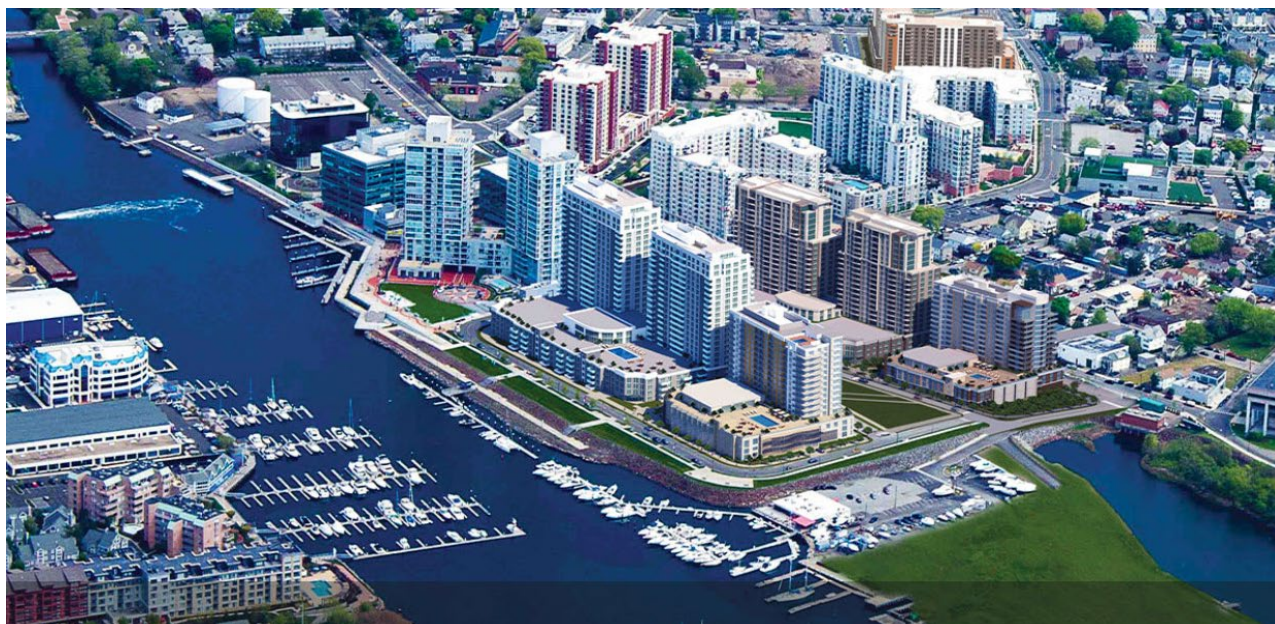


SUCCESS STORIES

LANDLORD REPRESENTATION





BUILDING & LAND TECHNOLOGY

STAMFORD, CT

Harbor Point - 711 & 845 Canal Street, One & Two Harbor Point Square

- Dinosaur Bar-B-Que – 9,000 SF
- Design Within Reach – 7,171 SF
- First Niagara Bank/Key Bank – 3,500 SF
- Go Green (x 2) – 1,800 SF/1,222 SF
- Harbor Point Organic Market - 2,791 SF
- HBar Salon – 1,975 SF
- Le Pain Quotidien – 2,900 SF
- Robeks – 800 SF
- Subway – 800 SF
- Pinot's Palette – 1,700 SF
- Patisserie Salzburg – 1,837 SF
- Proof Coffee – 500 SF
- The Stamford Hospital – 2,147 SF + 5,835 SF
- Westech Security – 400 SF





