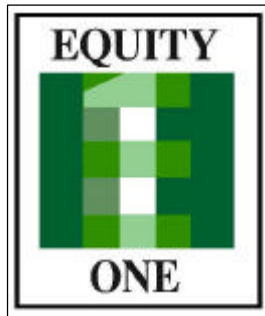


Equity One, Inc.
Supplemental Information Package

December 31, 2000



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Equity One, Inc.

Supplemental Information

December 31, 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 December 31, 2000
(in thousands, except per share data)

	3 Months Ended		12 Months Ended	
	Dec 31, 2000	Dec 31, 1999	Dec 31, 2000	Dec 31, 1999
Fully Diluted Funds from Operations per Share	\$ 0.34	\$ 0.32	\$ 1.31	\$ 1.25
Total Dividends Paid per Share	\$ 0.32	\$ 0.26	\$ 1.10	\$ 1.02
Excluding \$0.06 Special Dividend	\$ 0.26	\$ 0.26	\$ 1.04	\$ 1.02
Dividend / FFO Payout Ratio	94.1%	81.3%	84.0%	81.6%
Excluding \$0.06 Special Dividend	76.5%	81.3%	79.4%	81.6%
Weighted Average Shares Outstanding				
Basic	12,155	11,291	11,651	10,805
Diluted	12,442	11,403	11,886	10,901
EBITDA (1) (2)	\$ 6,300	\$ 5,201	\$ 22,897	\$ 18,459
Interest Expense and Financing Fee Amortization	\$ 2,105	\$ 1,596	\$ 7,411	\$ 5,086
EBITDA Interest Coverage Ratio (1)	3.0	3.3	3.1	3.6
Property Net Operating Income (NOI)				
Total Rental Income (1)	\$ 9,420	\$ 7,519	\$ 33,424	\$ 26,559
Operating Expenses	2,847	1,959	9,184	7,082
Net Operating Income (1)	\$ 6,573	\$ 5,560	\$ 24,240	\$ 19,477
NOI Margin	69.8%	73.9%	72.5%	73.3%
Same Property NOI				
Total Rental Income (1)	\$ 8,630	\$ 7,194	\$ 26,205	\$ 24,203
Operating Expenses	2,608	1,905	7,452	6,359
Net Operating Income (1)	\$ 6,022	\$ 5,289	\$ 18,753	\$ 17,844
Growth in Same Property NOI (1)	13.8%		5.1%	
General & Administrative Expenses as % of Total Revenues	\$ 785 7.9%	\$ 468 6.1%	\$ 2,361 6.9%	\$ 1,622 6.0%

(1) Includes recurring termination fees, as well as the recognition of a \$1,072 termination fee from General Cinema at the Lake Mary Shopping Center in the three months and twelve months ended December 31, 2000.

(2) Excluding a \$3,814 gain on the sale of real estate in the three months and twelve months ended December 31, 1999.

Equity One, Inc.
Summary Balance Sheet Information
as of December 31, 2000
(in thousands, except per share data)

