

1995 - 2015

K

KATZ & ASSOCIATES

20 Years

NEW YORK | BOCA RATON | CHARLOTTE | LONG ISLAND | MIAMI | NAPLES | ORLANDO

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CHAIRMAN'S | MESSAGE



As you can see from our cover page, we are celebrating our 20th Anniversary in business. Amazing! We officially launched on January 1, 1996 with a group of corporate real estate executives from Melville Corporation (CVS, Marshalls, Linens 'n Things, KB Toys, etc.). We started with a commitment to maintain the high standards that we practiced as part of a retail company and are proud to say that such commitment is equally strong today. We've worked with some of the most recognized names in retail along with small regional and local businesses. Much has been accomplished in our first 20 years and we now look forward to the future. Succession planning is a key ingredient for any company to insure continuity of leadership. I'm pleased to announce that while I plan to continue as Chairman of the company, leadership reins will be passed to Brian Katz as President and CEO. We look forward to the future!

DAN KATZ | Chairman | dkatz@dkatz.com | 845.735.2428

A NOTE FROM OUR NEW | CEO



As we move into the future, we will continue to grow in select markets in both tenant and landlord representation. We currently represent over 90 retailers in a wide variety of sizes, geographies and retail sectors. We continue to have long standing relationships with best in breed companies like DSW Shoes, Saks Fifth Avenue OFF 5TH, ULTA Beauty, Hobby Lobby, The Fresh Market, to name a few. We have also grown our leasing business to over 4.7 million square feet and will continue to build on this momentum. In an effort to provide high quality service, we have added 4 new offices and several new brokers in the past 18 months. Our team will be at NY ICSC at booth #524 and our full tenant catalog and landlord catalog is available on our website at www.katzassociates.com.

BRIAN KATZ | CEO | briankatz@dkatz.com | 845.735.2382

20th Anniversary Celebration





RECENTLY DONE | DEALS



Sals Fifth Avenue
OFF 5TH

Vacaville | CA
Atlanta | GA
North Austin | TX
Frisco | TX
Rockville | MD



DSW
DESIGNER SHOE WAREHOUSE®

Cool Springs | TN
Stamford | CT
Newburgh | NY
Rockaway | NJ
York | PA



HOBBY LOBBY

Destin | FL
Jacksonville | FL



THE FRESH MARKET

Bluffton | SC
Columbia | SC
Fayetteville | NC
Greenville | NC



ULTA
BEAUTY

Naples | FL
Orlando | FL
Tampa | FL
Tarpon Springs | FL



FirstWatch

Largo | FL
Pembroke Pines | FL
Miami Beach | FL
Newport News | VA



ADDICTED & CHIC

THE SHOPPES AT FLEMINGTON
Flemington | NJ

Addicted Chic



Cross County Plaza
West Palm Beach | FL

Miss American Beauty



Walmart
Neighborhood Market

Shoppes at Forest Hill
West Palm Beach | FL



AVENUE
yourself

Temecula | CA
Milford | CT
Rockaway | NJ



Retro Fitness

Oaks | PA
Chews Landing | NJ
Jersey City | NJ



Bounce U
Where Birthdays Come to Life!

Nanuet | NY

NORTHEAST IN REVIEW

In 1988 Miller's Ale House opened its first location in Jupiter, FL - a modest 3,900 sf. Today the casual dining restaurant has 72 locations open and operating in 10 states. MAH is heralded for its great food and drinks at an unmatched value. They feature one of the largest collections of HD TVs, 48 craft and local beers, a broad selection of food entrees ranging from; fresh seafood, steaks, unique pasta dishes to salads, sandwiches and shared plates like their world famous Zingers that are served with your choice of 13 different sauces.



An ideal site for MAH is 7,000 – 8,000 sf. We are seeking sites throughout New Jersey and Rockland & Westchester Counties in New York. Freestanding and end-cap locations are preferred and a liquor license is required.

Key Demographic Requirements:

- 5 mi Population: 200,000
- 5 mi Household: 76,000
- 5 mi Median Household Income: \$60,000
- 3 mi Daytime Population: 50,000 employees



AMY STAATS | Senior Director
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PORTFOLIO MANAGEMENT

wet seal. We recently were retained by Wet Seal to manage their real estate portfolio. Hugh Scullin is leading this engagement and is currently working with Landlords across the country. This Company, with new management in place and new financial support from Versa Capital, is excited and optimistic about its future. Other recent engagements involving portfolio management include Avenue and Deb Shops. We have a highly experienced team to assist companies looking for this type of resource.

