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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**  
WASHINGTON, D.C. 20549

**FORM 8-K**

**CURRENT REPORT**

**Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): **June 7, 2012**

**ONE LIBERTY PROPERTIES, INC.**

(Exact name of Registrant as specified in charter)

**Maryland**  
(State or other  
jurisdiction of  
incorporation)

**001-09279**  
(Commission file No.)

**13-3147497**  
(IRS Employer  
I.D. No.)

**60 Cutter Mill Road, Suite 303, Great Neck, New York**  
(Address of principal executive offices)

**11021**  
(Zip code)

**516-466-3100**  
Registrant's telephone number, including area code

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 7.01 Regulation FD Disclosure.**

Certain of our executive officers will be meeting with analysts and other persons and may provide such persons with copies of, or discuss the information set forth in, the attached presentation.

Pursuant to Regulation FD, we hereby furnish the information contained in the presentation materials attached as Exhibit 99.1 to this Current Report on Form 8-K (the "Presentation Materials"), which information is incorporated into this Item 7.01 by this reference. The Presentation Materials do not give effect to the sale of the New Hyde Park property described under Item 8.01 herein.

The information in this Current Report on Form 8-K under this Item 7.01, as well as Exhibit 99.1, shall not be deemed "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that Section, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, as amended, or the Securities Exchange Act of 1934, as amended, except as shall be expressly set forth by specific reference in such a filing. The furnishing of this Report is not intended to constitute a determination by us that the information is material or that the dissemination of the information is required by Regulation FD.

**Item 8.01 Other Events.**

In June 2012, we sold our approximately 51,000 square foot vacant industrial property in New Hyde Park, New York for \$2.7 million resulting in an approximate \$1.7 million gain. As a result of such transaction, our occupancy rate at June 6, 2012 was approximately 98.8%.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits.

99.1 Presentation — June 2012

**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

ONE LIBERTY PROPERTIES, INC.

Date: June 7, 2012

/s/ David W. Kalish

David W. Kalish  
Senior Vice President and Chief  
Financial Officer



ONE LIBERTY PROPERTIES, INC.

# One Liberty Properties

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June 2012

[onelibertyproperties.com](http://onelibertyproperties.com)

# Safe Harbor Statement

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Certain information contained in this presentation, together with other statements and information publicly disseminated by One Liberty Properties, Inc. (the "Company"), constitute forward looking statements within the meaning of Section 27A of Securities Act of 1933, as amended, and Section 21E of the Securities and Exchange Act of 1934, as amended. These statements involve assumptions and forecasts that are based upon our current assessments of certain trends, risks and uncertainties, which assumptions appear to be reasonable to us at the time they are made. These amounts may fluctuate as a result of unexpected lease defaults by our tenants or fluctuations in the economy that affect our tenants. We intend such forward looking statements to be covered by the safe harbor provision for forward looking statements contained in the Private Securities Litigation Reform Act of 1995 and include this statement for the purpose of complying with these safe harbor provisions. Information regarding certain important factors that could cause actual outcomes or other events to differ materially from any such forward looking statements appear in the Company's Annual Report on Form 10-K for the year ended December 31, 2011 and in particular the section entitled "Item 1A, Risk Factors". You should not rely on forward looking statements since they involve known and unknown risks, uncertainties and other factors which are, in some cases, beyond our control and which could materially affect actual results or performance referred to above. We undertake no obligation to publicly update or revise any forward-looking statements included in this presentation, whether as a result of new information, future events or otherwise.

# One Liberty Overview

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- Internally managed net lease equity REIT focused on U.S. single tenant commercial real estate
  - Weighted average lease term of 8.2 years
  - 100 properties totaling 5.5 million square feet, including six joint venture properties
- Diversified portfolio by tenant, property & geography
  - 61% of assets are Retail, 19% Industrial/Flex, 20% Office and other sectors
- Disciplined investment approach balanced through
  - Fundamental real estate analysis, and
  - Tenant credit evaluation to ensure cash flow stability
- Insider ownership in excess of 20%
  - Largest investor is Gould Investors LP since 1989

# Investment Highlights

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- 7.39% dividend yield <sup>(1)</sup>
- High performing portfolio with embedded growth
  - At least 97.5% year end occupancy for each of the last five years
  - 2012 contractual rental income <sup>(2)</sup> of \$45.4 million
    - represents a 9.1% increase over 2011<sup>(3)</sup>
- Manageable debt maturities over the next three years
- Ability to leverage human capital beyond the REIT
- Proven ability to make acquisitions through long-standing relationships
- Acquired approximately \$115 million, consisting of 26 properties over last 30 months
  - Pipeline of diverse opportunities in excess of \$250 million
  - Strong industry relationships driving growing acquisition opportunities

(1) Based on stock price of \$17.86 as of June 5, 2012

(2) Our 2012 contractual rental income includes, after giving effect to any abatements, concessions or adjustments, rental income that is payable to us in 2012 under leases existing at June 1, 2012 including rental income that is payable to us in 2012 on our tenancy in common interest. Contractual rental income excludes straight-line rent accruals and amortization of intangibles. Our share of the rental income payable to our joint ventures in 2012 will be approximately \$2 million; such sum is not included in 2012 contractual rental income.

