



PROFILE

ONYX Equities LLC (“Onyx”), founded in 2004, is a private real estate investment and management firm headquartered in New Jersey. Since inception, Onyx has purchased approximately **3.8 million square feet** of property with a value in excess of **\$680 million**.

ACQUISITION CRITERIA

Onyx is aggressively seeking core-plus and value-added office, retail, and industrial properties and loans with the following attributes:

Location:

- New Jersey, New York, Connecticut (Fairfield County preferred), and Pennsylvania

Transaction Size:

Maximum: **None** - Onyx has the expertise and the resources to efficiently close large transactions.

Minimum: \$10 million (Office and Retail); \$5 million (Industrial)

Office:

- Product allowing value enhancement through renovation and/or the ability to reset below market rents.
- High quality properties in premier suburban and CBD locations.
- Will consider vacant building and/or significant renovations.
- 75,000 plus square feet (will consider smaller properties in supply constrained submarkets).

Retail:

- Power centers, grocery anchored centers, specialty centers and community centers with special emphasis on real estate requiring development, redevelopment and/or repositioning.
- Strong demographics required.
- 75,000 plus square feet (will consider smaller properties in supply constrained submarkets).

Industrial:

- Supply constrained submarkets located primarily in key hub & gateway markets.
- 150,000 plus square feet.
- Office conversions will be considered.

Structure: Outright Purchase, Forward Purchase Contracts, Portfolio Acquisitions, and Joint Ventures.

Broker Protection: Brokers will be protected in the event the property is not exclusively listed.

Submission Packages: We prefer submittal of a property package; however, please feel free to telephone. Rent roll/lease summary, YTD and previous two years’ financials, location map, building photograph, and aerial photograph are preferred. We are quick to react and will provide a response within a few days. If you feel there is an exceptional opportunity, call us and we will review promptly.

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ACQUISITIONS

2 MONTGOMERY STREET, JERSEY CITY, NJ

ACQUIRED – DECEMBER 2004



2 Montgomery Street is a 164,000 square foot, five-story, Class-A office building located in the heart of the Hudson waterfront submarket in Jersey City, New Jersey.

Tenant Profile – The property is **100%** leased to MetLife.

MEADOWS OFFICE COMPLEX, RUTHERFORD, NJ

ACQUIRED – FEBRUARY 2005



Meadows Office Complex is a two building, 577,000 square foot, twelve-story, Class-A office complex located in the Meadowlands submarket in New Jersey.

Tenant Profile – The buildings are **83%** leased to a wide range of regional and national companies including: Malo Consulting, AXS-One, SGS, and Fireman's Fund.

GLEN ROCK PLAZA, GLEN ROCK, NJ

ACQUIRED - FEBRUARY 2006



Glen Rock Plaza is a 58,097 square foot, three-story, Class-B office building located in the Bergen Central/Route 208 corridor submarket in New Jersey.

Tenant Profile – The building is **74%** leased to a mix of small law, financial, and consulting firms that are deep-rooted in the local community.

40 EAST MAIN STREET, NEW KINGSTOWN, PA

ACQUIRED - FEBRUARY 2006



40 East Main Street is a 424,520 square foot, single story, warehouse building located on a 61.14 acre site in an established industrial market in central Pennsylvania.

Tenant Profile – The building is **100%** leased to Arnold Logistics.



RED LION SHOPPING CENTER, PHILADELPHIA, PA

ACQUIRED - MAY 2006



Red Lion Shopping Center is a 224,269 square foot shopping center located at one the most heavily traveled intersections in the region.

Tenant Profile – The building is **83%** leased to a mix of regional and national retailers including Staples, Best Buy, American Signature, Pep Boys, and Pets Plus.

FREEHOLD CORPORATE CENTER, FREEHOLD, NJ

ACQUIRED - JUNE 2006



Freehold Corporate Center is an office complex consisting of a recently renovated four-story, 59,257 square foot building and a 10,374 square foot, single-story building. The complex is located in the Monmouth County submarket in New Jersey.

Tenant Profile – The property is **78%** leased to a mix of medical, architectural, financial, media, and engineering firms.

30 MONTGOMERY STREET, JERSEY CITY, NJ

ACQUIRED - JUNE 2006



30 Montgomery Street is a 292,178 square foot, 15-story, Class-B office building located in the heart of the Hudson waterfront submarket in Jersey City, New Jersey.

Tenant Profile – The building is **78%** leased to a mix of small and mid-size tenants. Major tenants include Jersey City Housing and Economic Development Dept., Federal Home Loan Bank, Schumann Hanlon, and Fund Tech.

EDISON SQUARE OFFICE COMPLEX, EDISON, NJ

ACQUIRED - OCTOBER 2006



Edison Square Office Complex is a 230,700 square foot, three-building office campus with additional development rights. These three buildings, along with a 170-room Clarion Hotel and Conference Center not included in our acquisition, create a quad arrangement around a landscaped courtyard.