HUGH SCULLIN | VP of Real Estate
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DSW DESIGNER SHOE WAREHOUSE® DSW Designer Shoe Warehouse, the destination for fabulous brands at a great value every single day. With thousands of shoes for women and men in over 400 stores nationwide, DSW is all about the thrill of finding the perfect shoe at the perfect price. DSW Shoes continues to seek locations in both suburban and urban shopping centers and freestanding spaces. The typical store size ranges from 17,500 - 20,000 SF – small format – 12,000 - 15,000 SF.



BRIAN KATZ | President & CEO | briankatz@dkatz.com | 845.735.2382

RUSSO EXECUTES 4 DEALS ON LONG ISLAND, NY

NEFCU recently opened a new 3,200 square foot location in the Best Market shopping center located at 721 E Jericho Turnpike, Huntington Station, NY. This is the 13th location on Long Island for NEFCU and Russo's 9th transaction on behalf of NEFCU.



A new 2,500 square foot Moe's Southwest Grill fast-casual restaurant located at 2701 Merrick Road, Bellmore, NY just opened. This is Moe's 14th location on Long Island.



Under construction is a Salons by JC a 7,200 square foot space located at the Gardiner Manor Mall in Bay Shore located at 876 Sunrise Highway Bay Shore, NY. Salons by JC is a Texas based salon suite concept that provides the ultimate salon experience for operators and customers.

Coming soon, Bar Louie is planning on opening their first location on Long Island at 2115 Jericho Turnpike, Commack, NY making it the 3rd location in the state of NY. This 9,100 square foot freestanding location is a great opportunity for Bar Louie to begin penetrating this booming market. Katz & Associates is representing Bar Louie in its expansion in New York, Northern New Jersey and Florida.



ANTHONY RUSSO | VP of Real Estate
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As part of the Hudson's Bay Company brand portfolio, Saks Fifth Avenue OFF 5TH is a world-class destination for true fashion at extraordinary value. The retailer's 91 stores and e-commerce division, saksoff5th.com, combine the two great joys of shopping: the delight of discovering the best in luxury and the thrill of finding a deal. Saks Fifth Avenue OFF 5TH seeks 25,000 - 30,000 SF. Katz & Associates is assisting Saks Fifth Avenue OFF 5TH in select geographies on the East Coast.



Floor & Decor is a leading specialty retailer in the hard surface flooring market, offering the broadest in-stock selection of tile, wood, stone, related tools and flooring accessories - at every day low prices. Floor & Decor continues to seek high quality locations between 60,000 - 80,000 SF in NJ and Westchester County NY with the assistance of Katz.

CAROLINAS ARE PROPELLING FORWARD

We have a flurry of activity in the Carolinas, Virginia and Georgia! While the Carolina markets continue to show tightening, we are still able to find sites for clients by getting creative & thinking outside the box. Our network is so critical to knowing about projects in their infancy.....long before it hits the street.

We are seeing rents increase 50% in many areas and even got quoted 200% increase in rents for a small unanchored center near downtown Charlotte!!! Retailers are having to revisit their proforma's to see where they can find some cost savings, with the rents rising at such a rapid pace. We will surely see this level out in the coming 12 months.

The "grocery war" continues with additional new grocers looking in the Carolinas, coming in from the Northeast. Asheville is reaping the benefit of a new Whole Foods and Publix along with some "new to market" retailers like Versona & DSW. Markets like Asheville are seeing population growth in surrounding areas and supporting new retail opportunities.

Lindsay Stafford recently joined us in the Charlotte office and will be working closely with Margot Bizon on third party leasing and expansion of some of our larger clients. Margot has been busy covering the Carolinas for all of our clients from Great Clips to Pet Supermarket and the leasing of newly constructed multi-tenant buildings were quickly leased in the 2nd quarter of this year.



JULIE GARDNER | PRINCIPAL | juliegardner@dkatz.com | 704.602.9350



For over thirty years, The Fresh Market has brought you the freshest, most delicious quality products from around the corner and around the globe. What started in Greensboro, North Carolina as a dream has grown into a refreshing reality with 178 stores in 27 states across the nation. Each one a part of the local community. Each one dedicated to providing the freshest and best local ingredients. The Fresh Market is expanding with a new store opening in Charlotte, marking the company's 22nd store in the state of North Carolina and its sixth in the greater Charlotte area.

Contact - Julie Gardner



Lindsay Stafford is working with The Learning Experience to identify future sites to purchase and develop. This national franchise childcare facility offers the highest quality full and part-time education-based child care services for children ages 6 weeks to 6 years old. The Learning Experience is looking for 1-2 AC sites in the Charlotte MSA, the Piedmont Triad, and the Triangle regions of North Carolina.



