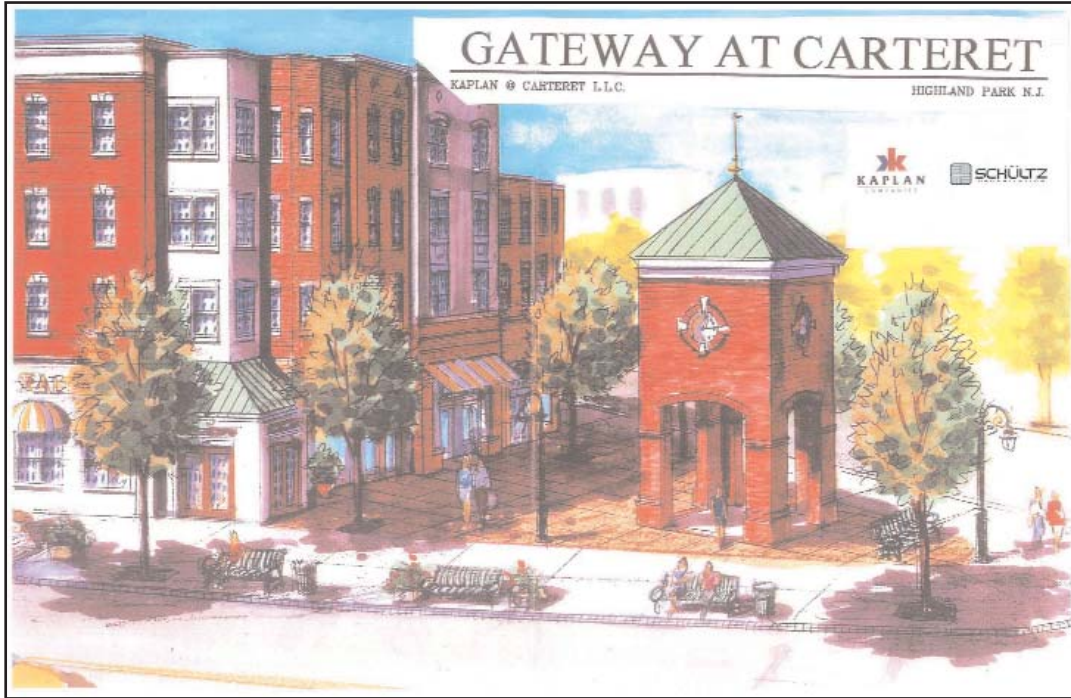


RETAIL SPACE AVAILABLE

THE GATEWAY AT CARTERET



LOCATION: Lower Roosevelt Avenue & Terminal Avenue
Borough of Carteret, Middlesex County, New Jersey

PROJECT DESCRIPTION:

Parcel A	Two (2) Buildings @ Three (3) Story	32 Townhomes Total
Parcel B	One (1) Building - Three (3) Story	62 Loft Style Condos
Parcel C	One (1) Building - Three (3) Story	30 Condominiums
Parcel D	One (1) Building - Three (3) Story	54 Condominiums
Parcel E	One (1) Building - Four (4) Story	104 Apartments
		21,700 square feet of retail with 172 parking spaces
Parcel F	One (1) Building -Four (4) Story	104 Apartments
		21,700 square feet of retail with 176 parking spaces
Parcel G	One (1) Building	16 affordable housing
Project Totals:	Eight Properties	402 residential units
		43,400 square feet of retail space

For Additional Information Please Contact
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The Schultz Organization
900 Route 9 North, Suite 301, Woodbridge, NJ 07095
Phone: 732-855-0001 Fax: 732-855-0034

