

No.	Transaction	Units	\$MM Deal Size	Return on Cost	Leverage	Equity IRR (*)	Stories
1	2018 - 2021 - 3rd Party Family Office 413 Summit Avenue, Jersey City, NJ	150	50	6.6%	65%	23%	18
2	345 Baldwin Avenue, Jersey City, NJ	116	32	6.2%	65%	25%	13
3	39 High Street, Jersey City, NJ	83	45	6.6%	65%	20%	6
4	2018 - Devel Partner & Appian Inv. 206-212 Wadsworth, NY, NY	99	46.5	5.9%	65%	30%	7
5	2015-2018- 3rd Party Family Office 377 E. 33rd Street, NY, NY	209	175	5%	65%	N/A	23
	640-644 10th Avenue, NY, NY	36	24	5.5%	65%	N/A	5
	7 Apartment buildings in Brooklyn, NY	48	21	6%	65%	N/A	4
6	2012 - Devel Partner & Appian Inv. 535 West 43rd Street, NY, NY	280	150	5.8%	65%	20%	12
7	2012 - Family Office & Appian Acq. 643-647 9th Avenue, NY, NY	24	27	6.0%	65%	14%	5
8-12	2010 - 2011 Maplewood & Appian Inv.	433	75	10%	65%	30%	4
13	2005 - 1.1M SF Office, Appian & Allegiance Inv. Atrium Office Park, Franklin Township, NJ		90	9%	65%	30%	4-5
Total Deal Size						\$735.5M	

Note: - (*) Indicates actual & projected IRR's



1 149 UNITS



2 116 UNITS



3 83 UNITS



4 99 UNITS



5 209 UNITS - 33RD ST



6 280 UNITS



7 24 UNITS



8 DANBURY - 67 UNITS



9 NEWTON - 110 UNITS



10 ORANGE - 105 UNITS



11 NORWALK - 84 UNITS



12 DARIEN - 67 UNITS



13 400 ATRIUM - 400,000 SF