

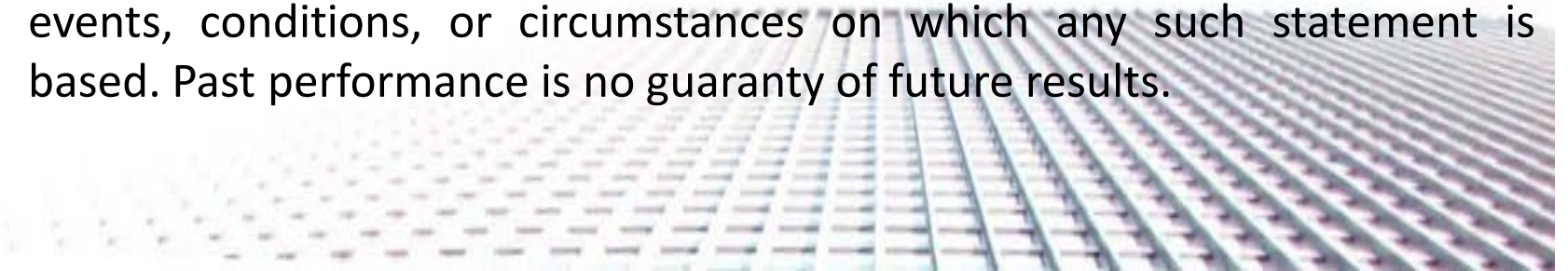


REIT

January 24, 2011

Safe Harbor Statement

This presentation contains forward-looking statements made pursuant to the "Safe Harbor" provisions of the Private Securities Litigation Reform Act of 1995. Investors are cautioned that such forward-looking statements involve risks and uncertainties, including limited product demand, competition, and other risks and uncertainties detailed from time to time in the Company's Annual Report on Form 10-K for the year ended December 31, 2009 and its other reports filed with the SEC. The Company expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in expectations with regard thereto or change in events, conditions, or circumstances on which any such statement is based. Past performance is no guaranty of future results.



Overview

- Opening Remarks
- Introduction of Directors and Management
- 3rd Quarter 2010 Financial Presentation
- Real Estate Overview
- Operating Companies Overview
- Q&A



Executive Committee/Board Members

- Executive Committee

- Jerome Cooper – Chairman, President, CEO
- Douglas A. Cooper – Executive Vice President, Secretary
- Paul A. Cooper – Executive Vice President, Real Estate
- David J. Oplanich – CFO

- Executive Management

- Michael I. Kessman – Chief Accounting Officer
- Stanley Brettschneider – Vice President, Operating Co.'s



Executive Committee/Board Members

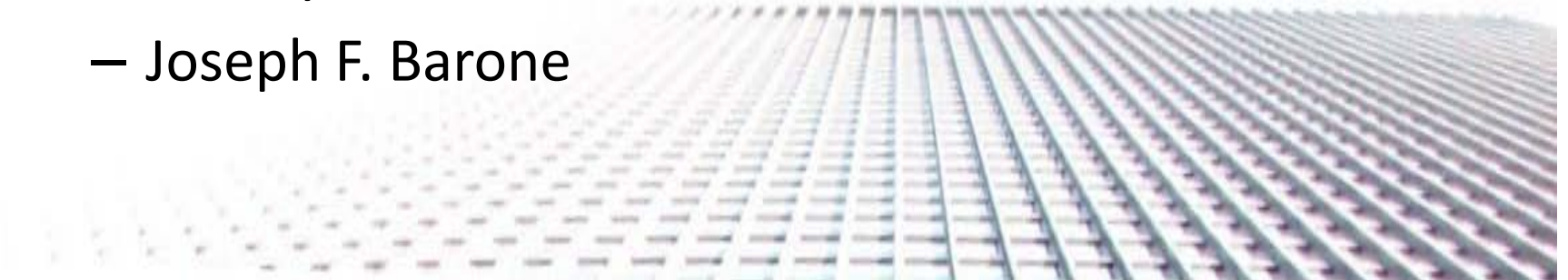
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- Board of Directors
 - Jerome Cooper – Chairman
 - Douglas A. Cooper – Director
 - Paul A. Cooper – Director
 - John J. Leahy – Independent Director
 - Donald M. Schaeffer – Independent Director, Audit Committee Chairperson
 - Harvey I. Schneider – Independent Director
 - Joseph F. Barone – Independent Director



