



KATZ NEWSLETTER

SPRING 2012



CHAIRMAN'S MESSAGE

As we approach the annual RECon event in Las Vegas, I am pleased to note that all of our offices are actively engaged. Our New York office continues to service numerous retail clients in the Northeast including Saks Fifth Avenue OFF 5TH, EMS, Tilly's and Retro Fitness. DSW opened a flagship location on 34th Street in Manhattan along with several other units. Our Florida offices are working with additional retailers such as Jos. A. Bank, Chick-fil-A, UTLA, Discovery Clothing and Pet Supermarket. Our newly expanded leasing team has also taken on two large projects in South Florida. In North Carolina, our Charlotte office continues to add new clients such as bevello, Pholicious and Wolfgang Puck. The Charlotte office is also actively engaged in two large scale leasing projects.

We are looking forward to the RECon and invite you to contact us for an appointment or visit with us at our new booth located in South Hall at S2634 at the corner of R Street and 26th Avenue.

Dan Katz, Chairman & CEO
 dankatz@dkatz.com, (845) 735-6666 Ext. 2428

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By Hiring the Right Leasing
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HOME OF YOUR NEW NEIGHBORHOOD



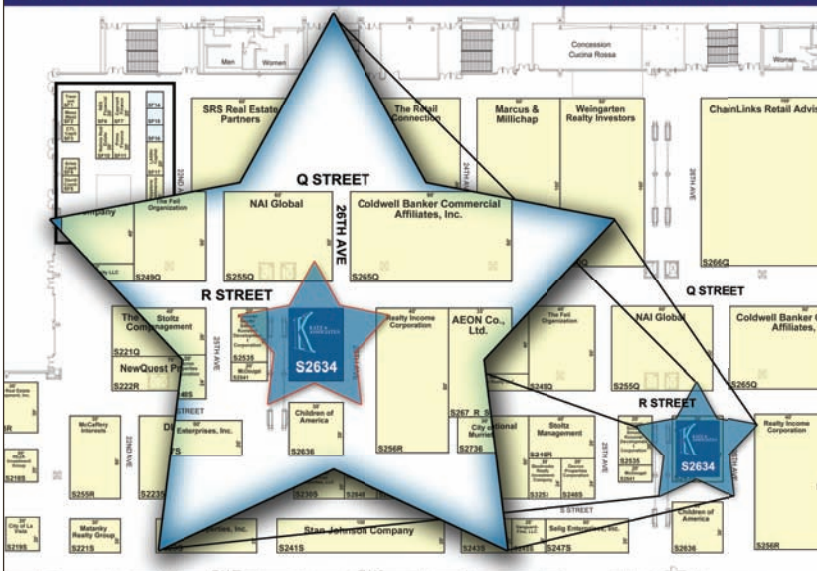
VIETNAMESE RICE NOODLE SOUP CAFÉ



Poised to open 25 locations this year up and down the east coast, Pholicious has an aggressive "open to buy" business plan. Currently we are entertaining opportunities for Kiosk, Food Court, and Inline space not to exceed 1,500 sq. ft. Our expansion plan also includes other high traffic locations like Transit, Office Buildings, and Hospitals. For further information please contact David Stockwell at davidstockwell@dkatz.com



New Booth Location South Hall-S2634 26th Ave & R St



KATZ & ASSOCIATES 2012

DSW

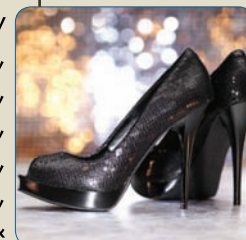
DESIGNER SHOE WAREHOUSE®

CONTINUES TO ADD NEW STORE LOCATIONS



and are typically located in power centers and/or highly visible freestanding locations. DSW is seeking new opportunities nationwide.

