



PORTFOLIO OF SERVICES

3RD QUARTER 2024

MIDTOWN COMMERCIAL REALTY

343 MILLBURN AVENUE SUITE 303

MILLBURN, NJ 07041

973.232.5784 P | MIDTOWNCRE.COM

LICENSED REAL ESTATE BROKER



MIDTOWN AND THEIR AFFILIATE PARTNERS ARE LOCATED IN MARKETS
THROUGHOUT THE UNITED STATES

New Jersey New York Virginia North Carolina South Carolina
Georgia Alabama Florida Oklahoma California Texas & Tennessee



Sales



Leasing



Management



Capital



Security



Development



Construction

For More Information



midtowncre.com



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IG: MIDTOWNCRE



info@midtowncre.com

343 MILLBURN AVE SUITE 303 MILLBURN, NJ 07041
LICENSED REAL ESTATE BROKER IN NJ



REPRESENTATION SERVICES

LANDLORD REPRESENTATION

RETAIL

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
Acme Shopping Center	Mahwah, NJ	110,249 sq. ft.	Acme, Dunkin Donuts, M&T Bank, Verizon	For Lease 10,000 sq. ft. divisible	Carlo Caparruva
Acme Shopping Center	Blairstown, NJ	69,000 sq. ft.	Acme Markets, Valley National Bank	For Lease 7,200 sq. ft. divisible	Carlo Caparruva
Acme Shopping Center	Woodcliff Lake, NJ	70,000 sq. ft.	Woodcliff Lake Liquors, Marco Polo	100% Leased	Carlo Caparruva
King Plaza Shopping Center	Perth Amboy, NJ	200,000 sq. ft.	Supremo Supermarket, PNC Bank, DaVita	For Lease 3,500 sq. ft.	Carlo Caparruva
104 Baker	Maplewood, NJ	20,000 sq. ft.	2,800 SF Retail	100% Leased	Carlo Caparruva
344-348 Millburn Ave	Millburn, NJ	16,000 sq. ft.	Peeled, Design Hub, T3	5,500 sq. ft.	Carlo Caparruva
535 Millburn Ave	Short Hills, NJ	13,250 sq. ft.	Former Davids Bridal	13,250 sq. ft.	Carlo Caparruva
535 Millburn Ave	Short Hills, NJ	13,250 sq. ft.	Former Davids Bridal	For Sale	Carlo Caparruva
NNN Wawa	Freehold, NJ	3,500 sq. ft.	New Construction Wawa 2025 Delivery	For Sale	Carlo Caparruva
Citi Grocer Center	Elizabeth, NJ	47,000 sq. ft.	Citi Grocer, Zen Leaf Sublease	5,800 sq. ft. Divisible	Carlo Caparruva
NJCU West Campus	Jersey City, NJ	150,000 sq. ft.	ShopRite	Crossroads Cos Development	Carlo Caparruva
252 Madison Avenue	Perth Amboy, NJ	15,000 sq. ft.	Jesse's Salon, Medical, Dance School	For Lease 1,931 sq. ft. available	Carlo Caparruva
347 Maple Street	Perth Amboy, NJ	12,000 sq. ft.	Mixed Use	For Lease 5,000 sq. ft.	Carlo Caparruva
475 Smith Street	Perth Amboy, NJ	20,000 sq. ft.	Mixed Use	For Lease 9,000 sq. ft.	Carlo Caparruva
ETC Tower	Perth Amboy, NJ	75,500 sq. ft.	Retail space with Office and Residential above	Turnkey 3,100 sf Medical Space	Carlo Caparruva
175 Smith Street	Perth Amboy, NJ	48,000 sq. ft.	Sprint Wireless, Local Tenants, Apartments Above	For Lease 6,000 sq. Ft.	Carlo Caparruva
195 Smith Street	Perth Amboy, NJ	17,683 sq. ft.	Residential above Retail	For Lease 3,300 sq. ft. in 2 spaces	Carlo Caparruva
Acme Shopping Center	Wynnewood, PA	53,000 sq. ft.	Acme, Fedex	100% Leased	Carlo Caparruva
Acme Shopping Center	Ft Lee, NJ	40,000 sq. ft.	Acme, Valley National Bank	100% Leased	Carlo Caparruva
Acme Shopping Center	Jersey City, NJ	225,000 sq. ft.	Acme, Liquor Store	100% Leased	Carlo Caparruva
Acme Shopping Center	Ortley Beach, NJ	74,389 sq. ft.	Acme, Spirits Unlimited	For Lease 8,000 sq. ft.	Carlo Caparruva
McDonalds Pad	Ortley Beach, NJ	4,400 sq. ft.	former McDonalds with Drive Thru	For Lease 4,400 sq. ft.	Carlo Caparruva
Acme Shopping Center	Yorktown Heights , NY	40,000 sq. ft.	Acme, Satellite Tenants	100% Leased	Carlo Caparruva
Acme Shopping Center	New Canaan, CT	44,000 sq. ft.	Acme, Office Tenant	100% Leased	Carlo Caparruva
Smile Cleaners	Old Bridge, NJ	2,800 sq. ft.	Former Drop Store, 2 Levels 0.85 ac property, Hard Corner	Under Contract	Carlo Caparruva
Albertsons In Store Leasing	Nationwide	10,000,000+ sq. ft.	700+ locations in 33 States. In store space.	Call for Details	Carlo Caparruva

