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# **SECURITIES AND EXCHANGE COMMISSION** Washington, D.C. 20549

FORM D





SEC USE ONLY Prefix Serial DATE RECIVED

Name of Offering ( check if this is an amendment and name has changed, and indicate change.)	
Filing Under (Check box(es) that apply): ☐ Rule 504 ☐ Rule 505 ☒ Rule 506 ☐ Section 4( Type of Filing: ☒ New Filing ☐ Amendment	6) ULOE
A. BASIC IDENTIFICATION DATA	
1. Enter the information requested about the issuer	
Name of Issuer ( check if this is an amendment and name has changed, and indicate change.)	
Feldman Mall Properties, Inc.	
Address of Executive Offices (Number and Street, City, State, Zip Code) Telephone Nu 3225 North Central Avenue, Suite 1205, Phoenix, Arizona 85012 (602) 277-555	
Address of Principal Business Operations (Number and Street, City, State, Zip Code) Telephone Nu (if different from Executive Offices)	mber (Including Area Code)
Brief Description of Business Real estate investment trust formed to own and operate mall prop	erties.
Type of Business Organization	***************************************
corporation limited partnership, already formed other (please specific please	necify):
business trust limited partnership, to be formed	
Actual or Estimated Date of Incorporation or Organization:  Month Year  0 7 0 4  Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for SCN for Canada; FN for other foreign jurisdiction)	

PROCESSED , JAN 06 2005 THOMSON FINANCIAL

### GENERAL INSTRUCTIONS

# Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

#### State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

#### **ATTENTION**

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

Persons who respond to the collection of the information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

# A. BASIC IDENTIFICATION DATA

- 2. Enter the information requested for the following:
  - Each promoter of the issuer, if the issuer has been organized within the past five years;
  - Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
  - Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
  - Each general and managing partner of partnership issuers.

	8-81				
Check Box(es) that Apply:	⊠ Promoter	☐ Beneficial Owner	☑ Executive Officer	□ Director	General and/or Managing Partner
E 1121 (7 )	·C· 1: · 1 1)				Ivialiaging Fartilei
Full Name (Last name first,	if individual)				
Feldman, Larry					
Business or Residence Addr 3225 North Central Avenu	,	- •		<del></del>	
Check Box(es) that Apply:	<del></del>	<del></del>		r 🛭 Director	r General and/or Managing Partner
Full Name (Last name first,	if individual)				
Bourg, James	ŕ				
Business or Residence Addr 3225 North Central Avenu	•	• •			

· · · · · · · · · · · · · · · · · · ·	iy: 🔯 Promote	Beneficial Own	er 🛛 Executive Office	r 🔲 Director	Managing Partner
Full Name (Last name fi Jensen, Scott	rst, if individual)				
Business or Residence A 3225 North Central Av	`		· -		
Check Box(es) that Appl	ly: Promoter	☐ Beneficial Owner		☐ Director	☐ General and/or Managing Partner
Full Name (Last name fi Erhart, Jeffrey	rst, if individual)	)			
Business or Residence A 3225 North Central Av	•	, ,	, <u>-</u>		
Check Box(es) that Appl	ly: Promoter	☐ Beneficial Owner		☐ Director	☐ General and/or Managing Partner
Full Name (Last name fi Wirth, Thomas	rst, if individual)	)			
Business or Residence A 3225 North Central Av	•	•			
Check Box(es) that App	ly: Promote	r 🔲 Beneficial Owr	er	r 🛛 Director	General and/or Managing Partner
Full Name (Last name fi McDowell, Paul H.	rst, if individual)	)			
Business or Residence A 3225 North Central Av					
Check Box(es) that Appl	ly: Promote	r Beneficial Own	er	r 🛮 Director	General and/or Managing Partner
Full Name (Last name fi Moore, Bruce E.	rst, if individual)	)			
Business or Residence A 3225 North Central Av	,				
Check Box(es) that App	ly: Promote	r 🔲 Beneficial Own	er	r 🛛 Director	General and/or Managing Partner
Full Name (Last name fi Kaplan, Lawrence S.	irst, if individual)	)			
Business or Residence A 3225 North Central Av	•				
Check Box(es) that App	ly: Promote:	r 🔲 Beneficial Own	er	r 🛛 Director	General and/or Managing Partner
Full Name (Last name fi	rst, if individual)	)			
Business or Residence A	Address (Number	r and Street, City, Sta	te, Zip Code)		
Check Box(es) that App	ly: 🛛 Promote	r Beneficial Own	er	r 🛛 Director	General and/or Managing Partner
Full Name (Last name fi	irst, if individual)	)			
Business or Residence A	Address (Number	r and Street, City, Sta	te, Zip Code)		
No. 1 cm. — Coming the second					

