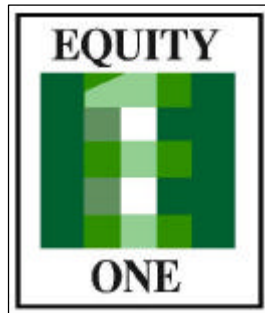


**Equity One, Inc.**  
**Supplemental Information Package**

**September 30, 2000**



Equity One, Inc.  
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# Equity One, Inc.

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## Supplemental Information

September 30, 2000

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#### **Forward Looking Statements.**

*Certain information contained in this Supplemental Information Package may contain forward-looking statements regarding company and property performance within the meaning of the Private Securities Litigation Reform Act of 1995. Future results could vary materially from actual results depending on risks and uncertainties inherent in general and local real estate conditions, or competitive factors specific to the markets in which the Company operates. The Company assumes no obligation to update this information. For more details, please refer to Equity One's SEC filings, including the most recent report on Form 10-K and on Form 10-Q.*

Equity One, Inc.  
**Summary Operating Information**  
as of September 30, 2000  
(in thousands, except per share data)

	3 Months Ended		9 Months Ended	
	Sep 30, 2000	Sep 30, 1999	Sep 30, 2000	Sep 30, 1999
<b>Fully Diluted Funds from Operations per Share</b>	\$ 0.33	\$ 0.32	\$ 0.97	\$ 0.93
<b>Dividends Paid per Share</b>	\$ 0.26	\$ 0.26	\$ 0.78	\$ 0.76
<b>Dividend / FFO Payout Ratio</b>	78.8%	81.3%	80.4%	81.7%
<b>Weighted Average Shares Outstanding</b>				
Basic	11,664	11,006	11,482	10,641
Diluted	11,874	11,147	11,680	10,775
<b>EBITDA</b>	\$ 5,796	\$ 4,926	\$ 16,597	\$ 13,258
<b>Interest Expense and Financing Fee Amortization</b>	\$ 1,950	\$ 1,379	\$ 5,306	\$ 3,490
<b>EBITDA Interest Coverage Ratio</b>	3.0	3.6	3.1	3.8
<b>Property Net Operating Income</b>				
Total Revenues	\$ 8,121	\$ 6,978	\$ 24,004	\$ 19,040
Operating Expenses	2,098	1,903	6,337	5,123
<b>Net Operating Income (NOI)</b>	\$ 6,023	\$ 5,075	\$ 17,667	\$ 13,917
<b>NOI Margin</b>	74.2%	72.7%	73.6%	73.1%
<b>Same Property NOI</b>				
Total Revenues	\$ 6,421	\$ 6,192	\$ 18,845	\$ 17,485
Operating Expenses	1,760	1,810	5,358	5,039
<b>Net Operating Income (NOI)</b>	\$ 4,661	\$ 4,383	\$ 13,488	\$ 12,445
<b>Growth in Same Property NOI</b>	6.4%		8.4%	
<b>General &amp; Administrative Expenses as % of Total Revenues</b>	\$ 521 6.2%	\$ 283 4.0%	\$ 1,576 6.4%	\$ 1,154 5.9%

**Equity One, Inc.**  
**Summary Balance Sheet Information**  
as of September 30, 2000  
(in thousands, except per share data)