Independent Board Members Con't

- Audit Committee
 - Donald M. Schaeffer – Audit Committee Chairperson
 - John J. Leahy
 - Harvey I. Schneider
- Compensation Committee
 - John J. Leahy
 - Harvey I. Schneider
 - Joseph F. Barone



3rd Quarter 2010 Financial Summary

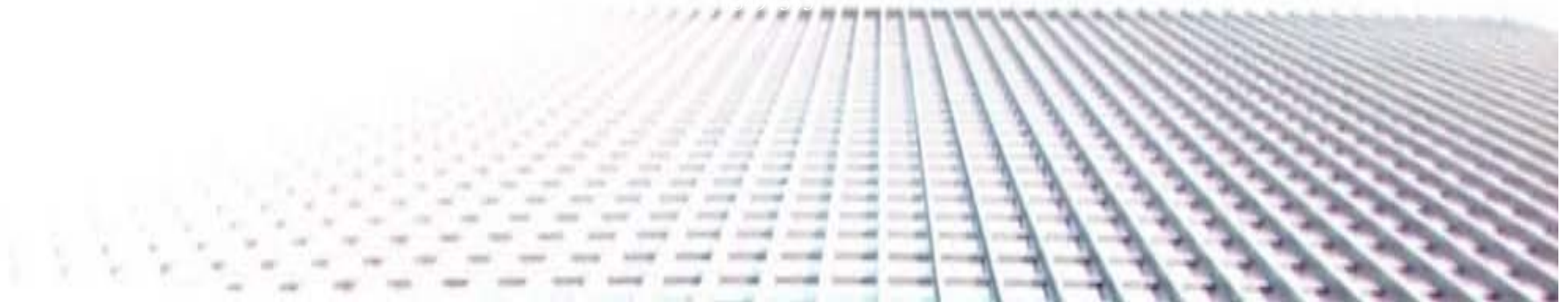
GTJ REIT, Inc.					
Condensed Consolidated Statement of Income					
For the Nine Months Ended September 30, 2010 (000's)					
	Real Estate Operations	Outside Maintenance Operations	Insurance Operations	Discontinued Operations	Total
Operating revenue	\$ 10,012	\$ 13,955	\$ -	\$ (306)	\$ 23,661
Operating expenses	3,483	16,663	100	-	20,246
Operating income	6,529	(2,708)	(100)	(306)	3,415
Other income (expense)	(1,765)	146	(23)	306	(1,336)
Income (loss) from continuing operations before income from equity affiliates and income taxes	4,764	(2,562)	(123)	-	2,079
Income from equity affiliates	-	15	-	-	15
Income (loss) from continuing operations before income taxes	4,764	(2,547)	(123)	-	2,094
(Provision for) benefit from income taxes	(17)	(33)	-	-	(50)
Income (loss) from continuing operations	4,747	(2,580)	(123)	-	2,044
Income from discontinued operations	-	-	-	-	-
Net income (loss)	\$ 4,747	\$ (2,580)	\$ (123)	\$ -	\$ 2,044

3rd Quarter 2010 Dividend Summary

GTJ REIT, Inc.

