



Equity One

2000 Annual Report

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Everyday Shopping for Everyday People

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Corporate Profile

Equity One, Inc. is a self-administered, self-managed real estate investment trust ("REIT") that principally acquires, renovates, develops and manages community and neighborhood shopping centers anchored by national and regional supermarket chains. Equity One was established as a Maryland corporation in 1992 and has been operating as a REIT since 1995. As of December 31, 2000, the Company's portfolio consisted of 32 owned properties located primarily in metropolitan areas of Florida. These included 23 supermarket-anchored centers, 3 drugstore-anchored centers, 5 other commercial properties and 1 development site aggregating 3.2 million square feet of gross leasable area. Equity One's successful performance is largely attributable to its emphasis on the supermarket sector, a disciplined acquisition and development program and Florida's superior demographics, which reflect higher than average per capita increases in population, employment and retail sales. Additionally, Equity One serves as the property manager of 11 properties in Florida and the asset manager of 17 properties, 16 in Texas and 1 in Florida, all of which are primarily supermarket-anchored and other retail centers.



Continued Expansion

In the year 2000, we expanded beyond our traditional Florida base of operations and pursued a series of new management initiatives and opportunities in both Florida and Texas.