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OFFICE/MEDICAL/EDUCATION

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
1309 Rt 70	Cherry Hill, NJ	6,300 sq. ft.	2nd Floor Space	1,911 sq. ft. available	Carlo Caparruva
210 Canal Street	New York, NY	550 sq. ft.	3 Room Office Condo in Chinatown	550 sq. ft.	Carlo Caparruva
Remax Select Office	Short Hills, NJ	2,300 sq. ft.	Remax Real Estate Office	For Sublease	Carlo Caparruva
Journal Square Office	Jersey City, NJ	7,000 sq. ft.	Divisible Office Space in Journal Square	7,000 sq. ft. divisible	Ed Damiano

INDUSTRIAL/AUTOMOTIVE

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
Freestanding Flex	Union, NJ	4,000 sq. ft.	Cold Storage	Fully Leased	Carlo Caparruva
Development - Heavy Power	Staten Island, NY	3 Acres	Heavy Power for Industrial- Connects to ConEd Grid	For Sale	Arthur Saks
Redevelopment Project	Newark, NJ	40,000 sq. ft.	Downtown Location	Redevelopment- Self Storage	Carlo Caparruva Davon Bennett
Valley St	Belleville, NJ	9,400 sq. ft.	Redevelopment for Lease	2,500 sq. ft. available	Carlo Caparruva
Truck Parking & Storage	Harrison, NJ	1 acre	For Lease	Under Contract	Carlo Caparruva

MULTIFAMILY/MIXED USE/DEVELOPMENT

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
Bayonne Portfolio	Bayonne, NJ	4 Properties	4- 2&3 Family Homes	For Sale	Arthur Saks
Garwood Redevelopment	Garwood, NJ	2-900 SF	2 1BR Apts 2025 Delivery	For Lease	Carlo Caparruva
Townhouse Development	Garwood, NJ	2,500 sF	New Construction- 2025 Delivery	For Lease	Carlo Caparruva

EQUITY OPPORTUNITIES

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
Multifamily Development	Oklahoma City, OK	100+ Units	Major Market	JV - Investor Position	Shawn Vyas Carlo Caparruva
Master Planned Development	North Carolina	440+ Units	Raleigh MSA	Co-GP	Carlo Caparruva
Master Planned Development	Morris County NJ	TBD	Central Morris	Co-GP	Carlo Caparruva
Master Planned Development	Somerset County NJ	TBD	RT 206 Corridor	Co-GP	Carlo Caparruva
Multifamily Development	Oklahoma City, OK	200+ Units	Major Placement in Market Adjacent to Class A Retail	JV - Investor Position	Shawn Vyas Carlo Caparruva
Industrial Development	Georgia	100 acres	at I-95 Exit, Light Manufacturing	JV- Developer Position	Carlo Caparruva
Loft Development	Oklahoma City, OK	60 Units	Multifamily	JV - Investor Position	Shawn Vyas Carlo Caparruva
Single Family Residential Development	Oklahoma City, OK	11+ Acres	Medical Uses / Long Term Care	Sale or JV Sponsor Position	Shawn Vyas Carlo Caparruva

