

CITY ONE Means Business...SAVINGS!

City One specializes in City & State economic development incentives, securing companies many benefits & savings including: NYC Industrial Development Agency IDA Straight Lease Benefits • NYC Healthy Food Program Grants • SBA Small Business 7A and 504 Loans • ICAP Property Tax Abatements • Energy Cost Savings • Relocation Grants • REAP Credits • And more!

Call us or email Rmorel@cityonerealestate.com with your real estate or financing needs.

ECLECTIC ENCORE PROPS INC.

Structured and arranged 100% LTV financing for real estate acquisition of a 95,000 sq. ft. building in Long Island City utilizing conventional and SBA 504 financing as well as New York City "Straight Lease" 25 year property tax, incentive benefits program for a theater and TV prop rental company. Will arrange relocation and energy discounts.

RVM INDUSTRIES

Arranged 12 year property tax abatement for condo floor in lower Manhattan and secured 12 year ECSP/LMEP energy discount.

LEGACY FINE GIFTS AND JUDAICA DISTRIBUTORS

Structured and arranged 90% LTV financing for acquisition of corporate headquarters and warehouse in Brooklyn utilizing conventional and SBA 504 financing.



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- 2013 DEALS -

SHINE ELECTRONICS

Structured and secured New York City IDA "straight lease" benefits for the acquisition of a 45,000 sq. ft. electronic telephone repair facility in Long Island City, Queens utilizing conventional and SBA 504 financing. Will secure operating entity a 12 year energy discount.

BACO MANUFACTURING

Refinanced existing, tax-exempt bond financing and arranged cash out in order to structure the construction of a steel bolt fabricating facility in the Bronx.

COMFORT BEDDING MANUFACTURING

Structured and arranged long-term financing for the construction of a 10,000 sq ft warehouse/manufacturing facility in Brooklyn. Will apply for 25 year NYC ICAP property tax abatements and 12 year ECSP energy discount benefits.

AVENUE J BAKERY INC.

Structured and secured long-term financing for a commercial and retail bakery in Brooklyn, New York.

**NEW YORK CITY ICAP PROPERTY TAX EXEMPTIONS & ABATEMENTS,
RELOCATION EMPLOYMENT ASSISTANCE PROGRAM (REAP)
ENERGY DISCOUNTS - ECSP & BIR, AND OTHER ECONOMIC DEVELOPMENT INCENTIVES**

C AND J PICTURE FRAME — OVEN ARTISANS BAKERY

OH NUTS! — TGI OFFICE AUTOMATION — DYNALINK COMMUNICATIONS

**MAYA SEAFOOD — BIRNS REALTY — PARK VIEW REALTY —
J & S LICATA BROTHERS BAKERY**

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NEW YORK FRAGRANCE

Structured and arranged SBA 504 financing for the construction of a 20,000 square foot headquarters and warehouse for a distributor/importer.

FOODFEST DEPOT

Structured and arranged New York City IDA Straight Lease benefits, which include 25-year real estate tax freeze, property tax abatement for this acquisition and MRE Waiver.

SAS/CLOTHES HORSE

Structured and arranged 90% financing for the acquisition of a retail store utilizing the SBA 504 Program.

LND NECKWEAR

Structured and arranged an acquisition and major renovation/construction loan for an owner occupied investor.
City One Real Estate also brokered this real estate transaction.



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- 2012 DEALS -

FOOD MANUFACTURER

Structured and arranged NYBDC and SBA financing for the acquisition of a food manufacturing plant in New Jersey.

INVESTOR DEAL

Structured and arranged a first mortgage and partial cash out to refinance this industrial investment property.

NEW YORK CITY ICAP PROPERTY TAX EXEMPTIONS & ABATEMENTS,

RELOCATION EMPLOYMENT ASSISTANCE PROGRAM (REAP)

ENERGY DISCOUNTS – ECSP & BIR, AND

OTHER ECONOMIC DEVELOPMENT INCENTIVES

OH NUTS – BEST MOUNTING

DASNEY MECHANICAL – J & J JOHNSON

RVM ENTERPRISES – MONTEFORTE BAKERIES

ALADDIN BAKERIES – BANNER SMOKED FISH

TGI OFFICE AUTOMATION – MALIA REALTY

DYNALINK – MEDITERRANEAN GYROS

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OH NUTS WAREHOUSING INC.

Structured and arranged 90% LTV real estate financing for factory acquisition utilizing conventional and SBA 504 financing, as well as NYC IDA "Straight Lease" benefits. Arranging NYC Relocation Grant and energy discounts.

