

ZAMIR EQUITIES

Zamir Equities 2019 Brochure

Table of Contents

I.	Company Profile	
	Background	2
II.	Acquisitions & Investments	
	Owned & Managed Properties	3
	Other Investments	9
III.	Contact Information	12



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 31st 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 72nd 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.



ZAMIR EQUITIES

Owned & Managed Properties

1600 Terrell Mill Road, Marietta, Georgia Property

Type: Office Complex, Office/Lab **Built/Renovated:**

Biomedical R&D built 1976, Office built

1981 / Both Renovated 2008

Purchased: 2008

Total Square Feet: 253,096

Land Area: 16.63 sq acres

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.





ZAMIR EQUITIES

Owned & Managed Properties

Cedar Hill Crossing, Cedar Hill, Dallas, Texas

Property Type: Shopping Mall

Built: 1999

Purchased: 2013

Total Square Feet: 187,800

Land Area: 21.25 acres

Cedar Hill Crossing is located on the northeast corner of US Highway 67 and East Belt Line Road in the affluent Dallas submarket, Cedar Hill, Texas (75104). With a combined average traffic count over 112,000 vehicles per day, Cedar Hill Texas is approximately 16 miles south of Dallas, and draws from surrounding areas, including DeSoto,

Duncanville and Lancaster, Texas.

Cedar Hill Crossing is anchored by Kohl's, which in 2011, invested over \$2 million in the property, further demonstrating their commitment to the location. Cedar Hill Crossing is co-anchored by The Home Depot and Albertsons, and over 80% occupied by prominent/national retailers, including:

- DaVita Dialysis
- Dollar Tree
- Famous Footwear
- Kohl's
- Mason's Chicken & Seafood
- Old Chicago Pizza
- Panda Express
- Petco
- Pizza Hut
- Starbucks
- Staples
- UPS

*Based on Cedar Hill, TX, 2016 Community Planning and Development combined US Highway 67 (54,573) and FM 1382-East Belt Line (57,596) traffic count figures.





ZAMIR EQUITIES

Owned & Managed Properties

Atrium I, Mt Laurel, New Jersey

Property Type: Office Building

Built/Renovated: 1988

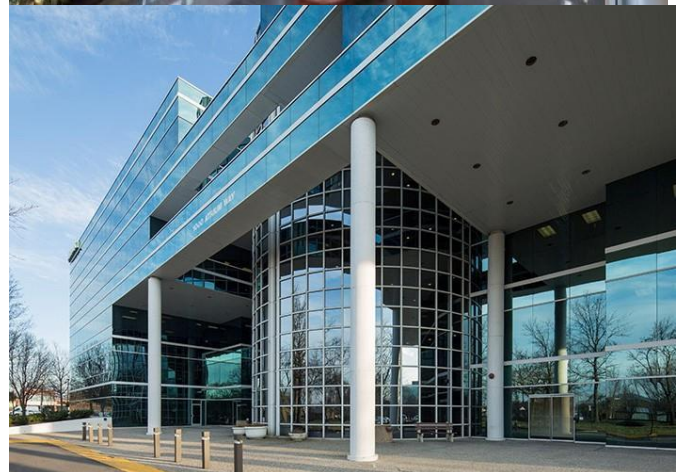
Purchased: 2015

Total Square Feet: 99,668

With frontage on Route 73, and less than one mile from Exit 4 on the New Jersey Turnpike, Atrium I sits on 6.27 acres in beautiful Mt. Laurel (Burlington County), New Jersey. Zamir Equities owns and manages Atrium I.

Prominently positioned at the entrance to the Horizon Corporate Center, and with sweeping views through a magnificent spandrel tinted glass façade, the five-story Atrium I is strategically situated at the intersection of the South Jersey, Philadelphia and New York markets.

Atrium I is 34% leased to A-rated credit tenants, including New York Life Insurance Co. (13,975-square feet, or 14%), Ameriprise Holdings, Inc. (9,526-square feet, or 10%), and Marsh & McLennan Agency (9,670-square feet, or 10%). Recently, Zamir Equities renewed and expanded one of Atrium I's largest tenants, Altegra Health, from 18,000-square feet, to now 25,000-square feet.





