	455
85.	Marsh Supermarkets	Grocery	104	7,280.0	1.0%	7,353	105
86.	Meijer	Grocery	176	35,200.0	1.0%	35,552	178
87.	Publix Super Markets	Grocery	892	40,140.0	1.0%	40,541	901
88.	QuikTrip	Grocery	477	2,194.2	1.0%	2,216	482
89.	Ruddick Corporation	Grocery	176	8,219.2	1.0%	8,301	178
90.	Safeway Inc.	Grocery	1,743	80,178.0	0.8%	80,819	1,757
91.	Schnuck Markets	Grocery	102	6,222.0	1.0%	6,284	103
92.	Sheetz	Grocery	340	1,700.0	1.0%	1,717	343
93.	Stater Bros	Grocery	163	4,890.0	1.0%	4,939	165

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94.	Supervalu	Grocery	2,474	73,000.0	0.0%	73,000	2,474
95.	The Kroger Co.	Grocery	2,486	145,000.0	1.0%	146,450	2,511
96.	Wawa	Grocery	560	1,680.0	1.0%	1,697	566
97.	Wegmans Food Markets	Grocery	79	8,295.0	1.0%	8,378	80
98.	Whole Foods Market	Grocery	276	9,936.0	7.8%	10,711	298
99.	WinCo Foods	Grocery	50	4,000.0	1.0%	4,040	51
100.	Winn-Dixie	Grocery	520	24,284.0	0.2%	24,333	521
101.	Aaron Rents	Home Furnishings Retailers	1,014	9,126.0	7.0%	9,765	1,085
102.	Ashley Furniture Industries	Home Furnishings Retailers	100	4,025.0	(5.0%)	3,824	95
103.	Bed Bath & Beyond Inc.	Home Furnishings Retailers	888	32,077.8	5.0%	33,667	990
104.	Cost Plus	Home Furnishings Retailers	296	4,647.2	(8.8%)	4,238	270
105.	Kirkland's, Inc.	Home Furnishings Retailers	335	1,916.9	(5.0%)	1,821	318
106.	Linens 'n Things	Home Furnishings Retailers	589	18,200.0	(100.0%)	0	0
107.	Pier 1 Imports, Inc.	Home Furnishings Retailers	1,108	8,705.0	(11.3%)	7,723	983
108.	Rent-A-Center	Home Furnishings Retailers	3,081	14,172.6	(5.0%)	13,464	2,927
109.	Schottenstein Stores	Home Furnishings Retailers	125	10,125.0	(5.0%)	9,619	119
110.	Williams-Sonoma	Home Furnishings Retailers	600	3,844.9	2.1%	3,925	667
111.	84 Lumber	Home Improvement	319	31,900.0	2.0%	32,538	325
112.	Home Depot Inc	Home Improvement	2,234	238,000.0	(1.1%)	235,276	2,237
113.	Lowe's Companies	Home Improvement	1,534	186,600.0	0.7%	187,990	1,656
114.	Lumber Liquidators	Home Improvement	143	929.5	23.2%	1,145	176
115.	Menard	Home Improvement	230	24,150.0	2.0%	24,633	235
116.	Tractor Supply Company	Home Improvement	855	13,700.0	8.8%	14,900	930