	<u>Dec 31, 2000</u>	<u>Dec 31, 1999</u>
Closing Market Price	\$ 9.8750	\$ 10.4375
Dividend Yield (based on current annualized dividend)	10.53%	9.96%
Book Value per share (fully diluted, end of period)	\$ 7.9334	\$ 8.0034
Liquidity		
Cash and Cash Equivalents	\$ 322	\$ 427
Line of Credit		
Gross Available under Fully Authorized Line (1)	\$ 20,641	\$ 22,050
Outstanding Balance	4,243	18,989
Holdback for Letters of Credit	1,580	1,461
Escrowed for Tax and Insurance	440	443
Net Available under Line of Credit	\$ 14,378	\$ 1,157
Equity Capitalization (end of period)		
Common Stock (in thousands)		
Common Stock Outstanding Shares	12,705.825	11,299.222
Restricted Shares	79.820	7.500
Operating Partnership Units	355.506	93.656
Common Stock Options (Treasury Method, closing stock price)	0.000	23.361
Fully Diluted Common Stock	13,141.151	11,423.739
Net Debt (adjusted for Cash and Escrowed Loan Proceeds)	\$ 121,137	\$ 116,800
Equity Market Capitalization (fully diluted, end of period)	129,769	119,235
Total Market Capitalization	\$ 250,906	\$ 236,035
Debt to Total Market Capitalization	48.3%	49.5%
Gross Real Estate Investments		
Gross Real Estate Investments	\$ 243,062	\$ 216,588
- Accumulated Depreciation	(15,836)	(11,669)
Net Real Estate Investments	\$ 227,226	\$ 204,919
Debt to Gross Real Estate Investment	49.8%	53.9%
Fixed Rate Mortgage Debt		
Fixed Rate Mortgage Debt	\$ 121,675	\$ 97,752
Variable Rate Debt	4,243	19,475
Total Debt	\$ 125,918	\$ 117,227
% Fixed Rate Debt	96.6%	83.4%
% Variable Rate Debt	3.4%	16.6%
Weighted-average Interest Rate on Fixed Rate Debt	7.48%	7.47%

(1) Increases in the borrowing limit are subject to the posting of additional collateral.

Equity One, Inc.

Consolidated Statement of Earnings

as of December 31, 2000

(in thousands, except per share data)

	3 Months Ended		12 Months Ended	
	Dec 31, 2000	Dec 31, 1999	Dec 31, 2000	Dec 31, 1999
Revenues				
Income from Rental Properties				
Minimum Rental	\$ 7,878	\$ 5,945	\$ 26,814	\$ 21,242
Expense Recoveries	1,536	1,577	6,293	5,148
Percentage Rent Payments	6	(3)	317	169
Total Rental Income	\$ 9,420	\$ 7,519	\$ 33,424	\$ 26,559
Gain on Sale of Real Estate	0	3,814	0	3,814
Gain on Sale of Securities	0	0	0	0
Management Fee Income	345	28	635	263
Dividend & Interest Income	167	81	383	341
Total Revenues	\$ 9,932	\$ 11,442	\$ 34,442	\$ 30,977
Expenses				
Operating Expenses	\$ 2,847	\$ 1,959	\$ 9,184	\$ 7,082
Depreciation & Amortization	1,162	983	4,217	3,502
Interest Expense & Fee Amortization	2,105	1,596	7,411	5,086
General & Administrative	785	468	2,361	1,622
Minority Interest	(73)	25	0	96
Total Expenses	\$ 6,826	\$ 5,031	\$ 23,173	\$ 17,388
Net Income				
Earnings from Operations	\$ 3,106	\$ 2,597	\$ 11,269	\$ 9,775
Gain on Sale of Real Estate	0	3,814	0	3,814
Gain on Sale of Securities	0	0	0	0
Extraordinary Item	0	0	0	0
Total Net Income	\$ 3,106	\$ 6,411	\$ 11,269	\$ 13,589
Per Share				
Basic				
Earnings from Operations	\$ 0.26	\$ 0.23	\$ 0.97	\$ 0.90
Gain on Sale of Real Estate	0.00	0.34	0.00	0.36
Gain on Sale of Securities	0.00	0.00	0.00	0.00
Extraordinary Item	0.00	0.00	0.00	0.00
Total Basic Earnings	\$ 0.26	\$ 0.57	\$ 0.97	\$ 1.26
Diluted				
Earnings from Operations	\$ 0.25	\$ 0.23	\$ 0.95	\$ 0.90
Gain on Sale of Real Estate	0.00	0.33	0.00	0.36
Gain on Sale of Securities	0.00	0.00	0.00	0.00
Extraordinary Item	0.00	0.00	0.00	0.00
Total Diluted Earnings	\$ 0.25	\$ 0.56	\$ 0.95	\$ 1.26
Weighted Average Shares Outstanding				
Basic	12,155	11,291	11,651	10,805
Diluted	12,442	11,403	11,886	10,901