4 (3) Based on 2011 contractual rental income as reported and defined in the 12/31/10 10-K

# Management Team



<p><b>Fredric H. Gould</b> <i>Chairman</i></p>	<ul style="list-style-type: none"> <li>• Chairman of the Board since June 1989, Chief Executive Officer from December 1999 to December 2001 and from July 2005 to December 2007</li> <li>• Chairman of the Board of BRT Realty Trust (NYSE:BRT), a mortgage REIT, since 1984</li> <li>• Chairman of the managing general partner of Gould Investors L.P., since December 1997</li> <li>• Director of EastGroup Properties, Inc. (NYSE: EGP), since 1998</li> </ul>
<p><b>Patrick J. Callan, Jr.</b> <i>President &amp; CEO</i></p>	<ul style="list-style-type: none"> <li>• Chief Executive Officer since 2008, President since 2006, Director since 2002</li> <li>• Senior Vice President of First Washington Realty, Inc. from 2004 to 2005             <ul style="list-style-type: none"> <li>– Responsibility included working on JV that was sold for \$2.6 billion and which controlled 100 shopping centers, 13 million square feet</li> </ul> </li> <li>• Vice President of Real Estate for Kimco Realty Corporation from 1998 to 2004, joined in 1987             <ul style="list-style-type: none"> <li>– Leasing &amp; management responsibility for a \$3 billion shopping center portfolio of 200 centers</li> <li>– Redeveloped and renovated numerous shopping centers in major east coast markets</li> <li>– Instrumental in the portfolio acquisitions</li> </ul> </li> </ul>
<p><b>Lawrence G. Ricketts, Jr.</b> <i>EVP, COO</i></p>	<ul style="list-style-type: none"> <li>• Chief Operating Officer since January 2008, and Vice President since December 1999 (Executive Vice President since June 2006)</li> <li>• Joined One Liberty Properties, Inc. in January 1999</li> <li>• Nearly \$1 billion in transaction experience in acquisitions and dispositions on over 140 deals</li> </ul>
<p><b>David W. Kalish</b> <i>SVP, CFO</i></p>	<ul style="list-style-type: none"> <li>• Senior Vice President and Chief Financial Officer since June 1990</li> <li>• Served as Senior Vice President, Finance of BRT Realty Trust since August 1998 and Vice President and Chief Financial Officer of the managing general partner of Gould Investors L.P. since June 1990</li> <li>• Certified Public Accountant</li> </ul>

# Company History

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## A disciplined acquirer and seller of assets

- 2001 – Active net lease buyer including movie theaters
- 2002 & 2003 – Completed follow-on offerings of \$35.1million and \$64.5 million
- 2006 – \$152 million sale of JV movie theatres portfolio for OLP profit of \$26.9 million
- 2007 – Made no investments
- 2008 – Acquired 13 properties for \$62 million
- 2009 – Made no investments
- 2010 – Reinitiated investments and acquired 14 properties for \$72.3 million
- 2011 – Completed follow-on offering of \$40.6 million and acquired 6 properties for \$28 million
- 2012 – Acquired 6 properties for \$14.2 million

# Broad Geographic Reach



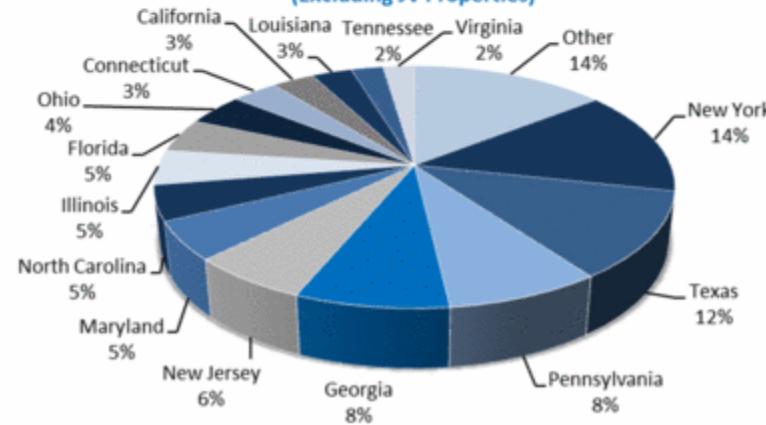
- Portfolio spans 100 properties in 29 states (5.5 million square feet)

Wholly-Owned Properties	Number of Properties	2012 Contractual Rental Income	Approximate Building Square Feet
New York	11	\$6,439,179	621,879
Texas	10	\$4,720,553	421,308
Georgia	10	\$3,827,645	318,466
Pennsylvania	9	\$3,766,242	383,255
New Jersey	3	\$2,899,300	247,538
Maryland	1	\$2,340,923	387,000
North Carolina	3	\$2,145,868	140,884
Illinois	6	\$2,141,998	195,883
Florida	5	\$2,073,118	103,966
Ohio	3	\$1,950,247	235,144
Connecticut	2	\$1,561,013	47,174
California	1	\$1,430,749	106,262
Louisiana	5	\$1,359,284	64,976
Tennessee	1	\$1,079,367	35,330
Virginia	3	\$1,059,605	147,590
Other	21	\$6,599,053	768,182
	94	\$45,394,144	4,204,837

Joint Venture Properties	Number of Properties	2012 Contractual Rental Income	Approximate Building Square Feet
Nebraska	1	\$603,594	112,260
Wisconsin	1	\$562,500	927,685
Texas	1	\$540,000	112,389
Georgia	3	\$320,144	155,482
	6	\$2,026,238	1,307,816
<b>Total Properties</b>	<b>100</b>	<b>\$47,420,382</b>	<b>5,512,653</b>



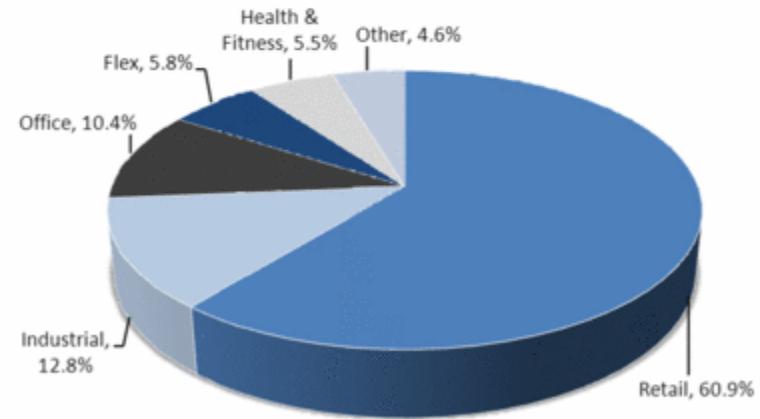
2012 Contractual Rental Income By State (Excluding JV Properties)



