

**Comp Store Sales Trends of Major Retailers**

Department Stores	Mar-07	Mar-08	Previous 90 Days	Previous 6 Months	Previous 9 Months	Previous 12 Months
Bon Ton Stores, Inc.	0.6%	-5.3%	-8.9%	-4.4%	-4.6%	-4.4%
Dillards	6.0%	-10.0%	-5.7%	-5.2%	-4.8%	-4.4%
Gottschalk's	6.4%	-15.4%	-11.9%	-7.6%	-6.9%	-5.5%
<b>Straight Average</b>	<b>4.3%</b>	<b>-10.2%</b>	<b>-8.8%</b>	<b>-5.7%</b>	<b>-5.4%</b>	<b>-4.7%</b>
<b>Weighted Average</b>	<b>4.5%</b>	<b>-9.0%</b>	<b>-7.0%</b>	<b>-5.1%</b>	<b>-4.8%</b>	<b>-4.4%</b>

Department Stores	Last Report	Last Qtr	Last 6 Months	Last 9 Months	Last 12 Months
Macy's Inc.	Jan	-2.0%	-1.6%	-1.8%	-1.4%

Premium Department Stores	Mar-07	Mar-08	Previous 90 Days	Previous 6 Months	Previous 9 Months	Previous 12 Months
Neiman Marcus	10.2%	0.4%	0.6%	3.4%	4.2%	4.7%
Nordstrom	15.0%	-9.1%	-5.0%	-0.9%	1.3%	2.9%
Saks Inc.	10.1%	-2.9%	2.2%	8.3%	8.0%	10.4%
<b>Straight Average</b>	<b>11.8%</b>	<b>-3.9%</b>	<b>-0.7%</b>	<b>3.6%</b>	<b>4.5%</b>	<b>6.0%</b>
<b>Weighted Average</b>	<b>12.8%</b>	<b>-5.4%</b>	<b>-2.2%</b>	<b>2.0%</b>	<b>3.4%</b>	<b>4.8%</b>

Midline Stores	Mar-07	Mar-08	Previous 90 Days	Previous 6 Months	Previous 9 Months	Previous 12 Months
Kohl's	16.8%	-15.5%	-9.4%	-3.8%	-3.3%	-1.4%
JC Penney	10.6%	-12.3%	-6.3%	-3.9%	-2.4%	-1.6%
Stage Stores	12.4%	-10.3%	-4.7%	-2.1%	-1.7%	-1.3%
<b>Straight Average</b>	<b>13.3%</b>	<b>-12.7%</b>	<b>-6.8%</b>	<b>-3.3%</b>	<b>-2.5%</b>	<b>-1.4%</b>
<b>Weighted Average</b>	<b>13.3%</b>	<b>-13.6%</b>	<b>-7.5%</b>	<b>-3.8%</b>	<b>-2.8%</b>	<b>-1.5%</b>

Midline Stores	Last Report	Last Qtr	Last 6 Months	Last 9 Months	Last 12 Months
Sears	Jan	-4.0%	-4.1%	-4.2%	-4.1%

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<b>Mass Merchants</b>	<b>Mar-07</b>	<b>Mar-08</b>	<b>Previous 90 Days</b>	<b>Previous 6 Months</b>	<b>Previous 9 Months</b>	<b>Previous 12 Months</b>
Family Dollar	5.8%	-4.4%	0.0%	-0.4%	0.0%	0.4%
Fred's	4.4%	1.2%	-0.8%	-0.9%	-0.2%	0.0%
Target	12.0%	-4.4%	-2.8%	0.9%	2.1%	2.7%
Wal-Mart US Stores	3.4%	0.9%	1.9%	1.3%	1.4%	1.1%
<b>Straight Average</b>	<b>6.4%</b>	<b>-1.7%</b>	<b>-0.4%</b>	<b>0.2%</b>	<b>0.8%</b>	<b>1.0%</b>
<b>Weighted Average</b>	<b>5.2%</b>	<b>-0.3%</b>	<b>0.9%</b>	<b>1.2%</b>	<b>1.5%</b>	<b>1.4%</b>

<b>Mass Merchants</b>	<b>Last Report</b>	<b>Last Qtr</b>	<b>Last 6 Months</b>	<b>Last 9 Months</b>	<b>Last 12 Months</b>
Kmart	Jan	-5.2%	-5.1%	-4.7%	-4.7%