	<u>Sep 30, 2000</u>	<u>Dec 31, 1999</u>
<b>Closing Market Price</b>	<b>\$ 10.3125</b>	<b>\$ 10.4375</b>
<b>Dividend Yield (based on current annualized dividend)</b>	<b>10.08%</b>	<b>9.96%</b>
<b>Book Value per share (fully diluted, end of period)</b>	<b>\$ 7.9071</b>	<b>\$ 8.0034</b>
<b>Liquidity</b>		
<b>Cash and Cash Equivalents</b>	<b>\$ 153</b>	<b>\$ 427</b>
<b>Line of Credit</b>		
<b>Gross Available under Fully Authorized Line (1)</b>	<b>\$ 17,553</b>	<b>\$ 22,050</b>
<b>Outstanding Balance</b>	<b>13,206</b>	<b>18,989</b>
<b>Holdback for Letters of Credit</b>	<b>1,580</b>	<b>1,461</b>
<b>Escrowed for Tax and Insurance</b>	<b>440</b>	<b>443</b>
<b>Net Available under Line of Credit</b>	<b><u>\$ 2,327</u></b>	<b><u>\$ 1,157</u></b>
<b>Equity Capitalization (end of period)</b>		
<b>Common Stock (in thousands)</b>		
Common Stock Outstanding Shares	11,665.491	11,299.222
Restricted Shares	114.154	7.500
Operating Partnership Units	93.656	93.656
Common Stock Options (Treasury Method, closing stock price)	25.404	23.361
<b>Fully Diluted Common Stock</b>	<b><u>11,898.705</u></b>	<b><u>11,423.739</u></b>
Debt (adjusted for Cash and Escrowed Loan Proceeds)	\$ 125,882	\$ 116,800
Equity Market Capitalization (fully diluted, end of period)	122,705	119,235
<b>Total Market Capitalization</b>	<b>\$ 248,587</b>	<b>\$ 236,035</b>
<b>Debt to Total Market Capitalization</b>	<b>50.6%</b>	<b>49.5%</b>
<b>Gross Real Estate Investments</b>		
Gross Real Estate Investments	\$ 232,834	\$ 216,588
- Accumulated Depreciation	(14,686)	(11,669)
<b>Net Real Estate Investments</b>	<b>\$ 218,148</b>	<b>\$ 204,919</b>
<b>Debt to Gross Real Estate Investment</b>	<b>54.1%</b>	<b>53.9%</b>
<b>Fixed Rate Mortgage Debt</b>		
Fixed Rate Mortgage Debt	\$ 119,534	\$ 97,752
<b>Variable Rate Debt</b>	<b>13,206</b>	<b>19,475</b>
<b>Total Debt</b>	<b>\$ 132,740</b>	<b>\$ 117,227</b>
<b>% Fixed Rate Debt</b>	<b>90.1%</b>	<b>83.4%</b>
<b>% Variable Rate Debt</b>	<b>9.9%</b>	<b>16.6%</b>
<b>Weighted-average Interest Rate on Fixed Rate Debt</b>	<b>7.53%</b>	<b>7.47%</b>

(1) On October 10, 2000, the authorization was increased to \$20,641.  
The maximum borrowing under the line is \$35,000, subject to posting additional collateral.

Equity One, Inc.

Consolidated Statement of Earnings

as of September 30, 2000

(in thousands, except per share data)

	3 Months Ended		9 Months Ended	
	Sep 30, 2000	Sep 30, 1999	Sep 30, 2000	Sep 30, 1999
<b>Revenues</b>				
<b>Income from Rental Properties</b>				
Minimum Rental	\$ 6,456	\$ 5,390	\$ 18,936	\$ 14,872
Expense Recoveries	1,632	1,537	4,757	3,996
Percentage Rent Payments	33	51	311	172
<b>Total Rental Income</b>	<b>\$ 8,121</b>	<b>\$ 6,978</b>	<b>\$ 24,004</b>	<b>\$ 19,040</b>
Gain on Sale of Real Estate	0	0	0	0
Gain on Sale of Securities	0	0	0	0
Management Fee Income	176	56	290	235
Dividend & Interest Income	118	78	216	260
<b>Total Revenues</b>	<b>\$ 8,415</b>	<b>\$ 7,112</b>	<b>\$ 24,510</b>	<b>\$ 19,535</b>
<b>Expenses:</b>				
Operating Expenses	\$ 2,098	\$ 1,903	\$ 6,337	\$ 5,123
Depreciation & Amortization	1,069	899	3,055	2,519
Interest Expense & Fee Amortization	1,950	1,379	5,306	3,490
General & Administrative	521	283	1,576	1,154
Minority Interest	24	24	73	71
<b>Total Expenses</b>	<b>\$ 5,662</b>	<b>\$ 4,488</b>	<b>\$ 16,347</b>	<b>\$ 12,357</b>
<b>Net Income</b>				
Earnings from Operations	\$ 2,753	\$ 2,624	\$ 8,163	\$ 7,178
Gain on Sale of Real Estate	0	0	0	0
Gain on Sale of Securities	0	0	0	0
Extraordinary Item	0	0	0	0
<b>Total Net Income</b>	<b>\$ 2,753</b>	<b>\$ 2,624</b>	<b>\$ 8,163</b>	<b>\$ 7,178</b>
<b>Per Share</b>				
<b>Basic</b>				
Earnings from Operations	\$ 0.24	\$ 0.24	\$ 0.71	\$ 0.67
Gain on Sale of Real Estate	0.00	0.00	0.00	0.00
Gain on Sale of Securities	0.00	0.00	0.00	0.00
Extraordinary Item	0.00	0.00	0.00	0.00
<b>Total Basic Earnings</b>	<b>\$ 0.24</b>	<b>\$ 0.24</b>	<b>\$ 0.71</b>	<b>\$ 0.67</b>
<b>Diluted</b>				
Earnings from Operations	\$ 0.23	\$ 0.24	\$ 0.71	\$ 0.67
Gain on Sale of Real Estate	0.00	0.00	0.00	0.00
Gain on Sale of Securities	0.00	0.00	0.00	0.00
Extraordinary Item	0.00	0.00	0.00	0.00
<b>Total Diluted Earnings</b>	<b>\$ 0.23</b>	<b>\$ 0.24</b>	<b>\$ 0.71</b>	<b>\$ 0.67</b>
<b>Weighted Average Shares Outstanding</b>				
Basic	11,664	11,006	11,482	10,641
Diluted	11,874	11,147	11,680	10,775