HUDSON MOVING STORAGE CO.

Structured and arranged NYC IDA "Straight Lease" benefits, which include, a 25-year real estate tax freeze and property tax abatement for this real estate acquisition. *City One Real Estate also brokered this real estate transaction.*

MOISHA'S KOSHER DISCOUNT SUPERMARKET INC.

Structured and arranged IDA 25 year property tax abatements and benefits under the NYC IDA Healthy Foods and "Straight Lease" program. Arranged a significant grant from the New York Healthy Food and Healthy Communities Low Income Investment Fund for development of the supermarket on Avenue M.

S. BOWER, INC./ WTC GIFT CORP.

Structured NYC IDA "Straight Lease" benefits for real estate acquisition. Will arrange energy discounts.



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- 2011 DEALS -

DASNY MECHANICAL INC.

Arranged 90% LTV real estate financing for this purchase utilizing conventional and SBA 504 financing, as well as NYC IDA "Straight Lease" Economic Development Benefits.

INTERGOVERNMENTAL PHILATELIC CORP.

Arranged 80% LTV real estate financing and Cash Out for this owner occupied property in Plainfield, NJ.

BEN HUR STORAGE
Arranged a first mortgage and Cash Out to finance a shareholder buy out. Property located in the Bronx.

MEDITERRANEAN GYROS PRODUCTS, INC.

Arranged 90% LTV real estate financing for real estate acquisition utilizing conventional and SBA 504 financing, as well as NYC IDA "Straight Lease" benefits. Secured a 12-year energy reduction.

NEW YORK CITY ICAP PROPERTY TAX EXEMPTIONS & ABATEMENTS, RELOCATION EMPLOYMENT ASSISTANCE PROGRAM (REAP)

ENERGY DISCOUNTS - ECSP & BIR, AND OTHER ECONOMIC DEVELOPMENT INCENTIVES

**MONTEFORTE BAKERIES - ALADDIN BAKERIES
BANNER SMOKED FISH - TGI OFFICE AUTOMATION
BAUM REALTY - RK HOLDINGS LLC
MALIA REALTY - DYNALINK - MEDITERRANEAN GYROS**

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Call us with your real estate or financing needs.

J & J JOHNSON CO., INC.

Structured and arranged two loans to secure 90% LTV financing utilizing SBA 504 Program and a conventional bank.

Also secured NYC Industrial Development Agency "Straight Lease" benefits including a 25 year real estate tax freeze and property tax abatement for this real estate acquisition.

City One Real Estate brokered this real estate transaction.

RARE FIND GROUP (TRANSIT INC.)

Structured and secured 90% LTV financing for a clothing retailer utilizing SBA 504 financing and non-traditional lender.

This 504 was the largest SBA loan in 14 counties of the tri-state region in 2010.

BEST MOUNTING

Structured NYC IDA (Industrial Development Agency) "Straight Lease" benefits for real estate acquisition and renovations. This was for a start-up business. Also secured 85% LTV financing through SBA 504 Program and a non-conventional lender.

Secured 12 year 15% energy reduction.

TGI INDUSTRIES

Through the REAP Program (New York City Department of Finance Relocation and Employment Assistance Program) structured and arranged a tax credit equal to \$3,000 per job for a large number of employees that were relocated from Manhattan to the company's new Brooklyn location, which City One had structured with a New York City IDA Straight Lease 25 year property tax abatement.



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- 2010 DEALS -

JUSLER ELECTRIC

Arranged 90% LTV real estate financing utilizing conventional and SBA 504 financing for a purchase of a building in Long Island City.

MEDITERRANEAN GYROS PRODUCTS INC.

Structured and arranged a first and second mortgage to secure 90% LTV financing utilizing SBA 504 Program and conventional bank financing. Also structured this real estate acquisition utilizing NYC Industrial Development Agency "Straight Lease" benefits providing for a 25-year real estate tax freeze and reduction. Will secure a 12 year ECSP energy reduction.

NEW YORK CITY ICAP PROPERTY TAX EXEMPTIONS & ABATEMENTS, RELOCATION EMPLOYMENT ASSISTANCE PROGRAM (REAP)

ENERGY DISCOUNTS - ECSP & BIR, AND

OTHER ECONOMIC DEVELOPMENT INCENTIVES

141 LAKE AVENUE REALTY - J & J JOHNSON CO., INC.

ALADDIN BAKERS - BANNER SMOKED FISH

DINAS DISTRIBUTION - POOK DIEMONT & OHL

PRECISION GLASS & METAL WORKS - SFA INTERIORS - T & G INDUSTRIES

VICTORIA PACKING - ALL ROOFING - JR PRODUCE - WONTON FOODS

Over 24 Years of Successes...

