

| TOWN | ADDRESS | AVAIL SQ. FT. | TOTAL SQ.FT. | OFFICE SQ.FT. | CEILING HIGHT | LOAD EXT | LOAD INT | DRIVE IN | LEASE SQ.FT. | SALE SQ.FT. | TAX SQ.FT. | BROKER | LISTING | REMARKS |
|---|-------------------------------------|---------------|--------------|---------------|---------------|----------|----------|----------|---------------------|----------------|------------|----------------------------------|---------|---|
| "PRICE REDUCED" Boonton | 429 Rockaway Valley Road | 265,000 | 265,000 | | 16' | | | 1 | \$3.99 | \$18.83 | \$0.36 | Richard Meyers Jeffrey Fulton | 411653 | "Major Price Reduction" - 1,000 Car Parking - Campus Setting Great User/Investment deal - Zoned Outdoor Storage. |
| "PRICE REDUCED" Lyndhurst | 738 Schuyler Avenue | 202,847 | 202,847 | 30,000 | 15' / 25' | 3 | 6 | 1 | \$5.50 | \$49.30 | \$0.79 | Ron Sholom Richard Kropp | 306709 | 100 Car Parking - Outside Storage - No HMDC |
| "NEW LISTING" Jersey City | 45 East Linden Avenue | 190,000 | 262,865 | | 20' | 18 | | | \$4.35 | | \$1.06 | Ron Sholom | 402689 | Divides to 100,000 sq. ft. |
| Lyndhurst | 1200 Valley Brook Avenue | 181,690 | 181,690 | 35,000 | 22' | 14 | | 1 | \$6.50 / \$14.00 | \$115.58 | \$1.90 | Jeffrey Fulton | 401670 | Trophy HQ location - On 14.86 acres located within the Meadowlands Corp. Center. New Floors. Divisible. |
| North Bergen | 2501 71st Street | 162,423 | 162,423 | 16,623 | 22' | 6 | 10 | | \$6.70 | \$123.13 | \$1.48 | Jeffrey Fulton Jeffrey Miller | 409305 | Food Warehouse - 100% A/C'd - Freezer & Cooler - Fenced in Truck Parking |
| Newark | 310 Sherman Avenue | 145,000 | 145,000 | | 13' / 16' | | | | \$3.50 | \$50.00 | \$0.39 | Richard Kropp | 408377 | Extra Acre of Land - UEZ |
| Ridgefield | 501 Broad Avenue | 145,000 | 145,000 | | 12' / 14' | 8 | | | | \$82.76 | \$0.60 | Larry Blau | 305571 | Sale Possible at \$13.5 million |
| "PRICE REDUCED" Boonton | 429 Rockaway Valley Road | 130,000 | 265,000 | 40,000 | 15' 5" | 2 | | | \$3.99 | \$18.83 | \$0.36 | Richard Meyers Jeffrey Fulton | 411763 | Expandable - Heavy Power - 100% A/C - Low Taxes 1,000 Car Parking - Zoned Outdoor Storage - Campus Setting |
| "NEW LISTING" Newark | 250 Passaic Ave Off McCarter Hwy | 130,000 | 400,000 | 8,400 | 18' | | 10 | | \$4.00 Gross | | Included | Ron Sholom | 412709 | Divides to 60,000 sq. ft. |
| "BACK ON MARKET" Saddle Brook | 81 North 5th Street | 126,795 | 126,795 | 2,500 | 12' - 16' | 6 | 0 | 2 | Negotiable | \$33.12 | \$0.76 | Irv Weiss Eric Lewin | 401853 | PRICE REDUCED Possible seller financing |
| "NEW LISTING" Jersey City | 45 East Linden Avenue | 100,000 | 262,865 | | 20' | 6 | | 1 | \$4.35 | | \$1.06 | Ron Sholom | 411900 | Expandable to 190,000 sq. ft. |

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|--|--|---------------|--------------|---------------|---------------|----------|----------|----------|-----------------|-------------|------------|---|---------|---|
| "PRICE REDUCED" CONDO UNIT Lyndhurst | 738 Schulyer Avenue | 101,000 | 202,847 | 2,500 | 25' | 1 | 6 | 1 | \$3.95 | \$65.00 | \$0.79 | Ron Sholom Richard Kropp | 414655 | All reasonable offers considered - CONDO UNIT - 1 Story - Mostly 25' high. Divides to 40,000 / 50,000 / 60,000sf |
| "PRICE REDUCED" Boonton | 429 Rockaway Valley Road | 90,000 | 265,000 | | 16' | 2 | | 1 | \$3.99 | \$18.83 | \$0.36 | Richard Meyers Jeffrey Fulton | 412938 | Zoned Outdoor Storage - 1000 Car Parking - LOW TAXES. |
| Newark | 221 Frelinghuysen Avenue | 90,000 | 90,000 | 10,000 | 16' / 24' | 2 | | 3 | | \$90.00 | \$0.72 | Richard Kropp | 400974 | 13,000sf of Retail available. 80% Leased. |
| "PRICE REDUCED" Teterboro | 200 Green Street | 71,500 | 71,500 | 4,000 | 16' / 24' | | | 7 | \$6.40 | \$125.00 | \$0.48 | Glenn Evans | 309444 | LOW LOW TAXES - Location is a "10" Can convert 2 TBDs to Drive-In Doors. |
| "PRICE REDUCED" North Bergen | 3813-3907 Liberty AKA: 3901 Liberty | 67,000 | 67,000 | 7,000 | 15' | 2 | | | | \$71.64 | \$1.64 | Eric Lewin | 409615 | Approved for 105 Condos / 33 2-Family Homes Make An Offer! |
| Totowa | 5 Taft Road | 65,000 | 65,000 | 4,000 | 20' | 4 | | 1 | \$5.95 | \$110.00 | \$1.09 | Jeffrey Fulton Ed Schein Eric Lewin | 415912 | Divides to 33,000sf |
| Belleville | 323 Cortlandt Street | 61,000 | 61,000 | | 15' | 2 | | | \$7.50 | | \$0.64 | Richard Kropp | 308071 | Power plant on premise - SAVE 30% on Heat & Electric |
| Dover | 126 East Dickerson Street | 60,000 | 66,000 | 5,000 | 25' / 45' | | | 2 | \$6.00 | \$75.00 | \$0.67 | Jeffrey Fulton Ed Schein | 404369 | 15 Ton Cranes - Outside Storage - At Dover Train Station On 5.4 acre lot - Will divide to lease. |
| Newark | 250 Passaic Street / off McCarter Hwy | 60,000 | 400,000 | | 18' | | | 5 | \$4.00 Gross | | Included | Ron Sholom | 415113 | Short Term Lease considered. Expands to 130,000sf. Fenced Parking |
| "PRICE REDUCED" Paterson | 45-51 East 24th Street AKA: 63 East 23rd Street | 55,000 | 55,000 | | Varies | 2 | | 1 | | \$20.00 | \$0.77 | Richard Kropp | 414102 | "As Is" - Major Price Reduction Enterprise Zone - New Roof |