Equity One, Inc.

Consolidated Statement of Funds from Operations

as of September 30, 2000

(in thousands, except per share data)

	3 Months Ended		9 Months Ended	
	Sep 30, 2000	Sep 30, 1999	Sep 30, 2000	Sep 30, 1999
Net Income from Operations	\$ 2,753	\$ 2,624	\$ 8,163	\$ 7,178
Depreciation of Real Estate	1,042	879	2,989	2,463
Amortization of Capitalized Leasing Fees	61	13	118	34
Leasing Termination Fees	0	0	0	224
Minority Interest	24	24	73	71
Funds from Operations	\$ 3,880	\$ 3,540	\$ 11,343	\$ 9,970
<i>Increase</i>	<i>9.6%</i>		<i>13.8%</i>	
FFO per share (diluted)	\$ 0.33	\$ 0.32	\$ 0.97	\$ 0.93
<i>Increase</i>	<i>3.1%</i>		<i>4.3%</i>	
<b>Adjusted Funds from Operations (AFFO)</b>				
Funds from Operations	\$ 3,880	\$ 3,540	\$ 11,343	\$ 9,970
less:				
Straight Line Rent Adjustment	\$ 32	\$ -	\$ 97	\$ -
Recurring Capital Expenditures				
Tenant Improvements	269	15	303	55
Leasing Commissions and Fees	124	72	289	144
Other Capital Expenditures	0	9	234	73
Total Recurring Capital Expenditures	\$ 392	\$ 96	\$ 826	\$ 272
Adjusted Funds from Operations	\$ 3,455	\$ 3,444	\$ 10,420	\$ 9,698
<i>Increase</i>	<i>0.3%</i>		<i>7.4%</i>	
AFFO per share (diluted)	\$ 0.29	\$ 0.31	\$ 0.89	\$ 0.90
<i>Increase</i>	<i>-5.8%</i>		<i>-0.9%</i>	
Mortgage Principal Payments (1)	\$ 705	\$ 597	\$ 4,585	\$ 1,684
Weighted Average Diluted Shares	11,874	11,147	11,680	10,775

(1) Includes a \$2,522 payoff of the Monument Pointe financing on June 1, 2000.

Equity One, Inc.  
**Condensed Consolidated Balance Sheet**  
as of September 30, 2000  
(in thousands, except per share data)

	<u>Sep 30, 2000</u>	<u>Dec 31, 1999</u>
<b>Assets</b>		
<b>Rental Properties and Developments</b>		
Land, Buildings and Equipment	\$ 205,274	\$ 186,154
Building Improvements	8,125	6,311
Land Held for Development	11,867	15,401
Construction in Progress	7,568	8,722
Subtotal	<u>232,834</u>	<u>216,588</u>
Less: Accumulated Depreciation	(14,686)	(11,669)
<b>Rental Properties and Developments, Net</b>	<b>218,148</b>	<b>204,919</b>
Cash and Cash Equivalents	153	427
Securities Available for Sale	1,407	1,218
Accounts and Other Receivables, Net	1,778	2,209
Due from Related Parties	125	33
Deposits	9,260	707
Prepaid and Other Assets	771	567
Deferred Expenses, Net	1,659	1,723
Goodwill, Net	<u>656</u>	<u>694</u>
<b>Total Assets</b>	<b>\$ 233,957</b>	<b>\$ 212,497</b>
<b>Liabilities and Shareholders' Equity</b>		
<b>Liabilities</b>		
Mortgage Notes Payable	\$ 119,534	\$ 97,752
Credit Agreement	13,206	19,475
Accounts Payable and Accrued Expenses	4,487	1,330
Tenant's Security Deposits	1,454	1,274
Deferred Rental Income	203	248
Minority Interest in Equity of Consolidated Subsidiary	989	989
<b>Total Liabilities</b>	<b>139,873</b>	<b>121,068</b>
<b>Shareholders' Equity</b>		
Common Stock, \$0.01 par value	118	113
Additional Paid-in Capital	94,494	89,990
Retained Earnings	1,486	2,390
Accumulated Other Comprehensive Income	(309)	(519)
Unamortized Restricted Stock Compensation	(1,160)	0
Note Receivable from Issuance of Common Stock	(545)	(545)
<b>Total Shareholders' Equity</b>	<b>94,084</b>	<b>91,429</b>
<b>Total Liabilities and Shareholders' Equity</b>	<b>\$ 233,957</b>	<b>\$ 212,497</b>

