



THE MATTONI GROUP



THE MATTONE GROUP

THE REAL ESTATE DEVELOPER FOR THE NEW MILLENNIUM

For nearly half a century, the Mattone Group has been shaping the places people work, live, and shop. From Manhattan skyscrapers, to waterfront homes, to strategically situated shopping centers, the Mattone Group's wide reaching development impact has provided revitalization, opportunity, and community growth.

DEVELOPMENT

LEASING



LEGAL



FINANCING

ACQUISITION



MANAGEMENT

THE MATTONE GROUP – BUILDING ON SOLID RELATIONSHIPS

In 1955, Joseph M. Mattone undertook his first real estate development project.

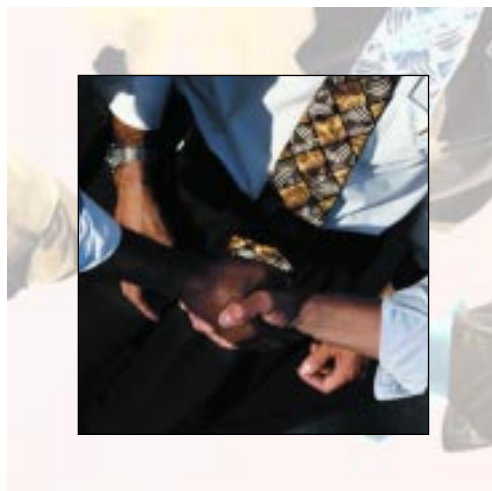
In the years since, the Mattone Group has become one of the premier real estate development firms with an impressive portfolio of high-quality properties.

These properties were developed through ongoing and growing relationships

This has been the cornerstone of the Mattone Group's success – developing that the Mattone Group has cultivated over the years.

and maintaining excellent client relationships with a commitment to preserving an unsurpassed reputation as a fully integrated real estate service company.

The Mattone Group truly provides “service” for its clients with capabilities that include real estate development, management, leasing, acquisition, legal and financing.



DEVELOPMENT

AMERICAS TOWER NEW YORK, NEW YORK

The Mattone Group has traditionally selected sites with key development potential. Among such high profile properties is the fee interest upon which is built The Americas Tower, a 975,000 square foot, Class A office building located on Avenue of the Americas between 45th and 46th Streets. The tenant is KGA & A, a wholly owned subsidiary of Kumagai Gumi Corporation.



THE MATTONE GROUP – BUILDING ON EXPERIENCE

The Mattone Group has a proven track record of
excellence, earning national recognition for its careful

evaluation of properties for overall potential value.

Its list of clients includes premier Fortune 500 companies,

in addition to a long list of national retailers.



METROTECH CENTER – BROOKLYN, NEW YORK

Metrotech Center occupies a 16-acre campus-type setting in the midst of downtown Brooklyn. This project was developed in conjunction with the New York Polytechnic Institute and Forest City Ratner. Over 4,000,000 square feet of office space in the development is occupied by such major corporations as Chase Manhattan Bank, Keyspan, Securities Industries Automation Corporation (S.I.A.C.), Bear Stearns, the Fire Department of the City of New York, and the Emergency/911 Response Center, among others.

DEVELOPMENT

TOWER IN THE HEIGHTS
BROOKLYN, NEW YORK

In 1982, the Mattone Group's development team acquired and converted the former St. John's University campus at 96 Schermerhorn Street, Brooklyn, into 104 cooperative apartments.



MANAGEMENT

The Mattone Group provides a broad range of fully integrated management services. It ensures that properties are fully leased, rents and receivables are collected, and physical facilities are well maintained. Mattone's reputation in preserving and improving properties is built upon the knowledge that good locations continue to thrive if they are responsive to their tenants' needs. In retail developments, Mattone's innovation is unmatched in providing the perfect combination of desirable retailers, and optimizing the location to draw the greatest amount of traffic.

THE EMBASSY TOWER MANHATTAN, NY

Located on the corner of Broadway and 68th Street, the Embassy Tower consists of 176 apartment units and an additional 12,000 sq. ft. of retail space. The Mattone Group acquired this project in 1978 and undertook a complete renovation of this former single-room occupancy hotel. This successful project was instrumental in the revitalization of the area north of the Lincoln Center.



FAST FOOD RESTAURANTS

Mattone Group has developed more than a dozen fast food facilities for Burger King, McDonald, Wendy's and Dunkin Donuts.



SERVICE STATIONS & PARKING

The Mattone Group has developed more than thirty (30) locations for Mobil, Exxon, Texaco, Amoco, Merit and Citgo. Mattone Group operates three parking facilities in Manhattan and Brooklyn.