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|-----------------------------|----------------------------|---------------|--------------|---------------|---------------|----------|----------|----------|--------------|----------------|------------|--|---------|---|
| "PRICE REDUCED" Clifton | 1 Ackerman Avenue | 50,000 | 200,000 | To Suit | 22' | To Suit | | | | \$119.00 | | Jeffrey Miller Eric Lewin | 410847 | Loading & Office to Suit. Divides into custom made Condo Units. |
| "PRICE REDUCED" Boonton | 429 Rockaway Valley Road | 49,402 | 265,000 | | 16' | 2 | | 1 | \$3.99 | \$18.83 | \$0.36 | Richard Meyers Jeffrey Fulton | 411651 | 1,000 Car Parking - Expandable - 100% A/C - Tons of outside storage - Low Taxes |
| Bayonne | 100 Pulaski Street | 49,323 | 288,000 | 2,700 | 20' | 25 | 4 | | \$3.99 | | \$1.30 | Jeffrey Miller Jeffrey Fulton Eric Lewin | 411386 | Starting at \$2.95 psf Net then \$4.25 for balance next 4 years. Spectacular Loading - Minutes to Port Newark, NJ Tpke Exit 14A and Holland Tunnel |
| North Bergen | 8250 West Side Avenue | 48,897 | 48,897 | 3,453 | 24' | 6 | | | | \$2,000,000.00 | \$0.70 | Steve Ulin | 414625 | 3.1 acre Land Parcel with approval for a 48,897sf building. 1,950 sq. ft. of Mezzanine Office |
| Randolph | 1578 Sussex Turnpike | 45,000 | 450,000 | 2,000 | 20' / 30' | | 2 | | \$4.75 | | \$1.26 | Jeffrey Fulton Richard Meyers | 403297 | Offices can be expanded by 20,000 sq. ft. - Will do short term lease. |
| "NEW LISTING" Ridgefield | 501 Broad Avenue | 45,000 | 145,000 | 10,000 | 14' | 2 | | | \$6.00 | | \$0.31 | Larry Blau | 400833 | |
| West Caldwell | 241 Clinton Road | 42,800 | 80,000 | | 22' | 2 | | 2 | \$6.50 | | \$1.66 | Jeffrey Fulton Eric Lewin | 415211 | Institutional quality - possible outside storage |
| "PRICE REDUCED" Boonton | 429 Rockaway Valley Road | 42,000 | 265,000 | | 16' | 2 | | 1 | \$3.99 | \$18.83 | \$0.36 | Richard Meyers Jeffrey Fulton | 412937 | 1,000 Car Parking - Expandable - 100% A/C - Tons of outside storage - Low Taxes |
| Bayonne | 50 Pulaski Street Unit B | 42,581 | 288,000 | 2,100 | 20' | 4 | | | \$3.99 | | \$1.30 | Jeffrey Miller Jeffrey Fulton Eric Lewin | 405414 | Starting at \$2.95 psf Net then \$4.25 for balance next 4 years. Move In Condition. Minutes to Port Newark, NJ Tpke Exit 14A and Holland Tunnel |
| "PRICE REDUCED" Clifton | 1 Ackerman Ave Units 1 - 7 | 40,661 | 200,000 | To Suit | 22' | To Suit | | | | \$119.00 | | Jeffrey Miller Eric Lewin | 410847 | Loading & Office to Suit. Divides into custom made Condo Units of 5,000 to 56,000sf |

