

The Value Companies

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**A SELECT NUMBER OF RENTAL HOMES EXPECTED TO
BECOME AVAILABLE AT TEN SAMPSON IN SADDLE BROOK**

Apartments Will Be Available With Limited Time Move-In Incentives

SADDLE BROOK, N.J. – Value Companies, Inc. is reporting Ten Sampson, the upscale collection of just 38 apartment homes in Bergen County’s desirable Saddle Brook Township, remains near full occupancy.

However, renters interested in becoming a part of this exclusive neighborhood now have a select few opportunities to lease one of its lavish one-and two-bedroom residences, according to Jack Linefsky, Vice President of Property Management for Value Companies, the developer, owner and manager of Ten Sampson.

A limited number of homes are expected to become available during the summer season at the community with monthly rents starting from \$1,695 for one-bedroom homes and \$2,095 for two-bedroom apartments.

Select homes are being offered with limited-time incentives including a month’s free rent upon move-in on a 15-month lease and a month’s free rent upon move-in plus free 13th month rent on a 24-month lease. Additional incentives include free Direct TV included in the rent, free fitness center and special rates on storage.

“Ten Sampson has maintained a very high occupancy rate and it’s extremely rare for us to have homes available for lease,” says Mr. Linefsky. “That being said, we do expect a small

amount of resident turnover in the months ahead, providing those who'd like to live at Ten Sampson the chance to lease a modern, well-appointed apartment at an extremely affordable price. Better yet, these homes will be available with limited time incentives making this a great opportunity.”

Situated at 10 Sampson Street, the neighborhood is conveniently located near Routes 80, 46 4, 17, the Garden State Park and the George Washington Bridge. The business and entertainment epicenters of Manhattan are less than 30 minutes away via these major highways or public transportation options including New Jersey Transit trains and busses.

“Of course, we're also just minutes from the many shopping, malls and fine restaurants that Bergen County is known for,” Mr. Linefsky points out.

Homes at Ten Sampson range from 753 to 1,191 square feet of space and feature upgraded cabinetry with Silestone countertops, ample closet space, security systems and individually controlled heat and air. Inside the building are amenities including a brand new fitness center, bike storage and on-site mini-storage.

For additional information on Ten Sampson, please call 201-368-8877 or visit <http://www.tensampson.com>.

About Value Companies

Across its development division, Value Companies has embarked in new apartment developments and investments in strategic suburban and urban locations throughout the country. Value's development success is directly tied to its steadfast commitment and expertise in multifamily housing, and its ability to introduce new housing products that address consumer and community needs.

Value's residential properties are built and managed by a highly-skilled, in-house management team of more than 80 industry professionals which oversee all aspects of Value's communities,



including construction, leasing, maintenance, property management and administration. Value's third-party management business, Value Asset Management (VAM), provides full-service management capabilities and customized asset solutions to a growing list of third-party real estate investment and property owner clients. Value Companies also received numerous industry awards for its various properties as well as being a 3-time recipient of the New Jersey Apartment Association Management Company of the Year award

For more information, please contact Andrew Abramson, President and CEO of Value Companies, at its corporate headquarters at 973-473-2800 or visit www.valuecompanies.com.

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