CLEAR ROCK PROPERTIES

STAMFORD, CT

850 Canal Street

- GolfTec - 2,550SF
- Madabolics - 3,688



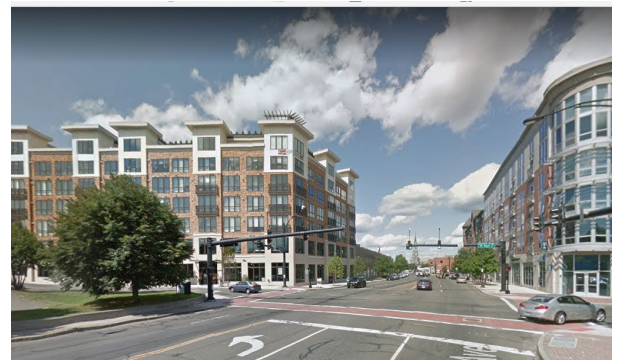


WAYPOINTE DISTRICT INVICTUS REAL ESTATE PARTNERS LLC

NORWALK, CT

500 & 515 West Avenue

- Allora Coffee & Bites – 600 SF (The Block)
- Cabo Restaurant & Market – 6,145 SF (The Block)
- F45 – 2,729 SF (The Block)
- Haruki Restaurant – 1,732 SF (The Block)
- iPic Theatre – 42,000 SF (The Pinnacle)
- K.M. Daniel LLC – 2,100 SF (The Block)
- Maria's Friends – 1,226 SF (The Block)
- Pinot's Palette – 2,026 SF (The Block)
- Physicians for Women's Health -3,000 SF (The Berkeley)
- Regal Real Estate – 644 SF (The Block))





REGENCY CENTERS

WESTPORT, CT

Compo Acres, 374 Post Road East

- Jersey Mikes - 1,510 SF
- Le Boudoir Blow Dry Bar - 650 SF
- Pokeworks - 1,282 SF
- Robeks - 1,500 SF
- Solidcore - 1,800 SF
- The Winged Money - 2,910 SF (expansion)
- United Bank - 2,050 SF





KIMCO

NORTH HAVEN, CT

Home Depot Plaza - 111

- Ava Nails - 2,600 SF
- Banfield Pet Hospital - 2,640 SF
- Crumbl Cookies - 1,900 SF
- Dick's Sporting Goods - 48,265 SF
- Good Feet - 1,900 SF
- Halal Munchies - 2,000 SF
- Horizon Dental - 1,800 SF
- Inferno Pizza - 2,500 SF
- Supercuts - 1,500 SF
- Tastee Curritos - 2,500 SF
- Urgent Care Center LP - 3,850 SF
- Vitamin Shoppe - 3,665 SF





M.G. HUNTINGTON LLC

NORWALK, CT

Center Seven - 607 Main Avenue

- CitiBank - 4,400 SF
- I Sold It on eBay - 1,400 SF
- Meta Retail - 1,400 SF
- Omni Fitness - 4,300 SF
- Planet Fitness - 1,400 SF
- Quiznos - 2,000 SF
- Starbucks - 2,800 SF
- SBK Nail Salon - 1,400 SF





EQUITY ONE

ENFIELD, CT

Brookside Plaza - 38 Hazard Avenue

- Hibachi Grill - 10,000 SF
- Men's Wearhouse - 5,190
- SF Sleepy's - 4,000 SF
- Verizon Wireless - 3,250 SF





JPM WESTPORT LLC

WESTPORT, CT

180 Post Road East

- Alegre – 2,536 SF
- AT&T – 1,800 SF
- Montner & Associates – 2,250 SF
- Steven Mancini Salon – 1,935 SF
- Schoonmaker, George, Colin & Bloomberg – 975 SF
- State Street Launderers – 1,100 SF
- The Toy Post – 2,644 SF





TEC ASSOCIATES II, LLC

NEW CANAAN, CT

3-11 Forest Street

- Boom LLC – 2,400 SF + renewal
- Crescendo Capital – 1,200 SF
- Hashi Sushi & Lounge – 2,350 SF
- MAG Properties – 800 SF
- Marion Ewing Roe – 1,500 SF
- New Canaan Travel – 1,500 SF
- Nicoblu – 950 SF
- Regan Family Investment – 850 SF
- Peachwave – 2,350 SF
- Sleepy's/Mattress Firm – 3,000 SF
- Townsend & Co Interiors – 850
- Valerie Wilson Travel – 3,000 SF





RICH

SOUTH NORWALK, CT

SoNo Design District - Washington St & South Main St

- ASL Consignment - 550 SF
- Apadana Fine Rugs - 8,560 SF
- Cole Antique Consignments - 1,200 SF
- GigMasters - 4,360 SF
- Interior Design Consignors - 1,975 SF
- Red Lulu - 5,000 SF
- Weld Media - 1,975 SF
- Xlerant - 1,685 SF





SERITAGE GROWTH PROPERTIES

WEST HARTFORD, CT

The Corbin Collection – 1445 New Britain Avenue

- GoHealth Urgent Care – 2,670 SF
- Pokeworks – 1,360 SF





714, LLC

SHELTON, CT

The Marketplace, 405 Bridgeport Ave

- Arooga's Grille House & Sports Bar - 7,000 SF
- Barra Italian Street Kitchen - 4,458 SF
- Billionails & Spa - 1,648 SF
- Verizon- 2,500 SF