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|---------------------------------|---|---------------|--------------|---------------|---------------|----------|----------|----------|-------------------|-------------|------------|--|---------|--|
| "PRICE REDUCED" Carlstadt | 472 Barell Avenue | 39,832 | 39,832 | 5,188 | 22' | 3 | | 2 | \$5.75 | | \$1.31 | Glenn Evans | 304177 | |
| Randolph | 1578 Sussex Turnpike Bldg 4 | 39,433 | 85,600 | | 28' | 6 | | 1 | \$6.75 | | \$1.26 | Jeffrey Fulton Richard Meyers | 406920 | Brand New Flex Building - ESFR sprinklered - GREAT PARKING. |
| "PRICE REDUCED" Little Falls | 101 East Main Street/ 100 Wilmore Road | 38,939 | 250,000 | 1,500 | 14' / 16' | 1 | | 1 | \$3.99 | | \$0.84 | Richard Meyers Jeffrey Fulton | 307835 | Free - Extra 10,000sf storage area - Very heavy power - Short term available. |
| Irvington | 390 Nye Avenue | 38,000 | 38,000 | 3,000 | 12' / 14' | 2 | | 1 | | \$32.89 | \$0.38 | Irv Weiss Richard Kropp | 305933 | Near Rt 78 & Airport - UEZ |
| Carlstadt | 65 Triangle Boulevard | 36,298 | 36,298 | 2,400 | 17' | 3 | | 2 | | \$125.00 | \$1.20 | Richard Kropp | 402747 | Tenant may stay in 13,318 sq. ft. |
| Secaucus | 25 Enterprise Avenue | 35,000 | | To Suit | 24' | 2 | | 1 | \$7.00 | | \$1.81 | Larry Blau | 414119 | |
| Saddle Brook | 95 Mayhill Street | 33,000 | 400,000 | 1,000 | 24' | 2 | | | Starting @ \$5.00 | | \$1.01 | Ron Sholom Jeffrey Fulton Eric Lewin | 413037 | Hi cube space - At Rt 80/GSP Interchange Railsiding possible - Available immediately |
| Totowa | 5 Taft Road | 33,000 | 65,000 | 3,730 | 20' | 4 | | | \$5.95 | \$110.00 | \$1.09 | Jeffrey Fulton Ed Schein Eric Lewin | 304687 | |
| Mount Olive | 440 Sand Shore Road | 31,370 | 31,370 | To Suit | 20' | 7 | | 2 | \$9.00 | \$125.00 | TBD | Jeffrey Fulton Ed Schein | 414578 | Possible Retail - Under Construction - Will Divide to 3,000sf - Will Sell Condo Units |
| "PRICE REDUCED" Moonachie | 150 Anderson Avenue | 30,700 | 30,700 | 3,500 | 20' | 2 | | 1 | | \$110.00 | \$1.32 | Sang Oak Ra | 401191 | Heavy power |
| Carlstadt | 610 Washington Avenue | 30,400 | 30,400 | 3,600 | 22' | 3 | | 1 | \$7.50 | \$149.00 | \$1.55 | Sang Oak Ra | | 6,600sf & 3,700sf Leased until middle of 2012. |

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|-----------------|--------------------------------|---------------|--------------|---------------|---------------|----------|----------|----------|--------------|-------------|------------|---|---------|--|
| Mount Olive | 438 Sand Shore Road | 29,378 | 29,378 | | 20' | 7 | | 2 | \$9.00 | \$125.00 | TBD | Jeffrey Fulton Ed Schein | 414734 | Possible Retail - New Construction - Will divide to 3,000 sq. ft. - Will Sell Condo Units |
| "PRICE REDUCED" | Hackensack | 28,899 | 28,899 | 100 | 19' | | 4 | 3 | \$4.50 | | \$1.54 | Steve Ulin | 402823 | |
| Moonachie | 7 Purcell Court | 28,843 | 28,843 | 2,000 | 16' | 8 | | 1 | \$5.25 | | \$1.06 | Glenn Evans | 305964 | |
| Pompton Plains | 340 Route 23 | 26,000 | 26,000 | 6,000 | 21' / 23' | 2 | | 1 | \$15.00 | \$384.62 | \$1.73 | Joel Friedman Larry Blau Jeffrey Fulton | 414663 | 6,000 sq. ft. Retail Office on 2 floors - Outside Storage Available - On 7 acres |
| Hackensack | 154-158 Lodi St/135 Englisc St | 25,635 | 25,635 | 4,700 | 18' | 2 | | 3 | | \$149.00 | \$1.85 | Sang Ra | 403766 | Can be delivered half of building or entire building, whichever buyer chooses. |
| Dover | 126 East Dickerson Street | 25,000 | 66,000 | 4,000 | 25' / 45' | 1 | | 1 | \$6.00 | \$75.00 | \$0.67 | Jeffrey Fulton Ed Schein | 413773 | 15 Ton Crane - Outside Storage on 5.4 acres - At Dover Train Station. |
| "PRICE REDUCED" | Hackensack | 25,000 | 80,000 | 1,400 | 15' | 3 | | | \$5.25 | | \$1.46 | Alan Frankel | 415684 | Divisible to 10,000sf & 15,000sf |
| "PRICE REDUCED" | Flanders | 24,800 | 24,800 | 2,300 | 14' / 15' | 3 | | 2 | \$7.00 | \$64.00 | \$1.80 | Jeffrey Fulton Edward Schein | 411783 | Expandable - Permits outside storage - Next to Railroad - Possible retail conversion. |
| "PRICE REDUCED" | Clifton | 23,744 | 200,000 | To Suit | 22' | To Suit | | | | \$119.00 | | Jeffrey Miller Eric Lewin | 414439 | Loading & Office to Suit. Divides into custom made Condo Units. |
| "NEW LISTING" | Carlstadt | 23,040 | 23,040 | 2,520 | 16' | 3 | | | \$6.00 | | \$1.40 | Glenn Evans | 405722 | |
| Hackensack | 80 Voorhis Lane | 22,400 | 22,400 | 700 | 24' | 1 | | 2 | \$5.50 | \$87.50 | \$1.29 | Eric Lewin | 414815 | 100% A/C'd (5-15 Ton Units), 10'x15' DI & 10'x10' DI Mezzanine Space - Heavy Power - Owner Financing |

