

Bird Bay Plaza

The Bird Bay Plaza has also reached the point of 100% occupancy save the rear racquetball courts that were a portion of the former athletic club. Our build-out for the new Dollar General Store is well underway. We expect Dollar General to take occupancy by May, 2003. We have also added to this property a Latin Market, a day spa, a restaurant serving breakfast, lunch and dinner of this property turned out beautifully and we believe the Bird Bay Plaza to be the best occupied property in the Venice market.

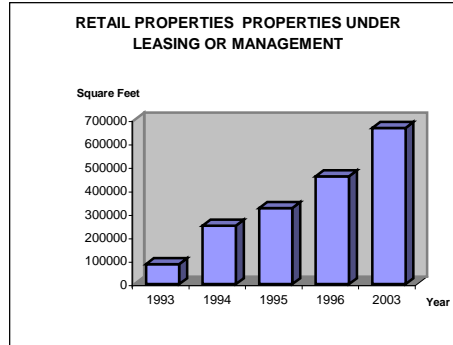
Delray Towne Center

Delray Towne Center at Military Trail and Linton Boulevard had a very successful year in terms of building a new bank building for the Palm Beach County Bank on its only vacant outparcel. This deal was concluded during 2002. At present there is only one vacancy of 1,000 square feet, however we were unfortunate in 2003 resulted in the loss of another tenant for second vacancy of 5,000 sq. ft. We are working diligently on re-renting these spaces.

Brickell Properties

The Brickell area continues to experience explosive growth. New properties are sprouting up all over the area and the quality of construction is significant as there are a number of buildings now in the Brickell area that represent architectural masterpieces.

The second Publix store opened on Southwest 7th Street, near 3rd Avenue. The Summit Apartments, located between 10th and 11th Streets has also opened. Several new condominium and apartment building projects have been announced or are currently under construction.



Commodore Realty

The Commodore Realty management team has come a long way in their expertise and professionalism over the last few years. We now truly have a crew that I am proud to say handles our properties in a more professional fashion than most large property management firms. Our properties are in excellent condition and improving each year. I am therefore pleased to report that we anticipate a great year in adding value to our properties and increasing income. We remain committed to providing an environment for our tenants to prosper and our partners to experience continuing growth in the value of their investments.

Max D. Puyanich
Chief Executive Officer
April 2003

REPORT FROM THE BRIDGE

Annual Report
April 2003



Theater Addition and
Retail Space Expansion at
Tavernier Towne
Shopping Center



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We find ourselves in some rather trying times in 2003. We are at war, the economy is stalling, the federal government is ready to go into a huge deficit budget and is still proposing an additional tax cut, state budgets are all struggling, tourism is down and gasoline prices are going up. It is not a very pretty picture compared to just a few years ago.

We remain convinced that the food-anchored shopping center will continue to provide the staples of everyday American life.

Sarasota Crossings Shopping Center

In 2002, we completed the acquisition of the Sarasota Crossings Shopping Center and by the time the year was over had the property 100% leased. Sarasota Crossings is a perfect fit into our portfolio.

This 181,000 square foot property is anchored by Publix, Eckerd, Beall's Outlet Store, Living Word Christian Center and SunStar Theaters. It also has a host of other nationally known tenants including Movie

Galery, Subway, Play It Again Sports, Radio Shack, State Farm Insurance and Checker's Drive-In. The property is particularly well located on Fruitville Road, which is the main east-west artery in Sarasota, only about one-half mile west of the Interstate 75 interchange.

The remodeling of the SunStar Theater facility was completed in December 2002 and it came out beautifully and has been a great success since opening. Initial sales indicate it will exceed projected sales for the year and produce percentage rent for our partners.

We will begin this year a host of small improvements at Sarasota Crossings, which will make it more desirable for its merchants and patrons as well.

Sarasota Commons Shopping Center

The Sarasota Commons has one small vacancy but continues to produce spectacular financial results. Publix, after exercising their first 5-year option at the property, has now entered into negotiations with us for construction of a new store on site. This new Publix prototype, includes a pharmacy with a drive-through. We plan on remodeling the remainder of the shopping center concurrent with the new Publix construction.

The 20-year new lease with Publix and existing other long-term leases with the Post Office and Southside Athletic Club seal the fate of the center for the coming years.

We plan to make periodic announcements to our partners throughout the year as the deal unfolds.



SunStar Cinema 10 at Sarasota Crossings

Tavernier Towne Shopping Center

This property is in the process of a major expansion with the expansion of the movie theater from a two-screen to a five-screen cinema, and the addition of 4,500 square feet of retail space. We are also adding at this time a new outparcel for Community Bank. All phases of this construction are underway and although change is always difficult, we expect each of these additional elements of the Tavernier Towne Shopping Center to eventually provide a new vibrance and synergy for this project, which will undoubtedly make it the premier property in the Florida Keys

The movie theater alone is expected to draw patrons from as much as 50 miles away from the property. It is the only theater in the Upper Keys. Our theater tenant is committed to make the theater a state of the art facility and has purchased the best sound and video equipment on the market.

Trafalgar Square Shopping Center

The Trafalgar Square Shopping Center remains 100% occupied, although we had two tenants change over during the 2002 calendar year, including the loss of AT&T which was replaced by another wireless phone store operated by an independent company, and the replacement of our former shoe store with a liquor store. We have always wanted a liquor store for this property and think it will be a smashing success. Winn Dixie has announced plans to remodel their store, although they only remodeled this store a few years ago. This signifies their commitment towards the long-term for this property. We are planning on completing a repainting and refurbishment of the property during the 2003 calendar year.

Trafalgar Square remains an outstanding property in our portfolio.