RESIDENTIAL INVESTMENTS & DEVELOPMENT

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
Route 527/537	Freehold, NJ	26 Acres	Single Family Dev	3-6 Acres Usable	Carlo Caparruva

Suburban Essex	Roseland, NJ	9 Acres	3 Single Family Units	3 SFR Yield	Carlo Caparruva
New Development	Union, NJ	2 Homes	Pref Equity/Bridge Debt	Approved	Carlo Caparruva

LIQUIDATIONS - COMING FALL 2024




Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact

BUSINESSES FOR SALE- NONE AT THIS TIME

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact

TENANT REPRESENTATION

Tenant	Location	Sq. Ft./ Acreage	Use/Market Description	Delivery	Contact
Restaurant	Denville, NJ Market	2,500 - 4,500 sq. ft.	Established Market; Freestanding or Inline.	Lease	Carlo Caparruva
Restaurant	Essex, Morris, Union Monmouth, NJ Markets	6,000-10,000 sq. ft.	Liquor License Required, Owned Real Estate Preferred	Sale Preferred	Carlo Caparruva
	New Jersey	4,000-6,000 sq. ft.	National Cannabis Operator	Lease	Carlo Caparruva
	Northern New Jersey	900 - 1,500 sq. ft.	Established Retail Markets. Freestanding / Inline / Kiosk	Sale or Lease; Will also acquire franchise.	Carlo Caparruva
Urban Farm	Essex & Union County	900 - 1,500 sq. ft.	Industrial, Flex, Retail	Lease	Carlo Caparruva
	NJ Select Markets	600-1,200 SF	600 sq. ft. Scoop Concept 1,200 sq. ft. Store Concept	Lease	Davon Bennett Carlo Caparruva
Music School	Suburban Essex	1,500 -2,000 sq. ft.	Millburn & Vicinity	Lease	Carlo Caparruva
Golf Simulator	Bergen County, NJ	1,800 sq. ft.	Seeking Shopping Center locations	Lease	Davon Bennett Carlo Caparruva
Jeweler	Bergen County, NJ	1,300 sq. ft.	Seeking Shopping Center locations	Lease	Carlo Caparruva
Self Storage Operator	Eastern United States	20,000-40,000 sq. ft.	For Acquisition	Sale Only	Carlo Caparruva Beverly Taylor Commercial One01
Auto Body Repair	Eastern United States	1,500-4,500 sq. ft.	Established Markets, Real Estate needs to be included.	Sale Only	Carlo Caparruva Beverly Taylor Commercial One01
	NJ	60,000 sq. ft.	ShopRite Operator	Sale/Lease/Ground Lease/Development	Carlo Caparruva
	NJ	8,000-15,000 sq. ft.	ShopRite Wines & Spirits Operator	Sale or Lease	Carlo Caparruva

	NJ, PA	45,000-60,000 sq. ft.	Retail	Sale/Lease/Ground Lease/Development	Carlo Caparruva
	CT, MD	45,000-60,000 sq. ft.	Retail	Sale/Lease/Ground Lease/Development	Carlo Caparruva
	NY, NJ, FL	12,000-45,000 sq. ft.	Retail	Lease	Carlo Caparruva
	NJ PA	15,000-45,000 sq. ft.	Hispanic Markets	Sale/Ground Lease/Development, Lease	Carlo Caparruva
	Select US Markets	5,000-10,000 SF Industrial	Food Manufacturing; Clean Space Inline or Freestanding	Sale or Lease	Carlo Caparruva
	Select US Markets	In Store Kiosk	Alchol Ice Cream Product - Major Retailer Placement	Lease/License	Carlo Caparruva
Senior Living Operator	NJ, PA, NC, SC	100+ Units	Multiple Unit Senior Living Operator; Memory Care/Assisted Living/55+/Workforce Income	Sale/Lease/Ground Lease/Development/Operations	Carlo Caparruva
	New Jersey	900 - 2,500 sq. ft.	Established Retail Markets; Freestanding / Inline / Kiosk	Lease	Matteo Johnson
	GA, SC, NC, AL, FL, KY, OH, TN	1.5 Acres	Preferred Developer - Signalized Intersections Only for Convenience Store and Gas	Sale / Development	Carlo Caparruva Beverly Taylor Commercial One01