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|--------------------------------------|------------------------------|---------------|--------------|---------------|---------------|----------|----------|----------|--------------|-------------|------------|----------------------------------|---------|--|
| Carlstadt | 610 Washington Avenue | 20,100 | 30,400 | 3,600 | 22' | 3 | | 1 | \$7.50 | \$149.00 | \$1.55 | Sang Oak Ra | 401189 | 6,600sf & 3,700sf Leased until middle of 2012. |
| Randolph | 1578 Sussex Turnpike Bldg 4 | 20,000 | 85,600 | To Suit | 28' | 3 | | | \$7.50 | | \$1.26 | Richard Meyers Jeffrey Fulton | 414419 | Brand New Building |
| Hackensack | 105-111 South State Street | 19,385 | 19,385 | 1,600 | 19' | | 1 | 1 | \$6.50 | \$113.49 | \$1.92 | Alan Frankel | 403924 | Divides to 9,385sf (Front) & 10,000sf (Rear) |
| Pompton Plains | 220 West Parkway Units 4 & 5 | 16,008 | 16,008 | | | 2 | | | \$9.95 | | | Richard Meyers Eric Lewin | 413701 | Office fit out. Great for Gym, Daycare, Data Center. |
| Carlstadt | 90 Commerce Rd Units A,B,C | 16,000 | 40,739 | | 26' | 3 | | | \$8.50 | | \$1.55 | Sang Oak Ra | 415900 | Brand New Building - Divisible to 3,900sf to 12,030sf |
| Newark | 329-A Frelinghuysen Avenue | 16,000 | 16,000 | 2,000 | 16' | 2 | | 1 | \$7.95 | | \$1.20 | Irv Weiss | 307913 | Mint condition. At Ramp to Airport, Port & Turnpike; Urban Enterprise Zone. Off Street Parking. |
| "BACK ON THE MARKET" Elmwood Park | 69-71 Midland Avenue | 15,400 | 15,400 | 2,400 | 18' | 2 | | | \$6.95 | \$150.00 | \$1.32 | Jeffrey Miller Eric Lewin | 413071 | Back on the Market. Between Route 46 & Market Street. 4 Months Free Rent |
| "LEASE OUT" Boonton | 429 Rockaway Valley Road | 15,000 | 265,000 | | 16' | 2 | | 1 | \$6.50 | \$18.83 | \$0.36 | Richard Meyers Jeffrey Fulton | 412939 | 1,000 Car Parking - Expandable - 100% A/C - Tons of outside storage - Low Taxes |
| "PRICE REDUCED" Hackensack | 200 South Newman Street | 15,000 | 80,000 | 800 | 15' | 2 | | | \$5.25 | | \$1.46 | Alan Frankel | 309384 | Can expand to 25,000sf |
| "PRICE REDUCED" Roxbury | 199 Route 206 South | 14,725 | 26,200 | 8,000 | 21' | 2 | | 1 | \$8.75 | \$114.50 | \$2.12 | Ed Schein Jeffrey Fulton | 304342 | Retail Zoned - Very Clean Facility - Highway Visibility. Possible 8,000sf Lease Back |
| Mount Olive | 180 Goldmine Road | 14,000 | 34,000 | | 22' | | | 5 | \$9.50 | \$115.00 | \$1.76 | Edward Schein Jeffrey Fulton | 414769 | Zoned Industrial & Retail - Next to major retail center. Divides to 2,500 sf. |
| Carlstadt | 90 Commerce Rd Units B & C | 12,030 | 40,739 | 2,378 | 26' | 1 | | | \$8.50 | | \$1.55 | Sang Oak Ra | 415690 | Divides to 6,695sf & 5,335sf |

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|-------------------------------|--------------------------------|---------------|--------------|---------------|----------------|----------|----------|----------|-----------------|-----------------|------------|------------------------------|---------|--|
| "PRICE REDUCED" Clifton | 1 Ackerman Ave Units 1 & 2 | 11,736 | 200,000 | To Suit | 16' / 20' | To Suit | | | | \$119.00 | | Jeffrey Miller Eric Lewin | 414440 | Loading & Office to Suit. Divides into custom made Condo Units. |
| "PRICE REDUCED" Hackensack | 213 King Street | 11,546 | 11,546 | 500 | 14'/16' | 1 | | 4 | \$4.95 | | \$2.03 | Steve Ulin | 410741 | Tailboard can take 40' trailer. |
| East Rutherford | 2 East Union Avenue | 10,800 | 110,000 | 1,000 | 13' | | | 1 | \$8.00 Gross | | \$1.03 | Sang Oak Ra | 412425 | On 2nd floor with freight elevator |
| Carlstadt | 90 Commerce Rd Units A & B | 10,602 | 40,739 | 2,151 | 26' | 2 | | | \$8.50 | | \$1.55 | Sang Oak Ra | 415689 | Divides to 3,907sf & 6,695sf |
| Hackensack | 105-111 South State St (Rear) | 10,000 | 19,385 | | 19' | | 1 | | \$6.50 | \$113.49 | \$1.92 | Alan Frankel | 408028 | |
| "PRICE REDUCED" Hackensack | 200 South Newman | 10,000 | 80,000 | 600 | 15' | 1 | | | \$5.25 | | \$1.46 | Alan Frankel | 412128 | Can expand to 25,000sf |
| "SALE" Passaic Park | 1 Gregory Avenue | 10,000 | 103,000 | 1,000 | 14' | | | 1 | \$9.00 | \$135.00 | \$1.10 | Jeffrey Miller | 411719 | Possible Retail - Highway Visibility - Route 21 |
| Hackensack | 105-111 South State St (Front) | 9,385 | 19,385 | 1,600 | 19' | | | 1 | \$6.50 | \$113.49 | \$1.92 | Alan Frankel | 403929 | |
| "REDUCED PRICE" Guttenberg | 148-150 71st Street | 9,383 | 9,383 | 1,505 | 12' | | | 2 | \$7.00 | \$111.90 | \$1.27 | Eric Lewin | 415516 | Totally refinished artist building |
| Carlstadt | 465 Barell Avenue | 8,010 | 8,010 | 1,010 | 12'/16' | 2 | | | \$8.00 | | \$1.48 | Glenn Evans | 405721 | |
| "NEW LISTING" Clifton | 140 Campbell Avenue | 8,000 | 8,000 | 900 | 14' | | | 1 | \$6.60 | \$102.00 | \$1.75 | Jeffrey Fulton | 412023 | Clean & ready to move in today. |