**Equity One, Inc.**

**Summary of Mortgage Debt**

as of September 30, 2000

(in thousands)

Property	Loan Closing/ Refinancing Date (1)	Original Loan Amount (2)	Maturity Date	Loan Term (3)	Amorti- zation Period	Rate (4)	Sep 30, 2000 Balance
Atlantic Village	10/30/98	\$ 5,000	11/01/18	20	20	6.850%	\$ 4,772
Bird Ludlum (5)	02/19/97	13,400	02/15/15	18	18	7.680%	11,974
Commonwealth	02/15/98	3,300	02/15/08	10	20	7.000%	3,085
Eustis Square	10/22/93	5,942	07/01/02	9	25	9.000%	4,774
Forest Edge	05/01/96	2,099	10/01/02	6	14	6.900%	1,768
Ft. Caroline	03/29/95	2,500	03/01/09	14	20	9.350%	2,193
Lake Mary	11/09/95	13,423	12/01/10	15	20	7.850%	11,825
Lantana	02/19/98	4,400	02/15/05	7	20	6.950%	4,112
Mariners Crossing	09/01/00	3,516	03/01/08	8	30	7.080%	3,516
Oak Hill	12/07/95	2,500	01/01/06	10	20	7.625%	2,202
Park Promenade	01/31/00	6,500	02/01/10	10	30	8.100%	6,474
Pine Island/Ridge Plaza	08/01/99	26,234	07/01/08	9	30	6.910%	25,952
Plaza del Rey	08/01/96	3,050	09/01/11	15	15	8.125%	2,558
Pointe Royale	07/28/95	6,000	07/15/10	15	20	7.950%	5,217
Shops at Skylake	07/06/00	16,350	08/01/10	10	25	7.650%	16,332
Summerlin Square	01/25/99	5,000	02/01/14	15	15	6.750%	4,678
Walden Woods	01/01/99	2,835	08/01/06	8	15	7.875%	2,702
West Lake (6)	05/22/97	5,902	06/01/16	19	20	7.875%	5,399

**Sub-total (Fixed Rate Debt) \$ 127,951 \$ 119,534**

<b>8.32 years weighted-average life</b> <b>7.53% weighted-average fixed rate</b>
---

Line of Credit (7) 02/04/99 \$ 35,000 02/04/02 3 NA L+225 \$ 13,206

**Total Mortgage Debt \$ 132,740**

Maturity Schedule by Year	Scheduled Amortization	Balloon Payments (8)	Total
2000	\$ 771	\$ 0	\$ 771 (For the period 10/01/2000 through 12/31/2000)
2001	3,230	0	3,230
2002	3,324	19,118	22,441 (includes current balance on the Line of Credit)
2003	3,360	0	3,360
2004	3,616	0	3,616
2005	3,752	3,498	7,250
2006	3,858	3,784	7,643
2007	4,080	0	4,080
2008	3,956	28,474	32,431
2009	3,864	1,280	5,144
2010	3,574	27,030	30,603
Thereafter	12,041	130	12,171
<b>Total</b>	<b>\$ 49,426</b>	<b>\$ 83,313</b>	<b>\$ 132,740</b>