DEVELOPMENT

ACQUISITION

While successful at improving the quality and operation of existing properties, the Mattone Group has also increased the size of its portfolio through selective acquisition.

The Mattone Group is expert at targeting geographic markets with solid demographic characteristics exhibiting the most attractive prospects for future investment.



NYC TECHNICAL COLLEGE BROOKLYN, NEW YORK

This three-story facility was built under the supervision of Mattone Group Construction. The development of this project was a joint venture with the Brooklyn Diocese and included the rehabilitation of a parochial school. It is now leased to the City University of New York which utilizes the space for an education center, offices and an auditorium.



JAMAICA CENTER
JAMAICA, NEW YORK

DEVELOPMENT

This landmark development represents the largest private investment in Jamaica, NY in over thirty years.

A unique urban retail complex which consists of over 411,000 sq. ft. of retail space at a cost of over \$80 million,

Jamaica Center typifies the expertise and vision of the Mattone Group development team. Tenants will include:

National Amusements, Old Navy, Walgreens, the Gap and Bally's Total Fitness among others.



BED, BATH & BEYOND
AND OLD NAVY
MILFORD, CONNECTICUT

The Mattone Group's commitment to quality retail is evidenced by such prime retail locations as this one in Milford,

Connecticut. This center was purchased

by the Mattone Group in May, 2000.



LEASING

The Mattone Group has built solid and continuing relationships with high-profile national and regional tenants. The loyalty of its tenants is a direct result of Mattone's ability to enhance and improve both tenant quality and the long-term value of a property – critical to maintaining a competitive position in the market. When it comes to retail leasing, The Mattone Group client roster reads like a veritable Who's Who in modern retailing.



A partial list of these includes:

- Gap
- Blockbuster Video
- Gap Kids
- Radio Shack
- Walgreens
- Pathmark
- Old Navy
- Bally's Total Fitness
- Party City
- Payless ShoeSource
- Goodyear
- Walmart
- Staples
- Bed, Bath & Beyond
- Kinko's
- Rockaway Bedding
- Waldbaum's
- Verizon
- National Amusements, Inc.

WALDBAUMS CENTER
COLLEGE POINT, QUEENS, NY

Situated on approximately 9 acres, the Waldbaums Center consists of a 49,000 sq. ft. Walbaums supermarket, as well as a 15,000 sq. ft. Walbaums training facility and a 15,000 sq. ft. operations center. In November 1997, construction was completed under the supervision of the Mattone Group on a 24,000 sq. ft. Staples store and a 6,000 sq. ft. office facility.



SPRINGFIELD GARDENS
QUEENS, NEW YORK

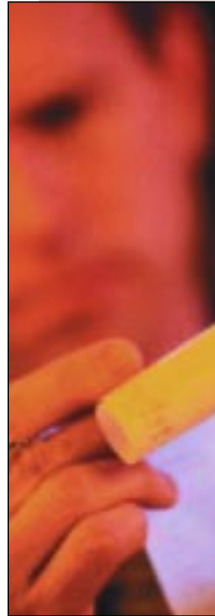
A vacant land parcel purchased from Bell Atlantic/NYNEX in September 1998, this 6.5 acre site now features a 60,000 sq. ft. Pathmark supermarket, as well as an additional 37,000 sq. ft. of supporting retail stores. This center was 100% pre-leased before construction, and tenants include Blockbuster Video, Radio Shack, Payless ShoeSource, and Party City among others.



FINANCING

The Mattone Group's financial strength, together with its reputation in the business community, enable Mattone to provide complete financing solutions through a variety of resources such as:

- Traditional debt placement
- 100% equity
- Lines of credit
- Letters of credit
- Joint venture equity financing
- Low-interest bonds



ANDRETTI SPEED LABS ATLANTA, GEORGIA

Another example of the Mattone Group's diverse retail portfolio is this 100,000 sq. ft. racing and family amusement center in Atlanta, Georgia.

The Mattone Group's retail portfolio spans the entire East Coast, with properties from Milford, Connecticut to Vero Beach, Florida.



WATERSIDE ESTATES
AT CRESTHAVEN
QUEENS, NEW YORK

*Located on the East River in Whitestone, Queens, this
15.9 acre development consists of 112 single-family homes
priced from \$600,000. The final phase is currently
under construction.*

DEVELOPMENT



LEGAL

The Mattone Group has the benefit of an affiliation with a legal team which is one of the most active and respected real estate law practices in the New York area.

Mattone, Mattone, Mattone, Mattone, Mattone, Megna and Todd represents various clients in all types of commercial and residential real estate transactions.

Numerous major financial institutions rely on the firm for mortgage loan closings. During 2000 alone, the firm closed in excess of \$300,000,000 in loans on behalf of these lenders.