CITY ONE REAL ESTATE FINANCING

- 2002 DEALS -

CITY ONE Means Business...SAVINGS!

City One specializes in City & State economic development incentives securing companies IDA Tax Exempt Bond Financing, small business loans, 90% real estate financing, property tax abatements, energy cost savings, relocation grants, IDA "Straight Lease" economic incentives, REAP credits, etc.

Call us with your real estate or financing needs.

ATYRES PUBLISHING & BOOKBINDING
Relocation Grant and ICIP Energy Cost Savings Program.
ICIP Industrial Abatement

ZOMICK'S BAKERY
Real Estate Acquisition (90% Financing)
Nassau IDA "Straight Lease" Project

ARC METAL GROUP, LLC
Real Estate Acquisition
IDA "Straight Lease" Project

BROADWAY DENTAL LABS

CITY ONE REAL ESTATE FINANCING

- 2003 DEALS -

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Call us with your real estate or financing needs.

ALLE PROCESSING/SCHEIBER FOODS
Arranged for installation of Emergency Generator triggering IDA "Straight Lease" Benefits in addition to ECSP and State Curtailment Payments

MARIJAN SUPPLY COMPANY
Structured IDA "Straight Lease" Benefits for Real Estate Acquisition

WENIG/PORTER INDUSTRIES
Structured IDA "Straight Lease" Benefits for Real Estate Acquisition

ESBIE INDUSTRIES
Arranged 90% Financing

CITY ONE REAL ESTATE FINANCING

- 2004 DEALS -

CITY ONE Means Business...SAVINGS!

City One specializes in City & State economic development incentives securing companies IDA Tax Exempt Bond Financing, small business loans, 90% LTD real estate financing, property tax abatements, energy cost savings, relocation grants, IDA "Straight Lease" economic incentives, REAP credits, and more.

Call us with your real estate or financing needs.

PIERI CREATIONS, LLC
Arranged 90% Financing for Real Estate Acquisition and

MOBELL'S SPORTING GOODS, INC.
Structured NYC IDA "Straight Lease" transaction for the acquisition of a 265,000 square foot warehouse and construction of new 30,000 square foot distribution facility in the Bronx triggering IDA "Straight Lease" Economic Development benefits. City One Real Estate also brokered this real estate acquisition.

UNIVERSAL SUPPLIES INC.
Secured 90% LTV real estate financing utilizing conventional and SBA 504 lenders. City One Real Estate brokered this real estate acquisition.

AFC INC.
Arranged refinancing and cash out of prior NYC IDA seller-financed real estate transaction.

CITY ONE REAL ESTATE FINANCING

- 2005 DEALS -

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Call us with your real estate or financing needs.

ACME METAL CAP

C & J PICTURE FRAME
Arranged 90% LTV real estate financing for real estate acquisition financing conventional and SBA 504 financing, as well as New York City IDA "Straight Lease" Economic Development benefits. City One Real Estate also brokered this real estate acquisition.

Y & Y IMPORTING
Arranged 90% LTV mortgage for real estate acquisition using conventional and SBA financing. City One Real Estate also brokered this real estate acquisition.

ZOMICK'S BAKERY
After successfully arranging 90% SBA financing in 2003, restructured

CITY ONE REAL ESTATE FINANCING

- 2006 DEALS -

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Call us with your real estate or financing needs.

CONCOR IMPORTING
Arranged 90% LTV mortgage for real estate acquisition using conventional and SBA financing. City One Real Estate brokered this real estate acquisition.

PRECISION GLASS
Structured and secured company New York City IDA "Straight Lease" benefits for real estate acquisition and major renovation. Company utilized SBA 504 90% LTV financing. Will secure ECSP benefits.

EC AUTO WRECKING INC.
Arranged 50% LTV financing with a semi-hard loan that closed within one month.

LS SIGN
Arranged 90% LTV financing for real estate acquisition utilizing SBA 504 program.

BARONE STEEL FABRICATORS
Structured New York City IDA "Straight Lease" benefits for real estate acquisition and major renovation. Will arrange other economic development benefits such as BIR & ECSP. City One Real Estate brokered this real estate acquisition.

MAHLE TECHNIQUES
Arranged 90% LTV mortgage for real estate acquisition and major renovation. Also secured 90% financing with SBA 504 funds.