# Properties By Sector (Excluding JV Properties)



Type of Property	Number of Tenants	Number of Properties	2012 Contractual Rental Income	Percentage of 2012 Contractual Rental Income
Retail	64	74	\$27,648,425	60.9%
Industrial	8	9	\$5,788,821	12.8%
Office	3	3	\$4,702,310	10.4%
Flex	3	2	\$2,637,196	5.8%
Health & Fitness	4	4	\$2,515,546	5.5%
Other	2	2	\$2,101,846	4.6%
	84	94	\$45,394,144	100.0%



# Diverse Tenant Base



## Top 5 Tenants

Tenant	Percent of 2012 Contractual	
	Rental Income	S&P Credit Rating <sup>(1)</sup>
Haverty Furniture Companies, Inc. (NYSE: HVT)	9.7%	Not Rated
Office Depot, Inc. (NYSE: ODP)	7.8%	B-, Outlook Stable
Ferguson Enterprises, Inc.	5.2%	Not Rated
DSM Nutritional Products, Inc.	4.7%	A, Outlook Stable
L-3 Communications Corporation	4.3%	BBB-, Outlook Stable
Total	31.7%	



The City of New York



# Stable Financial Performance

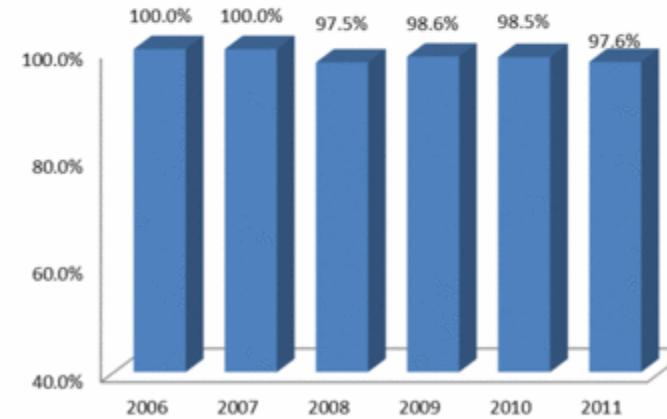


- Proven ability to lease properties and effectively recycle capital
- Year end occupancy of at least 97.5% in each of the past 5 years (based on square footage)
- Occupancy remains at 97.6% at June 1, 2012

**Total Revenue**  
(\$ in millions)



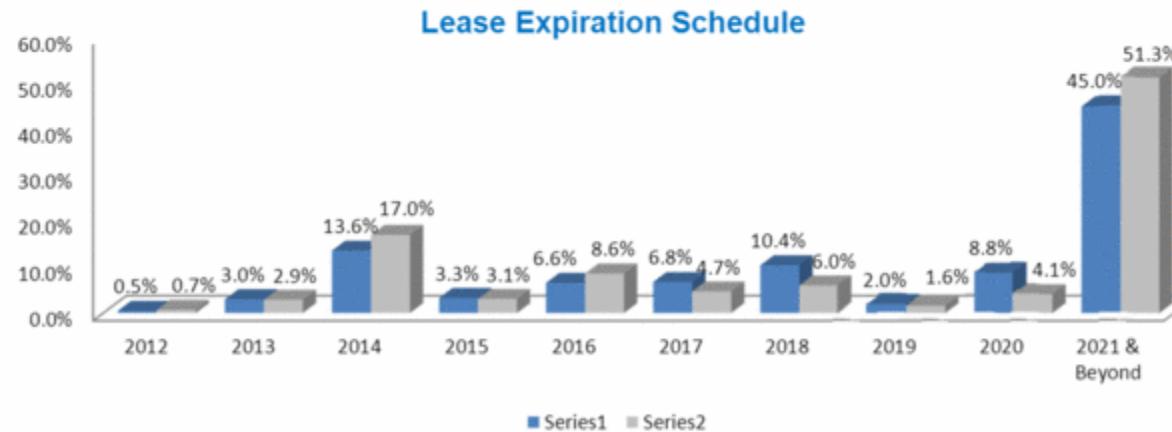
**Year End Occupancy**



# Manageable Lease Expirations



Year of Expiration <sup>(1)</sup>	Number of Expiring Leases	Approximate Square Feet Subject To Expiring Leases <sup>(3)</sup>	2012 Contractual Rental Income Under Expiring Leases	% of 2012 Contractual Rental Income Represented by Expiring Leases	% of 2012 Square Feet Represented by Expiring Leases
2012	2	27,000	\$233,106	0.5%	0.7%
2013	5	120,790	\$1,363,996	3.0%	2.9%
2014	12	698,261	\$6,175,391	13.6%	17.0%
2015	5	128,890	\$1,498,390	3.3%	3.1%
2016	9	350,941	\$3,014,929	6.6%	8.6%
2017	7 <sup>(2)</sup>	192,071	\$3,075,558	6.8%	4.7%
2018	10	247,176	\$4,727,201	10.4%	6.0%
2019	3	66,322	\$883,702	2.0%	1.6%
2020	6	167,606	\$4,014,935	8.8%	4.1%
2021 & Beyond	29	2,105,180	\$20,406,936	45.0%	51.3%
Total	88	4,104,237	\$45,394,144	100.0%	100.0%



(1) Lease expirations assume tenants do not exercise existing renewal options.

