



Silber Properties Ltd complete 6 sales totaling \$8.21 million

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Silber Properties Ltd completed the following transactions:

Nicolas Anzalone represented the seller, Rach LLC, of a Burger King property located at 22 Marlborough St, Portland, CT. The property sits on .76 acres and houses a 3,579 s/f building that was occupied by Burger King. Dylan Silber of SIP represented the buyer Oak Cap Ventures LLC, in this transaction. Anzalone and Silber were able to collaborate and secure the deal with a repeat buyer for \$900,000.

Nicolas Anzalone

Silber Investment Properties, Ltd facilitated the sale of a brand new construction Dollar General in Ruffin, SC located at 10052 Sniders Hwy. This new construction Dollar General was built with a brand new 15 year lease and sits on over 2 acres of land. Anzalone who represented the buyer, Diane V Mailhot Trust, and Bret Verderber who represented the seller, CDP Ruffin LLC, closed on this deal within 60 days of a contract signing for \$1.5 million. Anzalone credits Verderber for his instinctive deal making abilities for allowing the deal to close with minimal complications

A Wendys property located at 1618 S Roane St, Harriman, TN was sold. Anzalone of SIP represented the seller of the property, Del LLC, while Silber and Amanda Gordon represented the buyer. Collectively the firm was able to negotiate the best deal for the Hawaiian based seller and sold the property to JAE Restaurant Group. The 2,429 s/f building sits on .48 acres of land and was sold for \$1.79 million.

Anzalone and Silber worked thoroughly to complete the sale of a Walgreens property located in Hartsville TN at 210 McMurray Blvd. The seller of the property, RX Hartsville Investors LLC, was represented by Anzalone while the buyer Tep RX LLC, was represented by Silber. Anzalone and Silber completed the sale of the 11,000 s/f freestanding building by negotiating terms favorable to both the buyer and seller. This all cash transaction closed for \$1.525 million.

Silber of Silber Investment Properties completed another sale with the Seaford based Petra Management Corp. This transaction was a 7-Eleven in Virginia located at 8343 George Washington Memorial Hwy in the City of Gloucester, VA. Silber secured the deal for Petra for an all-cash price of \$1.15 million. Anzalone of SIP represented the seller, DHJH Enterprises, along with Kyle Danielson of Horvath and Trembley. The 2,700 s/f building sits on .50 acres of land and has 5+ years remaining on the lease after electing to take a 5 year option commencing in 2022.

Anzalone represented the buyer, 875 6th Street NW LLC, on a Tire Kingdom in Winter Haven

Florida located at 875 NW 6th St. Erick Vasyman helped facilitate the deal by representing Maka LLC, the seller. The deal closed all cash for a purchase price of \$1.345 million.

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