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## I. Company Profile

### Background

Zamir Equities is a Real Estate Private Equity firm with decades of experience in the real estate business, extensive hands-on management, leasing and marketing strategies. The firm specializes in targeting superior market returns in both undervalued and stabilized real estate assets by leveraging the talents of its experienced team and extensive network of professionals and market knowledge.

Since its inception Zamir Equities has had interest in several commercial and residential properties along the eastern seaboard and has since acquired nine premier properties in Manhattan including 587 Fifth Avenue, a 10 story 43,000 square foot office building in the heart of midtown Manhattan where Zamir Equities maintains its corporate offices. Other acquisitions in New York also include; 44 Wall Street, a 340,000-square-foot, 25 story office, purchased in a joint venture with Swig Equities; The Penn Tower aka. 132 West 31<sup>st</sup> Street, an 18 story office building in the Penn Station district purchased in a joint venture with C & K Properties; 80 Broad Street, a 36 story 400,000 square foot Class A office building; and 5 Hanover Square, a 25 story, 318,000 square foot office building. Zamir Equities also acquired 40 Broad Street, a 337,000 square foot office building strategically located within walking distance of other downtown holdings, and 515 East 72<sup>nd</sup> Street, a 408-unit luxury rental building, purchased in partnership with C & K Properties.

Acquisitions taking place outside of New York include 1600 Terrell Mill Road in Marietta, Georgia, a biomedical campus serving as the headquarters for Quintiles, a pharmaceutical research company, and also housing Corinthian College. Zamir Equities also acquired Cedar Hill Crossing, a 187,800 square foot shopping center in a town of Cedar Hill, Dallas, Texas and two Class-A office assets in Southern New Jersey Submarket; Atrium I a 99,668 rentable square foot commercial office property in Mt Laurel, NJ, and LibertyView a 121,377 rentable square foot commercial office in Cherry Hill, NJ. Most recently the company acquired Laurel Corporate Center & 1000 Bishops Gate in Mt Laurel, NJ, a portfolio of 6 Class-A office buildings encompassing over 560,000 rentable square feet.

The primary proponent of the firm is Asher Zamir. Prior to founding Zamir Equities, Asher was directly involved in acquiring several office and retail properties in partnership with The Moinian Group. Some of which were a conversion of office buildings into residential condos. His notable transactions include The Regent Tower, a residential development at 900 Eighth Avenue. A partial list of some of the major buildings and conversions completed in New York are highlighted ahead. Other developments include 535 and 545 West 34th Street, 72 Madison Avenue as well as several properties on 53rd and 54th Street.

## II. Acquisitions & Investments

### Owned & Managed Properties

#### 44 Wall Street

Date of Purchase: 2003

Located in the heart of Downtown Manhattan's financial district, this 25-story 340,000 square foot multi-tenant office building was built in 1927. Its prominent location on Wall Street has enabled the Property to maintain consistently high occupancy levels.

Owners, Zamir Equities and Swig Burris Equities has implemented a major capital improvement program which would transform 44 Wall Street into a luxury boutique office building offering first class tenant services, amenities and security through a major capital improvement program.

The Property is one block from the New York Stock Exchange (the world's largest equities marketplace); next door to 40 Wall Street, the 1.3 million square foot Trump building, and the five blocks from the World Trade Center Redevelopment Site and six blocks from the eight million square foot World Financial Center.



#### 587 Fifth Avenue

Date of Purchase: 2003

587 Fifth Avenue is located on the East side of Fifth Avenue between 47<sup>th</sup> and 48<sup>th</sup> Streets, and is within six blocks of Times Square, Bryant Park, Grand Central Terminal, Rockefeller Plaza, Saks Fifth Avenue, and various other prominent office, retail, hotel, and residential properties in the center of Manhattan. The 43,000 square foot building also serves as the headquarters for Zamir Equities, as well as many other prime tenants, including Quiksilver, which has commenced a 12 year lease to occupy the ground floor retail space.