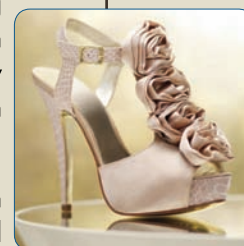
Katz & Associates continues to represent DSW in its expansion across 15 states including New York, New Jersey, Connecticut, Eastern Pennsylvania, Michigan, Kentucky, North Carolina, South Carolina, Georgia, Florida, Alabama, Mississippi, Louisiana, Arkansas &



women and men. DSW is the shoe shopping destination for style-conscious women and

Oklahoma. Katz has additionally been selected to assist with DSW's entry into Puerto Rico. Katz has arranged multiple new DSW locations since securing the assignment back in 2010 including the new flagship location on 34th Street in Manhattan.

men who appreciate value. With thousands of shoes, great prices, and an ever-changing inventory, the brand captures the imagination of shoe lovers nationwide.



As of March 29, 2012, DSW operated 330 stores in 41 states and 342 leased departments

"DSW has been extremely active and has successfully secured locations in many highly desirable trade areas over the past two years," said Brian Katz.

for other retailers in the United States. DSW also operates an e-commerce site, <http://www.dsw.com>, and a mobile site, <http://m.dsw.com>.

DSW prototypical stores range between 17,500-22,000 sq. ft.

RECENTLY DONE DEALS



Miami, FL



Charlotte, NC



Gainesville, FL Southwest Ranches, FL



Hair Cutenery

Ocala, FL
Clearwater, FL
Boca Raton, FL
Kendall, FL
Indian Harbour Beach, FL



Middletown, NJ
Marlton, NJ
Paramus, NJ
Howell, NJ



River Oaks, TX
Cedar Oaks, TX
San Antonio, TX



Boca Raton, FL
Pensacola, FL
Davie, FL
Coral Springs, FL
Jensen Beach, FL

Charlotte, NC
Deptford, NJ
Waterford, CT
Mohegan Lake, NY
Amherst, NY
New Hartford, NY
34th St NY, NY
125th St NY, NY
Lawrence, NY
Syosset, NY



Hilton Head, SC
J.P.S. A. BANK
Jacksonville, FL
Coral Gables, FL
Miami, FL
Lake Mary, FL
Chattanooga, TN



Bradenton, FL
Montgomery, AL
Daphne, AL
Melbourne, FL
Winterhaven, FL
Stuart, FL
Orlando, FL
Key West, FL



New York, NY
N Brunswick, NJ
Princeton, NJ
Manchester, CT
Portland, ME
Nashua, NH



Tampa, FL
Brandon, FL



Royal Palm Beach, FL
Pembroke Pines, FL
Lake Worth, FL

journelle
New York, NY



Greensboro, NC



Okeechobee, FL

BEAUTY ABOUNDS WITH



ULTA is one of the country's fastest growing retailers featuring a unique combination of beauty superstore and specialty retailer. This popular beauty retailer provides its loyal and ever-growing customer base with one-stop shopping for prestige, mass and salon products, as well as salon services. ULTA's success is attributed in part to the retailer's differentiated merchandising strategy, unique customer experiences and strong vendor relationships.

ULTA intends to expand their presence as a leading retailer of beauty products and salon services with 100 stores slated to open in 2012 and over 100 new stores planned for 2013. Katz & Associates is pleased to announce that ULTA has selected them as their broker for its expansion efforts throughout portions of Florida. The retailer is seeking 10,000 sq. ft. and is predominantly interested in regional

shopping centers featuring co-tenants such as DSW, Bed Bath & Beyond and Marshalls.

"We are thrilled to represent such an innovative and savvy retailer in the Florida market," said Marty Hennessy, Senior Vice President at Katz & Associates. "We feel that our extensive knowledge of the Florida market and ULTA's growth strategy are a perfect complement."

Katz & Associates and ULTA have recently announced 3rd and 4th quarter 2012 Florida openings at Cordova Commons in Pensacola; Westwinds of Boca in Boca Raton; Tower Shops in Davie and Pineapple Commons in Stuart. ULTA continues to seek additional



sites in markets throughout Florida. For more information please contact Martin Hennessy at martinhennessy@dkatz.com or David Emihovich at davidemihovich@dkatz.com.



EXPANDING IN POWER CENTERS



Katz & Associates was recently selected to represent Tilly's with site selection for all off-mall stores in NY, NJ, PA, North VA, MD and DE. Tilly's stores range between 7,000-10,000 sq. ft. Power Centers are preferred with co-tenants such as ULTA Beauty, Target, Old Navy & DSW. Tilly's recently secured its first off-mall location on Long Island at Huntington Shopping Center. Tilly's will open in a portion of a former Barnes and Noble adjacent to a new ULTA Beauty.

