



## 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 approximately 24 million square feet (as of 3/31/18).

### Property Type

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

### Location

#### 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

### 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.

#### EASTERN REGION

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