13				B. INF	ORMAT	ION ABO	OUT OF	FERING					
1. H	Ias the issuer	sold, or de	oes the iss					nvestors in 2, if filin		_	<b>Y</b> (		No ⊠
2. V	Vhat is the mi	nimum in	vestment	that will l	oe accepto	ed from a	ny individ	lual?					
3. D	oes the offer	ing permit	joint ow	nership of	a single	unit?	•••••	•••••		• • • • • • • • • • • • • • • • • • • •	∑		No
Co If	Enter the info ommission or f a person to lar states, list the roker or deale	similar rope listed is name o	emunerati s an assoc f the brok	on for so iated pers er or deal	licitation son or age ler. If mo	of purcha ent of a bar re than fir	nsers in co roker or d ve (5) per	onnection ealer regi sons to be	with sale stered with listed are	s of secu th the SE	rities in t C and/or	he off with a	fering. a state
Full 1	Name (Last na	ame first,	if individı	ıal) N	<b>//A</b>								
Busin	ness or Reside	ence Addr	ess (Num	ber and S	treet, City	, State, Z	ip Code)						
Name	e of Associate	d Broker	or Dealer					<del>.</del>					
	s in Which Peck "All States											] All	States
	MT □NE	⊠AZ □IA □NV □SD	□AR □KS □NH □TN	□CA □KY □NJ □TX	□CO □LA □NM □UT	□CT □ME □NY □VT	□DE □MD □NC □VA	□DC □MA □ND □WA	□FL □MI □OH □WV	□GA □MN □OK □WI	□HI □MS □OR □WY	□II □N □P □P	ИO РА
		(Use l	olank shee	et, or copy	and use	additiona	l copies o	f this she	et, as nece	essary.)			
C. O	FFERING P	RICE, N	J <b>MBER</b>	OF INVE	STORS.	EXPEN	SES ANI	USE O	F PROCI	EEDS			
1.	Enter the a amount alreachange of securities of	eady sold. ffering, che	Enter "0" eck this bo	if answe x □ and:	r is "none indicate in	e" or "zer the colum	o." If the	transactio	n is an				
	Type of Sec Debt Equity					•••••				Aggree Offering \$ \$ 1,601	g Price	Alreac	ount ly Sold
	Convertible		(including	, warrants)	·					\$	\$	<u> </u>	
	Partnership Other (Spec		)		•••••	••••••	••••••	•••••	(initially)	\$		<u> </u>	
	· =		<i></i>						(initially)	\$ 1,601	,964 <sup>1</sup>	1,601	,964 <sup>1</sup>
		Answe	r also in A	ppendix, (	Column 3,	if filing ur	ider ULOE	Ξ.					

The dollar amount shown represents the number of shares of common stock issued in this offering multiplied by the initial public offering price of the common stock sold by the issuer in its initial public offering. The shares of common stock issued in this offering were issued in exchange for interests in entities that own real properties which were contributed to the issuer.

	Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		
	Accredited Investors	Number of Investors 1 0	Aggregate Dollar Amount of Purchase \$1,601,964 <sup>1</sup> \$ 0
2	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1.		
		Type of	Dollar
	Type of offering	Security	Amount Sold
	Rule 505	\$N/A \$	= \frac{\\$N/A}{\\$}
	Regulation A	\$	- <del>\$</del>
	Rule 504	\$	- <del>\$</del>
	Total	\$	<u> </u>
4.	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.  Transfer Agent's Fees  Printing and Engraving Costs  Legal Fees  Accounting Fees  Engineering Fees  Sales Commissions (specify finders' fees separately)		\$ 0 \$ 0 \$ 18,000 \$ 0 \$ 0 \$ 0
	Other Expenses (identify) Blue sky fees; miscellaneous expenses		\$ 0
	Total	☒	\$ 18,000
	C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE	OF PROCEE	DS
	b. Enter the difference between the aggregate offering price given in response to Part C—Question 1 and total expenses furnished in response to Part C—Question 4.a. This difference is the "adjusted gross proceeds to the issuer."		\$1,583,964

Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under

2.