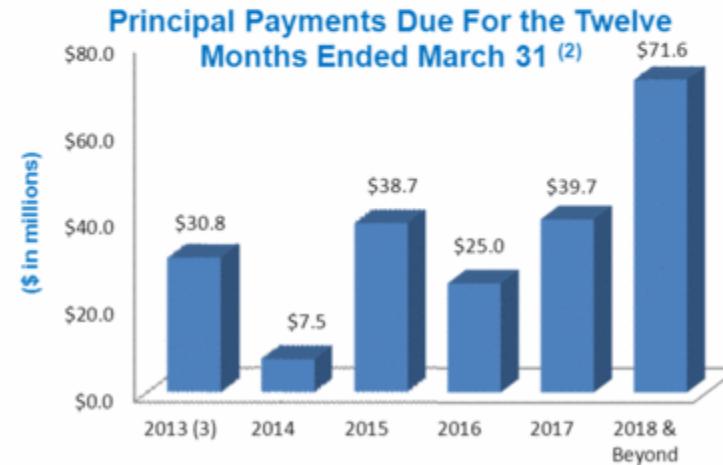
(2) Includes a property in which we have a tenancy in common interest.

(3) Excludes (i) one vacant property (51,000 square feet), (ii) two vacant spaces (aggregating 4,600 square feet) at a multi-tenanted property and (iii) vacant space 45,000 square feet of total 115,500 square feet) at property being re-developed.

# Strong Balance Sheet



- 98% of the mortgages payable are fixed rate and non-recourse
- Line of Credit is OLP's only floating rate recourse debt
  - \$35.4 million is available on the Line of Credit as of June 1, 2012
- 45% Total Debt (\$240.4 million) / Total Assets (\$536.9 million) <sup>(1)</sup>
- Amortizing principal, laddered maturities results in manageable maturity schedule
- 2012 scheduled amortization of principal balances of approximately \$5.4 million



(1) Total Debt as of 3/31/12. Total Assets equals total assets as of 3/31/12 plus accumulated depreciation of \$62.7 million.

(2) Data as of March 31, 2012.

(3) Includes one loan with a principal balance of \$23.1 million and a maturity date of September 1, 2012 on our eleven Haverly's properties. We believe that we will be able to refinance such loan, though no assurance can be given that we will be successful in this regard.

# Growth Opportunities

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- Demonstrated ability to purchase assets that have solid cash-flow characteristics
- Increasing scale through broad geographic reach
- Proven capability to identify and understand the intrinsic value of a property
- Growth through acquisition of select accretive properties
- Secure long-term net leases with rent increases
- Emphasis on underlying real estate fundamentals
  - Willing to acquire short term leases
- Decisive team approach enables Company to capture off-market opportunities
- Liquidity available to acquire in excess of \$100 million of properties

# Acquisition Case Study – Industrial



- Acquired an industrial building in Durham, NC in July 2011 net leased to Federal Express Corporation
- Property is less than ½ mile west of the 22.5 million square foot Research Triangle Park. More than 170 companies representing more than a dozen industries call the park home
- Building is 46,181 square feet on 5.25 acres of land

Purchase Price	\$3,975,365
Mortgage	(\$2,200,000)
Net Equity Invested	<u>\$1,775,365</u>

Annual Rental Income	\$318,029
Annual Interest Expense @ 4.5%	(\$99,000)
Net to OLP	<u>\$219,029</u>

**Return on Equity** **12.34%**



# Acquisition Case Study – Fitness



- Acquired a fitness club in Hamilton (Cincinnati), OH in August 2011 net leased to LA Fitness International LLC, a nationwide operator of more than 500 health clubs
- Property is across the street from the 635,000 square foot Bridgewater Falls lifestyle center. Bridgewater Falls features Target, JC Penney, TJ Maxx, Bed, Bath & Beyond, Dicks, Best Buy and PetSmart amongst others
- Building is 38,000 square feet on 5.10 acres of land

Purchase Price	\$7,900,000
Mortgage	(\$3,950,000)
Net Equity Invested	<u>\$3,950,000</u>
Annual Rental Income	\$674,500
Annual Interest Expense @ 4.5%	(\$177,750)
Net to OLP	<u>\$496,750</u>
<b>Return on Equity</b>	<b>12.58%</b>



## Top Tenants Profiles

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# Havertys Furniture – Tenant Profile



- Tenant: Haverty Furniture Companies, Inc. (NYSE: HVT)
- **Largest tenant** representing 9.7% of 2012 contractual rental income
- Full service home furnishings retailer founded in 1885
- Publicly held company since 1929
- 119 showrooms in 82 cities across 17 states in the Southern and Midwestern regions
- HVT has outlasted every economic cycle, from recessions to depressions to boom times
- As of March 31, 2012 they reported:
  - No long term debt with exception of lease obligations
  - Nothing drawn on \$50 million credit Facility
  - More than \$56 million in cash and net tangible assets exceeding \$266 million
  - They own 45 retail locations
  - Revenue for the quarter of \$163.6 million (increase of 6.1%) 2011 revenue of \$621 million
  - Net income \$2.5 million for quarter vs. loss in prior year
- 11 properties representing 612,130 square feet
  - Duluth (Atlanta), GA
  - Fayetteville (Atlanta), GA
  - Wichita, KS
  - Lexington, KY
  - Bluffton (Hilton Head), SC
  - Amarillo, TX
  - Cedar Park (Austin), TX
  - Tyler, TX
  - Richmond, VA
  - Newport News, VA
  - Virginia Beach, VA
- Properties subject to a unitary lease which expires in 2022



Actual photo of Cedar Park (Austin), TX location owned by OLP

# Havertys – Cedar Park (Austin), TX



- Building: 50,810 SF on 5.27 acres. Built in 2001. Havertys has operated at this location for more than 9 years.
- 3 Mile Demographics (Source: The Nielsen Company, 2010)
  - Population: 85,746
  - Average HH Income: \$92,659
- Location: 11091 Pecan Park Blvd, Cedar Park (Austin), TX; 14 miles northwest of downtown Austin
- Located on the ring road to the Lakeline Mall, a Simon owned 1.1 million SF super-regional mall. The site can be easily accessed from Rt-183 and is surrounded by national retailers including Best Buy, PetSmart, Ross, TJ Maxx. The property is approximately 8 miles west of Dell's corporate headquarters and 13 miles northwest of the University of Texas.



