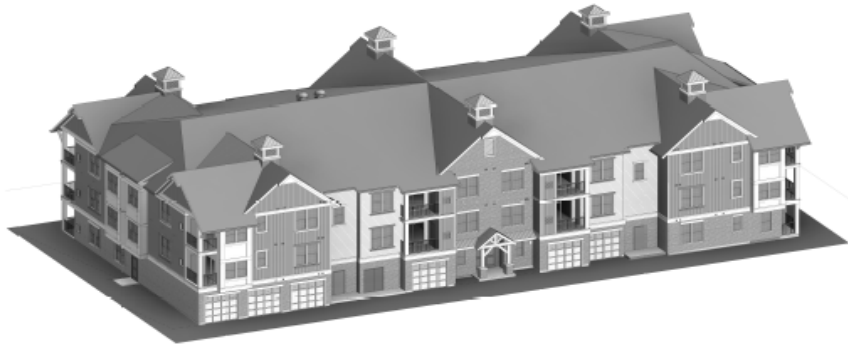


PROPERTY INFORMATION PACKAGE

12 ACRE PARCEL / APPROVED 120 UNITS



RAVEN'S NEST - APARTMENTS

Route 9 & Smithville Boulevard
Galloway Township

Atlantic County, NJ



FOX & ROACH, REALTORS

Exclusively presented by:

ED RITTI & JIM BOYLE SR
LAND DEVELOPMENT

Berkshire Hathaway Fox & Roach, Realtors
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PROPERTY INFORMATION PACKAGE

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Confidentiality Agreement & Disclaimer

This will serve as notice regarding the use of certain material, data and information contained herein (“Evaluation Material”) which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your directors, officers or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor Fox & Roach Realtors LP, Broker (a member of the franchise system of BHH Affiliates, LLC) make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the Property.

You also represent that no broker or agent represents you or will represent you in any possible transactions involving the Property unless you disclose it in writing to Fox & Roach Realtors LP(a member of the franchise system of BHH Affiliates, LLC) prior to the receipt of the Evaluation Material and you fully agree to compensate your broker or agent. Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever.

Additionally, you agree and acknowledge that we are not responsible for misstatement of facts, errors or omissions, prior sale or withdrawal of the property from the market without notice. By keeping the Evaluation Material for any purpose, you thereby agree to these provisions and we will proceed accordingly. In the event that you are not able to agree to these terms, please return the Evaluation Material to us immediately.

PROPERTY INFORMATION PACKAGE

I. EXECUTIVE SUMMARY

This Property Information Package is for a land parcel comprising approximately 12.14 acres. The parcel is located in the Smithville section of Galloway Township, having 470' of road frontage on New York Avenue (Route 9). It is located directly at the intersection with Smithville Boulevard and approximately a ½ mile south of the Historic Towne of Smithville complex.

The Owners have achieved an amended preliminary and conditional final municipal site plan approval on June 2, 2016. In addition, but not limited to, the project has received CAFRA approvals (11/16), Cape-Atlantic Soil Conservation (3/16), DOT Developers Agreement (2017), DEP Treatment Works approvals (8/17), and DEP Stormwater Discharge (7/18)

The proposed project consists of 5- 3 story apartment buildings and a clubhouse. The mix of units is 30- 1 Br and 90- 2 Br rental units. With the 2 Br units offering several different floor plan options. There will be parking for 260 vehicles and 30 garage parking spaces.

Proposed unit breakdown is as follows;

- 1 Br/ 1 Bath (D unit) - 30 units @ 1,010 SF
- 2 Br/ 2 Bath (C unit) - 20 units @ 1,177 SF
- 2 Br/ 2 Bath (B unit) - 15 units @ 1,216 SF
- 2 Br/ 2 Bath (A1 unit)- 40 units @ 1,426 SF
- 2 Br/ 2 Bath (A unit) - 15 units @ 1,428 SF

The main egress to the project will be at its frontage on Route 9 directly aligned with the terminus of Smithville Boulevard. Project improvements include DOT approved turn lanes and full signalization of the entrance.

The Decision and Resolution, in part, also states the following:

- COAH /low-mod issues have been satisfied under the original Smithville PUD. Thus, the requirement for the developer will be only to pay a Housing Fee equal to 1% of equalized assessed value of the units.
- Residents will be required to join and pay dues to the Towne of Historic Smithville Community Association.
- The project's Site Plan and Architectural Drawings were reviewed and approved by the Smithville Architectural Review Committee.
- All public utilities are approved and available to service the subject project.