Owned & Managed Properties

LibertyView, Cherry Hill, New Jersey

Property Type: Office Building **Built/Renovated:** 1990

Purchased: 2015

Total Square Feet: 121,137

Land Area: 7.75 Acres

Considered one of the more desirable buildings in Cherry Hill, New Jersey, LibertyView, at 457 Haddonfield Road, sits at the intersection of Rt. 38 (Kaighns Avenue) and Haddonfield Road, across the street from the popular Cherry Hill Mall. A stunning white façade, modernism-style, steel office building, LibertyView was designed by Philadelphia-based architectural firm, Cope Linder. With a high quality exposed aggregate pre-cast concrete finish, granite entrance accents, and reflective glass, LibertyView's top two floors have functional balconies along with sweeping, panoramic views. LibertyView's conspicuous blue roof lighting was deliberately modeled after the crown of the iconic One Liberty Place, radiantly visible just eight miles to the west, in downtown Philadelphia.

Often named one of America's "Best Place to Live," Cherry Hill is a township in Camden County, New Jersey, and LibertyView is just 10 minutes from downtown Philadelphia, close to I-295 and Exit 4 of the New Jersey Turnpike. LibertyView's long-term value is also enriched because of Cherry Hill's growing residential and commercial developments on the Haddonfield Road corridor. As part of Zamir Equities' acquisition of LibertyView, a developable pad site was later negotiated, and a 20-year ground lease was secured, for the newly constructed Republic Bank branch at the corner of Haddonfield Road and Chapel Avenue.

Several prestigious Philadelphia law firms were attracted to LibertyView's South Jersey location because of its proximity to their Center City base. From an occupancy perspective, with an average occupancy rate of 95% over the last 10 years, LibertyView historically and significantly outperforms the market. Kennedy Medical Group (6,124-square feet), a subsidiary of Kennedy Health System, a major service provider southern New Jersey, with a Moody's A3 credit rating, occupies a first-floor suite, with a direct access to the spacious and well-lit parking lot. Also, being one of the taller buildings in Cherry Hill, LibertyView benefits from multi cell-phone antenna lease contracts.





ZAMIR EQUITIES

Owned & Managed Properties

LibertyView, Cherry Hill, New Jersey





Owned & Managed Properties

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

Property Type: Office Building

Built/Renovated: See Below

Purchased: Late 2015

Total Square Feet: 560,147

Land Area: 551.93 acres

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 thirds 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.

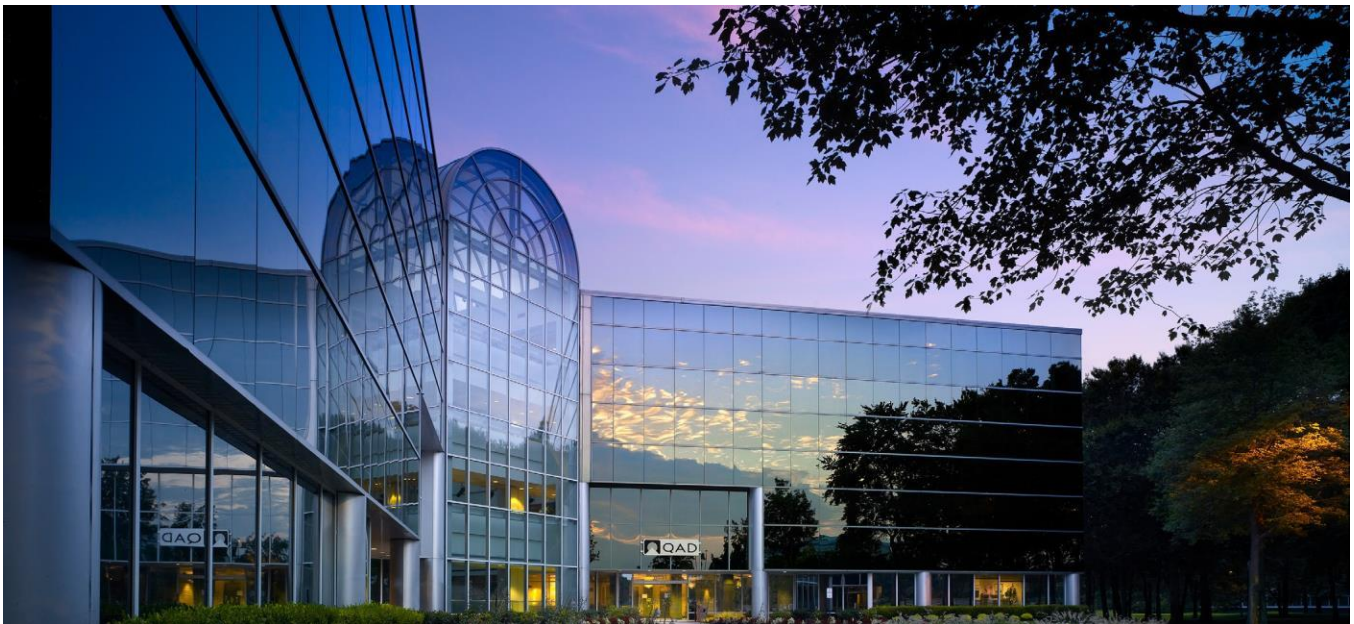
1000 Bishops Gate is located in the Bishops Gate Corporate campus, which is home to several corporate headquarters including NFL Films, PHH Mortgage, and Okidata N America. Located at the intersection of I-295 and Route 38, 1000 Bishops Gate was completed in 2005 and is a 3-story, 53,281sf Class A office 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.