- (1) The more recent of the loan closing/assumption date and the date of any subsequent additional funding.
- (2) The principal amount on the loan closing/assumption date, adjusted to reflect any subsequent additional funding.
- (3) The term in years from the more recent of the loan closing/assumption date or the date of any subsequent additional funding.
- (4) The fixed rate in effect on September 30, 2000.
- (5) On 2/19/97, the amortized loan balance of \$13,191 (on an original loan of \$14,000 on 8/11/94) was increased to \$13,400.
- (6) On 5/22/97, the amortized loan balance of \$5,422 (on an original loan of \$5,491 on 10/1/96) was increased to \$5,902.
- (7) The \$35,000 Line was authorized to \$17,553 as of September 30, 2000. On October 10, 2000, the authorization was increased to \$20,641. The Line is secured by Mandarin Landing and Mini-storage, Skylake Phase III land, the EQY Building, Beauclerc Village and East Bay Plaza.
- (8) Represents the entire principal balance of a maturing loan on the maturity date.

Equity One, Inc.  
Property Status Report  
as of September 30, 2000

Property	City	Year Built or Acquired	Total Square Footage	Percent Occupied	# of Tenants		Supermarket Anchor		Other Major Tenants	Average Base Rent per Occ SF
					Occp'd	Vacant	Square Feet	Name Exp Date		
<b>NORTH FLORIDA (9)</b>										
Atlantic Village	Atlantic Beach	1995 A	100,559	96.2%	24	1	39,795	Publix (10/31/08)	Sally Beauty, Jo-Ann Fabrics, GNC, Dollar Tree	\$ 9.81
Beauclerc Village	Jacksonville	1998 A	67,927	95.4%	10	2			Big Lots, Discount Oak & More Walgreens *	6.34
Commonwealth	Jacksonville	1994 A	81,467	96.4%	15	1	48,997	Winn-Dixie (2/28/18)	Rent-A-Center, Subway	8.14
Ft. Caroline	Jacksonville	1994 A	74,546	92.7%	9	4	45,500	Winn-Dixie (5/31/15)	Eckerds*, McDonalds	7.13
Forest Village	Tallahassee	2000 B	69,726	84.1%	11	5	37,866	Publix (4/30/20)	Video Warehouse	9.76
Losco	Jacksonville	2000 B	8,700	88.5%	6	1		Winn Dixie (not owned by EQY)		18.40
Mandarin Landing	Jacksonville	1999 A	141,565	97.0%	34	3	34,400	Publix (2/14/02)	Office Depot, Aqua Zoo	8.59
Monument Point	Jacksonville	1997 A	75,128	100.0%	15	0	46,772	Winn-Dixie (3/27/05)	Eckerds	6.45
Oak Hill	Jacksonville	1995 A	78,492	83.6%	13	6	39,795	Publix (5/11/05)	Walgreens*	6.33
<b>CENTRAL FLORIDA (5)</b>										
Eustis Square	Eustis	1993 A	126,791	90.2%	19	10	38,520	Publix (11/30/04)	Walgreens*, Bealls, Bealls Outlet	6.82
Forest Edge	Orlando	1996 A	68,631	100.0%	12	0	42,075	Winn-Dixie (8/8/07)	Autozone, Rent-A-Center	6.94
Lake Mary	Orlando	1995 A	303,500	97.6%	57	4	63,139	Albertson's (6/30/12)	General Cinema*, K-Mart	11.80
Park Promenade	Orlando	1999 A	125,818	100.0%	28	0	55,000	Publix (2/9/07)	Blockbuster, Radio Shack	9.04
Walden Woods	Plant City	1999 A	74,336	100.0%	10	0	46,636	Winn-Dixie* (11/30/08)	Walgreens	6.57
<b>FLORIDA WEST COAST (3)</b>										
East Bay Plaza	Largo	1993 A	85,426	81.5%	18	5		Albertson's (not owned by EQY)	Hollywood Video, Boat America, Scotty's*	7.53
Mariners Crossing	Spring Hill	2000 A	85,507	100.0%	15	0	37,866	Publix (4/30/20)	Video Warehouse	7.85
Summerlin Square	Fort Myers	1998 A	109,156	94.1%	23	5	45,500	Winn-Dixie (6/4/06)	Eckerds, Perkins, Mobile Oil	10.16