LINDSAY STAFFORD | Broker Associate | lindsaystafford@dkatz.com | 704.602.9356



Lindsay Stafford is working with Marco's Pizza in their efforts to identify future sites in the Piedmont Triad and Western North Carolina regions. Headquartered in Toledo, OH, Marco's Pizza (Marco's Franchising, LLC) is the fastest-growing pizza company in the U.S. (based on the number of stores signed into development since 2007) and currently operates in 36 states and 3 countries. Marco's serves authentic Italian Pizza made with fresh ingredients, fresh baked subs, cheesy bread, salads & chicken wings. Ideal locations will be end-cap or free-standing opportunities from 1,500 – 2,500 SF.

FLORIDA IN REVIEW

Since last December, our Florida office has added 5 new faces to our team. Each one of the new team members brings something unique and exciting to the Florida office. Most importantly though, we have exponentially grown our Landlord representation department with over 4.2M total GLA in our Florida portfolio. We have a very strong mix of both national and local owners we are currently servicing. In addition to strengthening our Landlord business, we have continued to build upon our already established book of business on the tenant side. Some additions in 2015 have included Five Below, 2nd & Charles, GFS, Applebee's, Tippy Salon & Spa, and Big Rooster's, just to name a few. All in all, we are very excited as we close out 2015 and look towards 2016. We believe our Florida office will have our best year yet and look forward to servicing all of our clients.



Marty Hennessy | Principal



David Emihovich | Principal

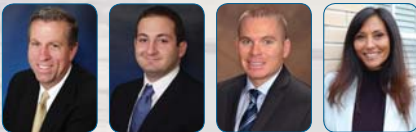
FIVE BELOW HOT STUFF. COOL PRICES.

Five Below means you never pay more than \$5 for the trendiest, coolest, highest quality stuff that you've just got to have. Five Below is a publicly held chain (NASDAQ: FIVE) that has over 400 stores in 26 states & is rapidly expanding. While products at Five Below can be from any category, items can include baseball cards to accessories for electronics, novelty items, fashion accessories & much more.

Marty Hennessy, Daniel Solomon, Jon Cashion & Jackie Pace are proud to represent Five Below in their rollout & expansion from Orlando-Daytona MSAs down the east coast of Florida to Key West. Five Below primarily focuses on strip-power centers that include co-tenants such as Ross, ULTA Beauty, DSW, TJX Concepts, Target & other such quality junior box retailers. Five Below's preferred size is 8,000 to 9,000 SF with a minimum of 50' width. Their storefront branding and signage are critical. They currently have 4 stores open in Orlando and have over 12 other sites with leases signed or REC approved. "More importantly we are looking to open many more stores in the geography & welcome site submittals from Landlords in the region," said Marty Hennessy.



Reactions have been awesome from Landlords who have Five Below in their centers. Retail reps from our preferred co-tenants welcome the addition of such a unique, fun, quality presentation & great customer which Five Below brings to their center. Contact any of the following if you have a center that contains such co-tenants and think Five Below is the missing piece.



MARTY HENNESSY | Principal | martinhennessy@dkatz.com | 561.869.4343

DANIEL SOLOMON | Senior Director | danielsolomon@dkatz.com | 561.869.4351

JON CASHION | Director | joncashion@dkatz.com | 561.869.4342

JACKIE PACE | Sales Associate | jacquelinepace@dkatz.com | 407.205.1050



ULTA Beauty is the largest beauty retailer in the United States and the premier beauty destination for cosmetics, fragrance, skin, hair care products and salon services. As of August 1, 2015 ULTA Beauty operates 817 retail stores across 48 states and also distributes its products through its website, which includes a collection of tips, tutorials and social content. ULTA Beauty seeks 10,000 sq. ft. stores with a minimum of 80 feet of width, offering 10 year deals and co-tenancies with Ross, T.J.Maxx, DSW, Old Navy, Target and other similar retailers.



Contact - Marty Hennessy



Hobby Lobby Stores, Inc. operates over 600 stores across the nation that average 55,000 square feet. Hobby Lobby is an industry leading retailer offering more than 70,000 arts, crafts, hobbies, home decor, Holiday, and seasonal products. Katz represents Hobby Lobby in Florida, PA: Suburban Philadelphia (Bucks, Montgomery, Chester, Delaware, Philadelphia Counties). Hobby Lobby is seeking 40,000 - 55,000 sq. ft. with 225 feet of frontage in freestanding or regional power strip centers.



Contact - David Emihovich



The Habit, America's "best tasting burger" has been operating under the same philosophy since 1969: Always deliver high-quality food and great service at reasonable prices. The company has grown to over 130 corporately owned and operated Habit Burger Grill restaurants in California, Arizona, Utah, New Jersey, Florida and soon Idaho and the Washington, D.C. metro area. Florida's most recent openings include Miami and Delray Beach with signed leases at other locations across South Florida. Preferred sizes 2,600 - 2,800 SF.



