CACTUS HOLDINGS INC.

2017 REAL ESTATE PORTFOLIO OVERVIEW

V.2

About Cactus Holdings

Cactus Holdings Inc. is a holding company comprised of tangible assets in the wholesale foods and retail supermarket industry, and owns a significant real estate portfolio. Cactus Holdings has acquired over two million square feet of real estate in the New York metropolitan area. Aside from real estate, Cactus Holdings also has a significant wholesale distribution business. Cactus Holdings is steered by an experienced team of in-house seasoned professionals, including acquisitions, finance, construction, leasing, development and marketing teams.

Over the past 40 years, Cactus Holdings' Real Estate investment strategy has been to acquire densely populated locations in the New York metro area that have potential for significant increase in cash flow and residual value. With Strong retail relationships with companies like Western Beef, Cactus Holdings Inc. ensures that their retail and wholesale business delivers the most competitive products and that the real estate portfolio achieves it's maximum potential.

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CACTUS HOLDINGS INCORPORATED

CACTUS HOLDINGS INC.

Western Beef™

Castellana Foundation

AWESOME TRANSPORTATION INC.

FOOD NATION MEAT & PRODUCE

ISF INTERNATIONAL SECURITY FORCE

MILLENNIUM FOOD GROUP

1966 BUTCHER SHOP

FARM FRESH Market™

Western Beef Market

431 West 16th Street New York, NY

NEIGHBORHOOD
Meatpacking

CROSS STREET
9th & 10th Ave.

