

KATZ REPORT



SPRING, 2004

PRESIDENT'S MESSAGE

Spring, 2004 is proving to be a very busy period at our company. Several of our clients, experiencing positive trends in their businesses, are signaling more aggressive expansion plans for 2004 and 2005. Activity levels seem to be quite consistent in all parts of the country. We are continuing to meet with retailers looking to adopt a real estate sourcing model similar to that of many of our clients. The positive impact on internal payroll costs along with a proven record of service seems to be drawing attention from the retail community. Although we are looking forward to an extremely busy ICSC convention, we are always available for new assignments and welcome inquiries to our corporate office or any of our regional offices. As always, feel free to stop by our booth at 31 M Street.

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HIGH PROFILE LOCATION SECURED FOR TWO MAJOR CLIENTS

Linens 'N Things and Cost Plus World Market are excited to announce they are simultaneously under construction in Tysons Corner, VA. Linens 'N Things secured a master lease for the entire 55,000 sf building, sub-leasing 17,000 sf to Cost Plus World Market. Both stores are preparing to open this summer. Located in the Washington, DC MSA, Tysons Corner is one of the top tier super regional trade areas nationwide. Tysons Corner will serve as flagship locations for both Linens 'N Things and Cost Plus World Market. Tysons Corner is the epicenter of the best demographic in the market with 225,000

persons boasting an average household income of \$117,000 within a 5-mile radius. The site is located a quarter mile south of two high-end luxury malls, Tysons Corner Center, 2,100,000 sf and Tysons Galleria, 800,000 sf. Between the two malls, there are 7 anchor department stores and a combination of high-end shops and restaurants. This will be Linens 'N Things' 13th store in the market and Cost Plus World Markets' 6th store. Both retailers are actively pursuing new sites throughout the Washington, DC MSA and Mid-Atlantic region.

LEVITZ - SEAMAN'S

Levitz Furniture, **YOU'LL LOVE IT AT LEVITZ**, one of the largest home-furnishing retailers in the United States, offers moderately priced brand-name furniture and accessories throughout its 75 stores. Stores are located in major markets of the West Coast and the Northeast. Levitz is one of the most recognized names in the

industry with the historic and appropriate slogan, "You'll love it at Levitz."

In 2002, Levitz retained Katz & Associates to act as their national tenant representative on an exclusive

basis. In this role, Katz & Associates has assisted in strategic planning, site analysis and securing new locations. Since involved, Levitz has executed leases for new stores in the Metropolitan NY area; Springfield, PA; Seattle, WA and several in California. Store size ranges from 40,000 to 55,000 sf. Katz & Associates is actively pursuing locations in NY, NJ, CT, PA, CA, AZ, OR, NV and WA.

Levitz is headquartered in Woodbury, NY and is privately owned by Levitz Home Furnishings Inc. (LHFI), the holding company for Levitz Furniture and Seaman's Furniture.

Seaman's
 FURNITURE