# Havertys – Richmond, VA



- Building: 38,788 SF on 2.16 acres. Built in 1979 and renovated and expanded in 2001. Havertys has operated at this location for more than 9 years.
- 3 Mile Demographics (Source: The Nielsen Company, 2010)
  - Population: 55,356
  - Average HH Income: \$103,032
- Location: 11501 Midlothian Turnpike, Richmond, VA; 8 miles southwest of downtown Richmond (the capital of Virginia)
- Located directly across from Chesterfield Towne Center, a Macerich owned 1.03 million SF super-regional mall on the heavily trafficked Rt-60 (Midlothian Tpk, traffic counts exceed 60,000 vehicles daily). The site is surrounded by national retailers including Target, Kohl's, Bed Bath and Beyond, Staples and PetSmart.



# Office Depot – Tenant Profile



- Tenant: Office Depot, Inc. (NYSE: ODP)
- **Second largest tenant** representing 7.8% of 2012 contractual rental income.
- Leading global provider of office products and services
- Founded in 1986. They currently employ 39,000 people
- Worldwide 1678 office supply retail stores
- 2011 sales of \$11.5 billion
- First quarter sales of \$2.9 billion (down 3.4% from prior year ¼)
- For the quarter ending March 31, 2012 Office Depot reported:
  - Net income of \$41 million versus a net loss of \$15 million for Q1 2011
  - Consolidated adjusted EBITDA of \$98 million
  - Ended Q1 with \$489 million of cash and net tangible assets of \$718 million
  - \$704 million available on credit agreement
- S&P / Moody's credit rating: B- (stable) / B2 (Stable)

- 9 properties representing 230,700 square feet

## City, State: % of 2012 contractual rental income

- Chicago, IL: 1.2%
  - Miami Springs, FL: 1.1%
  - Kennesaw (Atlanta), GA: 1.1%
  - Cary (Raleigh-Durham), NC: 0.9%
  - Pensacola, FL : 0.8%
  - El Paso, TX: 0.7%
  - Eugene, OR: 0.8%
  - Lake Charles, LA: 0.6%
  - Athens, GA : 0.6%
- 7 locations subject to similar lease which expire in 2018 and is monetarily cross defaulted; other two leases (Lake Charles & Athens) expire in 2013 and 2014.

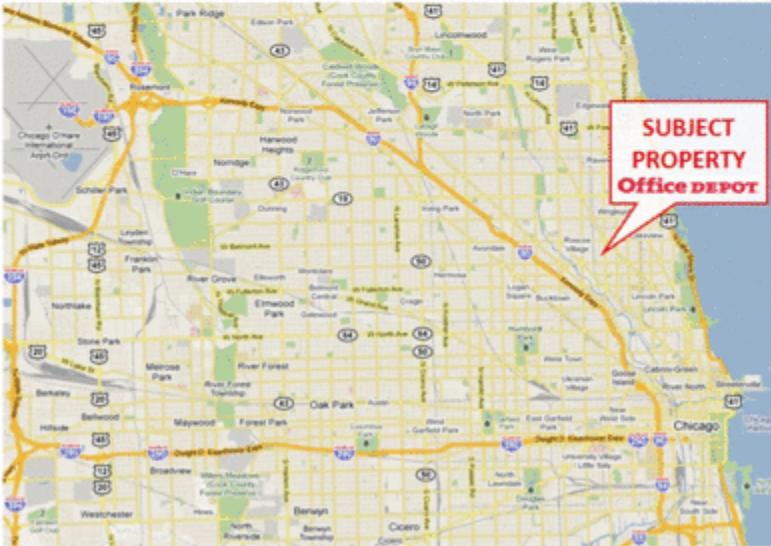


Actual photo of Cary, NC location owned by OLP

# Office Depot – Chicago, IL



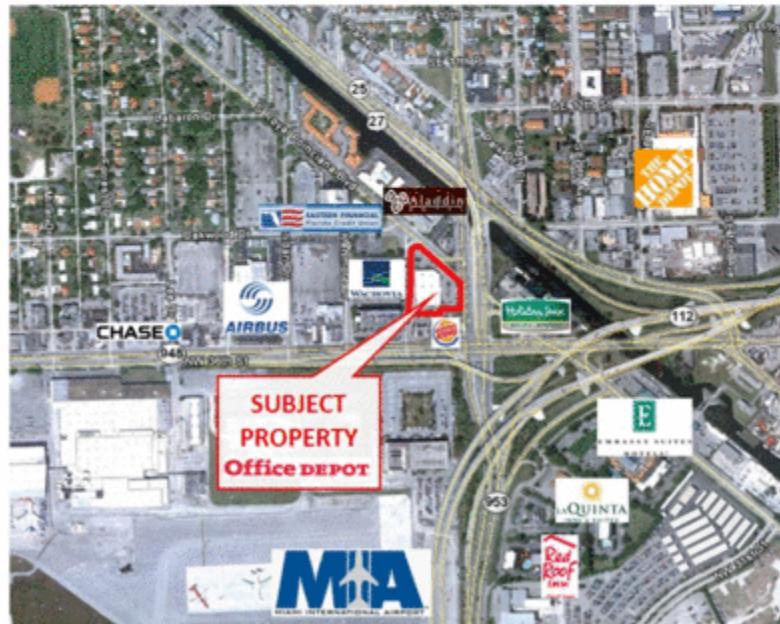
- Building: 23,939 SF on 2.62 acres. Built in 1994. Office Depot has operated at this location for more than 16 years.
- 3 Mile Demographics (Source: The Nielsen Company, 2010)
  - Population: 577,482
  - Average HH Income: \$83,713
- Location: 2928 N. Ashland Ave, Chicago, IL; 4 miles northwest of downtown Chicago
- Located in a shopping center co-anchored by Jewel Osco with a 24 hour pharmacy. Other national retailers in the center include T-Mobile, H&R Block, Pier 1 Imports, Game Stop and Super Cuts. The property is approximately 1 mile southwest of Wrigley Field in a dense infill neighborhood.



