

# KLOSED

PROPERTIES

# INVESTMENT CRITERIA

We focus on underperforming assets and opportunistic investments. By utilizing our strong analytical skills, deep knowledge of the market, creative deal structures and critical relationships within the industry we are able to unlock the value and reposition properties to their highest and best use.

11 Middle Neck Rd. Suite 201  
Great Neck, NY 11021  
Phone: +1 (516) 858-2585  
Email: [info@klosedllc.com](mailto:info@klosedllc.com)

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# RETAIL

## New York Metro

Asset types: Retail condo, Grocery Anchored Shopping Centers, NNN (Banks, Fast food, Pharmacies, Big Boxes)

MINIMUM PRICE  
\$500,000

MINIMUM SIZE  
500 sf.

MAXIMUM DEAL SIZE  
\$100,000,000

INVESTMENT TYPE  
Both stabilized and value add

## Other Markets

Asset types: Grocery anchored centers, NNN (Banks, Fast food, Pharmacies, Big Boxes), and Retail Condos.

MINIMUM SIZE  
5,000 sf.

MINIMUM PRICE  
\$750,000

RISK  
Willing to absorb roll over risk

MAXIMUM DEAL SIZE  
\$50,000,000

INVESTMENT TYPE  
Both stabilized and value add

PRICE  
Low Price per square foot



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# MIXED USE & MULTIFAMILY

## New York Metro

Tenants type: Free market, rent stabilized, rent control, IMD, regulatory agreements

SIZE  
6 units - 500 Units

ADVANTAGES  
Close proximity to public transportation and Universities.

MAXIMUM PURCHASE PRICE  
\$100,000,000

INVESTMENT TYPE  
value add

## Other Markets

Tenants type: Free market, student housing

SIZE  
20 units - 300 Units

MAXIMUM PURCHASE PRICE  
\$50,000,000

ADVANTAGES  
Close proximity to Universities

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# OFFICE & MEDICAL BUILDINGS

## New York Metro

Tenants type: Free market, student housing

MINIMUM SIZE  
10,000 square feet

MAXIMUM PURCHASE PRICE  
\$50,000,000

TYPE  
Both stabilized and value add

PURCHASE  
We also purchase non-performing loans and REO's.