Our website has full details regarding the site plan, architectural drawings, resolutions, permits, and correspondence on the history of the approvals for the proposed project.

Go to: www.wedodirt.com

Follow links to New Jersey, Atlantic County and Ravens Nest

PROPERTY INFORMATION PACKAGE

II. PROPERTY DETAILS

- Address:** New York Avenue (Route 9)
Galloway Township, Atlantic County, NJ
Block 1260.01 Lot 43.01
- Location:** The subject property is situated on the easterly side of New York Ave (Route 9) at the intersection with Smithville Boulevard, approximately ½ mile south of the Historic Towne of Smithville complex. The site has approximately 470' of street frontage on New York Ave, and a fully signalized entrance is proposed that will align with Smithville Boulevard.
- Access:** The proposed project will have direct signalized access from New York Avenue, and an emergency gated access from the street approaching the adjacent self-storage facility.
- Land Size:** 12.14 +/- Acres
- Zoning:** MD Residential. Current approved zoning density 8.1-12 DU/acre, with the proposed project at 9.88 DU/ac. Parking per ordinance requires 234 spaces, with proposed project conforming with 260 spaces.
- Land Use:** This Land Use category is for mixed residential development.
- Improvements:** There has been some initial phases of sitework begun on the property for the rear building pads and parking area. The balance of the property is unimproved, wooded land.
- Utilities:** The site will be connected to an existing 8" public water main in New York Avenue, and on-site gravity sanitary sewer will connect to an existing manhole at the new entrance to the project. See site plans for details. In addition, Will Serve letters are available for electric, natural gas and cable services.
- Electric -** Atlantic City Electric
Gas- South Jersey Gas
Cable- Comcast
- Parcel ID #:** Block 1260.01 Lot 43.01
- Legal Descriptions:** To be provided
- Engineering & Surveying:** Dixon Associates Engineering LLC
- Ownership:** N/A
- Contact:** **Ed Ritti / JIM BOYLE SR**
Berkshire Hathaway Fox & Roach, Realtors
1001 Tilton Road Suite 100
Northfield, NJ 08225
(609) 641-0011 - Office
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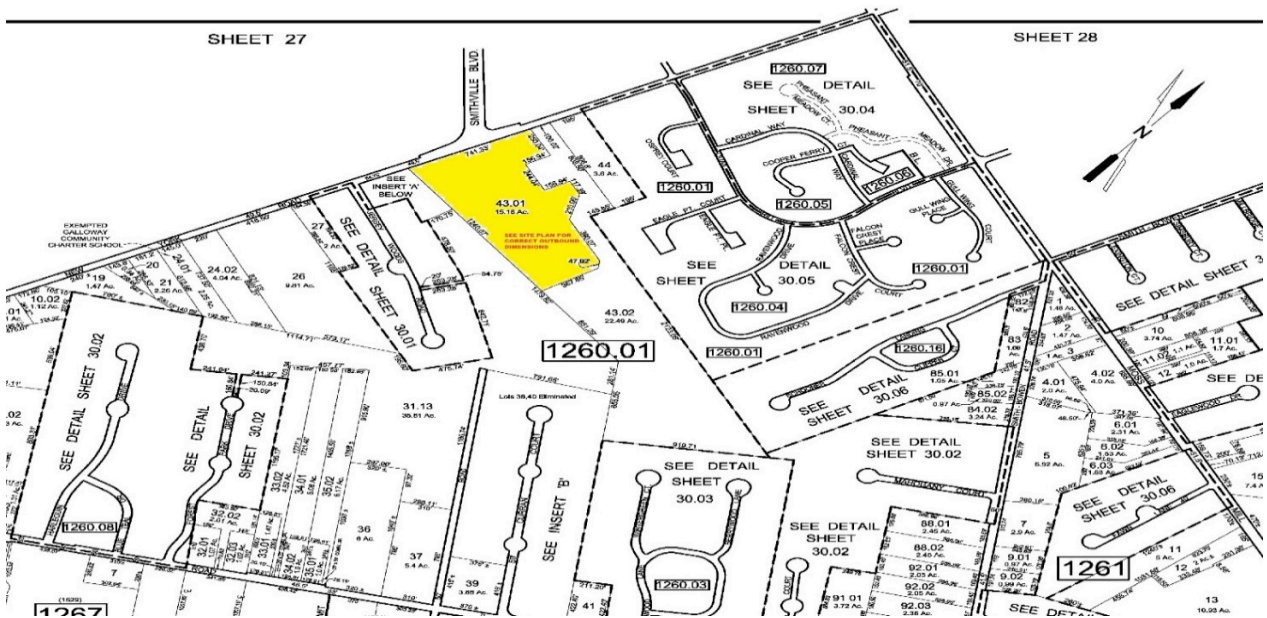
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III. MAPS