<b>Warehouse Clubs</b>	<b>Mar-07</b>	<b>Mar-08</b>	<b>Previous 90 Days</b>	<b>Previous 6 Months</b>	<b>Previous 9 Months</b>	<b>Previous 12 Months</b>
BJs	5.5%	6.0%	5.0%	5.2%	4.5%	4.0%
Costco US	5.0%	5.0%	5.0%	5.3%	4.9%	5.2%
Sam's	7.4%	-0.7%	1.9%	2.9%	3.8%	4.2%
<b>Straight Average</b>	<b>6.0%</b>	<b>3.4%</b>	<b>4.0%</b>	<b>4.5%</b>	<b>4.4%</b>	<b>4.5%</b>
<b>Weighted Average</b>	<b>6.0%</b>	<b>2.9%</b>	<b>3.8%</b>	<b>4.4%</b>	<b>4.5%</b>	<b>4.7%</b>

<b>Off Price Retailers</b>	<b>Mar-07</b>	<b>Mar-08</b>	<b>Previous 90 Days</b>	<b>Previous 6 Months</b>	<b>Previous 9 Months</b>	<b>Previous 12 Months</b>
Ross Stores	6.0%	-2.0%	2.8%	1.7%	2.2%	1.7%
Stein Mart	8.0%	-17.1%	-6.2%	-3.6%	-3.6%	-2.9%
TJX	6.0%	0.0%	3.0%	3.5%	3.9%	3.8%
<b>Straight Average</b>	<b>6.7%</b>	<b>-6.4%</b>	<b>-0.1%</b>	<b>0.6%</b>	<b>0.8%</b>	<b>0.9%</b>
<b>Weighted Average</b>	<b>6.1%</b>	<b>-1.5%</b>	<b>2.4%</b>	<b>2.7%</b>	<b>3.0%</b>	<b>2.9%</b>

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Specialty Stores	Mar-07	Mar-08	Previous 90 Days	Previous 6 Months	Previous 9 Months	Previous 12 Months
Abercrombie & Fitch	7.0%	-10.0%	-1.6%	-1.5%	-0.3%	-1.1%
Aeropostale	15.9%	2.5%	10.0%	7.1%	4.2%	3.8%
American Eagle	20.0%	-12.0%	-3.3%	-2.5%	-0.3%	0.9%
Buckle	10.7%	20.9%	20.0%	17.5%	16.3%	14.6%
Chico's	5.2%	-20.7%	-16.2%	-13.3%	-11.5%	-8.8%
Children's Place	7.0%	-3.0%	3.4%	2.0%	1.4%	1.7%
Gap	6.0%	-18.0%	-5.0%	-5.0%	-4.8%	-4.6%
Hot Topic	3.4%	-3.5%	-4.9%	-4.9%	-4.6%	-4.3%
Limited Brands	8.0%	-8.0%	-8.2%	-7.2%	-4.9%	-3.2%
Pacific Sunwear	14.1%	-8.0%	-1.9%	-0.4%	1.3%	1.5%
Zumiez	17.0%	-3.0%	2.4%	5.1%	7.8%	8.4%
<b>Straight Average</b>	<b>10.4%</b>	<b>-5.7%</b>	<b>-0.5%</b>	<b>-0.3%</b>	<b>0.4%</b>	<b>0.8%</b>
<b>Weighted Average</b>	<b>8.2%</b>	<b>-11.6%</b>	<b>-4.4%</b>	<b>-4.1%</b>	<b>-3.2%</b>	<b>-2.6%</b>