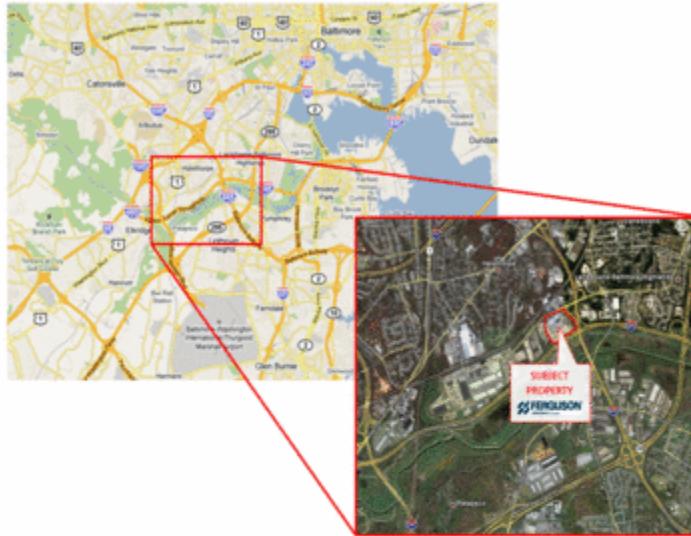
# Office Depot – Miami Springs, FL



- Building: 25,000 SF on 1.77 acres. Built in 1993. Office Depot has operated at this location for more than 17 years.
- 3 Mile Demographics (Source: The Nielsen Company, 2010)
  - Population: 199,401
  - Average HH Income: \$41,828
- Location: 3600 NW Lejeune Rd, Miami Springs, FL; 5 miles west of downtown Miami
- Located adjacent to Miami International Airport in a dense infill location with traffic counts in excess of 100,000 vehicles daily. The property is surrounded by numerous multi-story office buildings, national hotels and restaurants. Airbus operates a \$50 million training facility two blocks west of the property, their only such facility in the western hemisphere.



# Ferguson Enterprises – Baltimore, MD



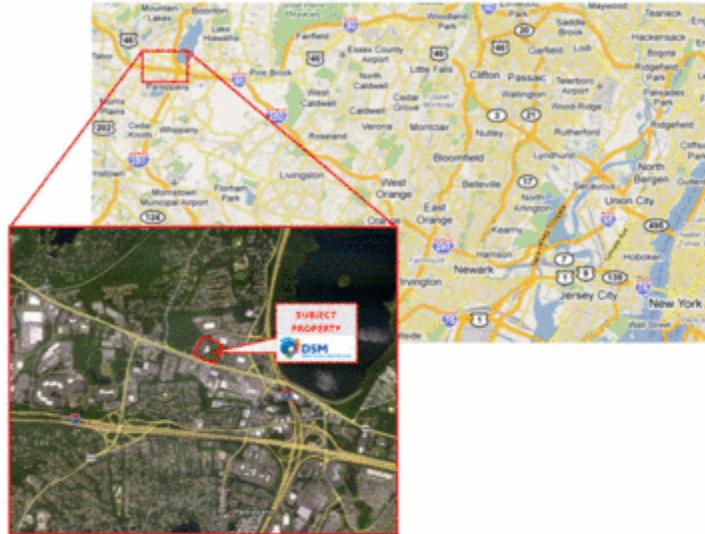
23 Source: Tenant's website

- Tenant: Ferguson Enterprises, Inc.
  - **3rd largest tenant** representing 5.2% of 2012 contractual rental income
  - The largest United States distributor of plumbing supplies, pipes, valves and fittings
- Lease terms:
  - Lease expires 3/31/2022
  - \$2.3 million annual net rent through 7/31/2012
  - Rent increases, every five years, by 50% of the cumulative CPI during the preceding five-year period (capped at 7.5% over the prior period)
- Debt: \$22.0 million, which effectively matures on 1/1/2017 at a fixed rate of 5.79%
- Building: 367,000 SF industrial building on 28 acres
- Location: 4501 Hollins Ferry Rd, Baltimore, MD; 5 miles from downtown Baltimore

<i>Demographic Profile</i>			
Radius	1 Mile	3 Miles	5 Miles
Population	7,756	85,552	286,934
Daytime / Workplace Population	8,941	64,158	232,922
Median Household Income	\$48,854	\$49,751	\$46,062

Source: Nielsen Site Reports

# DSM Nutritional – Parsippany, NJ



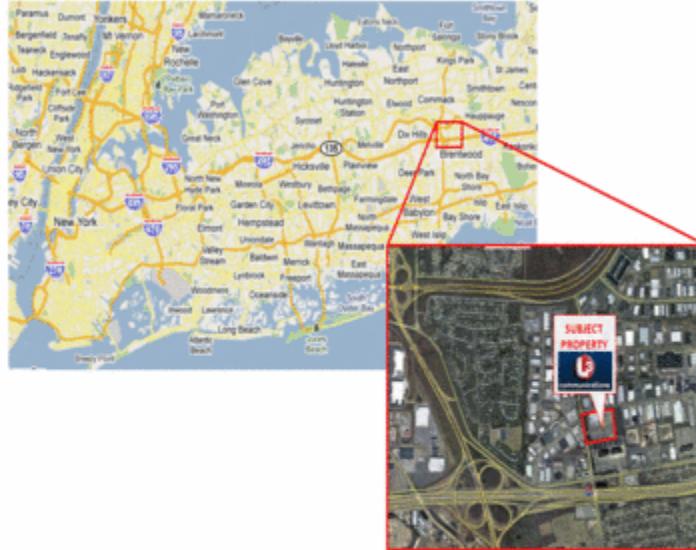
24 Source: Tenant's website

- Tenant: DSM Nutritional Products, Inc.
  - **4th largest tenant** representing 4.7% of 2012 contractual rental income
  - World's leading supplier of vitamins, carotenoids and other fine chemicals to the feed, food, pharmaceutical and personal care industries
  - Lease guaranteed by Koninklijke DSM, N.V.
    - (S&P Rated: A)
  - US corporate headquarters for DSM
- Lease terms:
  - Lease expires 8/31/2027
  - \$2.2 million annual net rent through 3/31/2013
  - Average annual rent increase of 2.2%
- Debt: \$14.6 million which matures on 8/1/2017 at a fixed rate of 5.44%
- Building: 106,680 SF four-story Class A office building on 10.5 acres built in 1997
- Location: 45 Waterview Plaza, Parsippany, NJ; 25 miles from midtown Manhattan