"Tilly's new location in Huntington represents the type of locations we are most interested in pursuing. The center is located in a top tier regional trade area adjacent to the regional mall with best in class power center co-tenancy," said Brian Katz.

Tilly's is a leading specialty retailer in the action sports industry selling clothing, shoes and accessories. Tilly's opened their first store in Southern California in 1982 and has grown to more than 141 stores in 14 states. Tilly's also operates an e-commerce site, <http://www.tillys.com>



OFF 5TH ADDS UNITS IN TRADITIONAL POWER STRIP CENTERS

Saks Fifth Avenue OFF 5TH is the savvy shopper's premier source for value-priced designer clothing and accessories, offering customers an exceptional array of both coveted designer names and unique merchandise under the Saks Fifth Avenue label.

Katz and Associates represents OFF 5TH in its expansion for locations in power strip centers and lifestyle centers, nationwide.

Recently completed transactions include the relocation of the Westbury, NY store this fall to The Gallery at Westbury Plaza. The new store will be approximately 26,000 square feet and will join other national tenants including The Container Store, Trader Joe's, and Nordstrom Rack. In the fall of 2011 Saks Fifth Avenue OFF

5TH opened a 25,900 square foot store at Village Square of Northbrook in Northbrook, Ill. This is the third Saks Fifth Avenue OFF 5TH store in Chicagoland. Also in the Fall of 2011 Saks Fifth Avenue OFF 5TH opened a 25,000 square foot store at The Market at Town Center in Sugar Land, Texas The new store replaced the previous location at The Fountains on the Lake.

OFF 5TH continues to seek locations in quality power centers, nationwide, from 25,000-28,000 square feet. For more information please contact Marty Hennessy at martinhennessy@dkatz.com or Brian Katz at briankatz@dkatz.com.



CONTACT

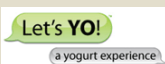


AMY STAATS

amystaats@dkatz.com

845-735-6666 x2297

NEWLY ADDED NJ CLIENTS:



For further details please contact Brian Katz at briankatz@dkatz.com

COOPER'S HAWK WINERY & RESTAURANTS SOARS INTO FLORIDA



Cooper's Hawk Winery & Restaurants is a modern casual restaurant featuring a menu created with their own handcrafted wines in mind. The innovative concept touts a Napa-style tasting room where guests can view their barrel aging rooms and sample the winemakers' latest creations. The impressive menu offers delectable dishes with bin numbers listed next to each - guiding diners to their selection's perfect wine match. Cooper's Hawk also offers a gift store featuring unique food and wine-related merchandise.

With eight restaurants already thriving in the Midwest, the Illinois-based company is set to expand the signature dining concept in South Florida. Cooper's Hawk Winery & Restaurants has selected Katz & Associates to assist with their South Florida growth strategy, which includes the opening of five restaurants over the next three years.

"Cooper's Hawk Winery & Restaurants will certainly be a welcome addition to our market," said David Emihovich, Senior Vice President at Katz & Associates. "Floridians will embrace the casual sophistication of this unique concept."

Cooper's Hawk seeks a minimum of 11,000 sq. ft. and two acres with a minimum of 175 parking spots. For additional information, please contact David Emihovich at davidemihovich@dkatz.com.

MEET THE TEAM



BRIAN KATZ
BRIANKATZ@DKATZ.COM
845-735-2382



MARTIN HENNESSY
MARTINHENNESSY@DKATZ.COM
561-869-4343



JULIE GARDNER
JULIEGARDNER@DKATZ.COM
704-602-9350



DAVID EMIHOVICH
DAVIDEMIHOVICH@DKATZ.COM
561-869-4345



LINDSEY ALEXANDER
LINDSEYALEXANDER@DKATZ.COM
561-869-4341



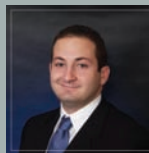
LYNDA NAGY
LYNDANAGY@DKATZ.COM
561-869-4348