Specialty Stores	Last Report	Last Qtr	Last 6 Months	Last 9 Months	Last 12 Months
Ann Taylor	Jan	-3.2%	-1.8%	-3.3%	-3.3%
Charming Shoppes Inc.	Jan	-9.0%	-8.5%	-6.6%	-5.0%
Coldwater Creek	Jan	-19.2%	-16.9%	-14.1%	-9.7%
Christopher and Banks	Feb	-3.4%	3.2%	3.1%	1.3%
Dress Barn Inc.	Jan	-4.0%	-3.5%	-0.7%	0.0%
Guess?	Jan	13.1%	14.4%	14.9%	14.6%
Gymboree	Jan	10.0%	9.0%	8.0%	6.8%
J.Crew	Jan	0.0%	3.7%	3.8%	5.8%
JoS. A. Bank	Jan	5.0%	4.3%	3.8%	3.8%
Mens Wearhouse	Jan	-8.6%	-5.6%	-3.4%	-2.9%
Talbot's Inc.	Jan	-6.0%	-6.9%	-6.2%	-5.5%
Tiffany & Co.	Jan	-1.0%	2.1%	6.2%	7.3%
Urban Outfitters Inc.	Jan	11.0%	9.6%	8.3%	6.0%
<b>Straight Average</b>		<b>-1.2%</b>	<b>0.2%</b>	<b>1.1%</b>	<b>1.5%</b>
<b>Weighted Average</b>		<b>-3.1%</b>	<b>-2.0%</b>	<b>-1.0%</b>	<b>-0.4%</b>

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<b>Footwear</b>	<b>Last Report</b>	<b>Last Qtr</b>	<b>Last 6 Months</b>	<b>Last 9 Months</b>	<b>Last 12 Months</b>
DSW	Jan	-1.7%	-2.4%	0.3%	-0.7%
Famous Footwear	Jan	-1.7%	-4.2%	-1.8%	-0.5%
Finish Line, Inc.	Feb	-6.0%	-5.0%	-4.9%	-4.7%
Foot Locker	Jan	-7.8%	-6.5%	-6.7%	-6.3%
Naturalizer	Jan	-0.5%	-1.2%	-1.2%	-0.2%
Collective Brands	Jan	-6.8%	-5.1%	-3.8%	-1.6%
Shoe Carnival	Jan	-5.7%	-5.3%	-5.8%	-5.3%
<b>Straight Average</b>		<b>-4.3%</b>	<b>-4.2%</b>	<b>-3.4%</b>	<b>-2.8%</b>
<b>Weighted Average</b>		<b>-5.9%</b>	<b>-5.2%</b>	<b>-4.6%</b>	<b>-3.8%</b>

<b>Home Specialty / Fabric / Craft</b>	<b>Last Report</b>	<b>Last Qtr</b>	<b>Last 6 Months</b>	<b>Last 9 Months</b>	<b>Last 12 Months</b>
Bed, Bath, and Beyond	Feb	-0.4%	0.2%	0.8%	1.0%
Cost Plus	Jan	-3.2%	-3.6%	-4.6%	-5.4%
Jo-Ann Stores	Jan	3.3%	2.9%	4.0%	3.5%
Linens N Things	Dec	-1.0%	-1.2%	-2.8%	-3.3%
Michaels	Jan	-3.4%	-1.3%	-0.7%	-0.7%
Pier 1	Nov	-1.7%	-2.6%	-3.5%	-5.8%
<b>Straight Average</b>		<b>-1.1%</b>	<b>-0.9%</b>	<b>-1.2%</b>	<b>-1.8%</b>
<b>Weighted Average</b>		<b>-1.0%</b>	<b>-0.5%</b>	<b>-0.5%</b>	<b>-0.8%</b>

<b>Consumer Electronics</b>	<b>Last Report</b>	<b>Last Qtr</b>	<b>Last 6 Months</b>	<b>Last 9 Months</b>	<b>Last 12 Months</b>
Best Buy	Nov	6.7%	5.2%	4.5%	5.0%
Circuit City	Feb	-10.4%	-8.3%	-8.2%	-7.6%
Radio Shack	Dec	-6.7%	-7.5%	-7.9%	-8.2%
<b>Straight Average</b>		<b>-3.5%</b>	<b>-3.5%</b>	<b>-3.8%</b>	<b>-3.6%</b>
<b>Weighted Average</b>		<b>1.5%</b>	<b>0.9%</b>	<b>0.5%</b>	<b>0.9%</b>