Equity One, Inc.
Consolidated Statement of Funds from Operations
as of December 31, 2000
(in thousands, except per share data)

	3 Months Ended		12 Months Ended	
	Dec 31, 2000	Dec 31, 1999	Dec 31, 2000	Dec 31, 1999
Net Income from Operations	\$ 3,106	\$ 2,597	\$ 11,269	\$ 9,775
Depreciation of Real Estate	1,098	963	4,088	3,426
Amortization of Capitalized Leasing Fees	48	22	165	56
Leasing Termination Fees	0	0	0	225
Interest on Convertible Partnership Units	20	0	20	0
Minority Interest	(73)	25	0	96
Funds from Operations	\$ 4,199	\$ 3,607	\$ 15,542	\$ 13,578
<i>Increase</i>	<i>16.4%</i>		<i>14.5%</i>	
FFO per share (diluted)	\$ 0.34	\$ 0.32	\$ 1.31	\$ 1.25
<i>Increase</i>	<i>6.3%</i>		<i>4.8%</i>	
Adjusted Funds from Operations (AFFO)				
Funds from Operations	\$ 4,199	\$ 3,607	\$ 15,542	\$ 13,578
less:				
Straight Line Rent Adjustment	\$ 32	\$ 43	\$ 129	\$ 43
Recurring Capital Expenditures				
Tenant Improvements	10	52	313	67
Leasing Commissions and Fees	37	52	326	145
Other Capital Expenditures	0	158	234	203
Total Recurring Capital Expenditures	\$ 47	\$ 262	\$ 873	\$ 415
Adjusted Funds from Operations	\$ 4,120	\$ 3,302	\$ 14,540	\$ 13,120
<i>Increase</i>	<i>24.8%</i>		<i>10.8%</i>	
AFFO per share (diluted)	\$ 0.33	\$ 0.29	\$ 1.22	\$ 1.20
<i>Increase</i>	<i>14.4%</i>		<i>1.6%</i>	
Mortgage Principal Payments (1)	\$ 2,229	\$ 657	\$ 6,813	\$ 3,462
Weighted Average Diluted Shares	12,442	11,403	11,886	10,901

(1) Includes the \$2,522 payoff of the Monument Pointe financing on June 1, 2000, a \$1,450 partial paydown of the Lake Mary financing on December 13, 2000, and the \$1,188 payoff of the Mandarin Mini-storage note in May 1999.

Equity One, Inc.
Condensed Consolidated Balance Sheet
as of December 31, 2000
(in thousands, except per share data)

	<u>Dec 31, 2000</u>	<u>Dec 31, 1999</u>
Assets		
Rental Properties and Developments		
Land, Buildings and Equipment	\$ 216,698	\$ 186,154
Building Improvements	8,228	6,311
Land Held for Development	11,008	15,401
Construction in Progress	7,128	8,722
Subtotal	<u>243,062</u>	<u>216,588</u>
Less: Accumulated Depreciation	(15,836)	(11,669)
Rental Properties and Developments, Net	227,226	204,919
Cash and Cash Equivalents	322	427
Securities Available for Sale	1,403	1,218
Accounts and Other Receivables, Net	2,234	2,209
Due from Related Parties	47	33
Deposits	5,095	707
Prepaid and Other Assets	667	567
Deferred Expenses, Net	1,404	1,723
Goodwill, Net	644	694
Total Assets	\$ 239,042	\$ 212,497
Liabilities and Shareholders' Equity		
Liabilities		
Mortgage Notes Payable	\$ 121,675	\$ 97,752
Credit Agreement	4,243	19,475
Accounts Payable and Accrued Expenses	2,857	1,330
Tenant's Security Deposits	1,476	1,274
Deferred Rental Income	662	248
Minority Interest in Equity of Consolidated Subsidiary	3,875	989
Total Liabilities	134,788	121,068
Shareholders' Equity		
Common Stock, \$0.01 par value	128	113
Additional Paid-in Capital	105,368	89,990
Retained Earnings	423	2,390
Accumulated Other Comprehensive Income	(311)	(519)
Unamortized Restricted Stock Compensation	(809)	0
Note Receivable from Issuance of Common Stock	(545)	(545)
Total Shareholders' Equity	104,254	91,429
Total Liabilities and Shareholders' Equity	\$ 239,042	\$ 212,497