Equity One, Inc.  
Property Status Report  
as of September 30, 2000

Property	City	Year Built or Acquired	Total Square Footage	Percent Occupied	# of Tenants		Supermarket Anchor		Other Major Tenants	Average Base Rent per Occ SF
					Occp'd	Vacant	Square Feet	Name Exp Date		
<b>SOUTH FLORIDA (8)</b>										
Bird Ludlum	Miami	1994 A	192,282	98.1%	48	1	44,400	Winn-Dixie (12/31/07)	McDonalds, Blockbuster, Bank of America, Eckerds, Vision Works	13.47
Lantana Village	Lantana	1998 A	170,110	97.5%	23	3	39,473	Winn-Dixie (2/15/11)	K-Mart, Family Dollar, Arby's Denny's	6.41
Pine Island	Davie	1999 A	254,907	100.0%	48	0	39,943	Publix (11/30/13)	Home Depot Expo, Bealls, Rite-Aid, Garcia's	8.85
Plaza Del Rey	Miami	1991 A	50,146	93.9%	19	2			Navarro Pharmacy, Rent-A-Center, Discount Auto	12.49
Point Royale	Miami	1995 A	209,863	98.6%	27	1	45,350	Winn-Dixie (2/18/11)	Best Buy, Eckerd's, Linen & Things, Hollywood Video	6.26
Ridge Plaza	Davie	1999 A	155,204	94.0%	26	2	see Pine Island		AMC Theater, Kabooms, Republic Security Bank	8.41
Shops at Skylake	North Miami Beach	1997 A 1999-2000 B	150,702	94.6%	36	4	51,420	Publix (7/31/19)	Radio Shack, Blockbuster, Americare Med, First Union	14.49
West Lakes Plaza	Miami	1996 A	100,747	100.0%	27	0	46,216	Winn-Dixie (10/31/16)	Navarro Pharmacy	10.38
<b>TOTAL SHOPPING CENTERS (25)</b>			2,961,236	96.0%	573	60	888,663			\$ 9.14
<b>OTHER COMMERCIAL PROPERTIES (3)</b>										
El Novillo	Miami Beach	1988 A	10,000	0.0%	0	1			Utopia Restaurant	0.00
Epsilon	N. Palm Beach	1995 A	18,707	100.0%	5	0			Fat Tuesday's, Jester.com	13.85
EQY Building	Miami Beach	1991 A	28,780	75.7%	10	1			City of Miami Beach, Gambro	16.10
<b>TOTAL SHOPPING CTRS &amp; COMMERCIAL PPTYS (28)</b>			3,018,723	95.5%	588	62	888,663			\$ 9.22
Mandarin Mini-storage	Jacksonville	1994 A	52,880	90.4%	483	51				NA
Montclair Apartments	Miami Beach	1998 A	9,375	100.0%	20	0				NA
<b>GRAND TOTAL (30)</b>			3,080,978		1,091	113	888,663			

\* Indicates a tenant which continues to pay rent, but has closed its store and ceased operations.

**Equity One, Inc.**  
**Real Estate Development Activity**  
as of September 30, 2000

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**1) Shops at Skylake - Phase II**  
North Miami Beach, Florida

Phase II, consisting of 55,781 square feet was completed in June 2000, bringing the total Skylake square footage to 150,702. The Phase II space is reflected on the September 30, 2000 Property Status Report. An incremental 24,000 square feet (fully leased to two tenants) is under construction for delivery in early 2001. This new construction is not reflected on the September 30, 2000 Property Status Report.

**2) Forest Village - Phase I**  
Tallahassee, Florida

Phase I, consisting of 69,726 square feet was completed in April 2000. As of September 30, 2000, 58,646 square feet of the new space had been leased, including a new 37,866 square foot Publix supermarket. This center is reflected on the September 30, 2000 Property Status Report.

**3) Losco Corners**  
Jacksonville, Florida

Losco Corners, a 9,800 square foot retail center adjacent to an existing, third party-owned Winn Dixie, was completed in July 2000. As of September 30, 2000, 7,700 square feet have been leased. This center is reflected on the September 30, 2000 Property Status Report.

**4) Point Royale Shopping Center**  
Miami, Florida

A 10,795 square foot addition to this center was completed in July 2000. The new space is reflected on the September 30, 2000 Property Status Report.

**5) Lake Mary Shopping Center**  
Lake Mary, Florida

A 15,050 square foot addition to this center was completed in July 2000. The new space is reflected on the September 30, 2000 Property Status Report.