MIDTOWN & Co.
Homes & Estates



Midtown Commercial Realty 343 Millburn Avenue, Suite 303, Millburn, NJ 07041
973.232.5847p midtowncre.com Licensed Real Estate Broker



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MANAGEMENT



MIDTOWN MANAGEMENT COMPANY: The goal of the management of any asset is to safeguard and enhance the value of the asset. We develop a management strategy aligned with the clients financial goals for the individual asset, as well as their portfolio. Midtown's process of risk mitigation, cost effective operations and income metrics optimizes bottom line gains for our clients.

Midtown utilizes a "hands-on" approach to the management of our properties. Since we are property owners as well as third party managers, our clients get the same service, care and expertise that we give our own assets. In commercial real estate, only an owner can think like an owner, and we employ that philosophy in all of our endeavors. Because we use the same professionals and personnel for all of our assets, we will ensure our clients receive the highest level of service with a lower cost.

We approach management from multiple perspectives; Physical, Financial and Market. In the physical perspective, we will go through the asset from top to bottom, evaluating the property, structure and systems, and what can be done to increase the market value of the property. In the financial perspective, we will evaluate the revenue and expense streams while doing a deep dive into the leases, costs, accounting and vendors. We will collect the rents, pay the expenses, reconcile the books and do whatever is required on the legal side of things. In the market prospective, we will review and evaluate the asset as it pertains to its market location. The top assets in every market have specific characteristics, we will make sure that our clients are aware of the market they are in as well as any costs required to bring their asset to the top of their respective market(s). We will then reconcile all approaches and ascertain where the property's market value can be increased while running more cost effectively. As an element of this philosophy, we do this at no increase to the client and the economy of scale we collectively have aids in cost effectiveness for Management, Facilities, Custodial and Security services.

While numbers determine a property's financial condition, its tenants are its livelihood. Midtown's vast tenant relationships through their Brokerage, Advisory and Equities businesses promote positive tenant interaction and trust, which is so critical in tenant retention. As owners as well as managers of residential and commercial real estate, we understand all aspects of the business, from tenant retention to maintenance, construction and ground up development. Only an owner thinks like an owner, and owners demand results. Midtown is, above all else, results driven where client accountability comes before profit. If you would like a review of your property, please contact Carlo Caparruva President 862.216.6678 or carlo@midtowncre.com

SERVICES

- ASSET MANAGEMENT
- PROPERTY MANAGEMENT
- FACILITIES MANAGEMENT
- BUDGET DEVELOPMENT / FINANCIAL REPORTING
- TENANT RELATIONS
- RISK MITIGATION
- VENDOR / ENERGY DEVELOPMENT
- DUE DILIGENCE ANALYSIS
- PROPERTY INSPECTIONS
- SECURITY
- MAINTENANCE / CUSTODIAL
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- VALUATION & CONSULTING
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- CONSTRUCTION
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- SPECIAL ASSET ADVISORY



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MANAGEMENT



SOME OF OUR ASSIGNMENTS PAST AND PRESENT :



nuveen

INVESTCORP



SERVICES

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MIDTOWN CONSTRUCTION MANAGEMENT

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LICENSED REAL ESTATE BROKER

CONSTRUCTION



RESIDENTIAL AND COMMERCIAL CONSTRUCTION SERVICES:

PRECONSTRUCTION

Planning

During the planning stage, our team works closely with you to understand your project goals, requirements, and constraints. We analyze the site conditions, zoning regulations, and any other relevant factors to develop a comprehensive plan that aligns with your vision.

Site Engineering

Site engineering involves assessing the site's topography, soil conditions, drainage, and utilities. Our engineering experts use this information to design a site layout that optimizes functionality, accessibility, and efficiency. This includes planning parking areas, roadways, utilities, and landscaping.

Value Engineering

Value engineering aims to optimize the value of the project while reducing costs. Our team reviews the design and identifies potential areas for improvement, such as alternative materials, construction methods, or design modifications. This process helps achieve the desired project outcomes within the allocated budget.