Equity One, Inc.
Summary of Mortgage Debt
as of December 31, 2000
(in thousands)

Property	Loan Closing/ Refinancing Date (1)	Original Loan Amount (2)	Maturity Date	Loan Term (3)	Amorti- zation Period	Rate (4)	Dec 31, 2000 Balance (5)
Atlantic Village	10/30/98	\$ 5,000	11/01/18	20	20	6.850%	\$ 4,738
Bird Ludlum (6)	02/19/97	13,400	02/15/15	18	18	7.680%	11,860
Commonwealth	02/15/98	3,300	02/15/08	10	20	7.000%	3,062
Eustis Square	10/22/93	5,942	07/01/02	9	25	9.000%	4,716
Forest Edge	05/01/96	2,099	10/01/02	6	14	6.900%	1,745
Ft. Caroline	03/29/95	2,500	03/01/09	14	20	9.350%	2,174
Lake Mary (7)	11/09/95	13,423	12/01/10	15	20	7.850%	10,273
Lantana	02/19/98	4,400	02/15/05	7	20	6.950%	4,082
Mariners Crossing	09/01/00	3,516	03/01/08	8	30	7.080%	3,507
Oak Hill	12/07/95	2,500	01/01/06	10	20	7.625%	2,183
Park Promenade	01/31/00	6,500	02/01/10	10	30	8.100%	6,462
Pine Island/Ridge Plaza	08/01/99	26,234	07/01/08	9	30	6.910%	25,881
Plaza del Rey	08/01/96	3,050	09/01/11	15	15	8.125%	2,521
Pointe Royale	07/28/95	6,000	07/15/10	15	20	7.950%	5,171
Shoppes of Northport	12/05/00	4,370	09/01/10	10	23	6.650%	4,363
Shops at Skylake	07/06/00	16,350	08/01/10	10	25	7.650%	16,276
Summerlin Square	01/25/99	5,000	02/01/14	15	15	6.750%	4,624
Walden Woods	01/01/99	2,835	08/01/06	8	15	7.875%	2,681
West Lake (8)	05/22/97	5,902	06/01/16	19	20	7.875%	5,356

Sub-total (Fixed Rate Debt) \$ 132,321 \$ 121,675

7.32 years weighted-average life
7.48% weighted-average fixed rate

Line of Credit (9) 02/04/99 \$ 35,000 02/04/02 3 NA L+225 \$ 4,243

Total Mortgage Debt \$ 125,918

Maturity Schedule by Year	Scheduled Amortization	Balloon Payments (10)	Total
2001	3,430	0	3,430
2002	3,539	10,155	13,694 (includes current balance on the Line of Credit)
2003	3,591	0	3,591
2004	3,865	0	3,865
2005	4,020	3,498	7,518
2006	4,147	3,784	7,932
2007	4,390	0	4,390
2008	4,291	28,474	32,765
2009	4,224	1,280	5,504
2010	3,877	27,180	31,058
Thereafter	12,041	130	12,171
Total	\$ 51,417	\$ 74,501	\$ 125,918

- (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 December 31, 2000.
- (5) Totals may not add due to rounding.
- (6) 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.
- (7) On 12/13/00, an additional paydown of \$1,450 was made to the lender on account of the General Cinema termination payment.
- (8) 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.
- (9) The \$35,000 Line was authorized to \$20,641 as of December 31, 2000, with increases subject to the posting of additional collateral. The Line is secured by Mandarin Landing and Mini-storage, Skylake Phase III land, the EQY Building, Beauclerc Village and East Bay Plaza.
- (10) Represents the entire principal balance of a maturing loan on the maturity date.