Equity One, Inc.  
**Shopping Center & Commercial Property Tenant Concentration Schedule**  
as of September 30, 2000

Tenant	Number of Stores	Square Feet	% of Total Square Feet	Annualized Minimum Rent	% of Total Annualized Minimum Rent	Average Minimum Rent
<b>Top Ten Tenants</b>						
Winn Dixie	10	450,919	14.9%	\$ 2,844,985	10.7%	\$ 6.31
Publix	8	336,739	11.2%	2,312,445	8.7%	6.87
K Mart	2	171,289	5.7%	814,754	3.1%	4.76
General Cinema *	1	35,712	1.2%	633,888	2.4%	17.75
Albertsons	1	63,139	2.1%	568,251	2.1%	9.00
Eckerd	6	59,424	2.0%	480,886	1.8%	8.09
AMC Theatre	1	27,000	0.9%	378,000	1.4%	14.00
Best Buy	1	91,472	3.0%	365,888	1.4%	4.00
Walgreens	4	46,193	1.5%	361,086	1.4%	7.82
Home Depot Expo	1	86,156	2.9%	323,085	1.2%	3.75
<b>Sub-total Top Ten Tenants</b>	<b>35</b>	<b>1,368,043</b>	<b>45.3%</b>	<b>\$9,083,268</b>	<b>34.2%</b>	<b>\$6.64</b>
Remaining Tenants	553	1,515,877	50.2%	17,509,404	65.8%	11.55
<b>Sub-total All Tenants</b>	<b>588</b>	<b>2,883,920</b>	<b>95.5%</b>	<b>\$26,592,672</b>	<b>100.0%</b>	<b>\$9.22</b>
Vacant	62	134,803	4.5%	0	0.0%	\$0.00
<b>Total including Vacant</b>	<b>650</b>	<b>3,018,723</b>	<b>100.0%</b>	<b>\$26,592,672</b>	<b>100.0%</b>	<b>\$8.81</b>

\* General Cinema closed their theatre and ceased operations on September 28, 2000. Their rent is current through September 30, 2000.

Equity One, Inc.  
**Shopping Center and Commercial Property Lease Expiration Schedule**  
as of September 30, 2000