ZAMIR EQUITIES

Owned & Managed Properties

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





ZAMIR EQUITIES

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





ZAMIR EQUITIES

Owned & Managed Properties

1120 Executive Plaza – Mt Laurel, NJ

Property Type: Office Building

Built/Renovated: 1985/2011 **Purchased:**
2016

Total Square Feet: 96,790

Land Area: 7.90 acres

1120 Executive Plaza is a 95,488-square-foot institutionally maintained, four-story office building constructed in 1987, and fully renovated in 2011. Located at the crossroads of Route 73, the New Jersey Turnpike and Interstate-295, 1120 Executive Plaza is the premier multi-tenanted office building in Mount Laurel, NJ. Executive Plaza is fully occupied and anchored by Association Headquarters and Allianz Life Insurance.





Owned & Managed Properties

Triad – King of Prussia, PA Property

Type: Office Building **Built/Renovated:**

1985/2014 **Purchased:** 2018

Total Square Feet: 184,118

Land Area: 10.01 Acres

Built in 1985, and completely renovated in 2014, Triad is an 184,118 square foot, multi-tenanted, immaculately maintained, Class A, office building minutes away from Center City, Philadelphia, in King of Prussia, PA. With credit-grade tenants, and long-term leases, Triad is anchored by Liberty Mutual, RatnerPrestia, and Telerx Marketing, a subsidiary of Merck & Co.

Triad recently experienced the completion of almost \$4 million in renovations, including the lobby and a common area upgrade, the café and fitness center, a new cooling tower and chiller, along with significant landscaping and exterior upgrades, resulting in nearly 150,000 square feet of leasing activity, across 15 tenants.

With excellent space flow on every floor, minimal interior columns, spectacular views, and abundant natural light, Triad's tenants enjoy access to a well-equipped full service cafeteria, and a fitness center with lockers. Triad also offers underground parking, outdoor balconies, a conference center and direct access to a local jogging trail.

Triad is centrally located within Renaissance Corporate Park and is located only minutes away from I-76 (Schuylkill Expressway), I-476 (the Blue Route) and I-276 (the Pennsylvania Turnpike) and offers great convenience to Center City, Philadelphia, and the Philadelphia International Airport.





ZAMIR EQUITIES

Owned & Managed Properties

One Park Place, Syracuse, New York

Property Type: Office Building

Built/Renovated: 1982/2018 **Purchased:**
2017

Total Square Feet: 294,286

One Park Place is a 294,286-square foot, Class A, multi-tenanted, ten story office building in the heart of Syracuse's Central Business District (CBD), with proximity to the Federal Building, County Courthouse, Civic and Convention Center, and steps from trendy Armory Square. Originally constructed to house American General and IBM's local sales operations, One Park Place was built with attention to energy savings. One Park Place is currently occupied by a diverse mix of local, government, and corporate tenants including The Hartford, Social Security, IRS, Haylor, Freyer & Coon, Inc., and Cha Consulting, Inc. One Park Place features an on-site parking lot that can accommodate 110 cars and has historically proved to be a very profitable transient parking income producer. Further, the building is favorably located next to a municipal parking garage and is within one block of 300 surface parking spaces. One Park Place is only one mile from the Museum of Science and Technology, two miles from Syracuse University, and eight miles from Hancock International, and is surrounded by restaurants, bars, and retail shops.