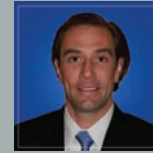
HUGH SCULLIN
HUGHSCULLIN@DKATZ.COM
845-735-2298



AMY STAATS
AMYSTAATS@DKATZ.COM
845-735-2297



DANIEL SOLOMON
DANIELSOLOMON@DKATZ.COM
561-869-4351



DAVID STOCKWELL
DAVIDSTOCKWELL@DKATZ.COM
704-602-9356



GAVIN WALSH
GAVINWALSH@DKATZ.COM
704-602-9358



PATRICIA WERHAHN
PATRICIAWERHAHN@DKATZ.COM
561-869-4349



has recently opened a branch in Miami to keep up with our clients' high demands for that market

KATZ & ASSOCIATES
BOCA RATON OFFICE
2300 GLADES ROAD
SUITE 460W
BOCA RATON, FL 33431
561-361-7232

KATZ & ASSOCIATES
MIAMI OFFICE
66 W FLAGLER STREET
SUITE 310
MIAMI, FL 33130
305-503-0417

KATZ & ASSOCIATES
CORPORATE OFFICE
ONE BLUE HILL PLAZA
SUITE 1440
PEARL RIVER, NY 10965
845-735-6666

KATZ & ASSOCIATES
CHARLOTTE OFFICE
4500 CAMERON VALLEY PKWY
SUITE 240
CHARLOTTE, NC 28211
704-362-5050



Expanding In: North Carolina, South Carolina, Virginia



JULIE GARDNER
juliegardner@dkatz.com
704-602-9350

CONTACT



Offering an upscale environment, with the most up-to-date equipment at a very competitive monthly fee

Expanding In the New York Metro
Brian Katz at briankatz@dkatz.com
Hugh Scullin at hughscullin@dkatz.com



Expanding In: Northern & Central New Jersey



HUGH SCULLIN
hughscullin@dkatz.com
845-735-2298

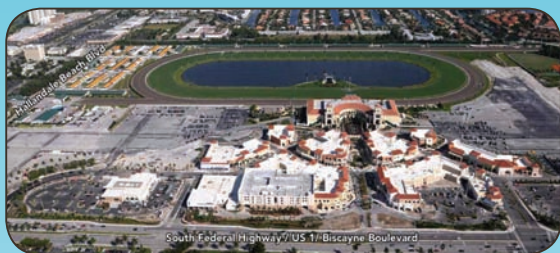
CONTACT

A SAMPLE OF OUR CURRENT LEASING PROJECTS



DELRAY MARKETPLACE DELRAY BEACH, FL 258,000+ SQ. FT.

FOR FURTHER INFORMATION PLEASE CONTACT:
LINDSEY ALEXANDER AT LINDSEYALEXANDER@DKATZ.COM OR
PATRICIA WERHAHN AT PATRICIAWERHAHN@DKATZ.COM



GULFSTREAM PARK HALLANDALE BEACH, FL 421,377 SQ. FT. OF RETAIL

FOR FURTHER INFORMATION PLEASE CONTACT:
PATRICIA WERHAHN AT PATRICIAWERHAHN@DKATZ.COM OR
LYNDA NAGY AT LYNDANAGY@DKATZ.COM



NEW HILL PLACE HOLLY SPRINGS, NC 581,174 SQ. FT.

FOR FURTHER INFORMATION PLEASE CONTACT:
GAVIN WALSH AT GAVINWALSH@DKATZ.COM OR
JULIE GARDNER AT JULIEGARDNER@DKATZ.COM



2418 N DIXIE HWY HOLLYWOOD, FL 12,325 SQ. FT. AVAILABLE

FOR FURTHER INFORMATION PLEASE CONTACT:
DANIEL SOLOMON AT DANIELSOLOMON@DKATZ.COM OR
DAVID EMIHOVICH AT DAVIDEMHOVICH@DKATZ.COM

MAXIMIZING VALUE BY HIRING THE RIGHT LEASING TEAM

The trend of Landlords teaming up with brokerage firms that have strong leasing specialists to more effectively lease retail projects continues, not just for strip centers but also for high profile lifestyle centers. The most recent downturn definitely has shaken up our industry and the days of just putting a "For Lease" sign up and waiting for the calls to come are long gone. Effective brokers know the market and all the major players (retailers and other brokers). With this knowledge brokers are better able to create a successful merchandise plan for a project to maximize the tenant mix and therefore the rents.