Design

In the design phase, our architects and engineers collaborate to create a detailed cohesive design that brings your vision to life. We take into account your functional requirements, aesthetic preferences, and budget considerations to develop a design that is not only visually appealing but also practical and cost-effective.

Site Plan Approvals

Obtaining necessary approvals and permits from local authorities is essential before commencing construction. Our team handles the entire process of preparing and submitting site plans, ensuring compliance with regulations and codes. We navigate through the complexities of the approval process to expedite the start of construction.

Estimating

Accurate cost estimation is crucial for effective project planning. We provide detailed cost estimates that encompass material procurement, labor, equipment, and other project-related expenses. Our estimators leverage their expertise and industry knowledge to ensure realistic and transparent budgets for your project.

SERVICES

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CONSTRUCTION



RESIDENTIAL AND COMMERCIAL CONSTRUCTION SERVICES:

CONSTRUCTION MANAGEMENT

Onsite Management

Midtown will have a designated onsite manager to oversee and coordinate all aspects of the construction process to ensure the seamless execution of your project.

Communication

Communication and real time client updates are paramount to any construction operation. Our team utilizes regular phot and video updates to our clients to ensure the project is proceeding per plan.

Financial

Our managers work closely with your Advisors and Lenders to ensure timely draw-downs keeping the project on time and on budget.

Efficient Workflows

We streamline the construction workflow by carefully sequencing and coordinating various activities. Our goal is to minimize downtime, avoid delays, and maintain a productive and efficient work environment.

Adherence to Schedules

Timeliness is key in any construction project. Our construction management team ensures that all construction activities are completed according to the agreed-upon schedule.

High-Quality Craftsmanship

We prioritize craftsmanship and attention to detail in every aspect of construction. Our construction team utilize their expertise to ensure that all construction activities adhere to the highest quality standards.

On-going support and maintenance

Our involvement does not cease once the construction phase is complete. We offer comprehensive post-construction services to support you even after the project is handed over. These services focus on ensuring the longevity, functionality, and satisfaction of your home, office, building or facility.

We provide ongoing support for small projects and maintenance needs. Our commitment to your project extends beyond completion, and we aim to build long-term relationships with our clients. Our team ensures that your facility remains in optimal condition, allowing it to serve its intended purpose.

SERVICES

- ASSET MANAGEMENT
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MIDTOWN COMMERCIAL ADVISORS

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ADVISORY



MIDTOWN COMMERCIAL ADVISORS

Midtown has a recurring philosophy that you will hear over and over. "In commercial real estate, only an owner can think like an owner." Our mantra starts with this approach because after decades of working in this business, we know what works, what doesn't work, and what will make you lose your money.

As an advisor, we seek to guide our clients to realize the highest level of returns while having a strong grip on all of the risk factors associated with a property or project. *Some of our services include:*

Highest and Best Use Analysis — Evaluating asset for its highest and best use for the client, including portfolio positioning, asset class, asset type, its standing in the marketplace, tenant positioning/relationships and existing leases. Evaluating of asset for change of use/redevelopment, Repositioning existing asset via lease up/construction.

Acquisition Representation – Acquisition of off market assets for Single Family Offices, Institutions, Foundations and Funds.

Capital Markets Services– Sourcing and/or Placement of equity and debt instruments for clients. Average size placement \$1-\$10M.

Land Use and Entitlement Strategy and Oversight - Entitlement strategy/process for development/redevelopment, Oversight of Entitlement and Development process – Fee Development

Proforma Analysis and Risk Assessment - Proforma of existing asset, SWOT analysis

Project Oversight/Owner's Representation — Owners Representation services, Oversight of project/portfolio

REO Strategy and Oversight — Strategy/Oversight for financial institutions with REO assets/Distressed Assets, Management of REO/Distressed Assets

Public Incentives and Partnerships (P3s) - Public Private Partnerships, Public Private Project incentives, Opportunity Zones, TIFFs, Grants & PILOTS

Childcare & Educational Real Estate - Site Selection, Site Inspection, Environmental Advisory and Inspections, Center Startup, State and Local Filings, State Inspections & Approvals, Operations Advisory, Curriculum, Budgeting & Financial, HR Implementation, State Policy/Procedure/Program Management, Design, Construction, Maintenance, Spraying & Decontamination.

