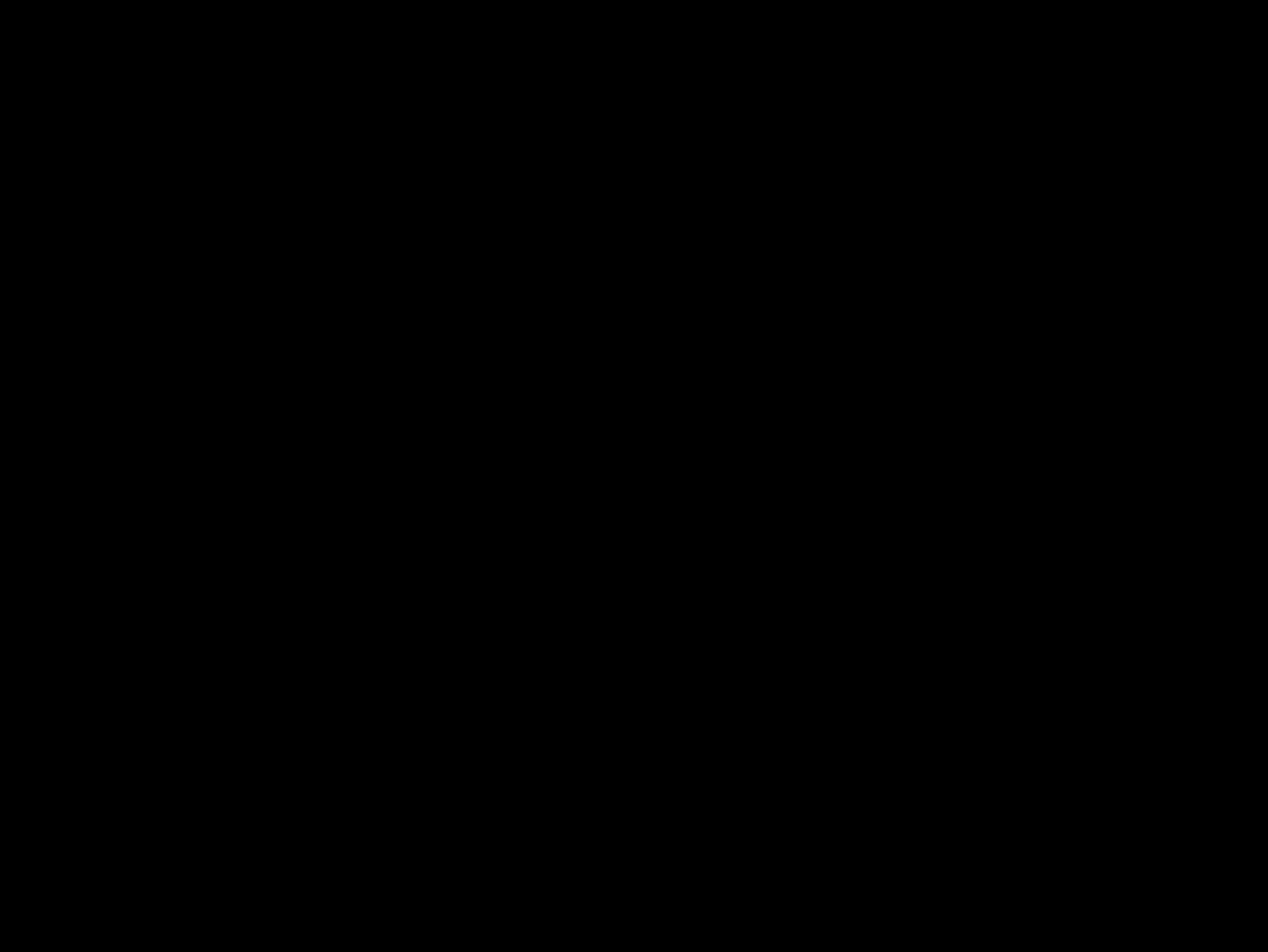


Premier
DEVELOPMENT



The **art** of development.

Premier Development & Affiliates, LLC, is a recognized leader in development, construction and property management with over 35 years in the industry. Family owned and operated, Premier is a multi-disciplinary real estate company with strong roots in New Jersey and with residential and commercial properties nationwide and internationally.