## Owned & Managed Properties

### Penn Tower - 132 West 31<sup>st</sup> Street

Date of Purchase: 2004  
Date of Disposition: 2011

132 West 31st Street, formerly known as Penncom Plaza is a 417,922 square foot Class B office building conveniently located in the Penn Station area, a neighborhood renowned for its superior access to tri-state area transportation and as home to the City's finest department stores, hotels, and restaurants. The Property is also situated conveniently near to Madison Square Garden and the future site of the new Penn Station. The block-through building offers separate entrances on both West 30th and West 31st Streets between Avenue of the Americas and 7th Avenue. Zamir Equities in partnership with C&K Properties had initiated a capital improvement program to upgrade the lobby and common areas.



### 80 Broad Street

Date of Purchase: 2004  
Date of Disposition: 2006

80 Broad Street is situated on one of the great addresses in the Wall Street area. The building's location, between Beaver and Stone Streets at the intersection where William Street meets Broad Street, is just a few blocks from the New York Stock Exchange, and diagonally across from Goldman Sachs' world headquarters. This location has enabled the Property to maintain consistently high occupancy levels. Companies in the immediate area include money center banks, foreign banks, the major stock exchanges, Wall Street law firms, securities/ financial firms, and insurance companies.

80 Broad Street is a 36 story Art Deco office building containing a total of approximately 400,000 rentable square feet. Wonderful water views are available from the mid to upper floors of the building. Owners, Zamir Equities and Swig Burris Equities believe the boutique building provides the perfect combination of prestige and convenience for any Wall Street area firm.





## Owned & Managed Properties

### 5 Hanover Square

Date of Purchase: 2004  
Date of Disposition: 2006

5 Hanover Square, originally built in 1962, underwent a major building renovation which would reposition 5 Hanover Square into a luxury boutique office building offering first class tenant services, amenities and security system. The capital improvement program included a new and relocated building lobby; new core bathrooms and multi-tenant floor upgrades; a new two story glass storefront; new elevator cabs, new security and fire/life safety systems. All work for the building renovations was completed in September 2004.



### 40 Broad Street/Setai, New York

Date of Purchase: 2005

40 Broad Street is a modern, 25-story building constructed in 1984. The existing structure underwent a gut renovation, and 6 new floors are being added to the top of the building, capped off with a glass-enclosed rooftop terrace and solarium. The rear façade of the building was replaced with a floor-to-ceiling glass curtain wall. Located in the heart of Downtown Manhattan's Financial District, 40 Broad Street is situated at the center of the FiDi residential and retail renaissance.

40 Broad Street is branded by The Setai, the same brand as the Setai Hotel in South Beach, Miami. It features two distinct components, a 90,000 rentable square foot commercial component through the seventh floor, featuring office space as well as a restaurant, club and spa, and a 155,000 salable square foot residential component, with over 160 residential condominium units.



## Owned & Managed Properties

### 515 East 72<sup>nd</sup> Street/Miraval Living

Date of Purchase: 2005

Zamir Equities and C&K Properties' second joint-venture is River Terrace, which is located at 515 East 72nd Street on New York City's prestigious Upper East Side. It offers unparalleled amenities and spectacular East River and City views. Originally constructed in 1985, the Property contains 408 luxury residential units with a net area of 361,283 square feet and a commercial component containing approximately 100,000 square feet, and a total gross building area of approximately 625,000 square feet.

One of New York City's most recognizable, premier and luxury apartment buildings, River Terrace features modern residences with abundant windows and open terraces, flexible and spacious layouts and upscale custom finishes. River Terrace offers its residents desirable modern conveniences, including a 24-hour doorman and concierge reception, private sculpture garden, a resident-only fitness center with a 60 foot swimming pool, basketball court, squash/racquetball courts and an outdoor platform tennis court, a penthouse lounge, party facilities and sundeck and valet and housekeeping services. The lobby's floor-to-ceiling windows open up to the building's beautifully landscaped exterior lawns and gardens. With its exceptional quality, spacious layouts, plentiful air and light, unique property amenities, unparalleled location, River Terrace provides its tenants with a serene and convenient home in the heart of the City's most desirable neighborhood. The building underwent a condominium conversion with significant renovations and was branded by Miraval Living, the spa from Arizona founded by Steve Case.

The commercial component of the building contains a 35,000 square foot parking garage and approximately 65,000 square feet of medical office space.