NEARBY RETAILERS
Chelsea Market
Apple, Equinox, Tao

6,884	**24,000**	**C6-3**
Lot Size	Building SF	Zoning

571-573 9th Avenue New York, NY

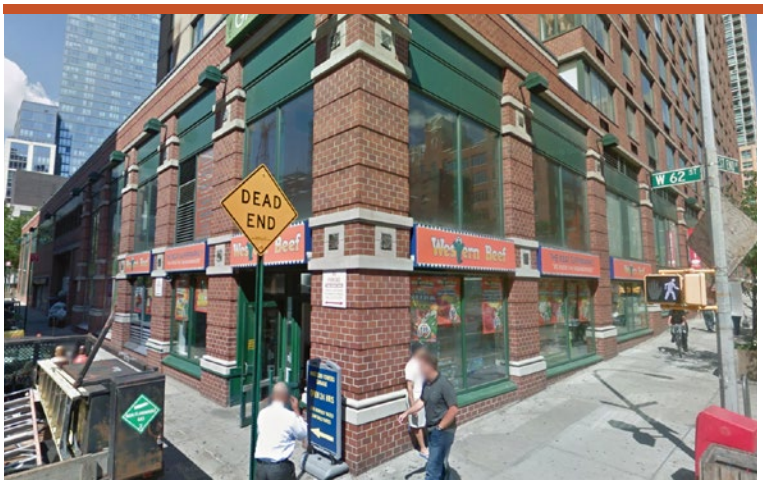
NEIGHBORHOOD
Time Square

CROSS STREET
42nd Street

NEARBY RETAILERS
Citi Bank, TD Bank, Subway,
City MD, Starbucks, Port Authority

N/A	**8,002**	**C6-4**
Lot Size	Building SF	Zoning

MANHATTAN



75 West End Avenue
New York, NY

CROSS STREET
62nd Street

NEIGHBORHOOD
Upper West Side

28,100+
Weekly Customer Count

NEARBY RETAILERS
Soul Cycle, New York Sports Club

N/A	20,000	N/A
Lot Size SF	Building SF	Zoning

4138 Broadway
New York, NY

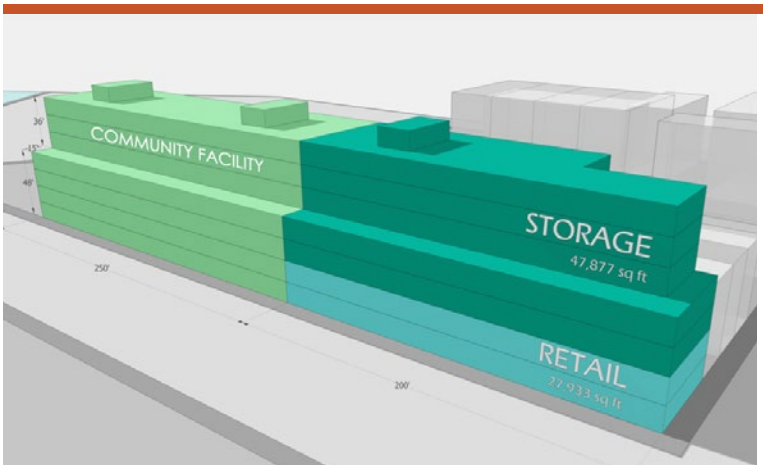
CROSS STREET
175th Street

NEIGHBORHOOD
Washington Heights

35,000+
Buildable SF

NEARBY RETAILERS
Ihop, Planet Fitness, Vitamin Shoppe

5,458	5,458	C8-3
Lot Size SF	Building SF	Zoning



280 West 155th Street
New York, NY

CROSS STREET
Fredrick Douglas Blvd.

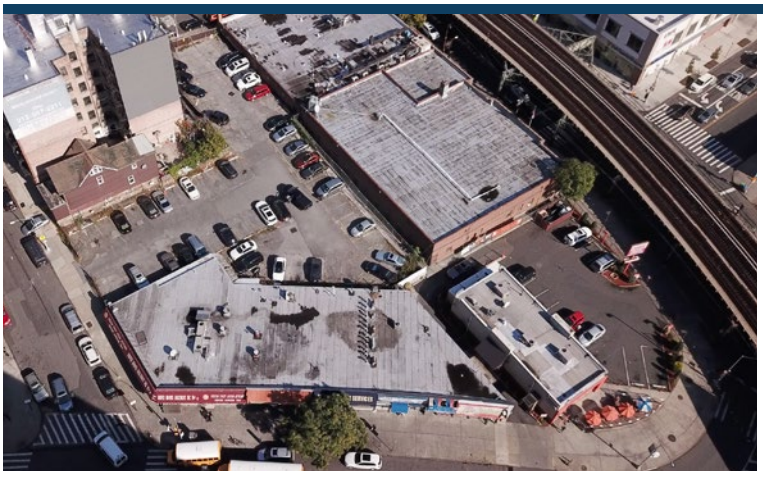
NEIGHBORHOOD
Harlem

80,000+
Buildable SF

NEARBY RETAILERS
Fine Fare, Dollar Tree, Family Dollar

40,000+	N/A	C8-3
Lot Size SF	Building SF	Zoning

BRONX



5517 Broadway & 205 West 230th Street Bronx, NY

CROSS STREET
Broadway

NEIGHBORHOOD
Kingsbridge

100,000+
Buildable SF

NEARBY RETAILERS
Forever 21, Blink Fitness, BJ's, Carters, Five Below, Starbucks, Dunkin Donuts