FYBER PROPERTIES 365, LLC

NORWALK, CT

Sconset Commons, 365 Westport Avenue

- Bella Professional Beauty Store - 1,250 SF
- Salon Robert - 1,200 SF
- Senior Care - 1,250 SF





LITCHFIELD CROSSINGS, LLC/ECCO

NEW MILFORD, CT

Litchfield Crossings, 169 Danbury Road

- The TJX Companies - 21,926 SF





BOYLSTON PROPERTIES CO/PARAGON MANAGEMENT GROUP

WILTON, CT

101 Old Ridgefield Road

- Café Ruche – 1,841 SF
- Culture Tea – 1,841 SF
- Direct Eats, Inc. – 1,270 SF



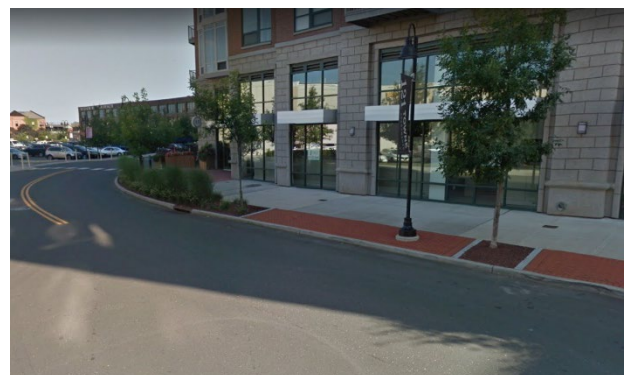


WAFRA INVESTMENT ADVISORY

STAMFORD, CT

121 Towne Street

- F45 Fitness – 2,500 SF
- Harbor Point Pizza – 1,509 SF





GAULT TRUST

WESTPORT, CT

16-30 Post Road East /16-24 Taylor Place

- Able Home Healthcare - 1,600 SF
- Domino Media Group - 1,600 SF
- Fred LLC - 2,382 SF
- Studio on Main - 1,438 SF
- Westport Renewables (GRIDDY) - 1,500 SF
- Popup Bagels - 1,438 SF





GAULT ENERGY/FAMILY COMPANIES

WESTPORT, CT

18 Kings Highway North

- ACM Realty Services LLC - 13,255 RSF
- Bluepoint Maritime LLC - 1,500 RSF
- Leargas Capital - 2,095 RSF
- Merlin Petroleum Company - 1,400 RSF
- Renewed Mind LLC - 1,325 RSF
- VFG Westport, LLC - 1,500 RSF

13 Riverside Avenue

- NEOS Investments - 4550 RSF
- Wells Fargo - 4,550 RSF

575-580 Riverside Avenue

- Kneads Bakery - 2,225 SF
- Pretty Brands - 1,000 SF
- MOMU (Ice Cream) - 920 SF





WESTMINSTER REALTY LLC

WESTMINSTER, MA

95 Aubuchon Drive

- American Superconductor – 77,480 SF
- Walmart Stores East LP – 181,697 SF





THE HAMPSHIRE COMPANIES

BRIDGEPORT, CT

1000 Lafayette Boulevard

- Adelman Hirsch and Connors, LLP – 6,332 SF
- Caregiver Homes of Connecticut Inc. – 1,350 SF
- Citizens Bank/RBS – 23,475 SF
- Greater Bridgeport Business Council – 3,296 SF
- Haymond Law Firm – 1,290 SF
- Premier Advisory Group (extension) - 533 SF
- Ryan Ryan Deluca LLP – 12,351 SF
- Samuel Wilson, CPA (extension) – 1,031 SF
- Southwest Connecticut Agency for the Aging - 14,500 SF
- Urban League of Southern Connecticut – 1,732 SF
- White Rose Home Healthcare Agency, LLC – 2,056 SF
- Zeldes Needle and Cooper, P.C. – 15,000 SF





WATERFORD ONE LLC

WATERFORD, CT

104-106 Boston Post Road

- AT&T Product Center - 2,000 SF
- Bank of America - 1,916 SF
- Brown & Brown of Connecticut - 1,600 SF
- Goteborg Pizza - 1,882
- Papa John's Pizza - 1,882 SF
- Smoothie King - 1,600 SF