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117.	Abercrombie & Fitch Co.	Juniors Wear Retailers	1,035	7,951.2	(0.0%)	7,950	1,127
118.	Aeropostale, Inc.	Juniors Wear Retailers	828	3,253.7	4.4%	3,398	959
119.	American Eagle Outfitters Inc	Juniors Wear Retailers	987	6,322.0	3.4%	6,534	1,130
120.	Bebe Stores	Juniors Wear Retailers	273	1,127.2	3.2%	1,163	320
121.	Charlotte Russe Holding, Inc.	Juniors Wear Retailers	432	3,433.2	3.7%	3,561	501
122.	Citi Trends Inc.	Juniors Wear Retailers	319	3,158.1	1.0%	3,190	322
123.	dELia's	Juniors Wear Retailers	94	357.2	12.4%	401	106
124.	Guess	Juniors Wear Retailers	373	1,759.0	1.0%	1,777	377
125.	Hot Topic	Juniors Wear Retailers	841	1,598.1	(2.6%)	1,556	825
126.	Pacific Sunwear of California, Inc.	Juniors Wear Retailers	1,107	4,306.9	(18.0%)	3,532	907
127.	The Buckle	Juniors Wear Retailers	368	1,580.0	6.2%	1,678	417
128.	The Wet Seal, Inc.	Juniors Wear Retailers	494	1,926.6	1.0%	1,946	499
129.	Urban Outfitters	Juniors Wear Retailers	245	2,369.2	13.1%	2,679	326
130.	ZUMIEZ INC	Juniors Wear Retailers	340	994.2	14.3%	1,136	389
131.	Coach, Inc.	Luxury Goods/Watches and Jewelry	489	1,208.6	11.6%	1,349	663
132.	Signet Group	Luxury Goods/Watches and Jewelry	1,399	2,200.0	(2.8%)	2,138	1,360
133.	Tiffany & Co.	Luxury Goods/Watches and Jewelry	80	344.0	6.6%	367	85
134.	Zale Corporation	Luxury Goods/Watches and Jewelry	2,194	2,535.1	(3.6%)	2,445	1,890
135.	Build-a-Bear Workshop Inc.	MISC	346	856.5	0.0%	857	346
136.	Claire's	MISC	2,135	2,562.0	0.0%	2,562	2,135
137.	Ritz Camera Centers	MISC	800	1,300.0	(100.0%)	0	0
138.	Spencers	MISC	500	1,000.0	0.0%	1,000	500
139.	West Marine Inc.	MISC	372	2,800.0	0.0%	2,800	372
140.	Office Depot Inc.	Office Superstores	1,370	30,677.8	(8.2%)	28,178	1,296
141.	OfficeMax	Office Superstores	1,022	23,374.0	0.0%	23,374	1,022
142.	Staples, Inc.	Office Superstores	2,038	42,761.4	3.0%	44,043	2,216
143.	Amazing Savings	Off-Price Retailers	77	1,206.3	3.0%	1,242	79
144.	Loehmann's	Off-Price Retailers	60	1,500.0	3.0%	1,545	62
145.	Ross Stores, Inc.	Off-Price Retailers	890	20,838.0	3.0%	21,465	963
146.	The TJX Companies, Inc.	Off-Price Retailers	2,563	78,000.0	2.5%	79,954	2,689
147.	Tuesday Morning Corporation	Off-Price Retailers	860	7,912.0	3.0%	8,149	886
148.	Petco Animal Supplies	Pet Stores	850	19,635.0	(1.0%)	19,439	842
149.	PetSmart	Pet Stores	1,008	25,648.6	3.8%	26,617	1,154

## APPENDIX

Name	Sector	2008 Store Count	2008 - Total Sq. Ft (000's)	Sq. Foot Growth	2009- Total Sq. Ft (000's)	2009 Store Count	
150.	Bakers Footwear	Shoe Retailers	249	572.7	0.0%	573	249
151.	Brown Shoe Company, Inc.	Shoe Retailers	1,358	7,500.0	0.0%	7,500	1,358
152.	Collective Brands, Inc.	Shoe Retailers	4,537	14,518.4	0.0%	14,518	4,537
153.	DSW INC	Shoe Retailers	259	6,142.7	0.0%	6,143	256
154.	Finish Line	Shoe Retailers	792	4,401.1	(1.3%)	4,345	782
155.	Foot Locker, Inc.	Shoe Retailers	3,785	8,500.0	0.0%	8,500	3,785
156.	Genesco	Shoe Retailers	2,228	3,027.7	1.8%	3,083	2,269
157.	Shoe Carnival	Shoe Retailers	291	3,288.3	0.0%	3,288	291
158.	The Walking Company Holdings, Inc.	Shoe Retailers	301	638.2	0.0%	638	301
159.	American Apparel	Specialty Apparel Stores	129	335.4	5.4%	354	136
160.	AnnTaylor Stores	Specialty Apparel Stores	929	5,482.9	(2.2%)	5,363	962
161.	Brooks Brothers	Specialty Apparel Stores	210	1,050.0	(2.0%)	1,029	206
162.	Burlington Coat Factory	Specialty Apparel Stores	427	32,025.0	(2.0%)	31,385	418
163.	Cache, Inc.	Specialty Apparel Stores	296	592.0	(0.3%)	590	295
164.	Casual Male Retail Group, Inc.	Specialty Apparel Stores	488	1,593.5	(2.0%)	1,562	478
165.	Charming Shoppes	Specialty Apparel Stores	2,359	15,521.0	(1.4%)	15,305	2,326
166.	Chico's FAS, Inc.	Specialty Apparel Stores	1,038	2,608.7	1.1%	2,636	1,133
167.	Christopher & Banks	Specialty Apparel Stores	828	2,470.0	(2.0%)	2,421	811
168.	Coldwater Creek	Specialty Apparel Stores	341	1,548.0	(2.0%)	1,517	334
169.	Destination Maternity Corp.	Specialty Apparel Stores	754	1,492.0	(2.0%)	1,462	739
170.	Dress Barn	Specialty Apparel Stores	1,531	9,632.5	2.6%	9,883	1,571
171.	Eddie Bauer Holdings, Inc.	Specialty Apparel Stores	377	2,674.1	(1.1%)	2,646	373
172.	Forever 21	Specialty Apparel Stores	355	3,195.0	(2.0%)	3,131	348
173.	Gap Inc.	Specialty Apparel Stores	3,167	39,467.6	(2.4%)	38,535	3,082
174.	Hennes & Mauritz	Specialty Apparel Stores	1,522	20,547.0	2.0%	20,958	1,552
175.	J. Crew Group, Inc.	Specialty Apparel Stores	260	1,864.1	5.4%	1,965	303
176.	Jos. A. Bank Clothiers	Specialty Apparel Stores	462	2,217.6	3.2%	2,290	477
177.	Limited Brands	Specialty Apparel Stores	2,926	10,898.0	0.8%	10,986	3,118
178.	lululemon athletica inc.	Specialty Apparel Stores	71	278.5	6.7%	297	110
179.	Men's Wearhouse	Specialty Apparel Stores	1,273	7,259.9	(2.0%)	7,115	1,248
180.	New York & Co.	Specialty Apparel Stores	600	3,372.0	(1.9%)	3,308	589
181.	Talbots	Specialty Apparel Stores	1,421	5,386.9	(19.3%)	4,347	1,114
182.	The Cato Corporation	Specialty Apparel Stores	1,318	5,140.2	(2.0%)	5,037	1,292