PROPOSED ELEVATIONS



RESIDENTIAL



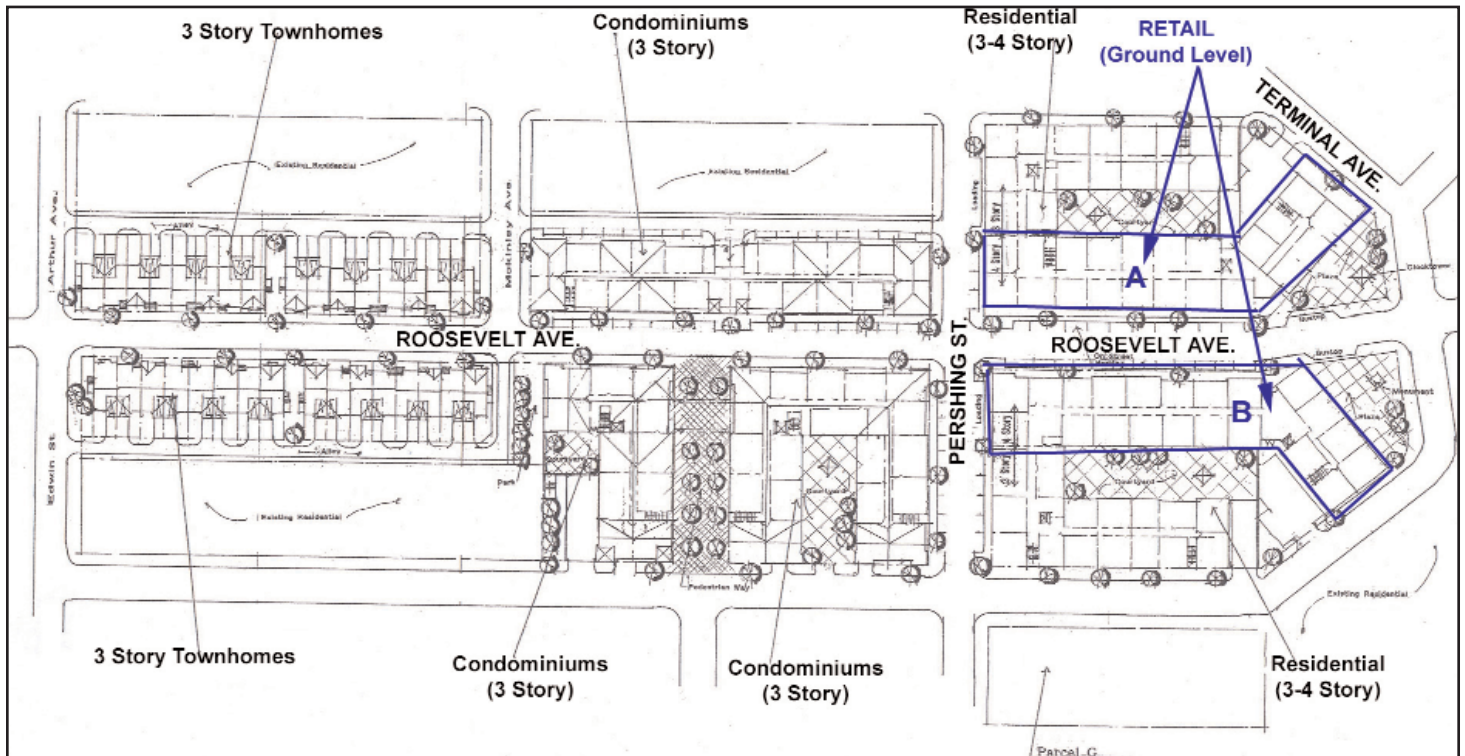
THE GATEWAY AT CARTERET

- RETAIL GLA:** ±43,400 square feet
- AVAILABILITY:** Parcel E & F - First level retail space (±1,200 to ±14,300 square foot units)
- RETAIL CEILING HEIGHT::** ±18' to the deck
- RENTAL RATE:** \$23.00 per square foot, triple net
- CAM, INSURANCE & REAL ESTATE TAXES:** To be Determined
- PROPOSED OCCUPANCY:** Spring 2006