5. •	Indicate below the amount of the adjusted g be used for each of the purposes shown. I furnish an estimate and check the box to the listed must equal the adjusted gross proceed Question 4.b above.*	If the amount for any purpose is not keeleft of the estimate. The total of the pay	nown, ments					
	*The adjusted gross proceeds to the issuer re liability company interests received by the As a result, this question is inapplicable.							
	,			Offi Direct	ents to cers, tors & liates	\$	Payments to	to
	Salaries and fees			\$			\$	
	Purchase of real estate		$\Box$	\$			\$	
	Purchase, rental or leasing and installation o	f machinery and equipment	$\Box$	\$			\$	
	Construction or leasing of plant buildings an		$\overline{\Box}$	\$			\$	
	Acquisition of other businesses (including the involved in this offering that may be used in securities of another)	ne value of securities exchange for the assets or		\$			\$	
	Repayment of indebtedness			\$			\$	
	Working capital	•••••		\$			\$	
	Other (specify):			\$			\$	
	Column Totals  Total Payments Listed (column totals added)			<u>\$</u>	<u>\$</u>		\$	
		D. FEDERAL SIGNATURE						
follow	uer has duly caused this notice to be signed b ng signature constitutes an undertaking by the of its staff, the information furnished by the	e issuer to furnish to the U.S. Securities-	and E	kchan	ge Comm	issio	n, upon writ	the tten
Issuer	(Print or Type)	Signature	AI .		Date			
Feldma	an Mall Properties, Inc.				Decemb	ser 21	7 2004	
	of Signer (Print or Type)	Title of Signer (Print or Type)		_	Decem	301 2	, 2007	—
		Chairman and Chief Executive Officer						
By: La	rry Feldman							
	Intentional misstatements or omissions	of fact constitute federal criminal viola	tions	(See	18 U.S.C	. 100	1.)	

5. "

**ATTENTION** 

E: STATE SIGNATURE			and Talendar
<ol> <li>Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?</li> </ol>	Yes	No ⊠	

See Appendix, Column 5, for state response.

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform Limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by The undersigned duly authorized person.

Issuer (Print or Type)	Signature	Date
Feldman Mall Properties, Inc.		December 27, 2004
Name of Signer (Print or Type)	Title of Signer (Print or Type)	
	-	
	Chairman and Chief Executive Officer	
By: Larry Feldman		

# Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1		2	3			4			5
	Intend to non-a	to sell ccredited s in State	Type of security and aggregate offering price offered in state (part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)				Disqual under Sta (if yes, explanation gran (Part E-	ification te ULOE attach 1 of waiver ted)
State	Yes	No	Common Stock	Number of Accredited Investors	Amount	Number of Non- Accredited Investors	Amount	Yes	No
AL				122700000					
AK									
AZ	×		\$1,601,964 <sup>1</sup>	1	\$1,601,964 <sup>1</sup>	0	0		
AR									
CA					,			Ü	
СО									
СТ									
DE									
DC									
FL									
GA									
HI									
ID									
IL									
IN									
IA									
KS									
KY									
LA						-			
ME									
MD									
MA									
MI									
MN									

APPENDIX

1		2	3			4			5
	to non-a Investor	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (part C-Item 1)		amount purc	nvestor and hased in State -Item 2)		under Sta	, attach n of waiver nted)
State	Yes	No	Common Stock	Number of Accredited Investors	Amount	Number of Non- Accredited Investors	Amount	Yes	No
MS									
МО									
MT									
ME									
NV									
NH									
NJ									
NM									
NY									
NC									
ND									
ОН						i			
OK ·									
OR									
PA									
RI									
SC									
SD									
TN									
TX									
UT									
VT							_		
VA									
WA									
WV									
WI									

APPENDIX

1		2	3			4			5	
									ification	
			Type of security						ite ULOE	
		to sell	and aggregate		(if yes, attach					
		ccredited	offering price	Type of investor and			explanation of waiver			
	-	s in State	offered in state	1	amount purchased in State				granted)	
	(Part B	-Item 1)	(part C-Item 1)		(Part C	-Item 2)		(Part E-	Item 1)	
				Number of Accredited	1 1 1					
State	Yes	No	Common Stock	Investors	Amount	Investors	Amount	Yes	No	
WY										
PR										