Owned & Managed Properties

One Lincoln Center – Syracuse, NY Property

Type: Multi-Tenant Office Building

Built/Renovated: 1972/2016

Purchased: 2017

Total Square Feet: 305,394

One Lincoln Center is a 305,594 square foot, multi-tenanted, Class A, office building in the heart of Syracuse's Central Business District (CBD), with proximity to the Federal Building, County Courthouse, Civic and Convention Center, and steps from trendy Armory Square. With credit-grade tenants, and long-term leases, One Lincoln Center is anchored by Bousquet Holstein and Grossman St. Amour. JPMorgan Chase, Bond, Schoeneck & King, CadaretGrant, Arcadis, and EarthLink.

One Lincoln Center recently experienced a \$10 million renovation, including a new lobby, common area, fitness center, conference room, elevator modernization, roof replacement, and additional major upgrades, including the building's HVAC/Mechanical, sidewalk, façade, and restrooms.

One Lincoln Center is the tallest building in Syracuse and one of only six office buildings located in the heart of downtown Syracuse. One Lincoln Center is only one mile from the Museum of Science and Technology, two miles from Syracuse University, and eight miles from Hancock International Airport. One Lincoln Center sits adjacent to the Federal building, Syracuse City Courts, the Justice Center, and St. Joseph's Hospital.

One Lincoln Center tenants enjoy access to the well-equipped onsite newsstand and convenience store, a brand-new conference center, fitness center, a newly finished outdoor putting green, and a ground-floor eatery with full catering capabilities. Additionally, One Lincoln Center is surrounded by an abundance of parking, restaurants, bars, and vibrant retail shops.

In the center of Syracuse's renaissance, One Lincoln Center also benefits from the \$265 million investment in Syracuse's CBD, as part of New York Governor Andrew Cuomo's \$1.5-billion New York Upstate Revitalization Initiative (URI).





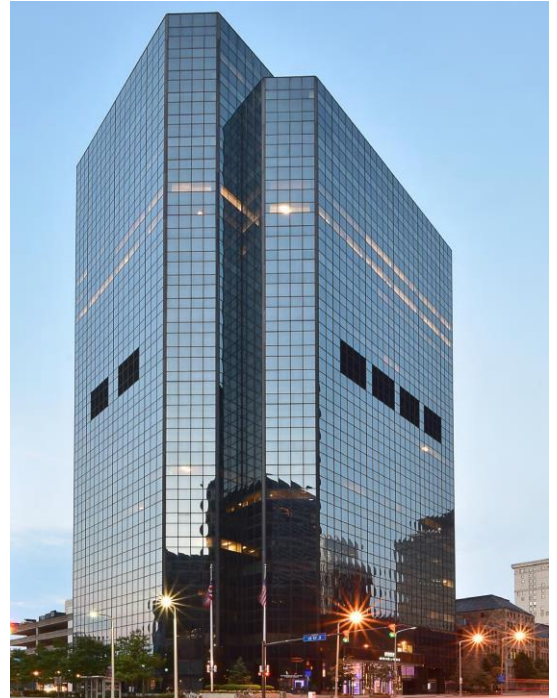
Owned & Managed Properties

1111 Superior – Cleveland, OH Property Type: Multi-Tenant Office Building **Built/Renovated:** 1983/1995/2015
Purchased: 2018
Total Square Feet: 599,299

1111 Superior Avenue is a multi-tenanted, immaculately maintained, twenty-eight-story Class-A office building that contains a total of approximately 599,299 rentable square feet of office space and ground floor retail as well as a separate five-level parking garage facility containing more than 500 stalls that is connected to the back of the building. 1111 Superior Avenue is centrally located at the convergence of the Nine-Twelve and Theater districts, the main financial and entertainment corridors in Cleveland and is anchored by the Cleveland Metropolitan School District, MetLife Insurance and Asurint Technology, all of whom are credit grade tenants and hold long-term leases in this prime office property.