SARUT
Structured and arranged two loans to secure 90% LTV financing to acquire 12,000 square foot warehouse in Greenpoint, Brooklyn.

FLAUM APPETIZING INC.
Structured and arranged 2 loans to secure 90% LTV financing to acquire a 5,000 square foot warehouse in Williamsburg Brooklyn.

CITY ONE REAL ESTATE FINANCING

- 2008 DEALS -

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J.R. PRODUCE
Structured and arranged two loans to secure 90% LTV financing utilizing the SBA 504 Program to acquire and renovate a 15,000 square foot building in Staten Island, NY. City One Real Estate brokered this real estate acquisition.

ROBIN INDUSTRIES
Arranged and structured non-traditional real estate financing involving leasehold mortgage, renovation financing, and line of credit for an investor deal.

S&K SPRING DEVELOPMENT
Refinance and cash out (80% LTV) of an investor property on Davidson Street, Roseland, NJ.

THE SARUT GROUP
Structured and arranged real estate

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- 2009 DEALS -

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DINAS DISTRIBUTION
Structured and arranged two loans to secure 90% LTV financing utilizing SBA 504 Program and conventional bank financing to acquire a 30,000 square foot building in Jamaica, Queens, NY. City One Real Estate brokered this real estate acquisition.

CASTLE INTERIORS
Structured and arranged 90% LTV financing with a conventional lender and the SBA 504 Program for their corporate headquarters located in North Bergen, NJ.

GRAND MERIDIAN PRINTING
Arranged significant Printer's Relocation Moving Grant for printer relocating from Manhattan to Long Island City. City One Real Estate brokered this real estate transaction.

ELDORADO COFFEE
Arranged a term loan and Line of Credit for a company operating in Maspeth, Queens, NY.

SARUT GROUP
Structured and arranged 90% LTV real estate financing for an acquisition of a warehouse in Greenpoint Brooklyn.

CITY ONE REAL ESTATE FINANCING

- 2010 DEALS -

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J & J JOHNSON CO., INC.
Structured and arranged two loans to secure 90% LTV financing utilizing SBA 504 Program and a conventional bank. Also secured NYC Industrial Development Agency "Straight Lease" benefits including a 25 year real estate tax freeze and property tax abatement for this real estate acquisition. City One Real Estate brokered this real estate transaction.

RARE FIND GROUP (TRANSIT INC.)
Structured and secured 90% LTV financing for a clothing retailer utilizing SBA 504 financing and non-traditional lender. This SBA was the largest SBA loan in 14 counties of the tri-state region in 2010.

BEST MOUNTING (Industrial Development Agency)
"Straight Lease" benefits for real estate acquisition and renovations. This was for a start-up business. Also secured 85% LTV financing through SBA 504 Program and a non-conventional lender. Secured 12 year 15% energy reduction.

MEDITERRANEAN GYROS PRODUCTS INC.
Structured and arranged a first and second mortgage to secure 90% LTV financing utilizing SBA 504 Program and conventional bank financing. Also structured this real estate

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- 2011 DEALS -

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OH NUTS WAREHOUSING INC.
Structured and arranged 90% LTV real estate financing for factory acquisition utilizing conventional and SBA 504 financing, as well as NYC IDA "Straight Lease" benefits. Arranging NYC Relocation Grant and energy discounts.

S. BOWER, INC./WTC GIFT CORP.
Structured NYC IDA "Straight Lease" benefits for real estate acquisition. Will arrange energy discounts.

DANNY MECHANICAL INC.
Arranged 90% LTV real estate financing for this purchase utilizing conventional and SBA 504 financing, as well as NYC IDA "Straight Lease" Economic Development Benefits.

INTERGOVERNMENTAL PHILATELIC CORP.
Arranged 80% LTV real estate financing and Cash Out for this financing occupied property in Plainfield, NJ.

MOISHA'S KOSHER DISCOUNT SUPERMARKET INC.
Structured and arranged IDA 25 year property tax abatements and benefits under the NYC IDA "Straight Lease" program. Arranged a significant grant from the New York City Healthy Food and Healthy Communities Low Income Investment Fund for development of the supermarket on Avenue M.

BEN BUR STORAGE
Arranged a first mortgage and Cash Out to finance a shareholder buy out. Property located in the Bronx.

MEDITERRANEAN GYROS PRODUCTS, INC.
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MONTEFORTE BAKERIES - ALADDIN BAKERIES

BANNER SMOKE FISH - TGI OFFICE AUTOMATION

BAUM REALTY - RK HOLDINGS LLC

DYNALINK - MEDITERRANEAN GYROS

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