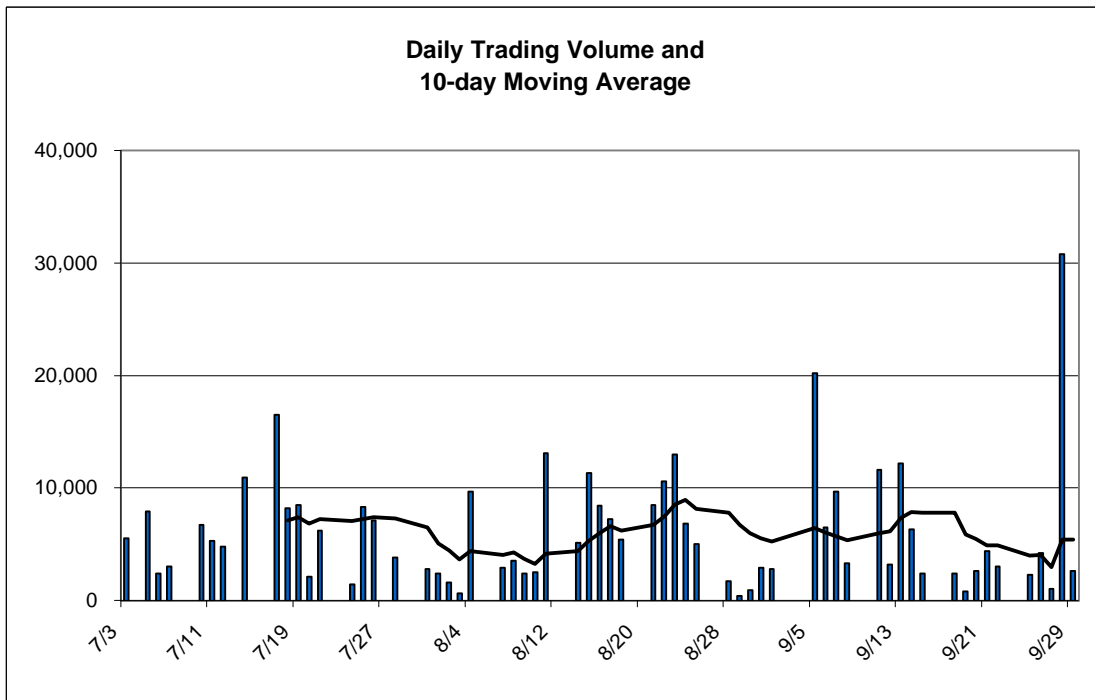
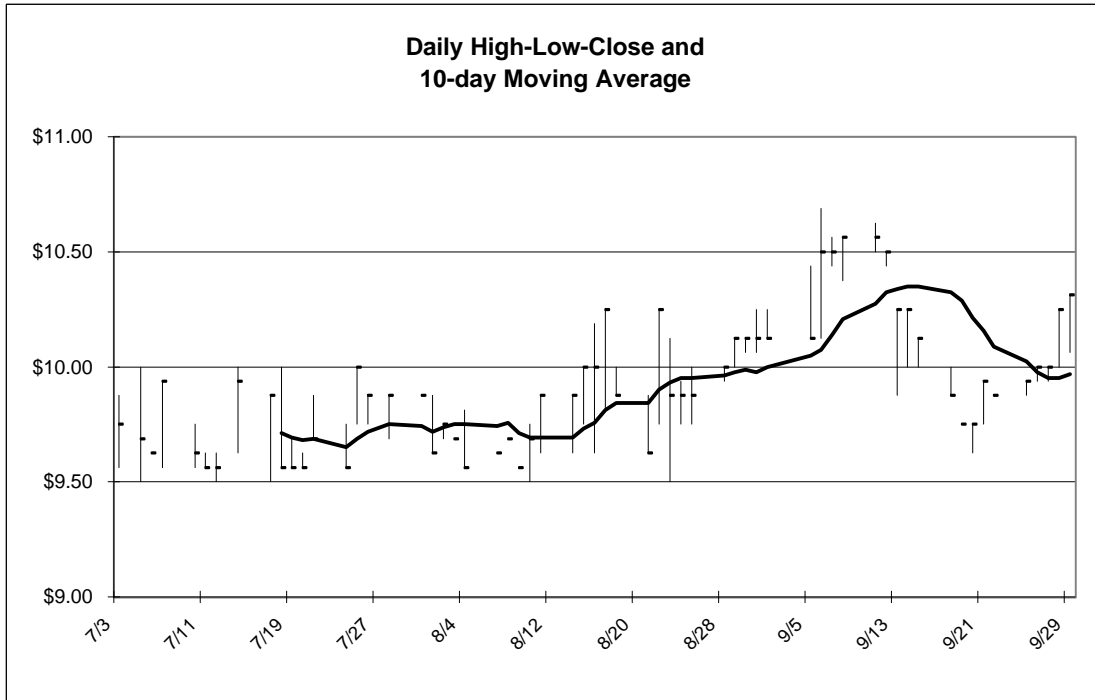
Date	Number of Tenants (1)	Square Feet	Percent of Total Square Feet	Annualized Minimum Rent at Expiration (2)	Percent of Total Annualized Minimum Rent	Average Annual Minimum Rent per Square Foot
M-T-M	1	2,600	0.1%	\$ 24,102	0.1%	\$ 9.27
2000	17	66,344	2.2%	593,775	2.1%	8.95
2001	107	248,320	8.2%	2,721,492	9.8%	10.96
2002	104	232,816	7.7%	2,604,921	9.4%	11.19
2003	113	233,565	7.7%	3,173,400	11.4%	13.59
2004	69	253,615	8.4%	2,628,877	9.4%	10.37
2005	84	321,882	10.7%	3,365,954	12.1%	10.46
2006	18	155,769	5.2%	1,251,842	4.5%	8.04
2007	15	204,939	6.8%	2,043,255	7.3%	9.97
2008	10	130,152	4.3%	1,212,420	4.4%	9.32
2009	6	68,870	2.3%	929,891	3.3%	13.50
Thereafter	37	965,048	32.0%	7,286,013	26.2%	7.55
<b>Sub-total / Average</b>	<b>581</b>	<b>2,883,920</b>	<b>95.5%</b>	<b>\$ 27,835,941</b>	<b>100.0%</b>	<b>\$ 9.65</b>
Vacant	62	134,803	4.5%	0	NA	NA
<b>Total / Average</b>	<b>643</b>	<b>3,018,723</b>	<b>100.0%</b>	<b>\$ 27,835,941</b>	<b>100.0%</b>	<b>\$ 9.22</b>

(1) Includes 7 tenants who use 0 square feet but pay rent under various usage agreements.  
Excludes 8 tenants who use 0 square feet and do not pay rent, but make certain other payments (i.e. CAM or RE Tax).

(2) Includes the rent from 7 tenants who use 0 square feet but pay rent under various usage agreements.

**Equity One, Inc.**  
**Stock Price and Volume Statistics \***  
as of September 30, 2000

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\*Data obtained from Yahoo Chart Services