During the first quarter of 2012 new leasing contracts have been awarded for two major lifestyle projects in South Florida: Katz & Associates was selected to lease Delray Marketplace, a 258,000 sq. ft. lifestyle center in Delray Beach, FL. It is anchored by Publix and Frank Theatres, which will feature 10 screens and 16 lanes of bowling. Other notable tenants will include Charming Charlie, Jos. A. Bank, Chico's, White House Black Market, Orange Leaf, Max's Grille, Apricot Lane and Francesca's Collections. The Grand Opening is scheduled for November 2012. Katz & Associates also was selected to lease the Village at Gulf Stream Park, a 400,000 sq. ft. Mixed-Use Development.

Katz has been given 2 leasing assignments in North Carolina. The first is New Hill Place in Holly Springs, a 581,000 sq. ft. regional power center, anchored by Target, Dick's, Marshalls, Michaels and Frank Theatres. In Charlotte, after wrapping up leasing for the first phase of the 250,000 sq. ft. Wal-Mart anchored University Pointe, Katz will be pre-leasing Phase II of the project which will be delivering in Spring of 2013.

Katz & Associates provides strategic market knowledge and leasing expertise for several other projects. Please check our website for a complete list of projects: katzassociates.com

New Booth Location

South Hall - S2634
26th Ave & R St

RECON

THE GLOBAL RETAIL REAL ESTATE CONVENTION

May 21-23, 2012

Make Your
Appointments
Today!

KATZ & ASSOCIATES
2012

Office DEPOT. Excess Space South Florida



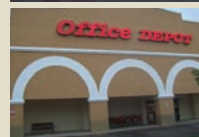
21,360 sq. ft.
20841 S Dixie Hwy
Miami, FL



13,445 sq. ft.
104 N 28th Ave
Hollywood, FL



24,064 sq. ft.
520 W 49th St
Hialeah, FL



10,000 sq. ft.
4901 Sheridan St
Hollywood, FL



7,600 sq. ft.
3600 NW LeJeune Rd
Miami Springs, FL



10,000 sq. ft.
1351 NE 163rd St
North Miami Beach, FL



13,760 sq. ft.
19400 NW 27th Ave
Miami Gardens, FL



Up to 5,000 sq. ft.
1940 S University Dr
Davie, FL



5,383 sq. ft.
17801 Biscayne Blvd
Aventura, FL



Size: 1,200-1,500 sq. ft.
Expanding In: Florida; Broward & Miami-Dade Counties
Contact: Daniel Solomon



Size: 3,500-4,000 sq. ft.
Expanding In: Strip Centers in Florida
Contact: David Emihovich



Size: 7,500 sq. ft.
Expanding In: North Carolina & South Carolina
Contact: Julie Gardner



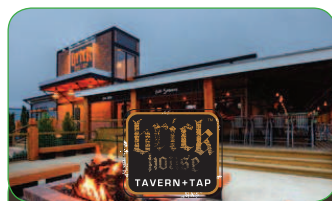
Size: 4,500-5,000 sq. ft.
Expanding In: Nationwide
Contact: Hugh Scullin, Brian Katz, Martin Hennessy, Julie Gardner



Size: 3,000 sq. ft.
Expanding In: AL, NC, SC & TN
Contact: Martin Hennessy, Julie Gardner



Size: 2,000 sq. ft.
Expanding In: NC, SC & VA
Contact: Julie Gardner



Size: 7,000-9,000 sq. ft.
Expanding In: North/Central New Jersey
Contact: Amy Staats



Size: 4,000 sq. ft.
Expanding In: North Carolina
Contact: Julie Gardner



Size: 4,000-4,400 sq. ft.
Expanding In: Jacksonville South to Miami-Dade County & Southwest Florida
Contact: David Emihovich