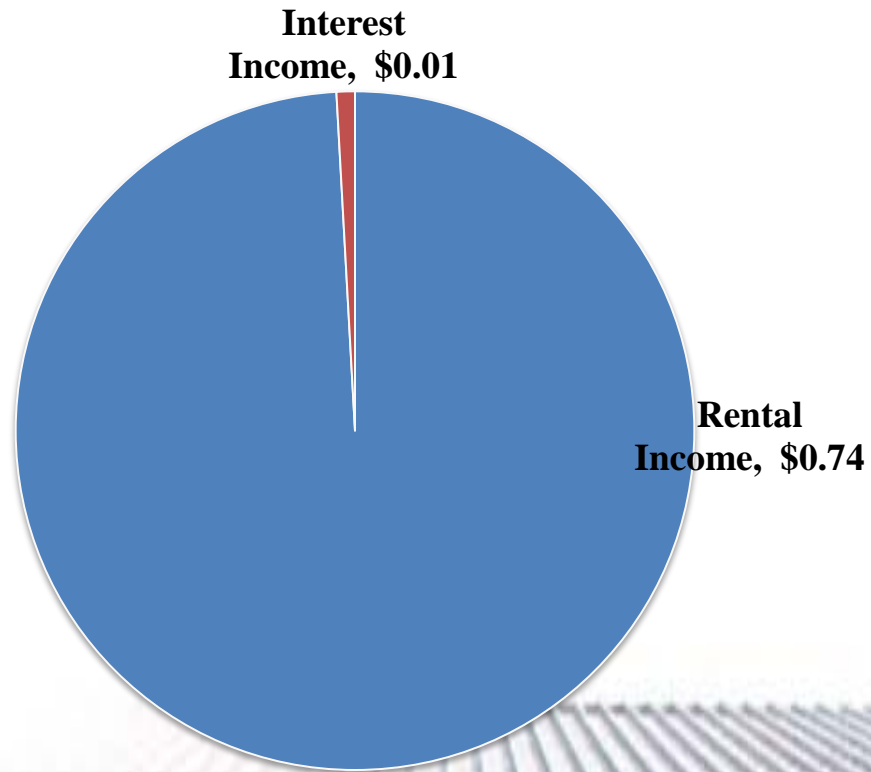
Schedule of Real Estate Income and Expenses
For the Nine Months Ended September 30, 2010
(unaudited)

	Per Share	Amount
Rental Income	\$ 0.742	10,012,190
Interest Income	0.007	88,270
Interest Expense	(0.115)	(1,547,640)
Personnel Expense	(0.073)	(987,825)
Depreciation	(0.072)	(972,495)
General & Administrative	(0.033)	(447,106)
Property Expenses	(0.024)	(327,964)
Accounting & SOX Fees	(0.019)	(251,894)
Real Estate Taxes	(0.019)	(250,079)
Insurance	(0.014)	(189,208)
Directors Fees	(0.012)	(159,000)
Legal Fees	(0.008)	(111,302)
Rent Expense	(0.006)	(84,523)
Taxes	(0.001)	(16,690)
Revenue in excess of expenses	0.352	4,754,734
Distributions	(0.240)	(3,035,086)
Balance	\$ 0.112	1,719,647