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|-----------------------------------|--------------------------|---------------|--------------|---------------|---------------|----------|----------|----------|--------------|-------------|------------|---|---------|--|
| Hackensack | 75-79 Lodi Street | 8,000 | 8,000 | | 12' | | | 1 | | \$150.00 | \$2.65 | Alan Frankel | 414346 | Retail store in front with apartment over store. Also, includes 2-story house next door. |
| "PRICE REDUCED" Clifton | 1 Ackerman Avenue Unit 2 | 7,225 | 7,225 | | 16' / 20' | 1 | | 2 | | \$119.00 | | Jeffrey Miller Eric Lewin | 414794 | Model now open |
| Hackensack | 72-76 South State Street | 6,887 | 6,887 | 2,796 | 14' | | | 2 | \$6.50 | | \$2.84 | Steve Ulin | 412550 | Fire Insurance \$100.58 per month Divides to 3,367sf & 3,520sf |
| East Brunswick | 18 Connerty Court | 6,800 | 6,800 | 3,400 | 10' / 14' | | | 3 | | \$176.50 | \$2.22 | Charlie Piazza | 802162 | 2.85 Acres - Building Expandable 40% Coverage |
| Carlstadt | 90 Commerce Road Unit B | 6,695 | 40,739 | 1,355 | 26' | 1 | | | \$8.50 | | \$1.55 | Sang Oak Ra | 415687 | |
| Mansfield Township | 269 Hazen Road | 5,550 | 5,550 | | 12' | | | 1 | | \$135.14 | \$1.01 | Jeffrey Fulton Richard Meyers Ed Schein | 414230 | 1,500' Railroad Siding - Zoned Industrial - Includes House & Outside Storage. |
| "PRICE REDUCED" Clifton | 1 Ackerman Ave Unit 1 | 5,457 | 200,000 | To Suit | 16' / 20' | 4 | | 1 | | \$119.00 | | Jeffrey Miller Eric Lewin | 414441 | Loading & Office to Suit. Can expand to larger Condo Units. |
| Wharton | 25 Ross Street | 5,400 | 5,400 | 1,000 | 14' | | 2 | | TBD | \$165.74 | \$2.96 | Jeffrey Fulton Ed Schein | 415606 | Has crane, 100% A/C'd |
| Carlstadt | 90 Commerce Road Unit C | 5,335 | 40,739 | 1,023 | 26' | 1 | | | \$8.50 | | \$1.55 | Sang Oak Ra | 415688 | |
| Hackensack | 126 John Street | 5,000 | 18,000 | | 10' | | | 1 | \$8.50 | | \$2.17 | Alan Frankel | 401158 | |
| Carlstadt | 90 Commerce Road Unit A | 3,907 | 40,739 | 796 | 26' | 1 | | | \$8.50 | | \$1.55 | Sang Oak Ra | 415686 | |

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|--------------------------------------|-----------------------|---------------|--------------|---------------|---------------|----------|----------|----------|------------------|-------------|------------|--------------|---------|---|
| Hackensack | 76 South State Street | 3,520 | 6,887 | 1,760 | 14' | | | 1 | \$7.50 | | \$2.84 | Steve Ulin | 415696 | |
| Hackensack | 72 South State Street | 3,367 | 6,887 | 1,036 | 14' | | | 1 | \$7.00 | | \$2.84 | Steve Ulin | 415695 | |
| "PRICE REDUCED" Hackensack | 225 Park Street | 3,000 | 12,000 | 250 | 14' | | | 1 | \$10.75 Gross | | | Alan Frankel | 414962 | Lease rate is gross - includes everything except utilities. |

SBWE, INC.

JULY 2009 "RETAIL" EXCLUSIVES

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|-----------------------------|--------------------------|-----------------|-------------|-----------|---------------------------------|-----------|---------|---|---------|--|
| "PRICE REDUCED" Roxbury | 199 Route 206 South | 26,200 | 26,200 | \$8.75 | \$114.50 | \$1.95 | | Jeffrey Fulton Ed Schein | 413306 | Retailed Zoned - Highway Exposure Next to ITC Shopping Area Possible 8,000sf Lease Back |
| Pompton Plains | 340 Route 23 | 26,000 | 26,000 | \$15.00 | \$10,000,000.00 | | | Joel Friedman Larry Blau Jeffrey Fulton | 414736 | On 7 acres - Zone Retail - 326' Frontage on Route 23 - Former Fence Business plus Cell Tower income - Great car dealer site. |
| "PRICE REDUCED" Flanders | 95 Bartley Road | 24,800 | 24,800 | \$9.00 | \$100.80 | \$1.60 | | Jeffrey Fulton Edward Schein | 411790 | Subject to rezone - Located between Shop-Rite and A&P - Expandable, Subject to Highlands settlement - Great for Bank/Drug Store with Drive- thru. (Seller will hold Mortgage). |
| Lodi | 61-69 Route 46 | 22,500 | 22,500 | \$15.00 | \$266.67 | \$0.00 | \$4.20 | Glenn Evans | 403413 | Great Signage - At 4 Way Turnaround DOT is not taking property - Divisible |
| Lodi | Route 17 at Essex Street | 16,000 | 16,000 | TBD | Build To Suit / Ground Lease | TBD | | Larry Blau | 405043 | Join Home Depot & National Wholesale Liquidators PAD site |
| "PRICE REDUCED" Secaucus | 25 Enterprise Avenue | 15,000 | 148,000 | \$15.00 | | \$1.81 | | Larry Blau | 414118 | Mixed Use - Retail, Showroom, Office Former Mikasa Store |
| Randolph | 1584 Sussex Turnpike | 14,000 | 14,000 | | \$67.86 | | | Richard Meyers Glenn Evans | 413891 | |