Business Sales/M&A Advisory - Midtown provides traditional Business Brokerage services as well as advisory services for M&A's of small firms. As an investor of small companies, we know what to look for to protect our clients interests, with or without real estate.

SERVICES

- OWNERS REPRESENTATION
- PORTFOLIO ADVISORY
- PORTFOLIO MANAGEMENT
- HIGHEST AND BEST USE ANALYSIS
- LAND USE AND ENTITLEMENT STRATEGY / OVERSIGHT
- PROJECT OVERSIGHT
- REPURPOSING AND REPOSITIONING STRATEGIES
- REO STRATEGY, OVERSIGHT & MANAGEMENT
- PUBLIC INCENTIVES AND PARTNERSHIPS, INCLUDING TIFFS, GRANTS, PILOTS & OPPORTUNITY ZONES
- CHILDCARE AND EDUCATIONAL ADVISORY
- ENVIRONMENTAL ADVISORY
- BUSINESS SALES ADVISORY
- M&A ADVISORY





MIDTOWN SERVICES GROUP

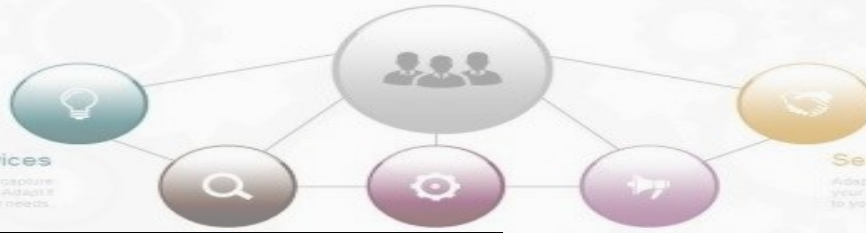
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SERVICES

MIDTOWN SERVICES GROUP: Midtown Transaction Advisory and Management Services helps property owners and purchasers compile the proper information and documentation while selling, buying or developing a property. We can guide you through the arduous process of securing the right professional for the task at any point in the transaction, development or construction process. Midtown will do everything from the zoning analysis to due diligence to transaction/closing services for buyers, sellers and brokers. Some of our services include:

Professional Referral Services

Legal Counsel Referral, Accountants/Cost Segregation, Engineering; Civil, Structural, Traffic Facilities, Security, Janitorial, Maintenance, Plowing, Paving and Construction, Architect Referral.

Full Due Diligence Services

Lease Abstracts, Income and Expense, Tax Return Analysis, Zoning, Use Analysis, Title, Financial - Mortgages and Equity, Environmental, Property Insurance, Title Insurance, Survey, Structural Survey, Architect Analysis.

Full Transaction Management

Project Updates and Correspondence, Managing the Client Transaction Process, Attorney Correspondence, Broker, Owner Correspondence, Mortgage Company Correspondence, Title Coordination,, Insurance, Closing Documents, Certificate of Occupancy, Cleanouts, Liquidations, Commercial Moving Services, Utility Coordination, Furniture, Design, Equipment Purchasing, Cleaning, Spraying, Security, Decontamination. Closing Schedule, Final Closing Document Management.

SERVICES

- TRANSACTION MANAGEMENT
- TRANSACTION CORRESPONDENCE
- LEGAL REFERRALS
- INSURANCE REFERRALS
- MORTGAGES & EQUITY
- TITLE INSURANCE AND COORDINATION
- PROFESSIONAL REFERRALS
- ARCHITECTURAL & ENGINEERING REFERRALS
- ACCOUNTING
- ENVIRONMENTAL REFERRALS
- SPRAYING / DECONTAMINATION
- SECURITY
- LEGAL REFERRALS
- MOVING, CLEANOUTS AND LIQUIDATIONS
- MUNICIPAL USES, INSPECTIONS AND ZONING
- MOVE IN DESIGN, COORDINATION, UTILITIES, FURNITURE AND PURCHASING



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MIDTOWN CAPITAL GROUP

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CAPITAL



MIDTOWN CAPITAL: All Real Estate projects require two distinct and equally important components, Equity and Debt. To acquire Investment Real Estate on a mass scale, the aforementioned components are critical. Midtown's Capital Group does just that, provide financing solutions for our clients as well as raising equity for Midtown in the event we need it for a project or portfolio acquisition.