800 EAST MAIN LLC (REDEVELOPMENT)

STAMFORD, CT

Clark's Hill Shopping Plaza, LLC - 800-816 East Main Street

- Arrow Alternative Care - 4,913 SF
- Bubbakoo's Burritos - 1,502 SF
- Clear Smile Dental - 2,394 SF
- Dollar Tree - 11,126 SF
- JR Sports Barbershop - 1,000 SF
- SportsMed Physical Therapy - 2,086 SF
- Stamford Community Pharmacy - 1,000 SF





PG PROPERTIES (REDEVELOPMENT/NEW CONSTRUCTION)

DARIEN, CT

Grove Street Plaza - 1292 Boston Post Road

- Gravinese Jewelers - 850 SF
- JD Cosmetics - 950 SF
- Melting Pot - 4,000 SF

POST ROAD ELEVEN, LLC

- Charles Michael Gallery - 1,770 SF
- Something White Bridal - 2,065 SF
- Sokayri, LLC - 2,530 SF





ELM ASSOCIATES

DARIEN, CT

879-883 Boston Post Road

- Barvida - 1,600 SF
- Bonny Reflexology - 1,600 SF
- Check Body-Mind - 1,500 SF
- Huntington Learning Center - 1,500 SF
- Jade Nail Salon - 1,500 SF
- Robeks - 1,500 SF
- Subway - 1,600 SF





NEWMAN'S OWN FOUNDATION

WESTPORT, CT

1111 Post Road East

- Connecticut Community Bank – 4,147 SF



TWENTY LAKE HOLDING

STAMFORD, CT

300 Main Street

- Stamford Sushi – 1,105 SF



RELATED PROPERTIES

SHELTON, CT

858-902 Bridgeport Avenue Shelton Square

- Connecticutare – 4,500 SF
- Palm and Able – 4,500 SF
- Physical Therapy & Sports Medicine Centers – 3,200 SF





BLACKSHAW HUNCHAR, LLC

WESTPORT, CT

1835 Post Road East

- Becca Interiors/AYR - 1,550 SF
- Fatto a Mano - 1,550 SF
- Blossom & Stem Floral - 964 SF
- Gloss Salon - 1,136 SF
- Second Foundation - 2,368 SF



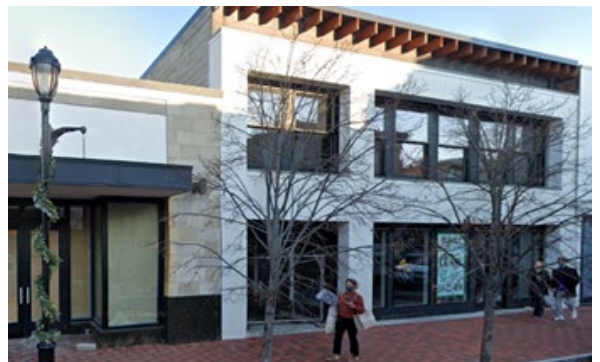


FORSTONE CAPITAL, LLC

WESTPORT, CT

38 Main Street

- Mexicue – 4,423 SF
- Timothy Oulton Retail – 6,058 SF





LENNAR MULTIFAMILY COMMUNITIES

The Mitchell, 131 Mamaroneck Avenue

WHITE PLAINS, NY

- Citibank N.A. – 5,677 SF
- CravWings Tavern – 2,586 SF

The Smyth, 885 Washington Boulevard

STAMFORD, CT

- Fidelity Brokerage Services LLC – 7,490 SF





THUNE ASSOCIATES

NEW CANAAN, CT

21 Locust Avenue

- AMIP - 134 RSF
- Devonshire Holdings - 494 RSF
- First Candle - 142 RSF
- Innovant - 387 RSF
- Insurance Navigation - 405 RSF
- NY-FL Medical Payments Inc - 271 SF
- Paragon Tutoring - 288 RSF
- Richard Field - 139 RSF
- West Passage Services, LLC - 190 RSF
- ZRG Partners - 134 RSF