## APPENDIX

	Name	Sector	2008 Store Count	2008 - Total Sq. Ft (000's)	Sq. Foot Growth	2009- Total Sq. Ft (000's)	2009 Store Count
183.	Academy Sports & Outdoors	Sporting Goods Retailers	95	6,175.0	(3.0%)	5,990	92
184.	Bass Pro Shops	Sporting Goods Retailers	38	5,320.0	(3.0%)	5,160	37
185.	Big 5 Sporting Goods Corporation	Sporting Goods Retailers	381	4,191.0	1.3%	4,246	386
186.	CABELAS INC	Sporting Goods Retailers	28	4,300.0	3.6%	4,454	29
187.	Dick's Sporting Goods, Inc.	Sporting Goods Retailers	434	23,700.0	4.5%	24,759	529
188.	Gander Mountain	Sporting Goods Retailers	113	6,200.0	(3.0%)	6,014	110
189.	Hibbett Sporting Goods, Inc.	Sporting Goods Retailers	726	3,630.0	9.0%	3,957	791
190.	Sports Authority	Sporting Goods Retailers	419	16,760.0	(3.0%)	16,257	406
191.	Hobby Lobby Stores	Toy & Hobby Stores	390	23,400.0	(3.0%)	22,698	378
192.	Toys "R" Us	Toy & Hobby Stores	1,542	77,100.0	(3.0%)	74,787	1,496
193.	Blockbuster Inc.	Video Retailers	4,005	22,428.0	(5.0%)	21,307	3,805
194.	Gamestop Corp.	Video Retailers	5,264	9,282.0	6.8%	9,912	5,379
195.	Trans World Entertainment Corp.	Video Retailers	992	6,000.0	(5.0%)	5,700	942
	<b>Total Composite</b>		212,790	4,612,251	0.09%	4,616,406.8	213,667

Sources:

**Store Metrics:** Company Filings, Public Reports, FactSet

**U.S. Store Count Total:** 2002 Economic Census. Note: the Total Excludes Auto Dealers, non-Grocery Food and Beverage Stores, Gas Stations, and Non-Store Retailers

**U.S. Total Sq. Leasable Ft Total:** CoStar Group

**U.S. Retail Sales Total:** U.S. Census Bureau. Note: the Total Excludes Auto Dealers, non-Grocery Food and Beverage Stores, Gas Stations, and Non-Store Retailers

**Occupancy Rates:** Reis, Inc.

# ADDENDUM

## IMPORTANT DISCLOSURES

Valuation Method for Target Price: Price-to-Earnings, price-to-EBITDA, P/E to growth, price to free cash flow, and discounted cash flow analysis.

Investment Risks: Slower consumer spending, rising interest rates, weaker consumer confidence, rising unemployment, supply chain disruptions, fashion misses, and excessive markdowns.

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The Research Analyst(s) who prepared the research report hereby certify that the views expressed in this report accurately reflect the Analyst(s) personal views about the subject companies and their securities. The Research Analyst(s) also certify that the Analyst(s) have not been, are not, and will not be receiving direct or indirect compensation for expressing the specific recommendation(s) or view(s) in this report.

**Dana Telsey, Joe Feldman, and Tom Chin**

## Historical Price Targets

To see price charts and TAG's historical price targets please click the following link: <http://www.telseygroup.com/files/historicalprices.pdf>

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