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| TOWN | ADDRESS | AVAILABLE SQ FT | TOTAL SQ FT | LEASE PSF | SALE PSF | TAXES PSF | CAM PSF | BROKER | LISTING | REMARKS |
|---------------|-----------------------------------|-----------------|-------------|-----------|----------|----------------------------|---------|---------------------------------|---------|---|
| Newark | 221 Frelinghuysen Avenue | 13,000 | 90,000 | \$15.00 | \$90.00 | \$0.72 | | Richard Kropp | 414715 | |
| Lodi | 61-69 Route 46 | 12,265 | 22,500 | \$14.00 | | | \$4.20 | Glenn Evans | | |
| Mount Olive | 180 Goldmine Road | 11,000 | 34,000 | \$9.50 | \$115.00 | \$1.76 | | Jeffrey Fulton Ed Schein | 414901 | Brand new building located next to Lowes & Walmart at the ITC Retail Center - Divides to 2,500 sf |
| West Caldwell | 757-763 Bloomfield & Passaic Aves | 5,732 | 40,000 | \$28.00 | | \$10.50 Includes CAM | | Glenn Evans | 414317 | Broadway Square Shopping Center. Restaurant Available - Divisible |
| Lodi | 61-69 Route 46 | 4,200 | 22,500 | \$22.00 | | | \$4.20 | Glenn Evans | | |
| Pequannock | 50 Route 23 North | 4,000 | 4,000 | \$25.00 | \$450.00 | \$2.03 | | Joel Friedman Jeffrey Fulton | 414906 | Free Standing Building with an additional lot approved for a 9,000 sq. ft. building. |
| West Caldwell | 757-763 Bloomfield & Passaic Aves | 3,501 | 40,000 | \$28.00 | | \$10.50 Includes CAM | | Glenn Evans | 309194 | Can expand to 5,749 sq. ft. Broadway Square Shopping Center. |

411 Route 17
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JULY 2009 "RETAIL" EXCLUSIVES

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| TOWN | ADDRESS | AVAILABLE SQ FT | TOTAL SQ FT | LEASE PSF | SALE PSF | TAXES PSF | CAM PSF | BROKER | LISTING | REMARKS |
|-------------------|--------------------------------------|-----------------|-------------|-----------|----------------|----------------------------|---------|---|---------|--|
| Pompton Plains | 144 Route 23 | 3,200 | 3,200 | \$50.00 | \$3,000,000.00 | | | Joel Friedman Larry Blau Jeffrey Fulton | 414664 | 400' Frontage on Route 23 - Expandable - Next to Hess Gas Station - Fast Food / Drive-In okay |
| Hasbrouck Heights | 361 Route 17 South | 3,000 | 3,000 | \$31.00 | | | | Kathleen Beaven | 405500 | Lease rate includes taxes |
| Roxbury | 165 Lakeside Boulevard | 2,700 | 2,700 | | \$250,000.00 | | | Jeffrey Fulton Ed Schein Richard Meyers | 414737 | Located next to Pathmark Retail Center Zoned Retail |
| West Caldwell | 757-763 Bloomfield & Passaic Aves | 2,231 | 40,000 | \$28.00 | | \$10.50 Includes CAM | | Glenn Evans | 309195 | Can expand to 5,749 sq. ft. Broadway Square Shopping Center. |

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**JULY 2009
"INVESTMENT"
EXCLUSIVES**

| TOWN | ADDRESS | AVAIL SQ FT | TOTAL SQ FT | OFFICE SQ FT | CEILING HEIGHT | LOADING EXT. DOORS | LOADING INT. DOORS | DRIVE IN | LEASE PSF | SALE SQ FT | TAXES SQ FT | BROKER | LISTING | REMARKS |
|--------------------------------------|-----------------------------------|-------------|-------------|--------------|----------------|--------------------|--------------------|----------|-----------|------------|-------------|-----------------------------------|---------|--|
| Boonton | 429 Rockaway Valley Rd | 265,000 | 265,000 | | 16' | | | | | \$26.00 | \$0.36 | Richard Meyers Jeffrey Fulton | 411653 | 1000 Car Parking - Expandable - Call for updated NOI - Campus Setting |
| Sale Leaseback Cedar Grove | 20 Sand Park Road | 137,655 | 137,655 | 24,600 | 15' / 25' | 11 | 1 | 2 | TBD | TBD | \$0.84 | Ron Sholom | 409701 | One story warehouse on 10.61 acres |
| Newark | 221 Frelinghuysen Avenue | 90,000 | 90,000 | 10,000 | 16' / 24' | 2 | | 3 | | \$90.00 | \$0.72 | Richard Kropp | 400974 | |
| Englewood | 55-65 West Sheffield Ave | 68,000 | 68,000 | 4,000 | 17' | 7 | | | | \$115.00 | | Sang Oak Ra | 411940 | 5 minutes from GWB |
| Randolph | 2 Emery Avenue @ Route 10 West | 32,000 | 32,000 | | | | | | | \$125.00 | \$1.69 | Richard Meyers Kathleen Beaven | 407186 | |
| Carlstadt | 610 Washington Avenue | 30,400 | 30,400 | 3,600 | 22' | 3 | | 1 | \$7.50 | \$149.00 | \$1.55 | Sang Oak Ra | | 6,600sf & 3,700sf Leased until middle of 2012. |
| Cranbury | 38 Broadway Road | 27,800 | 27,800 | 3,696 | 28' | 4 | | 1 | | \$120.50 | \$1.02 | Sang Ra | 407378 | |
| Roxbury | 199 Route 206 South | 26,200 | 26,200 | 16,000 | 21' | 2 | | 2 | \$8.75 | \$114.50 | \$1.95 | Jeffrey Fulton Ed Schein | 304342 | 8,500sf Leased to AAA Tenant |
| Mount Olive | 180 Goldmine Road | 14,000 | 34,000 | | 22' | | | 5 | \$9.50 | \$115.00 | \$1.76 | Jeffrey Fulton Ed Schein | 414769 | Located next to Lowes & Walmart @ the ITC Reail Comple |

SBWE, INC.