Equity One, Inc.
Property Status Report
as of December 31, 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		
NORTH FLORIDA (9)										
Atlantic Village	Atlantic Beach	1995 A	100,559	95.0%	23	2	39,795	Publix (10/31/08)	Jo-Ann Fabrics, Rent Way, Dollar Tree	\$ 9.81
Beauclerc Village	Jacksonville	1998 A	67,927	95.4%	10	2			Big Lots, Walgreens*	6.47
Commonwealth	Jacksonville	1994 A	81,467	96.4%	15	1	48,997	Winn-Dixie (2/28/18)	Rent-A-Center	8.16
Ft. Caroline	Jacksonville	1994 A	74,546	92.7%	9	4	45,500	Winn-Dixie (5/31/15)	Eckerds*, McDonalds	7.14
Forest Village	Tallahassee	2000 B	69,726	88.5%	13	3	37,866	Publix (4/30/20)	Video Warehouse, Waffle House	9.83
Losco	Jacksonville	2000 B	8,700	63.2%	5	2		Winn Dixie (not owned by EQY)		18.96
Mandarin Landing	Jacksonville	1999 A	141,565	97.0%	34	3	34,400	Publix (2/14/02)	Office Depot, Aqua Zoo, Eckerds	8.63
Monument Point	Jacksonville	1997 A	75,128	100.0%	15	0	46,772	Winn-Dixie (3/27/05)	Eckerds	6.44
Oak Hill	Jacksonville	1995 A	78,492	81.9%	12	7	39,795	Publix (5/11/05)	Walgreens* (Bonus Dollar)	6.31
CENTRAL FLORIDA (5)										
Eustis Square	Eustis	1993 A	126,791	93.1%	20	8	38,520	Publix (11/30/04)	Walgreens* (Bealls Outlet), Bealls	6.67
Forest Edge	Orlando	1996 A	68,631	100.0%	12	0	42,075	Winn-Dixie (8/8/07)	Autozone, Rent-A-Center	6.97
Lake Mary	Orlando	1995 A	303,500	85.4%	55	6	63,139	Albertson's (6/30/12)	K-Mart, Sun Star Theatres, Chili's, Burger King, NationsBank	11.04
Park Promenade	Orlando	1999 A	125,818	100.0%	28	0	55,000	Publix (2/9/07)	Blockbuster, Radio Shack, Orange County Library, Goodwill	9.11
Walden Woods	Plant City	1999 A	74,336	100.0%	10	0	46,636	Winn-Dixie* (11/30/08)	Walgreens	6.57

