



Silber Investment Properties completes seven sales totaling \$13.164 million

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Plainview, NY Silber Investment Properties Ltd. closed the following retail sales:

Silber completed the sale of a net leased Popeyes restaurant located at 1678 Mountain Industrial Blvd., Tucker, GA. Nicolas Anzalone, sr. sales associate, represented the seller, PLK Enterprises. Adam Silber, principal and owner of the firm, represented the New York-based purchaser, Relentless Real Estate, LLC. The sales price for the property was \$2.275 million, all cash. Anzalone and Silber completed this transaction in-house, without the need to co-broke with outside brokers. Despite a few issues during the transaction, the expertise and knowhow of Silber was able to facilitate the transaction to benefit both the buyer and seller.

Anzalone and Silber sold a Walgreens in Union, NJ located at 327 Chestnut St. Petra Management Corp. of Seaford, N.Y. purchased the retail property from Hampp Five Points LLC for \$1.75 million with a cap rate of 5.62%. Anzalone represented the seller while Silber represented the buyer in this all-cash transaction. Silber and Anzalone were able to negotiate a promising deal for both parties.

Anzalone and Silber sold a CVS in Elkton, MD located at 723 N Bridge St. Petra Management purchased the retail property from RHJ Property Management, LLC for \$829,000. Anzalone represented the seller while Silber represented the buyer on this all-cash transaction.

The \$1.425 million sale of a Burger King in Virginia Beach was been brokered by a Long Island based real estate firm. Genesis Fundsub IV LLC purchased the 2,732 s/f building located 564 Newtown Rd., which is net leased to a Burger King. Anzalone represented the seller, Newtown Square Associates LLC while his colleague, Stuart Frankel represented the buyer in this all cash transaction.

Anzalone sold a Taco Bell in Parkville, MD located at 8311 Harford Rd. Parkville Investors LLC

purchased the retail property from Parkville Enterprises Inc. for \$1.25 million. Anzalone represented both the buyer and seller on this all-cash transaction. Having the exclusive ability to market the property allowed Anzalone to find the best buyer who closed on the property within 45 days of signing the contract.

Anzalone and Anthony Ciafardoni of Silber Investment Properties sold a CVS in Midlothian TX located at 100 E Main St./ US Hwy. 287. Song La Mirada, LLC purchased the retail property from Midlothian Druggy LLC for \$5.127 million. Anzalone represented the seller while Ciafardoni represented the buyer on this all-cash transaction. Ciafardoni and Anzalone used their expertise to guide the buyer and seller towards an easy transaction. This was completed as a 1031 exchange for the purchaser.

Silber Investment Properties completed the transaction of a single tenant 7-Eleven. Located at 5512 Park Heights Blvd. in Baltimore, it sold for \$507,500. Anzalone represented the seller, Lora A. Rosenthal Revocable Trust, and Silber of Silber represented the buyer, AJ& E Realty LLC. Despite a few complications during the transaction, the experience of Silber was able to facilitate the best deal benefiting both parties.

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