Contact - Paige Eber

LEASING UPDATE

Roxanne Register has proven the value of her Agency relationships, specifically in new development. Roxanne is currently leasing 3 new projects in Delray Beach. Delray Village Shoppes is a 53,000 SF shopping center with retail like Starbucks and Five Guys and is currently open. Phase II is getting ready to begin. Her second project, Uptown Atlantic is a 180,000 SF mixed use project which is ready to break ground in January with 40% preleasing in the retail portion. Roxanne said, "The market is extremely active and I am discussing 2 other new projects in Palm Beach County that should get traction very soon."

We have a wonderful team here at Katz & Associates who are dedicated to Agency Leasing as well as Tenant Representation. We walk, talk and sleep retail here at Katz and that puts our market knowledge and ability to lease up a shopping center ahead of our competition!



ROXANNE REGISTER | VP, Leasing & Sales | roxanneregister@dkatz.com | 561.869.4346

DELRAY VILLAGE SHOPPES DELRAY BEACH, FL

- The site is a ±54,968 SF new retail development on ±7.58 acres. Spaces available: 16,822 SF; 5,000 SF; 4,000 SF; 4,000 SF; 2,076 SF; and 1,363 SF
- Located on Linton Boulevard and SW 4th Avenue just west of Dixie Highway in Delray Beach, FL. Join Starbucks, Buffalo Wild Wings, Five Guys & Tijuana Flats



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UPTOWN ATLANTIC - NEW DEVELOPMENT DELRAY BEACH, FL

- **600 Block - 2 Story Building:**
 - 19,662 SF Grocery with loading dock, 18' clear height
 - 4,089 SF Retail/Restaurant
- **700 Block - 3 Story Building:**
 - 10,950 SF Retail/Restaurant on the courtyard
- **800 Block - 4 Story Building:**
 - 11,447 SF Retail
 - 3,163 SF Restaurant



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OVER 4.7M SF | LEASING ASSIGNMENTS COMPANY-WIDE

THE SHOPS AT WIREGRASS WELSEY CHAPEL, FL

- Strategically located on the northeast corner of SR 56 and Bruce B. Downs Blvd.
- Between Florida Hospital opening, a 50,000 SF sports complex, in addition to, the largest ice facility in Florida, Raymond James' new headquarters and three new shopping centers, including Shoppes at Wiregrass, Pasco County is one of the fastest growing counties in the nation



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MARTIN CROSSING MOORESVILLE, NC

- Panera anchored shopping center located at the SE corner of Hwy 150 (41,000 VPD) and Williamson Rd (24,158 VPD)
- Desirable location within Mooresville trade area, across from Super Target. Nearby retail development includes Bed Bath & Beyond, BJ's, Lowe's Home Improvement, Old Navy, T.J.Maxx, and Walmart Supercenter



JULIE GARDNER
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THE SHOPPES AT FLEMINGTON FLEMINGTON, NJ

- 135,000 SF lifestyle center boasting a broad array of retailers, eateries and specialty shops
- Located at the Flemington Circle which joins Route 202, Route 31 and Route 12, and is approximately a 1/2 mile from the Famous "Flemington Outlets"
- Anchor Tenant: HomeGoods



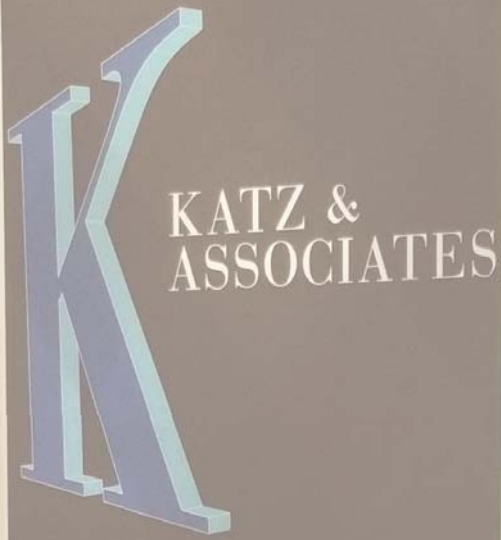
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THE SHOPPES AT OLD BRIDGE OLD BRIDGE, NJ

- 123,000 SF lifestyle center with a remarkable tenant roster including Banana Republic, LOFT, Chico's, White House Black Market, Jos. A. Bank, NY & Co., Justice for Girls and Panera Bread
- Strategically located at Rt. 9 & Rt. 18 at a shared lighted intersection with Costco



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NEW YORK DEAL
MAKING**

BOOTH #524