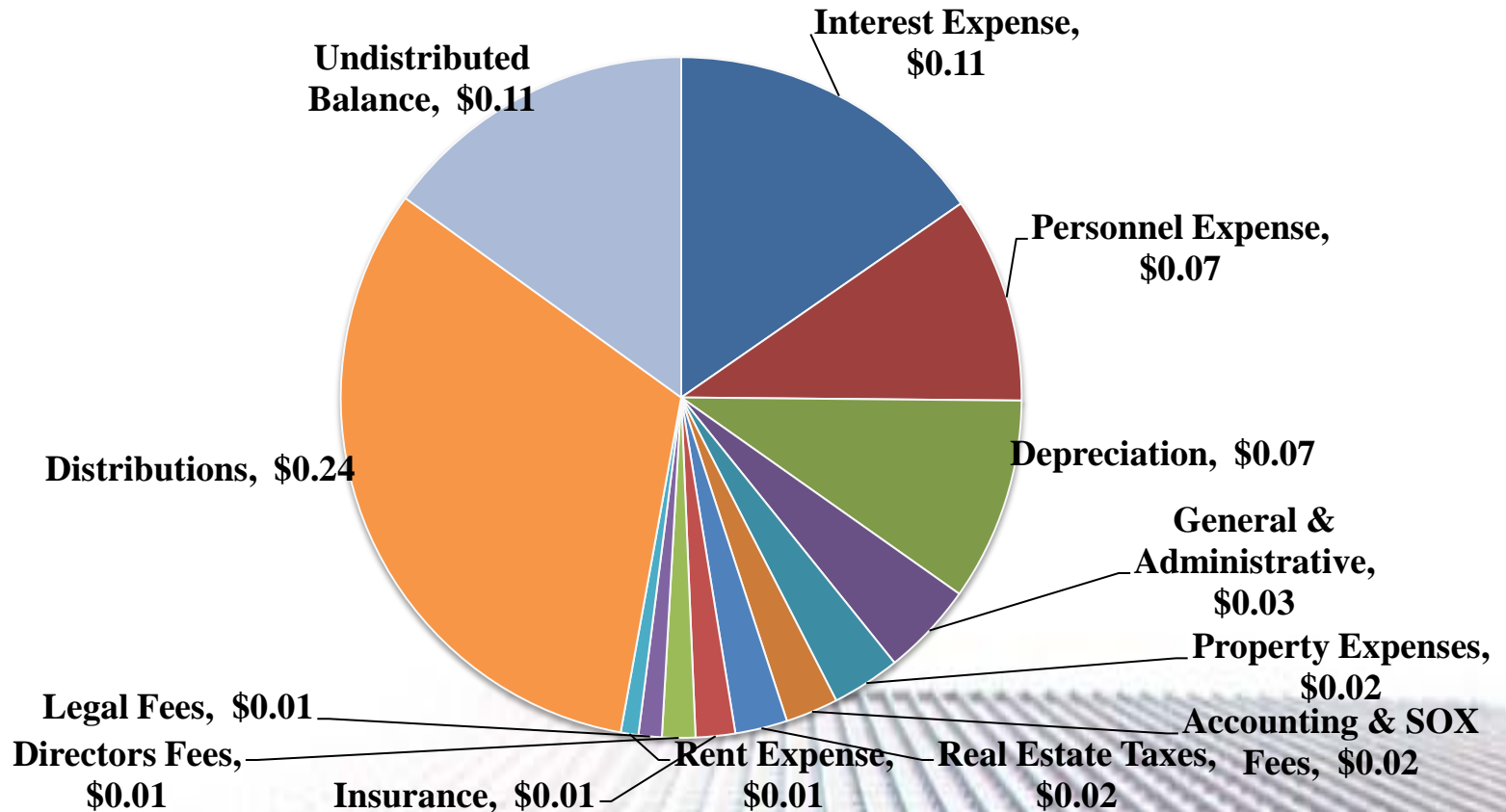
3rd Quarter 2010 Financial Summary Con't

Total Revenue



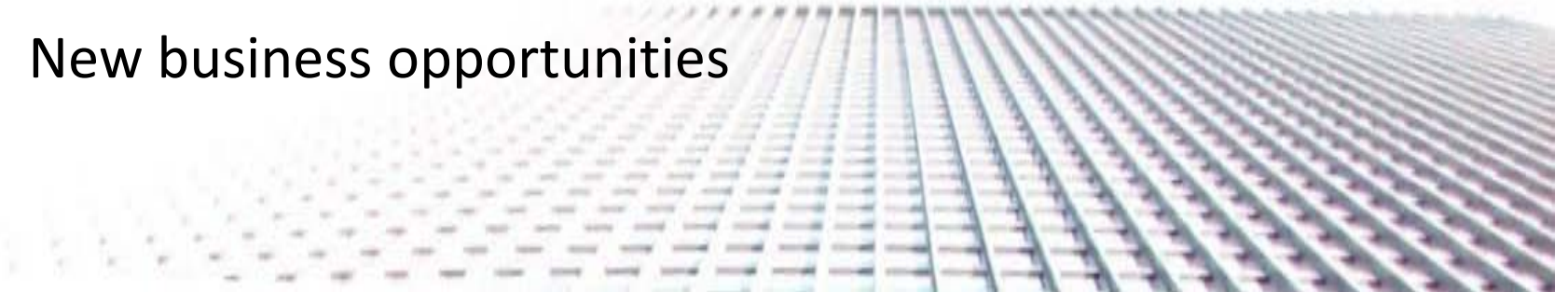
3rd Quarter 2010 Financial Summary Con't

Total Expenses/Distributions



REIT Operating Company Overview

- New York – Outdoor and maintenance support operations
- New York – Electrical contracting services
- New York – Entered Parking Garage Business 10/1/2010
- Southern California – Outdoor and maintenance support operations
- Arizona – Outdoor and maintenance support operations
- New developments in the Outdoor Advertising Marketplace and maintenance support services sector
- New business opportunities



Q&A