Equity One, Inc.
Property Status Report
as of December 31, 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		
FLORIDA WEST COAST (4)										
East Bay Plaza	Largo	1993 A	85,426	81.5%	18	5	Albertson's (not owned by EQY)	Hollywood Video, Scotty's*, Boat US	\$	7.56
Mariners Crossing	Spring Hill	2000 A	85,507	100.0%	15	0	37,866 Kash 'N Karry (4/30/20)	Movie Gallery, Dollar General		7.89
Shoppes of North Port	North Port	2000 A	84,705	97.4%	20	2	48,890 Publix (12/11/11)	Beall's Outlet		9.21
Summerlin Square	Fort Myers	1998 A	109,156	94.1%	23	4	45,500 Winn-Dixie (6/4/06)	Eckerds, Perkins, Mobil Oil, West Marine		10.23
SOUTH FLORIDA (8)										
Bird Ludlum	Miami	1994 A	192,282	98.1%	48	1	44,400 Winn-Dixie (12/31/07)	McDonalds, Blockbuster, Eckerds, Bank of America, Vision Works, Boat US		13.52
Lantana Village	Lantana	1998 A	173,110	97.9%	24	2	39,473 Winn-Dixie (2/15/11)	K-Mart, Family Dollar, Arby's, Denny's, Burger King		6.29
Pine Island	Davie	1999 A	254,907	100.0%	48	0	39,943 Publix (11/30/13)	Home Depot Expo, Bealls Outlet, Radio Shack, First Union		8.98
Plaza Del Rey	Miami	1991 A	50,146	96.4%	20	1		Navarro Pharmacy, Rent-A-Center, Discount Auto		12.56
Point Royale	Miami	1995 A	209,863	98.6%	27	1	45,350 Winn-Dixie (2/18/11)	Best Buy, Eckerd's, Dollar Tree, Hollywood Video		6.27
Ridge Plaza	Davie	1999 A	155,204	94.0%	26	2	see Pine Island	AMC Theater, Kabooms, Republic Security Bank, Uncle Funny's		8.49
Shops at Skylake	North Miami Beach	1997 A 1999-2000 B	150,702	96.4%	35	3	51,420 Publix (7/31/19)	Radio Shack, Blockbuster, First Union, Goodwill, Washington Mutual		14.56
West Lakes Plaza	Miami	1996 A	100,747	100.0%	27	0	46,216 Winn-Dixie (10/31/16)	Navarro Pharmacy, Lady of America Fitness		10.45
TOTAL SHOPPING CENTERS (26)			3,048,941	95.1%	592	59	937,553		\$	9.06

Equity One, Inc.
Property Status Report
as of December 31, 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		
OTHER COMMERCIAL PROPERTIES (3)										
El Novillo	Miami Beach	1988 A	10,000	0.0%	0	1				\$ -
Epsilon	N. Palm Beach	1995 A	18,707	100.0%	5	0			Dax Bar & Grill, Jester.com	14.14
EQY Building	Miami Beach	1991 A	28,780	75.7%	10	1			Gambro	16.29
TOTAL SHOPPING CTRS & COMMERCIAL PPTYS (29)			3,106,428	94.6%	607	61	937,553			\$ 9.15
Mandarin Mini-storage	Jacksonville	1994 A	52,880	91.6%	489	45				NA
Montclair Apartments	Miami Beach	1998 A	9,375	100.0%	20	0				NA
GRAND TOTAL (31)			3,168,683		1,116	106	937,553			

* Indicates a tenant which continues to pay rent, but has closed its store and ceased operations. The subtenant, if any, is shown in ().

Equity One, Inc.
Real Estate Development Activity
as of December 31, 2000

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 December 31, 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 December 31, 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 December 31, 2000, 61,706 square feet of the new space had been leased, including a new 37,866 square foot Publix supermarket.

This center is reflected on the December 31, 2000 Property Status Report.

3) Losco Corners

Jacksonville, Florida

Losco Corners, an 8,700 square foot retail center adjacent to an existing, third party-owned Winn Dixie, was completed in July 2000.

As of December 31, 2000, 5,500 square feet had been leased.

This center is reflected on the December 31, 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 December 31, 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 December 31, 2000 Property Status Report.

Initial design work has commenced on a 45,000 square foot addition which will house a fitness center (lease is signed), as well as several other in-line tenants. This addition is not reflected on the December 31, 2000 Property Status Report.

