



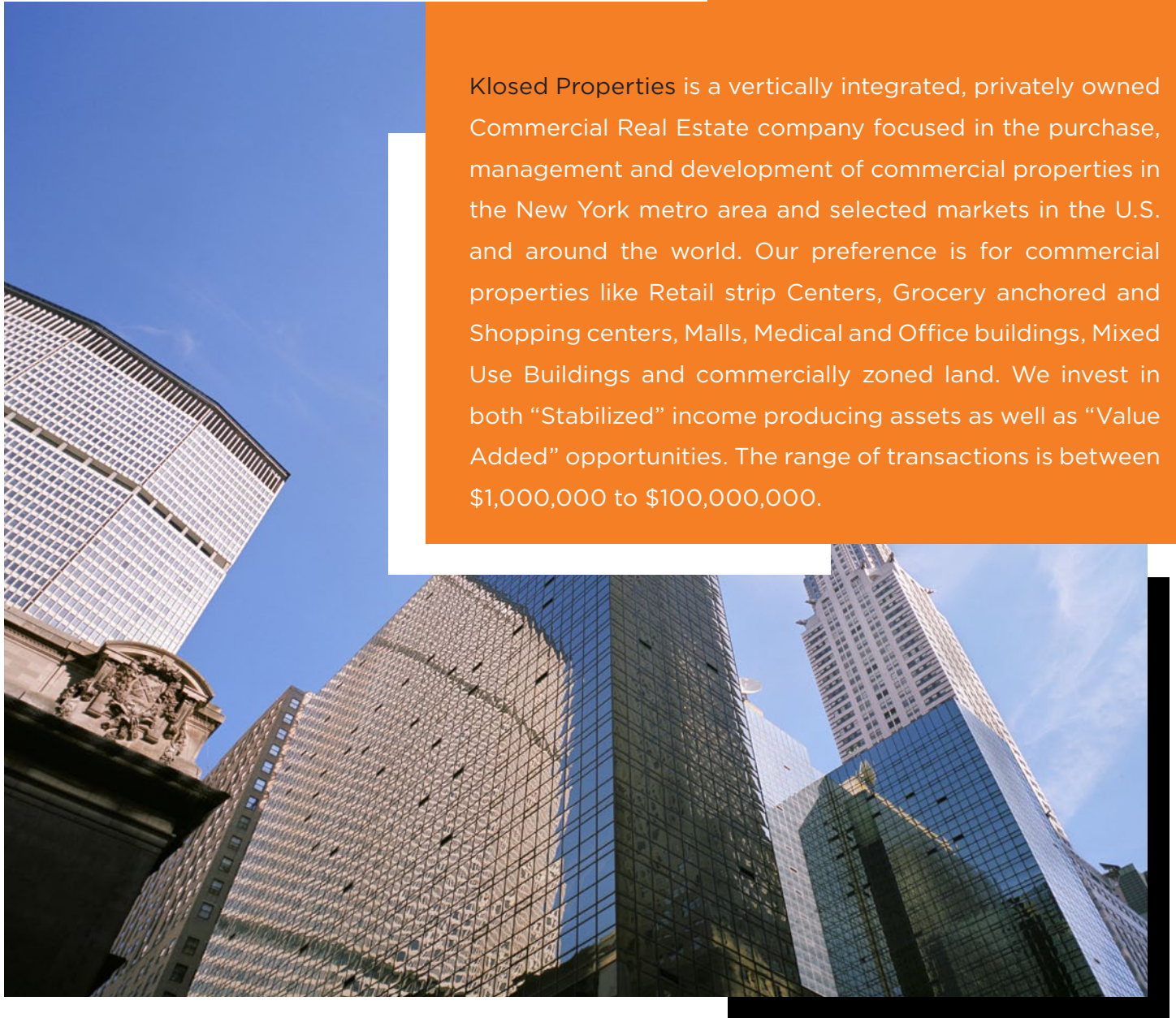
KLOSED
PROPERTIES

COMMERCIAL REAL ESTATE
INVESTMENT • MANAGEMENT • ADVISORY



COMPANY OVERVIEW

Klosed Properties is a vertically integrated, privately owned Commercial Real Estate company focused in the purchase, management and development of commercial properties in the New York metro area and selected markets in the U.S. and around the world. Our preference is for commercial properties like Retail strip Centers, Grocery anchored and Shopping centers, Malls, Medical and Office buildings, Mixed Use Buildings and commercially zoned land. We invest in both "Stabilized" income producing assets as well as "Value Added" opportunities. The range of transactions is between \$1,000,000 to \$100,000,000.