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Unique Concept Retailers	Last Report	Last Qtr	Last 6 Months	Last 9 Months	Last 12 Months
Amazon	Dec	42.0%	41.6%	40.0%	38.3%
Big Lots	Jan	-0.6%	-0.6%	1.1%	1.9%
e-Bay	Dec	27.0%	28.4%	28.9%	28.5%
Cabelas	Dec	-5.9%	-1.8%	-1.6%	-1.4%
Dollar Tree	Jan	-0.8%	0.4%	1.6%	2.5%
GameStop	Jan	17.4%	23.6%	24.4%	23.2%
QVC	Dec	4.0%	3.2%	3.4%	4.4%
Tractor Supply Company	Dec	3.8%	2.9%	2.2%	3.4%
<b>Straight Average</b>		<b>10.9%</b>	<b>12.2%</b>	<b>12.5%</b>	<b>12.6%</b>
<b>Weighted Average</b>		<b>17.2%</b>	<b>18.1%</b>	<b>18.1%</b>	<b>17.9%</b>

Office Stores	Last Report	Last Qtr	Last 6 Months	Last 9 Months	Last 12 Months
Office Depot N A Retail	Dec	-7.0%	-6.0%	-5.7%	-5.0%
Office Max Retail	Dec	-7.3%	-3.4%	-2.0%	-1.3%
Staples	Dec	-6.0%	-4.5%	-3.8%	-2.6%
<b>Straight Average</b>		<b>-6.8%</b>	<b>-4.6%</b>	<b>-3.8%</b>	<b>-3.0%</b>
<b>Weighted Average</b>		<b>-6.6%</b>	<b>-4.8%</b>	<b>-4.0%</b>	<b>-3.1%</b>

Sporting Goods	Last Report	Last Qtr	Last 6 Months	Last 9 Months	Last 12 Months
Dick's Sporting Goods	Jan	2.7%	0.5%	2.6%	2.4%
Hibbett Sporting Goods	Jan	-4.7%	-1.9%	-0.6%	-0.3%
<b>Straight Average</b>		<b>-1.0%</b>	<b>-0.7%</b>	<b>1.0%</b>	<b>1.1%</b>
<b>Weighted Average</b>		<b>1.7%</b>	<b>0.2%</b>	<b>2.1%</b>	<b>2.0%</b>

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<b>Drug Stores</b>	<b>Mar-07</b>	<b>Mar-08</b>	<b>Previous 90 Days</b>	<b>Previous 6 Months</b>	<b>Previous 9 Months</b>	<b>Previous 12 Months</b>
Longs Drug Store	2.9%	2.8%	0.0%	0.3%	0.7%	0.8%
Rite-Aid	3.3%	2.6%	1.1%	0.9%	1.0%	1.3%
Walgreens	8.0%	4.4%	4.7%	5.0%	5.4%	6.0%
<b>Straight Average</b>	<b>4.7%</b>	<b>3.3%</b>	<b>2.0%</b>	<b>2.1%</b>	<b>2.4%</b>	<b>2.7%</b>
<b>Weighted Average</b>	<b>6.5%</b>	<b>3.8%</b>	<b>3.5%</b>	<b>3.6%</b>	<b>4.0%</b>	<b>4.4%</b>

<b>Drug Stores</b>	<b>Last Report</b>	<b>Last Qtr</b>	<b>Last 6 Months</b>	<b>Last 9 Months</b>	<b>Last 12 Months</b>
CVS	Dec	3.4%	4.2%	4.7%	5.4%

<b>Grocery</b>	<b>Last Report</b>	<b>Last Qtr</b>	<b>Last 6 Months</b>	<b>Last 9 Months</b>	<b>Last 12 Months</b>
Kroger	Jan	5.3%	5.5%	5.4%	5.3%
Safeway	Dec	2.7%	2.8%	3.1%	3.4%
Whole Foods Market	Dec	7.1%	7.5%	7.3%	7.0%
<b>Straight Average</b>		<b>5.0%</b>	<b>5.3%</b>	<b>5.3%</b>	<b>5.2%</b>
<b>Weighted Average</b>		<b>4.5%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>4.7%</b>

<b>Home Improvement</b>	<b>Last Report</b>	<b>Last Qtr</b>	<b>Last 6 Months</b>	<b>Last 9 Months</b>	<b>Last 12 Months</b>
Lowes	Jan	-7.6%	-6.0%	-4.7%	-5.1%
Home Depot	Jan	-8.3%	-7.2%	-6.5%	-6.7%
<b>Straight Average</b>		<b>-8.0%</b>	<b>-6.6%</b>	<b>-5.6%</b>	<b>-5.9%</b>
<b>Weighted Average</b>		<b>-2.6%</b>	<b>-2.0%</b>	<b>-1.6%</b>	<b>-1.7%</b>

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