Equity One, Inc.
Shopping Center & Commercial Property Tenant Concentration Schedule
as of December 31, 2000

Tenant	Number of Stores	Square Feet	% of Total Square Feet	Annualized Minimum Rent	% of Total Annualized Minimum Rent	Average Minimum Rent
Top Ten Tenants						
Winn Dixie	10	450,919	14.5%	\$ 2,844,985	10.6%	\$ 6.31
Publix	9	385,629	12.4%	2,698,676	10.0%	7.00
K Mart	2	171,289	5.5%	814,754	3.0%	4.76
Albertsons	1	63,139	2.0%	568,251	2.1%	9.00
Eckerd	6	59,424	1.9%	480,886	1.8%	8.09
AMC Theatre	1	27,000	0.9%	378,000	1.4%	14.00
Best Buy	1	91,472	2.9%	365,888	1.4%	4.00
Walgreens	4	46,193	1.5%	361,082	1.3%	7.82
Home Depot Expo	1	86,156	2.8%	323,085	1.2%	3.75
Kash N' Karry	1	48,315	1.6%	321,344	1.2%	6.65
Sub-total Top Ten Tenants	36	1,429,536	46.0%	\$ 9,156,950	34.1%	\$ 6.41
Remaining Tenants	571	1,509,815	48.6%	17,734,822	65.9%	11.75
Sub-total All Tenants	607	2,939,351	94.6%	\$ 26,891,772	100.0%	\$ 9.15
Vacant	61	167,077	5.4%	0	0.0%	0.00
Total including Vacant	668	3,106,428	100.0%	\$ 26,891,772	100.0%	\$ 8.66

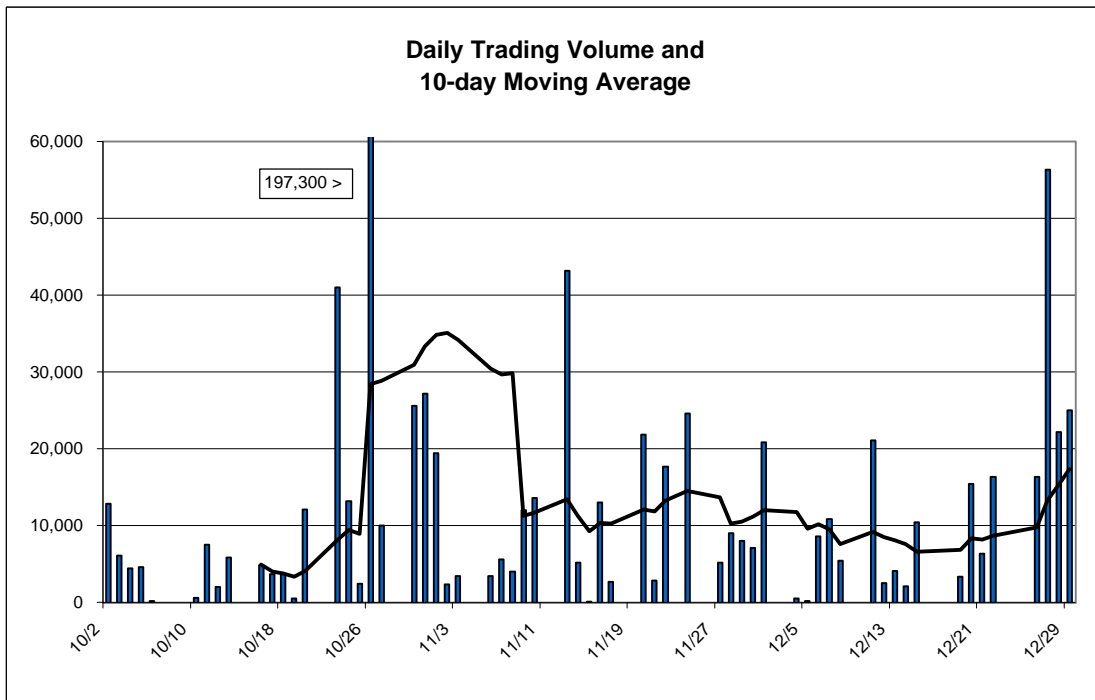
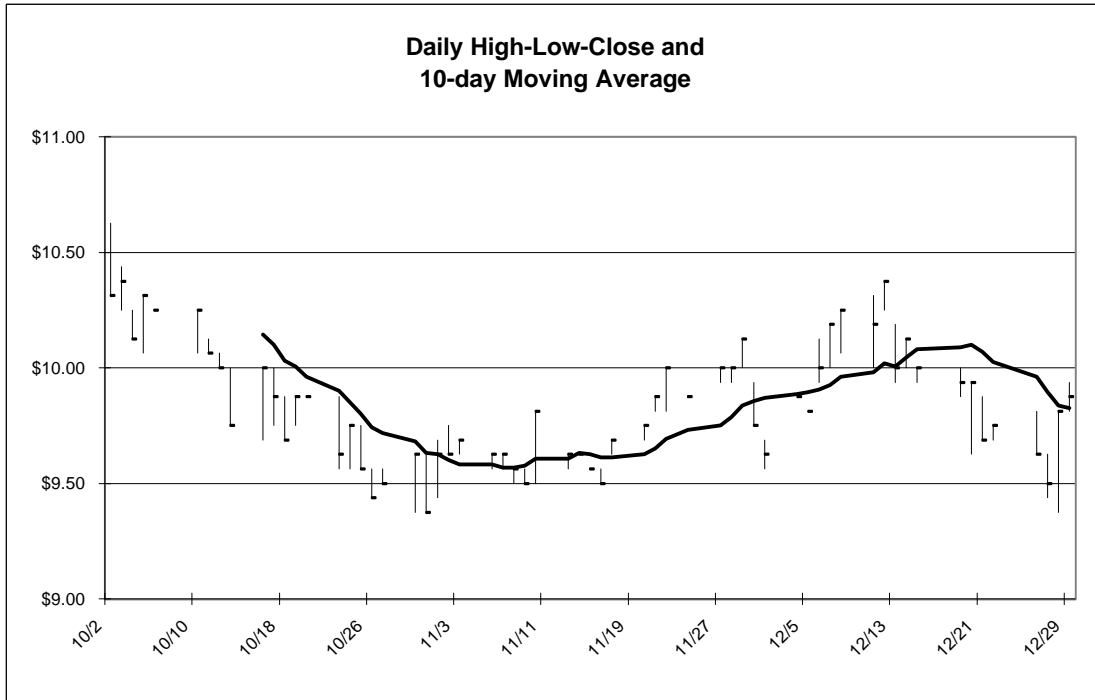
Equity One, Inc.
Shopping Center and Commercial Property Lease Expiration Schedule
as of December 31, 2000