<i>Demographic Profile</i>			
Radius	1 Mile	3 Miles	5 Miles
Population	7,659	60,504	127,772
Daytime / Workplace Population	11,878	85,081	138,116
Median Household Income	\$82,680	\$89,243	\$96,456

Source: Nielsen Site Reports

# L-3 Communications – Hauppauge, NY



25 Source: Tenant's website

- Tenant: L-3 Communications Corp.
  - **5th largest tenant** representing 4.3% of 2012 contractual rental income
  - Contractor in command, control and communications, intelligence, surveillance and reconnaissance, government services, aircraft modernization and maintenance and electronic systems <sup>(1)</sup>
  - Major provider of homeland defense products. S&P rating: BBB- (outlook stable)
- Lease terms:
  - Lease expires 12/31/2014
  - \$1.99 million annual net rent through 12/31/2012
  - Annual rent increases of 2.5%
- Debt: \$9.2 million which matures on 12/27/2014 at a fixed rate of 6.5%
- Building: 149,870 SF flex building on 12.4 acres built in 1982
- Location: 435 Moreland Rd, Hauppauge, NY; on Long Island, 38 miles from midtown Manhattan

<b>Demographic Profile</b>			
Radius	1 Mile	3 Miles	5 Miles
Population	5,797	78,990	254,767
Daytime / Workplace Population	18,240	68,029	137,497
Median Household Income	\$82,459	\$88,402	\$87,749

Source: Nielsen Site Reports

# Investment Highlights

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- 7.39% dividend yield (1)
- At least 97.5% year end occupancy for each of the last five years
- High performing portfolio with embedded growth
- Manageable debt maturities over the next three years
- Proven ability to make acquisitions through long-standing relationships
- Strong industry relationships driving growing acquisition opportunities

(1) Based on stock price of \$17.86 as of June 5, 2012

## Appendix

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# Portfolio Of Properties By State (1)



## 100 Properties in 29 States (As of June 1, 2012)--Properties 1-50 (CA-MO)

	Name or Tenant/d.b.a.	City	State	Square Feet		Name or Tenant/d.b.a.	City	State	Square Feet
1	Playboy Entertainment Group, Inc.	Los Angeles	CA	106,262	26	hhgregg (Gregg Appliances, Inc.)	Niles	IL	33,089
2	The Sports Authority, Inc.	Greenwood Village	CO	45,000	27	hhgregg (Gregg Appliances, Inc.)	Crystal Lake	IL	32,446
3	Whole Foods Market, Inc. (Building)	West Hartford	CT	47,174	28	Office Depot, Inc.	Chicago	IL	23,939
4	Whole Foods Market, Inc. (Parking Lot)	West Hartford	CT	-	29	La-Z-Boy	Gurnee	IL	22,768
5	CompUSA Retail, Inc./Systemax, Inc.	Newark	DE	23,547	30	Havertys Furniture	Wichita	KS	88,108
6	Barnes & Noble Superstores, Inc.	Ft. Myers	FL	29,993	31	Urban Outfitters, Inc.	Lawrence	KS	8,600
7	Office Depot, Inc.	Miami Springs	FL	25,000	32	Havertys Furniture	Lexington	KY	30,173
8	OfficeMax, Inc.	Naples	FL	15,912	33	Pantry Gas Station and Convenience Store	Bastrop	LA	2,607
9	Office Depot, Inc.	Pensacola	FL	22,700	34	Pantry Gas Station and Convenience Store	Kentwood	LA	2,578
10	BellSouth Telecommunications, Inc.	West Palm Beach	FL	10,361	35	Lake Charles (PetSmart, Party City and Office Depot)	Lake Charles	LA	54,229
	Applebee's Restaurant								
11	(Neighborhood Restaurant Partners LLC Franchisee)	Carrollton	GA	6,012	36	Pantry Gas Station and Convenience Store	Monroe	LA	2,756
	Applebee's Restaurant								
12	(Neighborhood Restaurant Partners LLC Franchisee)	Cartersville	GA	5,635	37	Pantry Gas Station and Convenience Store	Monroe	LA	2,806
	Applebee's Restaurant								
13	(Neighborhood Restaurant Partners LLC Franchisee)	Kennesaw	GA	4,051	38	Huttig Building Products, Inc.	Saco	ME	91,400
	Applebee's Restaurant								
14	(Neighborhood Restaurant Partners LLC Franchisee)	Lawrenceville	GA	4,025	39	Ferguson Enterprises, Inc.	Baltimore	MD	367,000
15	Athens (Michaels Arts & Crafts and Office Depot)	Athens (University Place)	GA	41,280	40	Pep Boys - Manny, Moe & Jack	Everett	MA	18,572
16	Havertys Furniture	Fayetteville	GA	50,260	41	CVS Caremark Corporation	Hyannis	MA	9,750
17	Havertys Furniture	Fayetteville	GA	65,951	42	CVS Caremark Corporation	Marstons Mills	MA	8,775
18	Office Depot, Inc.	Kennesaw	GA	32,052	43	Walgreen Co.	Somerville	MA	12,054
19	The Sports Authority, Inc.	Morrow	GA	50,400	44	East Hills Athletic Club	Grand Rapids	MI	10,000
20	Kmart Corporation (2)	Savannah	GA	11,550	45	(Saint Mary's Health Mgmt Co./Trinity Health) Orchard Hills Swim & Sports Club	Grand Rapids	MI	72,000
21	Dollar General, Citi Trends and Rugged Warehouse (2)	Savannah	GA	45,973	46	(Saint Mary's Health Mgmt Co./Trinity Health)	Grand Rapids	MI	72,000
22	Lanier Realty Inc. (Outparcel to Kmart above, 2)	Savannah	GA	7,959	47	Pantry Gas Station and Convenience Store	D'iberville	MS	2,650
23	LA Fitness International, LLC	Tucker	GA	58,800	48	Pantry Gas Station and Convenience Store	Floood	MS	4,505
24	Champaign (Barnes & Noble and Bed, Bath & Beyond)	Champaign	IL	50,530	49	Pantry Gas Station and Convenience Store	Vicksburg	MS	4,505
25	Big Lots	Bolingbrook	IL	33,111	50	Pantry Gas Station and Convenience Store	Vicksburg	MS	2,790
						Koh's Department Stores, Inc.	Kansas City	MO	88,807