## Owned & Managed Properties

### 1600 Terrell Mill Road, Marietta, Georgia

Date of Purchase: 2008

1600 Terrell Mill Road is located at the intersection of Terrell Mill Road with Interstate 75, and is the second exit off of I-75 from Atlanta. Zamir Equities manages the asset, and a local property manager manages the day-to-day operations of the property.

The property consists of a 240,000sf office building and several large parking lots over an 18 acre parcel. Quintiles, a large-cap pharmaceutical research company, recently completed an ambitious renovation and build-out of its space which comprises approximately 80% of the building. The other tenants are AT&T and Corinthian College.





## /// Owned & Managed Properties

### Cedar Hill Crossing, Cedar Hill, Dallas, Texas

Date of Purchase: 2013

Cedar Hill Crossing is located in an affluent town of the Southwest Dallas Submarket of Cedar Hill, Texas at the intersection of US Highway 67 and Belt Line Road with average traffic counts over 60,000+ vehicles per day.

The 187,800 square foot shopping center is anchored by Kohl's on a long term basis and over 80% occupied by several national retailers such as Staples, JC Penney, Dollar Tree, Petco, Party City, UPS, Starbucks, Pizza Hut, RadioShack and etc.

In 2011, Kohl's invested over \$2 Million into the property further demonstrating their commitment to this location.

The Property is co-anchored by Home Depot and Albertsons adding additional "daily needs" drawing power to the Property.





## Owned & Managed Properties

### Atrium I, Mt Laurel, New Jersey

Date of Purchase: 2015

A five-story 99,668 square foot, 97.6% leased, Class A office building in the best submarket in Southern New Jersey. Located in the heart of the “3M submarket” at 1000 Atrium Way in Mount Laurel, Burlington County, New Jersey, Atrium I is prominently positioned at the entrance to Horizon Corporate Center and benefits from great visibility and access on Route 73 and a few minutes from the New Jersey Turnpike.

Over \$2,000,000 in building improvements has been spent at Atrium I together with our already-planned capital expenditures in the near future such as a roof replacement and a parking lot upgrade

Atrium I is leased to a healthy mix of professional tenants which mitigates risk by representing a variety of different industry sectors. 34% of the building is leased to A-rated credit tenants, New York Life Insurance Co. (13,975 SF or 14%), Ameriprise Holdings, Inc (9,526 SF or 10%) and Marsh & McLennan Agency (9,670 SF or 10%) with lease expirations in May 2023, June 2021 and September 2022, respectively.



 Owned & Managed Properties

Atrium I, Mt Laurel, New Jersey





## /// Owned & Managed Properties

### LibertyView, Cherry Hill, New Jersey

Date of Purchase: 2015

A seven-story 121,737 square foot, 92% leased, Class A office building in the established Cherry Hill, Camden County, New Jersey office sub-market. Libertyview is considered to be the best in class, premier building in the Cherry Hill submarket, and befitting its quality, has developed a prestigious rent roll dominated by Philadelphia based law firms who utilize the property for their Southern New Jersey or Camden County offices. It is located at Chapel Avenue and Haddonfield Road just off of NJ Route 38. Libertyview offers a combination of a Class A two-story atrium lobby, panoramic views, convenient access to amenities, and regional access that is unmatched in the market.

Libertyview's 4 largest law firm tenants have an average weighted remaining lease term of 4.8 years, and it has historically significantly outperformed the market from an occupancy standpoint, with an average occupancy rate of 93% over the last 10 years. Kennedy Medical Group (6,124 SF through 11/2022) occupies a 1st floor suite which has its own direct access from the parking lot. Kennedy Medical Group is a subsidiary of the Kennedy Health System, a major service provider in southern New Jersey, with a Moody's credit rating of A3



 Owned & Managed Properties

LibertyView, Cherry Hill, New Jersey





## Owned & Managed Properties

### Laurel Corporate Center & 1000 Bishops Gate, Mt Laurel, New Jersey

Date of Purchase: Late 2015

Totaling over one million square feet of Class A office space, Laurel Corporate Center consists of ten (10) Class A office buildings, five of which are still owned by the original developer/owner Whitesell Construction Inc., while the other five buildings are being acquired by Zamir Equities. With the diversity of buildings, Laurel Corporate Center can provide the utmost flexibility for corporate growth within the complex. Five buildings include the following;

**2000 Midlantic Drive** is a 4-story 121,658sf Class A office building that provides a very efficient floor plan with one of the largest office foot prints in Southern New Jersey.