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	10	54,122	1.7%	\$ 393,636	1.4%	\$ 7.27
2001	113	248,148	8.0%	2,795,030	10.0%	11.26
2002	107	252,566	8.1%	2,777,236	10.0%	11.00
2003	124	248,256	8.0%	3,359,416	12.0%	13.53
2004	76	282,034	9.1%	2,889,045	10.4%	10.24
2005	86	328,982	10.6%	3,372,974	12.1%	10.25
2006	20	159,129	5.1%	1,313,462	4.7%	8.25
2007	15	204,939	6.6%	2,043,255	7.3%	9.97
2008	11	131,652	4.2%	1,258,667	4.5%	9.56
2009	6	68,870	2.2%	922,391	3.3%	13.39
2010	8	124,650	4.0%	797,384	2.9%	6.40
Thereafter	24	836,003	26.9%	5,986,961	21.5%	7.16
Sub-total / Average	600	2,939,351	94.6%	\$ 27,909,456	100.0%	\$ 9.50
Vacant	61	167,077	5.4%	0	NA	NA
Total / Average	661	3,106,428	100.0%	\$ 27,909,456	100.0%	\$ 8.98

(1) Includes 4 tenants who use 0 square feet but pay rent under various usage agreements.
Excludes 7 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 4 tenants who use 0 square feet but pay rent under various usage agreements.

Equity One, Inc.
Stock Price and Volume Statistics *
as of December 31, 2000



*Data obtained from Yahoo Chart Services