Midtown's integrated platform of Finance, Equity, Management, Brokerage, Construction and Development allows us to move on Finance and Equity requests quickly and efficiently. We know the costs to operate a property, build a property, buildout a space, as well as the rents or sales comps in the immediate marketplace.

This is important especially when time is of the essence in a transaction. Midtown offers the following services for your transactions: While we are not a lender, we will work with lenders in securing the following:

First Position Mortgage Debt, Equity Raises, Mezzanine Debt, Construction Debt, and SBA

Fix and Flip Loans

Hard Money and Bridge Debt transactions.

Participating Debt and Gap Loans

Equity Raises for Third Parties.

M&A

Midtown works with venture capital, private equity and balance sheet lenders as well as our relationships in the banking industry to assist our partners, investors and clients.

SERVICES

- FIRST POSITION DEBT
- FIRST POSITION EQUITY
- DEVELOPMENT EQUITY
- SMALL BUSINESS INVESTING
- SMALL BUSINESS LENDING
- NNN FUNDING
- MEZZANINE DEBT
- CONSTRUCTION DEBT
- HARD MONEY LOANS
- SBA LOANS
- SHORT TERM CORPORATE DEBT
- MID TERM CORPORATE DEBT
- SECURED NOTES
- PREFERRED EQUITY
- RESIDENTIAL INVESTMENTS
- LENDING THROUGH MRA CAPITAL AND OTHER LENDING PARTNERS.



MIDTOWN COMPANIES LLC

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COMPANIES



MIDTOWN COMPANIES LLC: Every company needs an capital source or a “fund of funds” vehicle. Whether we are deploying capital for equity, debt, venture capital, private equity or arbitrage, Midtown Companies is the source that makes it all go.

The vision of the majority of our investments is to either aid a person, business, property or cause while creating a “win win” for all involved. While the strategy of the of any investment is to safeguard and enhance the value of said investment, the investment has to have meaning. In short, you don’t just put out money just to put it out in the marketplace. Every investment needs a good story behind it to be in our portfolio.

Midtown utilizes a “hands-on” approach in everything we do. Whether it is our Real Estate, Corporate Investments, Properties, Art or even Financial Instruments, The principals of Midtown are involved in all elements of the evaluation, decision making and execution of the investment. Since we are a small firm, we are judicious in the investments we make, as well as the amount of the investment.

In commercial real estate, only an owner can think like an owner, and we employ that philosophy in all of our endeavors. Because we use the same professionals and personnel for all of our assets, we will ensure the highest level of service with a lower cost.

While numbers determine a investment’s financial condition, its people are its livelihood. Midtown promotes positive employee interaction and trust, which is so critical in any business. We’re small investors, we want to help the start up, the business owner, the artist, the entrepreneur, the inventor, the new investor, the small developer, the restaurateur or anyone who is trying to make a go of it for the greater good. Everything varies a degree of risk, we make it our business to mitigate it.



INVESTMENT AREAS

- RETAIL REAL ESTATE
- OFFICE REAL ESTATE
- MEDICAL REAL ESTATE
- NNN INVESTMENTS
- FRANCHISES
- PRIVATE BUSINESSES
- FOOD BUSINESSES
- RESTAURANTS
- MULTIFAMILY REAL ESTATE
- 55+ REAL ESTATE
- MAINTENANCE / CUSTODIAL
- FINANCIAL INSTRUMENTS
- RESIDENTIAL INVESTMENTS
- STARTUP INVESTING
- ANGEL INVESTING
- DEVELOPING AREAS / BUSINESSES
- ART & COLLECTIBLES
- INTERNATIONAL



MIDTOWNN COMPANIES LLC
343 MILLBURN AVENUE SUITE 303
MILLBURN, NJ 07041
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COMPANIES



SOME OF OUR INVESTMENTS PAST AND PRESENT :