INVESTMENTS

Klosed Properties is growing and expanding its portfolio at an unprecedented pace. We target markets that are densely populated and commercial corridors/shopping centers where retailers are registering high sales volume. We purchase both "Value-Added" opportunities as well as stabilized income-generating assets.



ADVISORY

Klosed Properties provides a comprehensive range of advisory services to European Institutions and high net worth individuals in the acquisition, management, development, financing and marketing of assets throughout the United States. Our approach is strategic, rather than merely transactional since we assess a client's entire real estate portfolio and needs.

The world-class market research, the analytical capabilities and the industry-specific expertise of our staff, empowers our people and our clients with the information they need to anticipate opportunities, gain competitive advantage and implement the best possible real estate strategies.

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11 Middle Neck Rd, Great Neck, NY 11021
Tel 516.858.2585 www.klosedllc.com

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ACQUISITION REQUIREMENTS

RETAIL

New York Metro

- Asset types: Strip centers, Grocery anchored and Shopping centers, NNN (Banks, Fast food, Pharmacies, Big Boxes), Mixed Use properties
- Minimum size: 2,000 square feet
- Minimum Price: n/a
- Maximum deal size: \$100,000,000
- Type: Both stabilized and value add

Other Markets

- Asset types: Grocery anchored centers, NNN (Banks, Fast food, Pharmacies, Big Boxes)
- Minimum size: 10,000 square feet
- Minimum Price: n/a
- Maximum deal size: \$40,000,000
- Low Price per square foot
- High cap rate
- Type: Both stabilized and value add

OFFICE AND MEDICAL BUILDINGS

New York Metro

- Minimum size: 10,000 square feet
- Maximum purchase price: \$150,000,000
- Type: Both stabilized and value add

Other Markets

- Minimum size: 20,000 square feet
- Maximum purchase price: \$40,000,000
- Type: Stabilized

MIXED USE

Manhattan and boroughs

- Minimum size: 2,000 square feet
- Maximum size: 100,000 square feet
- Tenants type: Free market and regulated
- Maximum purchase price: \$50,000,000
- Strong retail component

Other markets include: NJ, CT, PA, MA, RI, TX, IL, OH, IN

We are buying non-performing notes & REO's

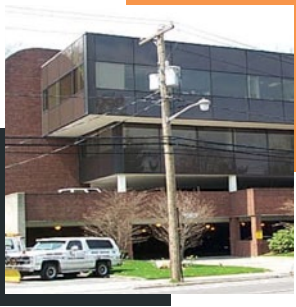


SAMPLE OF RECENT TRANSACTIONS

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OFFICE

INVESTMENT SUMMARY

111 East Shore Road is a two story plus mezzanine office building comprising +/- 56,000 sq.ft. with two levels of parking garage (200 cars) situated on approximately 1 acre. In addition there is a parking lot to the south end of the property containing 30 parking spaces.

The property is located in Manhasset, New York in the Town of North Hempstead in North Western Nassau County. The property is located on the West Side of East Shore Road to North of Northern Blvd. and in close proximity to Long Island Jewish Hospital and Long Island Expressway,



RETAIL

INVESTMENT SUMMARY

South Brunswick Square, a 260,981 sq.ft. 100% leased shopping center, ideally located along U.S. Route 1 in South Brunswick, New Jersey. The Property, anchored by Home Depot, Super Stop & Shop and Bob's Discount Furniture, is fully leased to a combination of national, regional and local retailers and includes several popular restaurants. The Property, originally constructed in 1988 and renovated in 2004/2005 is situated on 28.4 acres of prime retail frontage along the heavily trafficked retail corridor of Route 1 which bisects central New Jersey.



The subject property is a retail condominium offering in Little Italy, Manhattan. The property is located at 145 Mulberry Street between Grand St and Hester St. The subject property is 6,731 square feet which is broken down as follows: 3,913 square feet on the ground floor and 2,818 square feet of selling basement. The current tenant is Mambo'taliano Ristorante & Piano Bar. This property offers investors an attractive opportunity to own retail in one of the most vibrant areas of Manhattan. The property is situated on a 50 x 100 lot and offers over 35 feet of frontage.



SINGLE TENANTS

INVESTMENT SUMMARY

Outstanding Tenant Credit Both Walgreens and McDonald's are rated "A" by Standard & Poor's

Long-Term Leases

The Walgreens ground lease is for a 60-year term that runs through June 2055. The McDonald's lease is for a term of approximately 24 years that runs through September 2034.

Absolute NNN Lease

The tenants are responsible for taxes, insurance, and maintenance, including roof and structure.



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