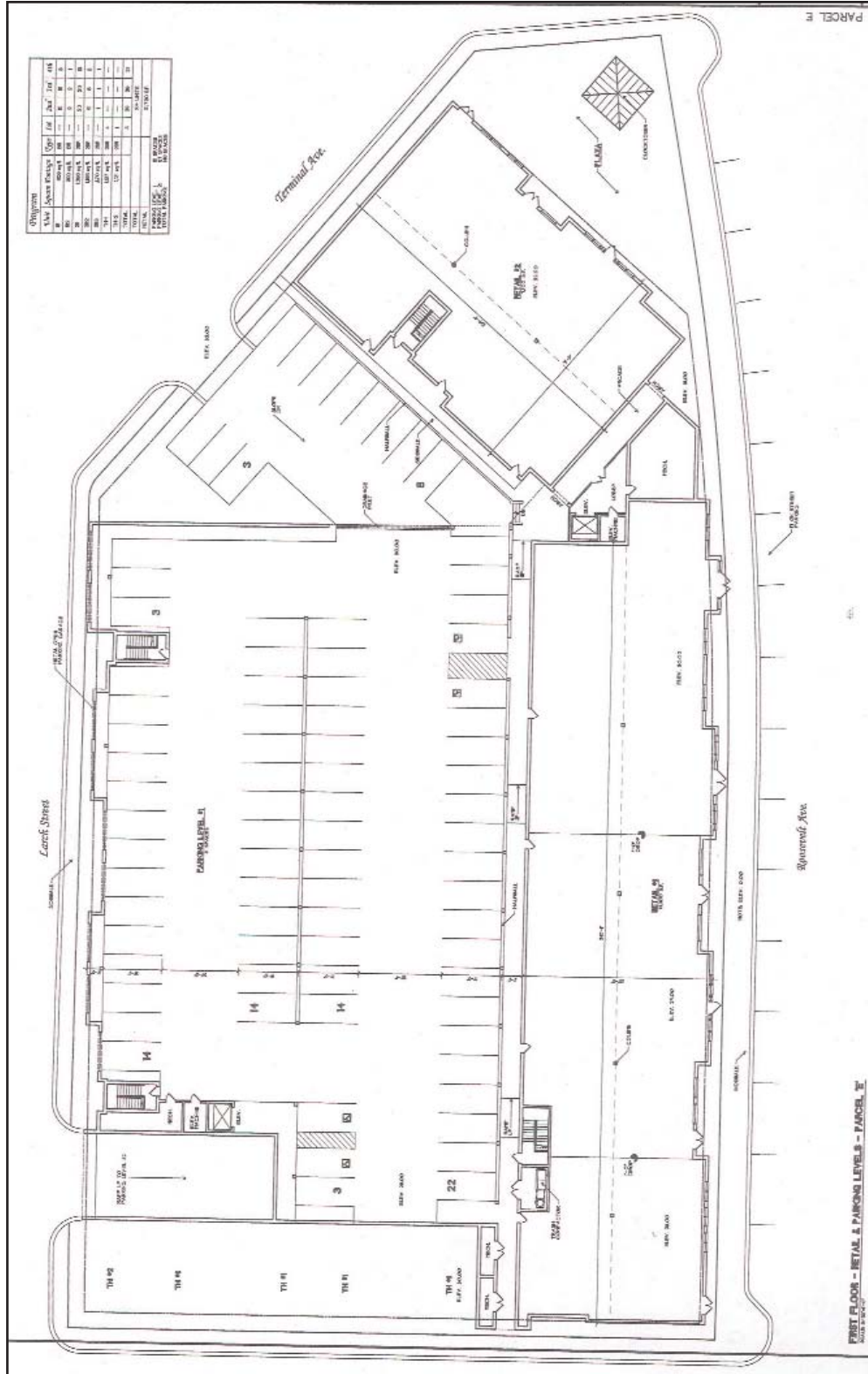
DEMOGRAPHICS:

Mile Radius	<u>1</u>	<u>3</u>	<u>5</u>
<i>Business Population</i>	3,435	24,184	93,385
<i>Residential Population</i>	15,352	43,663	175,545
<i>Average Household Income</i>	\$58,060	\$62,497	\$62,644
<i>Households</i>	5,204	14,361	61,936

CONCEPTUAL SITE PLAN



BUILDING E - RETAIL PLAN



RETAIL SPACE AVAILABLE

