



## ACQUISITION CRITERIA

### East Coast

Federal Realty is a fully integrated real estate company focused on the acquisition, ownership and redevelopment of high-quality retail properties, including shopping centers and urban, mixed-use properties. Federal Realty's portfolio contains 18.6 million square feet (as of 9/30/2011).

### Property Type

Federal Realty acquires high-quality neighborhood and community shopping centers with expansion, redevelopment and lease-up/re-leasing potential.

### Location

Federal Realty acquires properties in the following geographic areas:

#### NORTHEAST REGION

##### Boston Metro

Generally within I-495

##### New York Metro

**Connecticut:** Fairfield County

**New York:** Brooklyn, Queens, Staten Island, Westchester County, Nassau County, Suffolk County

**New Jersey:** Bergen County, Essex County, Middlesex County, Monmouth County, Morris County, Passaic County, Somerset County, Union County, Hunterdon County

##### Philadelphia Metro

**Pennsylvania:** Bucks County, Chester County, Delaware County, Montgomery County, Philadelphia County

**New Jersey:** Burlington County, Camden County, Gloucester County, Mercer County, Ocean County

#### MID-ATLANTIC REGION

##### Wilmington Metro

New Castle County

##### Baltimore Metro

Anne Arundel County, Baltimore County, Carroll County, Harford County, Howard County

##### Washington, DC Metro

**Maryland:** Montgomery County, Prince George's County, Frederick County, Charles County

**Virginia:** Arlington County, Fairfax County, Loudoun County, Prince William County, City of Alexandria

##### District of Columbia

#### SOUTHEAST REGION

**Florida:** Miami-Dade County, Broward County, Palm Beach County

## Contacts

### EASTERN REGION

#### Barry Carty

VP, East Coast Acquisitions  
PH 561.347.6522  
FX 561.368.6223  
bcarty@federalrealty.com

7015 Beracasa Way  
Suite 204  
Boca Raton, FL 33433

#### Steve LaBold

Senior Director  
Northeast Acquisitions  
PH 973.993.1614  
slabold@federalrealty.com

89 Headquarters Plaza  
North Tower, 3rd Floor  
Morristown, NJ 07960

## Demographics

Minimum of 50,000 people within a 3-mile radius.

## Size

**GLA**—Minimum of 75,000 square feet.

**Investment**—Minimum of \$15 million. Federal Realty will consider assuming existing loans and offers structures to defer capital gains taxes.