A review of Premier Development's history and portfolio paints a picture that is completely unique and distinct. Premier's financial wherewithal and corporate structure allow the company to act quickly and decisively. The principals actively control the company, which enjoys a reputation as one of the nation's most responsive and flexible development teams.

A "quiet giant," Premier Development channels time and effort into creating high-quality, environmentally sound, and beautifully designed products. For these and so many other reasons, Premier is one of the most trusted names in development today.

A story begins. A **legend** evolves.

The history of Premier Development & Affiliates, LLC, is the story of how talent, vision, ethics and perseverance produce a real estate legend. The first venture by Premier was a single family home built in the 1970s. Almost four decades later, Premier Development's principals have built thousands of residences, and millions of square feet of commercial and retail space, coast to coast...and beyond.

For all of this success, Premier Development remains a closely held and diversified real estate company. The management team is highly skilled, accessible and hands-on, and possesses significant experience in all areas concerning acquisitions, finance, legal, construction, leasing and asset management. The result is an organization capable of adapting to an ever-evolving real estate market, and of embracing challenge and change.

Premier adheres to old-fashioned values like the importance of people, high quality, and tight cost-controls. The company also embraces nature's blueprint and remains on the cutting edge of environmentally sound building practices.

Largely self-funded, Premier Development is in complete fiscal control, and therefore able to choose from a wide universe of projects, large and small. With this level of confidence and oversight, Premier Development ranks among the most uniquely successful developers in the region.

Retail Stores,
Centennial Square
Piscataway, New Jersey



Single Family Home,
Meadowview
Branchburg, New Jersey



Rental Residences,
Green Hill Manor
Franklin Park, New Jersey



Active Adult Clubhouse,
Canal Walk
Somerset, New Jersey



Redevelopment Community,
Dewey Meadow Village
Basking Ridge, New Jersey





Outstanding **residential** developments.



Premier Development's award-winning residential communities are built with the contemporary customer's needs and requirements in mind. They exemplify the company's dedication to delivering elegant homes in the finest of neighborhoods. Premier's seasoned residential team pays attention to every detail, and demands high-quality results from its architects and construction teams. These efforts result in luxury homes that are beautifully designed, state-of-the-art in construction and impeccably crafted.

Northridge Estates, *Warren, New Jersey*

Magical views and a rustic environment:

this is estate living in its purest form.

Opposite: **Quail Run**, *Warren, New Jersey*

Ravenswood Estates, *Basking Ridge, New Jersey*

Innovative designs offer the ultimate mix of traditional comfort and contemporary design.

Far Right: **Meadowview**, *Branchburg, New Jersey*

Spectacular from your very first look.



Outstanding **rental** development.



Green Hill Villas, Franklin Park, New Jersey
Premier brings world-class elegance and style to all of their luxury rentals.

Premier brings rental living to new levels of sophistication, with features and finishes usually reserved for luxury single family home communities. The company develops, manages and owns luxury rental properties with top recreational amenities that often include private clubhouses, fitness rooms, swimming pools and business centers equipped with computers, printers, fax machines, copiers and telephones.

Premier's rental communities feature an array of variably sized floor plans with sophisticated and smart designs. Interior amenities transcend the ordinary, frequently including washer/dryer units, basement storage, finished attic lofts, lavish finishes and stainless steel appliances.

Green Hill Manor, Franklin Park, New Jersey
Spacious master suites are a signature in every residence Premier builds.





Outstanding **active adult** development.



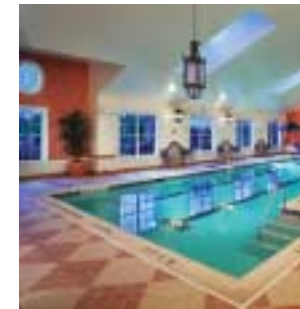
Canal Walk, Somerset, New Jersey
Signature Premier sophistication and prestige—simply the ultimate in style.

Premier embraces its reputation as a pioneer in active adult development. Having successfully completed numerous active adult communities, today Premier is focusing its efforts on Canal Walk, Gateway at Roycebrook, Summerfields at Franklin and Brandywine Woods—four projects in various stages of approvals, development and construction that will further Premier as a leader in the active adult market.

Premier is most proud of the ongoing construction of over 1,400 units at Canal Walk, one of New Jersey's largest active adult communities which boasts one of the largest clubhouses in the state. Premier is also excited about its recent groundbreaking at Gateway at Roycebrook, as well as bringing Summerfields and Brandywine Woods through the approval and development process.