JULY 2009 "OFFICE" EXCLUSIVES

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| TOWN | ADDRESS | AVAILABLE SQ FT | TOTAL SQ FT | LEASE PSF | SALE PSF | TAXES PSF | BROKER | LISTING | REMARKS |
|--------------------------------------|---------------------------|-----------------|-------------|------------------|----------|-----------|-----------------------------------|---------|--|
| Lyndhurst | 1200 Valley Brook Avenue | 45,000 | 181,690 | \$14.00 NNN | | | Jeffrey Fulton | | For Sale or Lease - Class A space Spectacular Location |
| Hasbrouck Heights | 411 Route 17 South | 30,025 | 30,025 | | \$125.00 | | Ron Sholom Kathleen Beaven | 415459 | |
| "PRICE REDUCED" Roxbury | 199 Route 206 South | 26,200 | 26,200 | \$8.75 | \$114.50 | \$1.95 | Jeffrey Fulton Ed Schein | 413305 | 10,200sf Warehouse - Possible 8,000sf Lease Back - Zoned: Office / Retail / Service |
| Secaucus | 1 Mikasa Drive | 25,000 | 544,200 | \$10.00 | | | Larry Blau | 411807 | Divisible - Immediate Possession |
| Lyndhurst | 738 Schuyler Avenue | 18,000 | 202,847 | \$8.00 | | \$0.79 | Ron Sholom Richard Kropp | 414656 | |
| Randolph | 2 Emery Ave @ Rt 10 West | 18,000 | 32,000 | \$15.50 + T/E | \$125.00 | \$1.69 | Kathleen Beaven Richard Meyers | 407186 | Lease Rate is Gross plus T/E |
| "MEDICAL BUILDING" Clifton | 716 Broad Street | 17,120 | 17,120 | | \$204.44 | \$5.00 | Ed Schein | 412651 | |
| Pompton Plains | 220 West Pkwy Units 4 & 5 | 16,008 | 16,008 | \$9.95 | | | Richard Meyers Eric Lewin | 413704 | |

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|-------------------|--------------------------|-----------------|-------------|------------------|----------|-----------|----------------------------------|---------|---|
| Secaucus | 25 Enterprise Avenue | 15,000 | 148,000 | \$15.00 | | \$1.81 | Larry Blau | 415072 | Mixed Use - Retail, Showroom, Office Former Mikasa Store |
| Edison | 860 US Highway 1 | 10,000 | 10,000 | \$15.00 | \$220.00 | \$2.25 | Michael Roth Charles Piazza | 415630 | |
| Clifton | 716 Broad Street | 8,452 | 17,120 | \$25.00 | \$204.44 | \$5.00 | Ed Schein | 412590 | |
| East Brunswick | 18 Connerty Court | 6,800 | 6,800 | | \$176.50 | \$2.10 | Charlie Piazza | 413314 | Expandable on 2.85ac lot |
| Hasbrouck Heights | 411 Route 17 South | 6,522 | 30,025 | \$20.00 | | | Kathleen Beaven | 415476 | |
| Boonton | 429 Rockaway Valley Road | 5,000 | 265,000 | \$12.00 | \$51.00 | \$0.36 | Richard Meyers Jeffrey Fulton | 412941 | |
| East Rutherford | 2 East Union Avenue | 3,000 | 110,000 | \$14.00 | | | Sang Oak Ra | 411801 | Divisible to 756 sq. ft. |
| Hackensack | 310 Hudson Street | 3,000 | | \$12.00 Gross | | | Alan Frankel | 413731 | Divides to 2 units of 1,500sf each. |

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|-------------------|-----------------------------|-----------------|-------------|-----------|----------|-----------|------------------------------|---------|--|
| South Plainfield | 51 Cragwood Road | 2,200 | 45,233 | \$17.75 | | | Kathleen Beaven | 408294 | Fully renovated in 2000. Fiber Optics. |
| Butler | 1375 Route 23 South Unit 30 | 1,941 | 7,500 | \$19.00 | | | Richard Meyers Eric Lewin | 414533 | |
| River Edge | 1060 Main Avenue | 1,506 | 22,000 | \$21.50 | | | Kathleen Beaven Irv Weiss | 415508 | Separately metered |
| Hasbrouck Heights | 411 Route 17 South | 1,425 | 30,025 | \$20.00 | | | Kathleen Beaven | 410241 | |
| River Edge | 1060 Main Avenue | 1,092 | 22,000 | \$21.50 | | | Kathleen Beaven | 415509 | Separately metered |
| Hasbrouck Heights | 411 Route 17 South | 915 | 30,025 | \$20.00 | | | Kathleen Beaven | 410241 | |
| Edison | 3826-30 Park Avenue | 760 | 33,200 | \$15.50 | | | Kathleen Beaven | 408483 | |
| Butler | 1375 Route 23 South Unit 10 | 660 | 7,500 | \$19.00 | | | Richard Meyers Eric Lewin | 414534 | |

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|------------|-----------------------------|-----------------|-------------|-----------|----------|-----------|------------------------------|---------|---------|
| Butler | 1375 Route 23 South Unit 20 | 575 | 7,500 | \$19.00 | | | Richard Meyers Eric Lewin | 414535 | |
| River Edge | 1060 Main Avenue Suite 300 | 575 | 22,000 | \$21.50 | | | Kathleen Beaven Irv Weiss | 415510 | |