GIS AERIAL VIEW

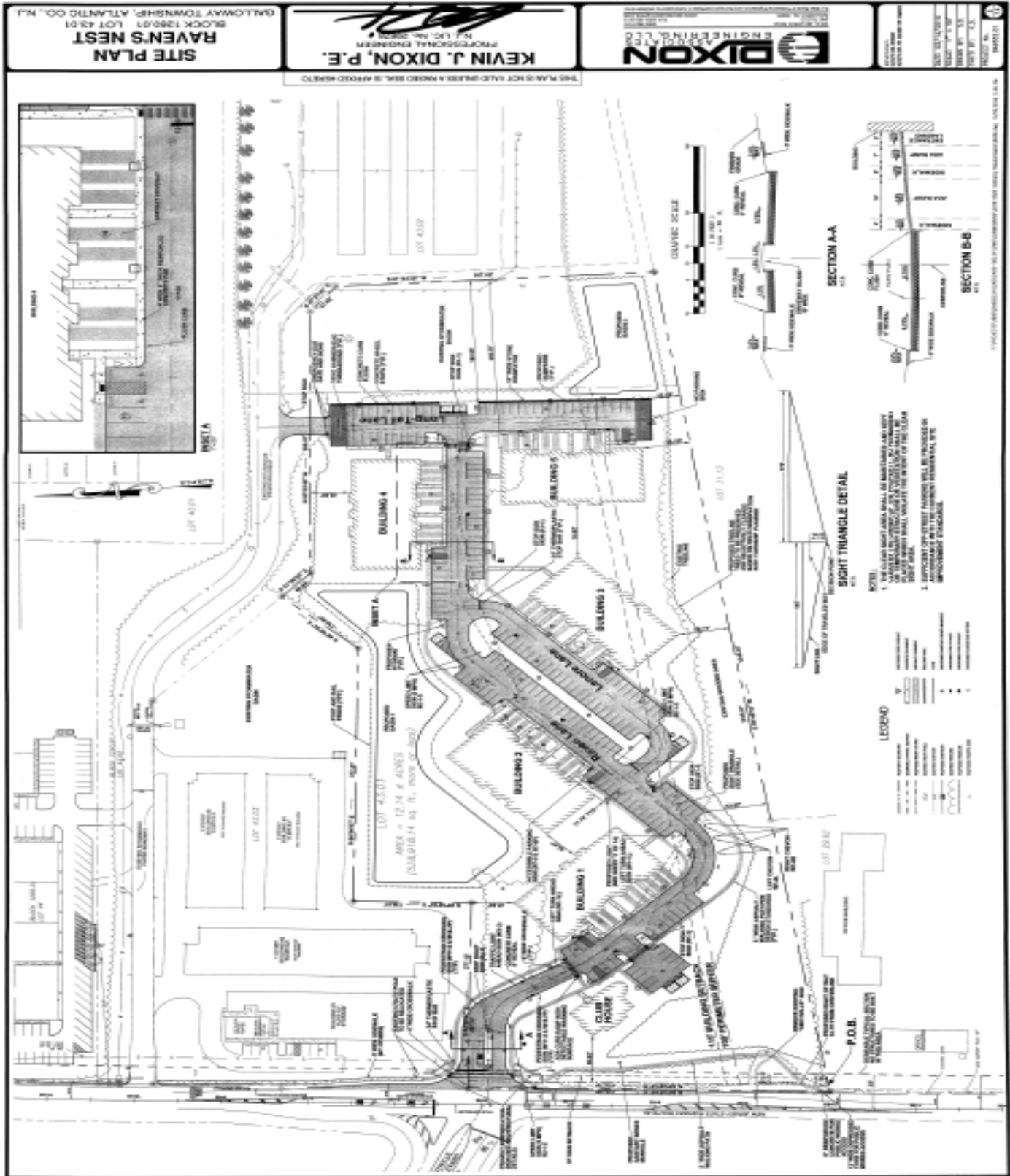


MUNICIPAL TAX MAP



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Site Plan



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Location Map