Over \$1.6 million of total capital improvements have been invested since 2014 to sustain the first-class nature of the Property. Significant capital improvements include fitness center and equipment purchases of \$525,484 and conference center expenditures of \$492,446. Furthermore, \$418,000 has been invested in extensive modernizations to the lobby and other common areas. Ownership has also enhanced the quality of the mechanical systems through consistent improvements to both the HVAC and electrical systems. These improvements have resulted in significant energy and operational efficiencies.

Positioned at the core of downtown Cleveland, 1111 Superior is universally accepted as being located at “Main & Main” in the CBD along Superior Avenue, effectively the main thoroughfare of the CBD. In addition to its prominent street address, 1111 Superior overlooks Cleveland’s greatest asset, Lake Erie, and provides tenants with immediate access to the recently redesigned Ralph J. Perk Plaza Park, as well as the Theater District, Playhouse Square Center and the RTA light rail metro system, which links the Property with Cleveland’s eastern, western, and southern suburbs.





Owned & Managed Properties

36 S. Charles St – Baltimore, MD Property Type: Multi-Tenant Office

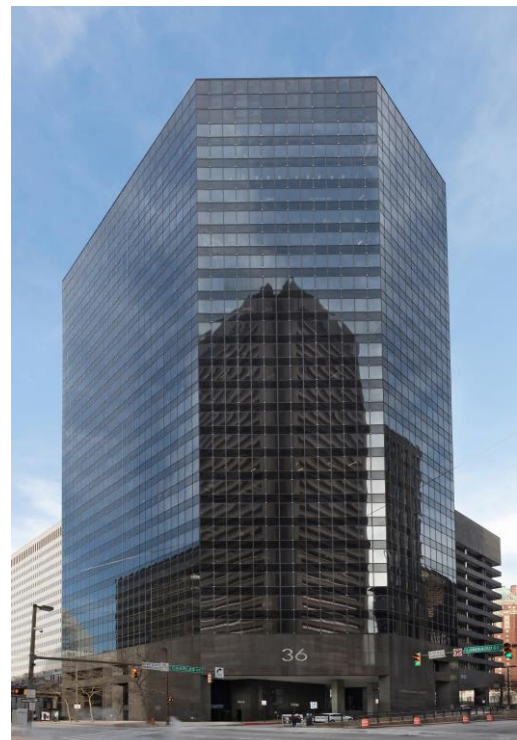
Building **Built/Renovated:** 1975/2016

Purchased: 2019

Total Square Feet: 313,960

36 S Charles is a multi-tenanted, recently renovated, twenty-five-story Class-A office building located in an Opportunity Zone that contains a total of approximately 314,000 rentable square feet of office space and ground floor retail as well as an underground parking garage containing more than 150 stalls. 36 S Charles is centrally located with Government/Courthouse users to the West; Corporate users (T. Rowe Price, PNC, Bank of America, Morgan Stanley, Transamerica, M&T Bank, etc.) to the East; New apartment conversions to the North & South. It is anchored by the US Attorney's Office, Peter T Nicholl Esq. and City of Baltimore Development Corp., all of whom hold long-term leases in this prime office property.

36 S Charles is one of the larger office buildings in downtown Baltimore, situated around the continuous renewal efforts that includes the 33-acre complex Charles center. The area is anchored by two universities, the University of Baltimore and the University of Maryland's professional schools. In addition, new construction on the Social Security Administration Office, United Way, and the Stadium Square project stimulates a continuous leasing environment in Baltimore. It gives excellent access to Interstate 95, Interstate 83, the Light Rail System and Camden Station of the Maryland Rail Commuter (MARC) that provides high speed access to Washington D.C. and to some other major Eastern metros.





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 47th and 48th 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 31st 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.





ZAMIR EQUITIES

Owned & Managed Properties

515 East 72nd 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 officespace.





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 57th 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.



900 Eighth Avenue (The Regent Tower)

A 52-story building, located at West 54th 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.





ZAMIR EQUITIES

III. Contact Information

Zamir Equities, LLC

**551 Fifth Avenue, Suite 2500 New
York, NY 10017**

Phone: **(212) 277-6477**

Facsimile: **(212) 277-6478**

Email: **info@zamirequities.com**

Leasing Information:

leasing@zamirequities.com

Acquisition Information:

acquisitions@zamirequities.com