



American Investment Properties: Long Island's premier commercial real estate brokerage

June 05, 2009 - Shopping Centers

Undoubtedly the pinnacle of commercial real estate firms on Long Island, American Investment Properties, Inc. was founded in 2001 under the real estate expertise of Ron Koenigsberg. For the better part of a decade, American Investment Properties has brokered the sale of shopping centers, strip centers, office and apartment buildings, and triple net lease properties. Accredited for its commitment to success, American Investment Properties continues to be the leader in commercial real estate. Through its devotion and understanding of the real estate industry, American Investment Properties provides unmatched insight to its clients allowing them to prosper. The visionary ideas of the American Investment Properties team have helped broker some of Long Island's most prestigious properties. With their corporate headquarters in the Citibank building in Garden City, American Investment Properties offers years of commercial real estate expertise. The firm has participated in the sales of over \$300 million in commercial property transactions throughout Long Island.

Koenigsberg, president and founder of the firm offers his clients years of experience and comprehension. "Since the beginning, we decided to concentrate our efforts in the region for retail and office space properties, which has given us the experience to be more proficient and specialized in this type of real estate than many other brokers. These skills paired with our strive for excellence and customer satisfaction has characterized our company with repeat business and a wide variety of clientele." Utilizing these connections and the custom tailored research based on individual criteria gives AIP the edge to find the properties to best suit our buyer's needs and our seller's expectations.

Anna Osadchuk, senior director of sales offers her clients an extensive understanding of both local and national markets. "Profitable opportunities arise to those who are educated and informed. Changes in the real estate market are the perfect time to take action. This is a business of problem solving and adapting to ever changing conditions." Osadchuk understands that, "in every real estate transaction; whether you're buying or selling, being informed and educated will give you a leading advantage. Creative problem solving opens the door for opportunity."

Marc Flynn, manager of commercial investment joined American Investment Properties with an extensive knowledge of the mortgage industry. He offers his clients a leading advantage in the commercial real estate field. Flynn is an accomplished negotiator whose skills prove to be an advantage to his clients. Flynn's outstanding communication and organizational skills speak for themselves.

Anna Kalloudis is the director of communications. Kalloudis is directly involved in the day- to- day operations of the firm. Kalloudis oversees the crucial and intricate details behind every transaction. "I coordinate the details of the financing, attorney information sharing, electronic file management,

and many other aspects of the real estate field which are generally difficult to maintain while focusing on the sale."

Making sure every client's need is met in a timely and organized manner allows the firm to give hands on attention and advice to all of its clients. Whether coordinating meetings, property walk-throughs, inspections or lender applications, American Investment Properties does all the work, so you can concentrate on your real estate and investment goals.

American Investment Properties Inc. represents retail, office, apartment building, triple net lease property owners, developers, investors and 1031 exchange purchasers on Long Island. They work directly with buyers to sell Long Island's commercial properties. Some recent transactions demonstrate the scope of their capability in the real estate market. 440-452 Central Ave. in Cedarhurst demonstrated the firm's ability to generate competitive offers. This particular property sold for a near-record setting price per s/f of \$573. 330-350 Motor Parkway sold for \$22.5 million. The office buildings located near the Long Island Expressway sold by Vince Polimeni, one of the largest American developers in Poland to the buyer, CLK/HP of Woodbury, one of Long Island's largest owners, demonstrating the firm's success in dealing with the most prominent firms on Long Island. American Investment Properties has meticulously built and crafted relationships with Long Island's real estate community. They bring unparalleled attention, advice, and ability to every aspect of any real estate transaction.

American Investment Properties offers its clients years of experience, unmatched extensive buyer reach, and national exposure. The firm is one of the most technologically advanced on the Island. They utilize every resource available to market and advertise properties. They are also always on the lookout for the newest and best tools to help their clients realize their real estate goals. With the click of a button, hundreds of thousands of potential buyers are exposed to their featured properties.

American Investment Properties is also one of the few firms on Long Island to offer valuation expertise which allows sellers to understand the value of their property when negotiating the sales price. By offering expert real estate valuations or Broker Price Opinions, the firm is able to provide extensive comparables and market intelligence to correctly determine a property's current market value.

Unlike many other brokerage firms, their main goal is to build a long relationship with clients. Buyers and sellers continuously look to the firm for broker price opinions which offer a competitive edge. They are also one of the few firms to offer sellers the option to submit their property to a select few of principals only, which allows for confidential and discreet transactions.

American Investment Properties, Inc.'s database of thousands of buyers includes principals and brokers specializing in retail, office, apartment building and triple net lease properties. We generate competitive offers by openly cooperating with the brokerage community. This strategy for success has allowed us to become Long Island's top commercial brokerage.

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