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**JULY 2009
"LAND"
EXCLUSIVES**

| TOWN | ADDRESS | AVAILABLE ACREAGE | TOTAL ACREAGE | SALE PRICE | LEASE PRICE | BROKER | LISTING | REMARKS |
|-------------------------------------|-----------------------------------|-------------------|---------------|--------------|-------------|---|---------|---|
| Oakland | Muller Drive | 70.00 | 70.00 | | | Richard Meyers | 408617 | |
| Boonton | 429 Rockaway Valley Rd | 52.00 | 52.00 | \$6,900,000 | | Richard Meyers Jeffrey Fulton | 411652 | Approx. 26 acres useable, currently an active business park with retail income development potential. |
| Mansfield Township | 269 Hazen Road | 16.00 | 16.00 | \$950,000 | Make Offer | Jeffrey Fulton Richard Meyers Ed Schein | 414323 | 1,500' Railroad Frontage - Includes 5,500sf Commercial Bldg & House. Level & currently cornfield. |
| "UNDER CONTRACT" Denville | Luger Road | 14.00 | 14.00 | \$2,000,000 | | Jeffrey Fulton Richard Meyers | 406024 | Conceptual plan for 80,000sf Industrial or 70,000sf Office. All city utilities. At Route 80/53/46. |
| Lincoln Park | 12 Sun Lane / 139 Ryerson Road | 9.00 | 9.00 | \$500,000 | | Richard Meyers Eric Lewin | 414300 | Excellent location for residential or recreational use. |
| Pompton Plains | 340 Route 23 | 7.00 | 7.00 | \$10,000,000 | | Joel Friedman Larry Blau Jeffrey Fulton | 414738 | 326' Frontage - Zoned Retail - 26,000sf Retail/Whse Bldg with outside storage. Comes with Cell Tower income. |
| Roxbury Township | 6 Salmon Lane / Route 46 West | 6.63 | 6.63 | \$1,900,000 | | Jeffrey Fulton Ed Schein | 413848 | 545' road frontage on Route 46 - Will Sell subject to approval Possible 20,000sf Retail - Tenant in hand Water and Sewer nearby. |

**JULY 2009
"LAND"
EXCLUSIVES**

| TOWN | ADDRESS | AVAILABLE ACREAGE | TOTAL ACREAGE | SALE PRICE | LEASE PRICE | BROKER | LISTING | REMARKS |
|--|--|-------------------|---------------|-------------|----------------------------------|---|---------|---|
| Frankford | Route 206 | 6.24 | 6.24 | \$650,000 | | Scott Deutchman Richard Kropp | 408312 | Zoned L1 |
| Mount Olive | 438 Sand Shore Road | 4.00 | 4.00 | \$500,000 | | Jeffrey Fulton Ed Schein | 414735 | Approved for 29,378sf building |
| Mount Olive | 440 Sand Shore Road | 4.00 | 4.00 | \$500,000 | | Jeffrey Fulton Ed Schein | 414216 | Approved for 31,370sf building |
| "MAJOR PRICE REDUCTION" North Bergen | 8250 West Side Avenue | 3.10 | 3.10 | \$1,700,000 | | Steve Ulin | 409172 | Full plans come with Sale. Approvals for 48,000 sq. ft. building. |
| Pompton Plains | 144 Route 23 | 3.00 | 3.00 | \$3,000,000 | | Joel Friedman Larry Blau Jeffrey Fulton | 414739 | 400' Frontage - Retail zoned - Has 3,200sf Building |
| North Bergen | 3813-3907 Liberty AKA: 3901 Liberty | 2.77 | 2.77 | \$720,000 | | Eric Lewin | 413001 | Zoned for 105 Condos |
| Randolph | 1584 Sussex Turnpike | 1.60 | 1.60 | \$950,000 | | Richard Meyers Glenn Evans | 413890 | |
| Perth Amboy | 1050 State Street | 1.50 | 26.00 | | \$2,600 per month per acre | Charles Piazza | | For Lease - \$2,600 per month per acre Outside Storage, Trucks, Trailors, Containers, Etc. |

**JULY 2009
"LAND"
EXCLUSIVES**

| TOWN | ADDRESS | AVAILABLE ACREAGE | TOTAL ACREAGE | SALE PRICE | LEASE PRICE | BROKER | LISTING | REMARKS |
|---|------------------------|-------------------|---------------|---------------------------|-------------------------|---|---------|---|
| "UNDER CONTRACT" Randolph | 155 Canfield Avenue | 1.02 | | \$850,000 | \$5,000 Per Month | Jeffrey Fulton Richard Meyers Ed Schein | 414231 | Outside Storage - Includes house with income of \$2,350 per month and garage building with small office. |
| Newark | 2-14 New York Avenue | 0.55 | 0.55 | Present Offers | \$300,000 per annum | Irv Weiss | 411325 | UEZ; near Arena & Residential construction; Great Site for Retail, Bank Parking, etc. |
| Newark | 1223 Broad Street | 0.45 | 0.45 | \$114.78 | | Irv Weiss | 411359 | Good Hotel, Office Site; Urban Enterprise Zone. |
| "PRICE REDUCED" Roxbury Township | 165 Lakeside Boulevard | 0.27 | 0.27 | \$89,000 | Call | Jeffrey Fulton Richard Meyers Ed Schein | 414232 | Located next to Pathmark anchor retail center. Has approval for 2,700sf, which includes basement, with car pkg. Zoned Business |
| <p>All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omission, change of price, prior sale or lease, or withdrawal without notice. In addition, no representation is made respecting zoning, condition of title or any matters of a legal or environmental nature. Any commissions due cooperating brokers are subject to all of the terms and conditions upon which we and our clients have agreed.</p> | | | | | | | | |