INVESTMENT AREAS

- RETAIL REAL ESTATE
- OFFICE REAL ESTATE
- MEDICAL REAL ESTATE
- NNN INVESTMENTS
- FRANCHISES
- PRIVATE BUSINESSES
- FOOD BUSINESSES
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COMPANIES



SOME OF OUR INVESTMENTS PAST AND PRESENT :



OPTICS ULIMITED



INVESTMENT AREAS

- RETAIL REAL ESTATE
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MIDTOWN REAL ESTATE HOLDINGS LLC

MIDTOWN REAL ESTATE HOLDINGS LLC

343 MILLBURN AVENUE, SUITE 303

MILLBURN, NJ 07041

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LICENSED REAL ESTATE BROKER

RE HOLDINGS



MIDTOWN REAL ESTATE HOLDINGS LLC: The backbone of Midtown is our real estate businesses. It is what we do day to day in our Brokerage, Management, Development, Investment, Capital and Advisory businesses. Midtown Real Estate Holdings is what guides and funds the businesses operate and investments we make.

Midtown utilizes a “hands-on” approach in everything we do. Whether it is Commercial Real Estate, Corporate Investments, Properties, Art or even Financial Instruments, The principals of Midtown are involved in all elements of the evaluation, decision making and execution of the investment. Since we are a small firm, we are judicious in the investments we make, as well as the amount of the investment.

In commercial real estate, only an owner can think like an owner, and we employ that philosophy in all of our endeavors. Because we use the same professionals and personnel for all of our assets, we will ensure the highest level of service with a lower cost.

We approach management from multiple perspectives; Physical, Financial and Market. In the physical perspective, we will go through the asset from top to bottom, evaluating the investment, it’s structure and systems, and what can be done to increase its market value. In the financial perspective, we will evaluate the revenue and expense streams while doing a deep dive into the leases, costs, manufacturing, operations, accounting and vendors. We will do whatever is required on the legal side of things to ensure current and future compliance. There is also a deep dive into Midtown’s exit strategy; whether its 18 months or 20 years, every investment will have a series of capital events. We will have a good idea where they are and how it will effect our investment. In the market prospective, we will review and evaluate the asset as it pertains to its position in its market. The top assets in every market have specific characteristics, we will make sure that our clients are aware of the market they are in as well as any costs or additional investments required to bring their asset to the top of their respective market(s). We will then reconcile all approaches and ascertain where the the investment’s market value can be increased while running at its highest and best efficiency.

Midtown sets the bar high as to providing safety in an ever change market. Our job in our service and investment companies is to stand in front of our clients, ensuring their properties and businesses have the highest level of service, professionalism and returns on their investment with Midtown.

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INVESTMENT AREAS

SOME OF OUR INVESTMENTS: PAST & PRESENT



238 Units-NJ
Approvals- Sold to Institution



350,000 SF -NJ
Redevelopment JV- RREEF



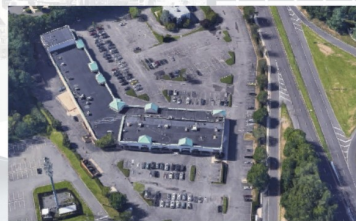
NNN Bank Of America
Maplewood, NJ



1M SF InvestCorp JV
Ocean Twp NJ



Total Wine JV
Tampa, FL



60,000 JV Preferred Position
Marlboro, NJ

- RETAIL REAL ESTATE
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- INTERNATIONAL





INVESTMENT AREAS

SOME OF OUR INVESTMENTS: PAST & PRESENT



12,000 SF Office - NJ
Acquired from Gramercy Trust



12,000 SF Kings Mkt from WP Carey
Leased and Sold



13,600 SF Brides Trust Building
Short Hills, NJ



55,000 SF Food Desert Development
Elizabeth, NJ



3 Property Portfolio - NJ
CVS, 15K Strip Ctr, Goodyear NNN



Management Buy Out
Columbia, SC

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MIDTOWN AND THEIR AFFILIATE PARTNERS ARE LOCATED IN MARKETS
THROUGHOUT THE UNITED STATES

New Jersey New York Virginia North Carolina South Carolina
Georgia Alabama Florida Oklahoma California Texas & Tennessee



Sales



Leasing



Management



Capital



Security



Development



Construction

For More Information



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