With numerous active adult communities underway, Premier makes it their business to understand local active adult markets. Multiple product types offer choices to buyers on every level, including condos, townhomes, single family homes and rentals. From design preferences to social programming to comprehensive maintenance, Premier's communities respond to the marketplace, and the results speak for themselves.

Canal Walk, Somerset, New Jersey
From gazebo to putting green and well beyond, elegant recreation is redefined. Breathtaking indoor and outdoor pool areas evoke the ambience of fine cosmopolitan resorts.



Outstanding **commercial & retail development.**



Dewey Meadow Village,
Basking Ridge, New Jersey

Premier is recognized for outstanding commercial and retail development. Its principals were instrumental in developing regional shopping centers as large as 500,000 square feet each, with national tenants such as WalMart, Lowe's and Office Max. Premier's retail clusters are known for their design, access and appeal—consequently, they compare favorably with America's finest. Premier commercial and retail developments enjoy high occupancy rates as a result of cultivating successful, long-standing landlord-tenant relationships.



Centennial Square, Piscataway, New Jersey

Opposite: Dewey Meadow Village, Basking Ridge, New Jersey





Outstanding **redevelopment.**



Raritan Town Square, *Raritan New Jersey*

Opposite: Dewey Meadow Village, *Basking Ridge, New Jersey*

Successful redevelopment requires exceptional vision, resources and expertise. Premier has the vision to imagine the possibilities for abandoned, contaminated or underutilized sites, and the capability to redevelop them for new use. The company has the financial resources required to see projects from start to finish; in-depth knowledge of environmental issues, approvals and regulations; and the engineering and planning expertise crucial to turning these sites around. While extensive and complicated, redevelopment is a uniquely satisfying endeavor, and they take great pride in their achievements in this field.

Raritan Town Square, *Raritan New Jersey*



A builder's builder.

A **remarkable** difference.



By purchasing directly from manufacturers
Premier assures quality at the best possible price.

Every builder claims to be different. At Premier, they really are. Landowners, municipalities and other governmental agencies have direct access to principals, who have the ability to make expedient, final decisions. Trust is fundamental, and at Premier, every relationship is based on it.

What else makes Premier so very different? Tremendous experience and a proven track record of identifying potential sites, pursuing the re-zoning of properties, as required, and obtaining the necessary land use approvals. They are their own general contractor and exert tight controls over materials through favorable purchasing relationships with manufacturers. Premier also carefully controls the quality of their final product through long-standing relationships with qualified subcontractors—all of whom understand and consistently fulfill their very high expectations. The result? A superb product, achieved with savings that allow Premier to offer some of the most competitive pricing in the industry.

More notable differences? Company principals visit and inspect every site almost daily. Premier is an advocate of "Green Design" and is currently constructing homes in accordance with the requirements set forth by The New Jersey Energy Star Homes program. In addition, they abide by the highest ethical codes, and are dedicated to quality and follow-through.



Make a **Premier** decision.



The Premier Development Team from left to right:
Andy Nowack, Barry Lenson, Andrew Tendler,
Michael Sommer, Anatol Hiller, Jason Verbel,
Jeffrey Hiller and Mark Hiller

A real estate development company's success flows from decisions made at the top. Anatol Hiller is the founding principal and managing member of Premier Development & Affiliates, LLC. Mr. Hiller emigrated to the United States from Eastern Europe, and graduated from the City College of New York as a science major. After graduating, he immediately turned his attention to development. He has been a leader in the industry for almost 40 years, and built his company from the ground up. Known to most by only his first name, Anatol's dedication to hard work, loyalty, personal relationships and hands-on practice all contribute to the company's success. His commitment to quality land planning, design and construction helped him create a truly unique organization. Anatol is proud that Premier is one of the largest, and yet quietest privately held development companies. Anatol and the "Premier Team," a group of qualified and highly skilled professionals, are responsible for developing thousands of residential units consisting of high-end luxury homes, garden apartment complexes and active adult communities. Premier is also instrumental in the development of millions of square feet of retail and commercial space.

For expertise, for creativity and for due diligence, Premier Development is preferred by smart buyers, renters and business owners from New Jersey to Florida—and as far away as Australia. Well-recognized by landowners and municipalities, and trusted by our customers, Premier Development is a choice that is easy to make.