Size: 10,000 sq. ft. & 2 Acres
Expanding In: SW Florida: Sarasota to Naples S Florida: Jupiter to Miami
Contact: David Emihovich



Size: 10,000-15,000 sq. ft.
Expanding In: Florida: Emphasis on Palm Beach, Broward & Dade Counties
Contact: Martin Hennessy, David Emihovich



Size: 9,100-16,000 sq. ft.
Expanding In: Miami-Dade County
Contact: David Emihovich, Daniel Solomon



Size: 1,500-2,000 sq. ft.
Expanding In: South Florida
Contact: Lynda Nagy



Size: 17,500-22,000 sq. ft.
Expanding In: AL, AR, CT, FL, GA, KY, LA, MI, MS, NC, NJ, NY, Eastern PA, SC, TN & PR
Contact: Brian Katz, Martin Hennessy, Julie Gardner



Size: 4,000 sq. ft.
Expanding In: New Jersey: Monmouth County & North
Contact: Amy Staats



Size: 12,000-15,000 sq. ft.
Expanding In: Nationwide: currently expanding in the Northeast & Chicago
Contact: Brian Katz
Co-brokerage: Marlon Stone



Size: 45,000-60,000 sq. ft. of land required
Expanding In: South Florida
Contact: Lynda Nagy



Size: 6,500 sq. ft.
Expanding In: North Carolina, New Jersey: Monmouth County & North
Contact: Amy Staats, Julie Gardner



Size: 1,400 sq. ft.
Expanding In: North Carolina & South Carolina
Contact: Julie Gardner



Size: 1,800-2,200 sq. ft.
Expanding In: South & Southwest Florida
Contact: Lindsey Alexander



hair cuttery

Size: 900-1,200 sq. ft.
Expanding In: Southeast Florida

Contact: Daniel Solomon



**JOE'S
CRAB SHACK**

Size: 7,000-9,000 sq. ft.
Expanding In: North/Central New Jersey

Contact: Amy Staats



JPS A. BANK

Size: 4,000-5,000 sq. ft.
Expanding In: AL, AR, FL, LA, MS & TN

Contact: Martin Hennessy



journelle

Size: 1,200-1,500 sq. ft.
Expanding In: Manhattan, NY

Contact: Brian Katz



la Terrine

Size: 1,000-2,000 sq. ft.
Expanding In: Manhattan, NY

Contact: Brian Katz



Let's YO!
a yogurt experience

Size: 1,500 sq. ft.
Expanding In: NJ, NY & PA

Contact: Amy Staats



LIME
Fresh Market Get

Size: 2,400-3,200 sq. ft.
Expanding In: New Jersey Market

Contact: Amy Staats



NAMCO

Size: 25,000-30,000 sq. ft.
Expanding In: Northeast

Contact: Brian Katz



Office DEPOT

Size: 16,000/6K - 7K sq. ft.
Expanding In: 395 North in Dade Cnty to 595 South in Broward Cnty

