



National
Realty &
Development
Corp.



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Founded more than 50 years ago, National Realty & Development Corp. ("NRDC") has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our conservative and hands-on business approach, coupled with our responsiveness to changes in the marketplace, has enabled us to innovate and grow year after year. We consistently work to identify new opportunities and unlock value across our portfolio and beyond. We approach each of our projects with the same level of detail, focus on collaboration, and commitment to our long-term vision.



OUR SUCCESSFUL PORTFOLIO

NRDC's portfolio is comprised of over 22 million square feet, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/ industrial business parks. We focus on form as well as function in developing properties that generate long-term value for our portfolio.

Our retail centers, which make up over 20 million square feet of our portfolio, are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

Additionally, we are committed to creating and maintaining our portfolio of functional and efficient office and industrial properties. Our multi-building business centers and industrial/ flex facilities attract and retain a distinguished roster of tenants, including some of the best-known names from the pharmaceutical, logistics, biotechnology, medical, and energy sectors.



OUR IN-HOUSE TEAM

NRDC's success in developing top-quality projects is due to the talent and wealth of experience of those within our organization. Our ability to lead a project from inception through entitlement, leasing, construction, and on-going management stems directly from well-coordinated teamwork and our unique, fully-integrated structure. Under one roof, we possess expert capabilities, such as:

- Planning and Design
- Acquisitions and Entitlement
- Leasing and Marketing
- Construction/Project Management
- Property Operations/Management
- Legal

PLANNING AND DESIGN

NRDC draws upon a wealth of knowledge in designing projects that create the best shopping experience for our tenants and their customers. Through our collective efforts, we guide architects, engineers, and planners in the design of projects that provide for optimum traffic flow, feature pedestrian-friendly environments, and incorporate architectural elements that are in keeping with the character of each local community.

We engage our tenants throughout the planning process to ensure that we continuously meet the highest design standards for functionality and sustainability, which ultimately promotes efficiency and lower maintenance costs going forward. As we are long-term real estate holders, our vision is to develop projects that meet the needs of retailers and shoppers today and for many years to come.

ACQUISITIONS AND ENTITLEMENT

NRDC's Acquisitions and Entitlement team possesses the knowledge and experience to capitalize on opportunities that others overlook. By conducting in-depth examinations of trade area dynamics and store spacing, design feasibility analyses, demographic analyses, and pro forma financial modeling in coordination with our Leasing team, we view each new opportunity from the perspective of our tenants and work to ensure that our projects will succeed.

NRDC has a long-term track record in bringing large and complex projects through the entitlement and approvals process, which is achieved by working with state and local jurisdictions, planning officials, and community residents. Our team prepares and evaluates plans, collaborates with retailers to understand the latest trends for their store design requirements, and encourages feedback from local communities to ensure we perfect every last detail.

By remaining conservative in our financial analyses, utilizing the expertise of project-specific consultants, and responding to the desires and expectations of local residents, we continually add successful projects to our portfolio.

LEASING AND MARKETING

NRDC's overall occupancy rate is well-above the industry average. Our market knowledge and our ability to view each of our properties from the tenant's perspective are the keys to our success. We continually seek creative solutions, formulate customized leasing strategies to market available space, negotiate leases, reposition projects through tenant mix, and coordinate with our in-house Property Operations and Construction teams to fit-up and turn over premises to our tenants quickly and efficiently.

Negotiating over 1 million square feet of transactions every year, we possess the skill and experience to keep our properties competitive. We recognize leasing opportunities as they arise and we are dedicated to creating value for our tenants in every lease that we sign. This is why we have fostered long-standing relationships with retailers such as Walmart, Target, Kohl's, The TJX Companies, Bed Bath & Beyond, Cinemark Theatres, and Ahold USA.

We work extensively to adapt a strategic marketing approach for our organization. We create and implement innovative, cutting-edge ideas that keep us at the forefront of our industry, while we continually strive to maintain the integrity and time-tested reputation that our peers have long associated with our firm.

CONSTRUCTION MANAGEMENT

Through our affiliate, Regional Construction Corp, we possess the unique advantage of our own in-house construction management team. This allows us to capitalize on cost efficiencies and shortened project timelines that translate into enhanced value for our portfolio and our tenants.

Regional Construction is proficient in designing and building a wide range of project types, including office, industrial, and retail centers. Regional's vast knowledge of project design, construction management, and highly specialized tenant build-outs, have positioned it at the forefront of the commercial build-to-suit construction sector.

PROPERTY OPERATIONS

NRDC's Property Operations team oversees all aspects of management for our portfolio, creating value through hands on, day-to-day supervision and long-term strategic planning.

Our approach is due to our strong belief that efficient and active property management is fundamental to maximizing the strength and vitality of our portfolio. In this way, we promote cost efficiencies that benefit our tenants, generate reliable budgets and forecasts, and maintain clean and functional environments for our tenants and shoppers.

Our Property Operations team:

- Provides the full-scope of day-to-day management services for our entire portfolio, including lease administration for 500+ tenants
- Maintains operating budgets, including analysis and reporting of financial results
- Conducts major project budgeting and implementation
- Handles all tenant billings
- Coordinates build-outs in conjunction with our construction team

LEGAL

NRDC's in-house legal team handles all transactional documentation in connection with acquisitions, drafts and negotiates lease agreements with tenants, negotiates loan documents with lenders from commitment through closing, maintains corporate records, administers and oversees contracts and legal documents needed in the entitlement process for our development projects, and provides counsel on all on-going aspects of property operations and lease administration.

From large retail power centers to sprawling business parks, NRDC approaches each project with the same level of detail, focus on collaboration, and commitment to our long-term vision.

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National Realty & Development Corp.
3 Manhattanville Road
Purchase, New York 10577
914.694.4444 • nationalrealty@nrdc.com
www.nrdc.com

Robert C. Baker
Chairman

John G. Orrico
President