(1) Reflects the approximate square footage of the building and reflects the name by which the property is generally known - does not necessarily reflect the name of our tenant.

(2) Joint Venture Property

(3) We are evaluating opportunities to redevelop this property.

# Portfolio Of Properties By State (1)



## 100 Properties in 29 States (As of June 1, 2012)--Properties 51-100 (NE-WI)

Name or Tenant/d.b.a.	City	State	Square Feet	Name or Tenant/d.b.a.	City	State	Square Feet
51 Shopko Stores, Inc. (2)	Lincoln	NE	12,260	Wendy's Old Fashioned Hamburgers (Valenti Franchisee)	Palmyra	PA	2,798
52 Burlington Coat Factory	Cherry Hill	NJ	15,500	77 Sweet Ovations LLC	Philadelphia	PA	166,000
53 Avalon Carpet Tile and Flooring	Deptford	NJ	25,358	Wendy's Old Fashioned Hamburgers (Valenti Franchisee)	Reading	PA	2,551
54 DSM Nutritional Products Inc.	Parsippany	NJ	106,680	79 Wendy's Old Fashioned Hamburgers (Valenti Franchisee)	Reading	PA	2,754
55 OfficeMax, Inc.	Batavia	NY	23,483	80 Kohl's, Giant Supermarket, Marshalls Lakeview Shopping Centre	Royersford	PA	164,451
56 The City of New York	Brooklyn	NY	66,000	81 Wendy's Old Fashioned Hamburgers (Valenti Franchisee)	Trexlerstown	PA	3,004
57 L-3 Communications Corporation	Hauppauge	NY	119,870	82 Havertys Furniture	Bluffton (Hilton Head)	SC	35,011
58 TGIFriday's Inc.	Hauppauge	NY	7,000	83 CarMax Auto Stores	Knoxville	TN	35,330
59 RT Long Island Franchisee LLC/Ruby Tuesday, Inc.	Island Park	NY	6,125	84 Havertys Furniture	Amarillo	TX	72,227
60 DHL Express, Inc.	Melville	NY	51,351	85 Havertys Furniture	Austin (Cedar Park)	TX	50,810
61 International Bonded Couriers, Inc.	New Hyde Park	NY	38,000	86 Office Depot, Inc. Viscount Village	El Paso	TX	25,000
62 Vacant	New Hyde Park	NY	51,000	87 (Best Buy, Barnes & Noble, CompUSA & Mattress Firm)	El Paso	TX	10,779
63 Sanford Realty Associates, Inc.	New York	NY	125,000	88 Party City Corporation	Houston	TX	12,000
64 Cedar Graphics, Inc. & Gavin Mfg. Corp.	Ronkonkoma	NY	89,500	89 PetSmart, Inc.	Houston	TX	20,087
65 Petco Animal Supplies, Inc.	Selden	NY	11,550	90 Guitar Center Stores, Inc.	Houston	TX	25,005
66 Office Depot, Inc.	Cary	NC	33,490	91 Bassett Furniture	Plano	TX	26,000
67 Federal Express Corporation	Durham	NC	46,811	92 Stacy Furniture (2)(3)	Plano	TX	12,389
68 Greensboro I Theatre LLC c/o Regal Cinemas Inc.	Greensboro	NC	6120	93 Safelite Fulfillment, Inc.	Rosenberg	TX	8,000
69 Kittle's Home Furnishing Center, Inc.	Columbus	OH	96,924	94 Havertys Furniture	Tyler	TX	72,000
70 Quality Bakery Company (Lancaster Colony Corp.)	Columbus	OH	100,220	95 Havertys Furniture	Newport News	VA	49,865
71 L.A. Fitness International, LLC	Hamilton	OH	38,000	96 Havertys Furniture	Richmond (Midlothian)	VA	38,788
72 Office Depot, Inc.	Eugene	OR	24,978	97 Havertys Furniture	Virginia Beach	VA	58,937
73 Wendy's Old Fashioned Hamburgers (Valenti Franchisee)	Gettysburg	PA	2,944	98 Payless Shoesource, Inc.	Seattle	WA	3,038
74 Wendy's Old Fashioned Hamburgers (Valenti Franchisee)	Hanover	PA	2,702	99 Hob-Lob Limited Partnership	Onalaska	WI	63,919
75 The Men's Warehouse, Inc.	Monroeville	PA	6,051	100 Bucyrus International (2)	South Milwaukee	WI	927,685
				<b>Total Square Footage</b>			<b>5,512,653</b>

(1) Reflects the approximate square footage of the building and reflects the name by which the property is generally known - does not necessarily reflect the name of our tenant.

(2) Joint Venture Property

(3) We are evaluating opportunities to redevelop this property.