Tenant Profile – The property is **55%** leased to a mix of small and mid-size tenants including MetLife, Janney Montgomery Scott, Nestle and Oceana Therapeutics.



257 EAST RIDGEWOOD AVENUE, RIDGEWOOD, NJ

ACQUIRED - JANUARY 2007



257 East Ridgewood Avenue is a 40,390 square foot, three story office/retail building located at the doorstep of Ridgewood's downtown commercial district.

Tenant Profile – The property is **73%** leased to a variety of local tenants including Pompanoosuc Mills, The Rugged Bear and Hallmark Floor Covering.

30-38 OAK STREET, RIDGEWOOD, NJ

ACQUIRED - MARCH 2007



30-38 Oak Street is a 16,195 square foot downtown office/retail building with two stories plus lower level office space.

Tenant Profile – The property is **93%** leased to mix of small local business and retail tenants including Winberies Restaurant.

JERICO PLAZA, JERICO, NY

ACQUIRED - APRIL 2007



Jericho Plaza is a 640,000 square foot two building, three-story Class A+ office property located in the heart of the prestigious Nassau County submarket on Long Island, New York.

Tenant Profile – The property is **96%** leased to a high quality tenants such as Conagra, Morgan Stanley, The Guardian, UTICA National, Deloitte & Touche, Merrill Lynch, Georgia Pacific, IBM, NASD and Travelers Insurance.

766 SHREWSBURY AVENUE, TINTON FALLS, NJ

ACQUIRED - MAY 2007



766 Shrewsbury Avenue is a 69,392 square foot, two building office complex located on the main thoroughfare in Tinton Falls, New Jersey.

Tenant Profile – The property is **66%** leased to a mix of local financial, consulting and medical related businesses.



LIBERTY TRAVEL PORTFOLIO, NJ-NY-FL-PA

ACQUIRED - JULY 2007



Liberty Travel Portfolio is a 184,908 square foot, 9 building portfolio. The portfolio consists of 7 retail and 2 office properties.

Tenant Profile – The properties are **100%** leased on a long term basis to Liberty Travel and H&R Block.

26 BROAD STREET, RED BANK, NJ

ACQUIRED - SEPTEMBER 2007



26 Broad Street is a 10,000 square foot mixed use office building located in the heart of Red Bank's flourishing downtown district.

Tenant Profile – The property is **60%** leased and is anchored by Murphy's Style Grill, a restaurant that has been a staple in Red Bank for almost 20 years.

85 HARRISTOWN ROAD, GLEN ROCK, NJ

ACQUIRED - NOVEMBER 2008



85 Harristown Road is a 48,000 square foot, two story office building located at the Maple Avenue interchange of NJ State Highway 208.

Tenant Profile – The property is currently vacant.



SOLD

WESTPORT VIEW CORPORATE CENTER, WESTPORT, CT

SOLD – MAY 2006



Westport View Corporate Center is a two building, three-story, 80,609 square foot, boutique office complex located in the central submarket in Fairfield County, Connecticut.

Tenant Profile – At disposition, the buildings were **93%** leased to a diversified tenant base, including: Charter Oak Partners, MONY, Marriott, and Healthstar Communications.

ROCKAWAY 80 CORPORATE CENTER, ROCKAWAY, NJ

SOLD – JUNE 2007



Rockaway 80 Corporate Center is a 257,365 square foot, seven-story, Class-A office building located in the Parsippany submarket in New Jersey.

Tenant Profile – At disposition, the building was **80%** leased to a roster of high quality companies including: Reed Elsevier, Hartford Fire Insurance, Warner Chilcott, Morgan Stanley and Prudential.

3501 ISLAND AVENUE, PHILADELPHIA, PA

SOLD - MAY 2008



3501 Island Avenue is an 84,471 square foot single story industrial building located in Philadelphia, Pennsylvania close to the Philadelphia International Airport with easy access to I-95 and the Pennsylvania Turnpike.

Tenant Profile – The property was vacant at disposition but allows for significant expansion of the building for future leasing.

SUMMERHILL MARKETPLACE, EAST BRUNSWICK, NJ

SOLD – JULY 2008



Summerhill Marketplace is a 78,368 square foot supermarket anchored shopping center in Middlesex County, New Jersey.

Tenant Profile – The building was **97%** leased and is anchored (66%) by **Great Atlantic & Pacific Tea Co.** [NYSE: GAP] until December 2015.



PARKER CORPORATE CENTER, WHITE PLAINS, NY

SOLD - OCTOBER 2008



Parker Corporate Center is a 327,683 square foot, trophy quality office building situated on a landscaped corporate park setting located in Westchester County's strongest office submarket.

Tenant Profile – The property was **100%** leased at disposition to a diverse tenant roster dominated by institutional quality tenants including Leukemia & Lymphoma Society, Acadia Realty Trust, Federal Insurance Company, Gerber Life Insurance and Canon Business Solutions.