Contact: David Emihovich,
Lindsey Alexander



PET SUPERMARKET

Size: 7,000-9,000 sq. ft.
Expanding In: AL, FL, NC, SC & TN

Contact: Martin Hennessy,
David Emihovich,
Julie Gardner



PGA TOUR SUPERSTORE

Size: 50,000 sq. ft.
Expanding In: North/Central New Jersey

Contact: Hugh Scullin



Phlicious
RICE NOODLE SOUP

Size: 200-1,000 sq. ft.
Kiosk & In-line
Expanding In: Nationwide

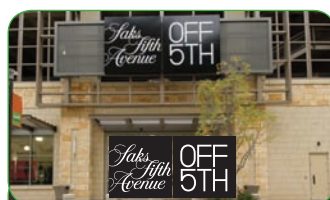
Contact: David Stockwell



Retro Fitness

Size: 11,000-16,000 sq. ft.
Expanding In: New York Metro

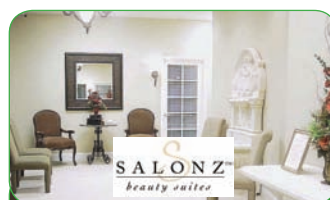
Contact: Brian Katz
Hugh Scullin



Saks Fifth Avenue OFF 5TH

Size: 28,000 sq. ft.
Expanding In: Nationwide

Contact: Brian Katz
Martin Hennessy



SALONZ
beauty center

Size: 5,500-7,500 sq. ft.
Expanding In: Southeast Florida

Contact: David Emihovich



savers

Size: 25,000-30,000 sq. ft.
Expanding In: Metro New York

Contact: Brian Katz



SECOND CUP

Size: 1,200-1,800 sq. ft.
Expanding In: Florida: Broward & Palm Beach Counties

Contact: Daniel Solomon



Steak 'n Shake

Size: 1,500-2,500 sq. ft.
Expanding In: Manhattan, NY

Contact: Brian Katz



STUDIO MOVIE GRILL

Size: 35,000-40,000 sq. ft.
Expanding In: GA, NC & SC

Contact: Julie Gardner



TEXAS ROADHOUSE

Size: 6,300-7,200 sq. ft.
Expanding In: North Carolina & South Carolina

Contact: Julie Gardner



Size: 3,200-4,000 sq. ft.
Expanding In: Florida, Puerto Rico

Contact: David Emihovich,
Martin Hennessy



Size: 7,500-10,000 sq. ft.
Expanding In: MD, NJ, NY, PA,
Northern VA &
Washington D.C.

Contact: Brian Katz



Size: 10,000 sq. ft.
Expanding In: Florida: Brevard, Broward, Indian
River, Martin & Palm Beach
Counties; Daytona, Jacksonville &
the Florida Panhandle

Contact: Martin Hennessy
David Emihovich



Size: 8,500-10,000 sq. ft.
Expanding In: Chicago, IL; Florida,
Metro New York

Contact: Brian Katz
David Emihovich
Co-brokerage: Marlon Stone



Size: 1,000-1,500 sq. ft.
Expanding In: Southeast Florida

Contact: Daniel Solomon



Size: 8,000 sq. ft. +/-
Expanding In: North Carolina

Contact: Julie Gardner



Size: 1,400 sq. ft.
Expanding In: North Carolina &
South Carolina

Contact: Julie Gardner



Size: 4,000 sq. ft. +/-
Expanding In: Nationwide

Contact: Julie Gardner

CORPORATE OFFICE

ONE BLUE HILL PLAZA, SUITE 1440 PEARL RIVER, NY 10965 PHONE (845) 735-6666 FAX (845) 735-6680

Daniel B. Katz
Chairman & CEO
National
dankatz@dkatz.com

Brian Katz
President & COO
Northeast Region
briankatz@dkatz.com

Hugh Scullin
Broker Associate
Northeast Region
hughscullin@dkatz.com

Amy Staats
Broker Associate
Northeast Region
amystaats@dkatz.com

FLORIDA OFFICES

2300 GLADES ROAD, SUITE 460W BOCA RATON, FL 33431 PHONE (561) 361-7232 FAX (561) 361-7276
66 W FLAGLER STREET SUITE 310 MIAMI, FL 33130 PHONE (305) 503-0417

Martin Hennessy
Senior Vice President
Southeast Region & PR
martinhennessy@dkatz.com

David Emihovich
Senior Vice President
Southeast Region
davidemihovich@dkatz.com

Lindsey Alexander
Real Estate Sales Associate
Southeast Region
lindseyalexander@dkatz.com

Daniel Solomon
Real Estate Sales Associate
Southeast Region
danielsolomon@dkatz.com

Lynda Nagy
Real Estate Sales Associate
Southeast Region
lyndanagy@dkatz.com

Patricia Werhahn
Real Estate Sales Associate
Southeast Region
patriciawerhahn@dkatz.com

NORTH CAROLINA OFFICE

4500 CAMERON VALLEY PARKWAY, SUITE 240 CHARLOTTE, NC 28211 PHONE (704) 362-5050 FAX (704) 362-5045

Julie Gardner
Senior Vice President
GA, NC, SC, VA
juliegardner@dkatz.com

Gavin Walsh
Broker Associate
NC, SC
gavinwalsh@dkatz.com

David Stockwell
Broker Associate
NC, SC
davidstockwell@dkatz.com