The Mattone firm's expertise in commercial and residential law assures smooth, speedy and successful real estate transactions for all its clients.



41 EAST
60TH STREET
MANHATTAN,
NEW YORK

This project entailed the complete renovation of a 15,000 sq. ft. loft building into luxury office space, which was subsequently sold to an International bank.



THE MATTONE GROUP – BUILDING ON SOLID VISION

Building on proven accomplishment, the Mattone Group has a vision toward the future.

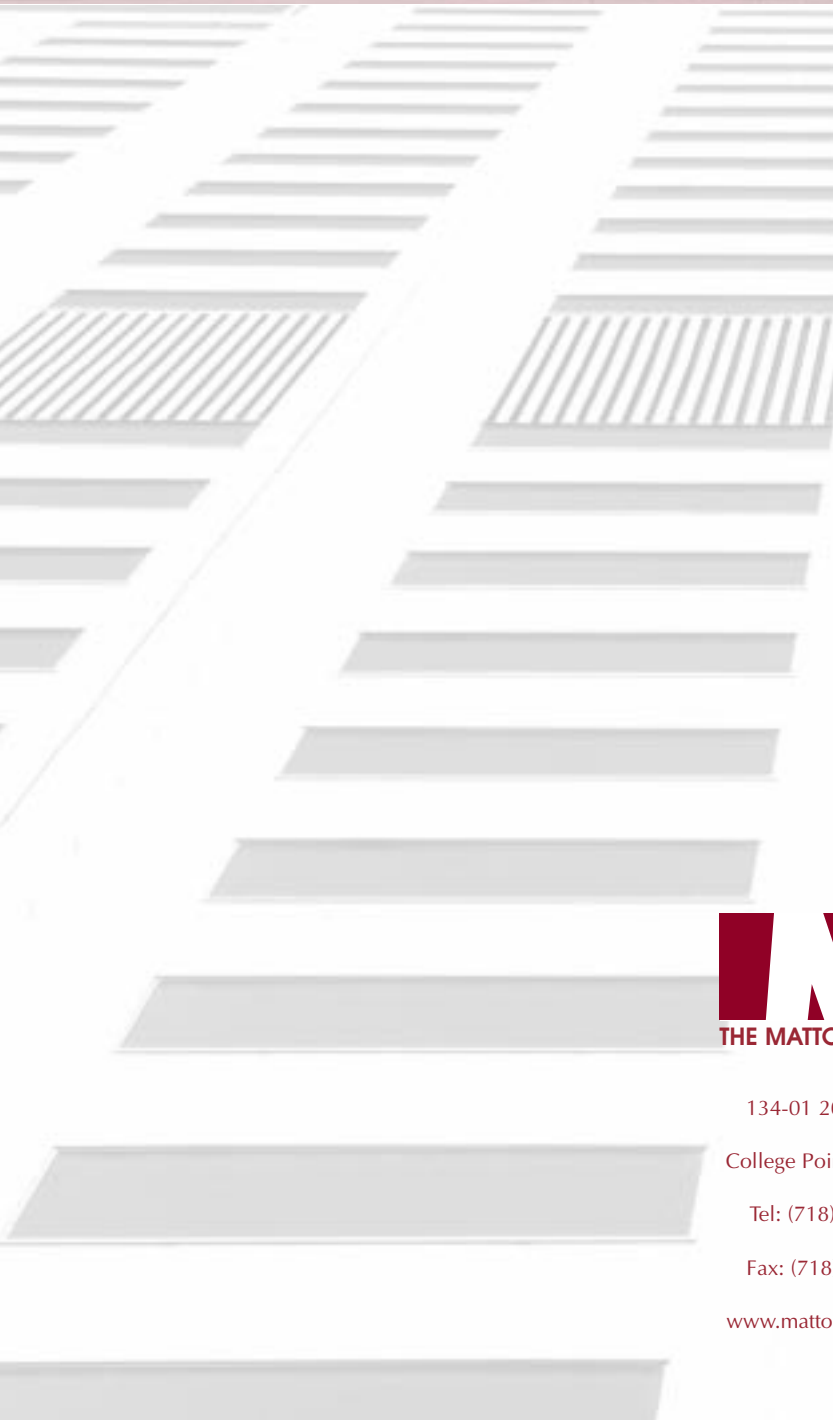
The Mattone Group is entering the new Millennium by expanding and improving its already impressive development portfolio. In the tradition of solid relationships and service, Mattone and its clients will continue to benefit from new and exciting development opportunities in the 21st century and beyond.

THE MATTONE GROUP...
POISED TO DEVELOP
THE NEW MILLENNIUM

Contact the Mattone Group Now:

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