**4000 Midlantic Drive** is a 3-story 46,945sf Class A office building that has been completely gutted. Upon closing, a brand-new, 10.5-year, 34,868sf credit tenant, Arthur J. Gallagher & Co. occupying the entire 2nd and 3rd floor will move in making the property over two third leased.

Both 2000 and 4000 Midlantic Drive have recently undergone complete lobby renovations and both have multi-story lobby entrances. They share an on-site café amenity, a fitness center and a meeting area that can be reserved by tenants. 4000 Midlantic has outstanding view lines with floor-to-ceiling windows.

**9000 Midlantic Drive** is a 3-story 67,299sf Class A office building with excellent visibility from NJ Route 38 and a beautiful granite façade. This 4-tenant building has the weighted average remaining lease term for over 6 years.

**10000 Midlantic Drive** is considered the best and largest building in the portfolio. 10000 Midlantic Drive is a 4-story, 186,908sf Class A office building consisting of two wings that are connected by a dramatic 4-story glass atrium. The building has an on-site café amenity, a fitness center, outdoor and atrium seating area, walking trail, pond views with wooded setting, a loading dock, and freight elevator.

**15000 Midlantic Drive** is a 2-story 84,056sf that has recently become a preferred location for medical uses. It offers an opportunity to continue to focus on creating a Class A medical office environment.

**1000 Bishops Gate** is located in the Bishops Gate Corporate campus, which is home to several corporate headquarters including NFL Films, PHH Mortgage, and Okidata N America. Located at the intersection of I-295 and Route 38, 1000 Bishops Gate was completed in 2005 and is a 3-story, 53,281sf Class A office building with the building fronts on Route 38, providing excellent visibility and easy access. The building features granite flooring in the lobby and European style bathroom stalls with granite counter tops.

## Owned & Managed Properties

Laurel Corporate Center & 1000 Bishops Gate, Mt Laurel, New Jersey





 Owned & Managed Properties

Laurel Corporate Center & 1000 Bishops Gate, Mt Laurel, New Jersey



**Owned & Managed Properties**

Laurel Corporate Center & 1000 Bishops Gate, Mt Laurel, New Jersey





## Other Investments (all sold in 2007)

### 90-100 John Street

Date of Purchase: 1995

The 440,000 sq. ft. building, located at Gold Street, was purchased with the vision of converting the upper portion of the building, totaling approximately 210,000 sq. ft., into residential rental apartments while maintaining the lower portion, totaling 230,000 sq. ft., as commercial office and retail space.



### 17 Battery Place (One West Street)

Date of Purchase: 1999

The 840,000 sq. ft. building, located at West Street, was purchased with the vision of converting the upper portion of the building, totaling approximately 400,000 sq. ft., into 500 residential rental apartments while maintaining the lower portion, totaling 440,000 sq. ft., as commercial office and retail space.



## Other Investments (all sold in 2007)

### 1775 Broadway (The Newsweek Building)

Date of Purchase: 1999

The 650,000 sq. ft. building, located at West 57<sup>th</sup> Street was built in 1927 and was maintained as a commercial property. The property was the headquarters of Newsweek Magazine. Other notable office tenants include Comedy Central, Hitachi, and Xerox. A complete elevator and lobby renovation was complete prior to disposition of the asset.



### 90 William Street

Date of Purchase: 1997

The 200,000 sq. ft. building, located at Platt Street was built in 1967 and has been maintained as a commercial property. The property's managing agent is Newmark & Co. Current office tenants include Cannon and Travelocity.



## Other Investments (all sold in 2007)

### 900 Eighth Avenue (The Regent Tower)


A 52-story building, located at West 54<sup>th</sup> Street and Eighth Avenue, has approximately 400 rental apartments.

Completion Date: 2004



\* The above listed “other investments” are among those owned in partnership with The Moinian Group.

### III. Contact Information

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