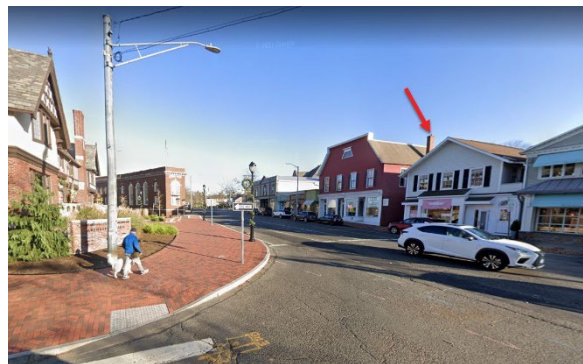


46 POST ROAD LLC

WESTPORT, CT

46 Post Road East

- Blue & Cream - 2,071 SF
- Diamond BFF - Office Suite
- Emily Blundell - Office Suite
- Isaac Heating & Air Conditioning - 1,475 RSF
- Swag Lab - Office Suite





165 MAIN STREET ASSOCIATES LLC

WESTPORT, CT

165 Main Street

- Bridgewater Chocolate LLC - 1,350 SF



SHARP HILL SQUARE

WILTON, CT

198-200 Danbury Road

- Progressive Diagnostics - 900 SF



464 MAIN STREET MONROE LLC

MONROE, CT

464 Main Street

- Awesome Toys and Gifts - 5,940 SF
- T-Mobile - 1,400 SF





UNITED REALTY INC.

WESTPORT, CT

177 Main Street

- Cohort Gallery - 600 SF
- Local to Market - 2,500 SF





SOUTHBROOKE MEDICAL SUITES

NAPLES, FL

6750 Immokalee Road

- All About You MedSpa - 1,639 SF
- Allegiance Health of Southwest Florida LLC - 1,562 SF
- Continuum Surgical Group of Naples - 10,949 SF
- Designed to Smile - 3,666 SF
- HealthQuest Physical Therapy - 2,170 SF
- Neuroscience and Spine Associates, PL (NASA) - 19,986 SF





TEC ASSOCIATES
161 Cherry Street

NEW CANAAN, CT

- Cyntex Co - 360 RSF
- Levin Capital Strategies - 1,518 RSF
- Stamford Health Systems - 5,250 SF





AUBUCHON REALTY COMPANY, INC. (ARC)

WESTPORT, CT

136 Main Street – Elm & Main

- Beyond Yoga – 3,200 SF
- Everything But Water – 980 SF





QUAN FAMILY TRUST
1901 Silas Deane Highway

ROCKY HILL, CT

- Liberty Bank – 2,890 SF



718 REALTY, LLC
718 Dartmouth Street

DARTMOUTH, MA

- Killer B's – 4,964 SF



ROSTRO, INC.

FAIRFIELD, CT

136 Fairfield Woods Road

- Purnima Women's Health LLC - 800 SF
- Streben Marketing, LLC - 800 SF



10 BAY STREET PROPERTY LLC

WESTPORT, CT

10 Bay Street

- Annemarie Martini - 300 SF
- Megan Eliot & Amanda Volper - 300 SF



137 ETHAN ALLEN HIGHWAY, LLC

RIDGEFIELD CT

139 Ethan Allen Highway

- Becca Interiors – 1,600 SF



PAUL CARPENTER

FAIRFIELD CT

1640 Post Road

- Shenyun Huang – 1,640 SF



728 WILLOWS, LLC

WESTPORT, CT

728 Post Road East

- Dr. Benaderet Select Care, PC - 1,357 SF
- Gameday Men's Health - 1,858 SF
- Laser Eye Practice of Westport LLC - 2,317 SF
- VAVI Medical, Inc. - 2,386 SF



728 WILLOWS, LLC

WESTPORT, CT

131 Kings Highway North

- Belev – 250 SF
- Fairfield County Audiology – 1,200 SF
- Rumi Mind Health, Inc. – 1,800 SF



IANNAZZO, ROBERT, RICHARD & REID

NEW CANAAN, CT

107-111 Main Street, Second Floor

- Fred Astaire Dance Studios – 1,880 SF



ASANA PARTNERS

WESTPORT, CT

1365-1391 Post Road East

- Popup Bagels, Inc – 1,869 SF



TOLL BROTHERS NORWALK APARMENTS LLC

NORWALK, CT

467 West Avenue - PIPER

- Natural Kitchen Group LLC - 1,967 SF



BLACKSHAW CHRISCOTT LLC

DARIEN, CT

13 Grove Street

- Spring Pilates LLC - 1,336 SF



HBN 130 MAIN STREET, LLC

NEW CANAAN, CT

130 Main Street & 9 Burtis Avenue

- BadAss Bagels New Canaan, LLC - 775 SF