41,000	21,300	R6/C2-3
Lot Size SF	Building SF	Zoning

Western Beef Plaza
1536-1564 Southern Blvd
Bronx, NY

33,000+
Weekly Customer Count

90,000+
Buildable SF

CROSS STREET
East 172nd Street

NEIGHBORHOOD
Fox Hurst

NEARBY RETAILERS
Citi Bank, Dollar Tree, Family Dollar

45,205 Lot Size SF | **38,685** Building SF | **C8-3** Zoning

1041 Prospect Avenue
Bronx, NY

47,000+
Weekly Customer Count

352,000+
Buildable SF

CROSS STREET
East 165th Street

NEIGHBORHOOD
Morisania

NEARBY RETAILERS
Dunkin Donuts, Family Dollar, Clean Rite

127,045 Lot Size SF | **65,000** Building SF | **R6** Zoning

2044 Webster Avenue
Bronx, NY

37,800+
Weekly Customer Count

140,000+
Buildable SF

CROSS STREET
East 180th Street

NEIGHBORHOOD
West Bronx

NEARBY RETAILERS
Subway, Popeyes, White Castle, 7 11

74,661 Lot Size SF | **56,044** Building SF | **C8-3** Zoning

1851 Bruckner Boulevard
Bronx, NY

41,200+
Weekly Customer Count

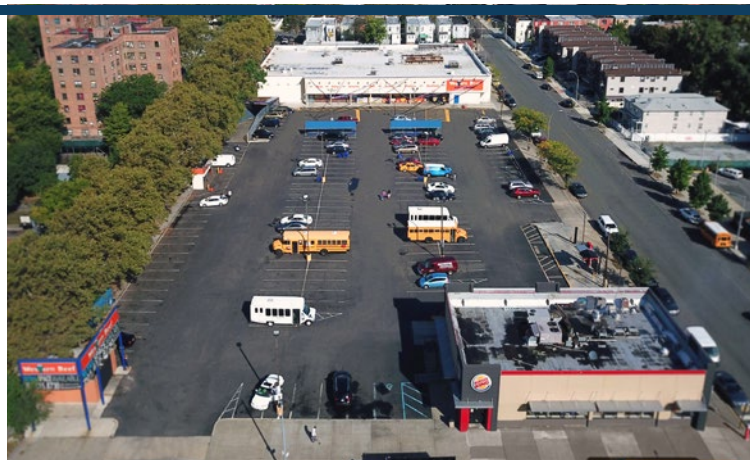
164,000+
Buildable SF

CROSS STREET
Leland Avenue

NEIGHBORHOOD
Soundview

NEARBY RETAILERS
Burger King, McDonalds, Ihop, Modells, Party City, Sleepys

131,425 Lot Size SF | **37,000** Building SF | **R5/C1-2** Zoning



4720 Third Avenue
Bronx, NY

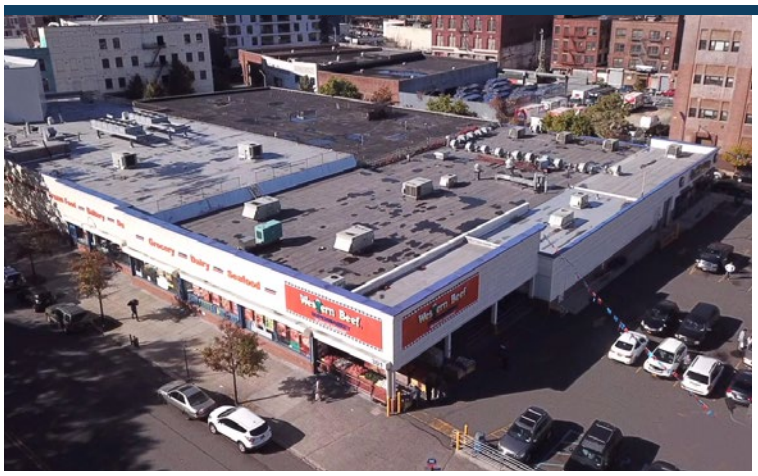
CROSS STREET
East 189th Street

NEIGHBORHOOD
Belmont

NEARBY RETAILERS
Fordham University, Starbucks, Applebees, Chipotle, Bank Of America, Best Buy, Chase Bank, TJ Maxx

200,000+
Buildable SF

37,000 Lot Size SF | **19,000** Building SF | **C4-5X** Zoning



289-301 Morris Avenue
Bronx, NY

CROSS STREET
139th Street

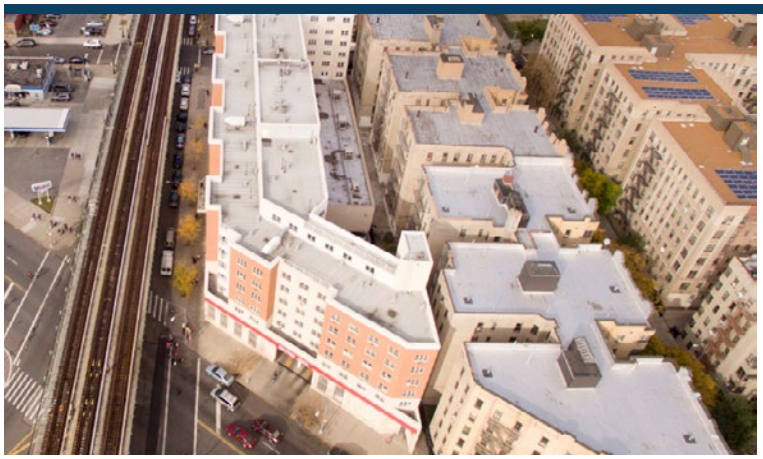
NEIGHBORHOOD
Mott Haven

NEARBY RETAILERS
Chase, Dollar Tree, Clean Rite

38,000+
Weekly Customer Count

100,000+
Buildable SF

68,000 Lot Size SF | **38,482** Building SF | **M1-4/R7A** Zoning



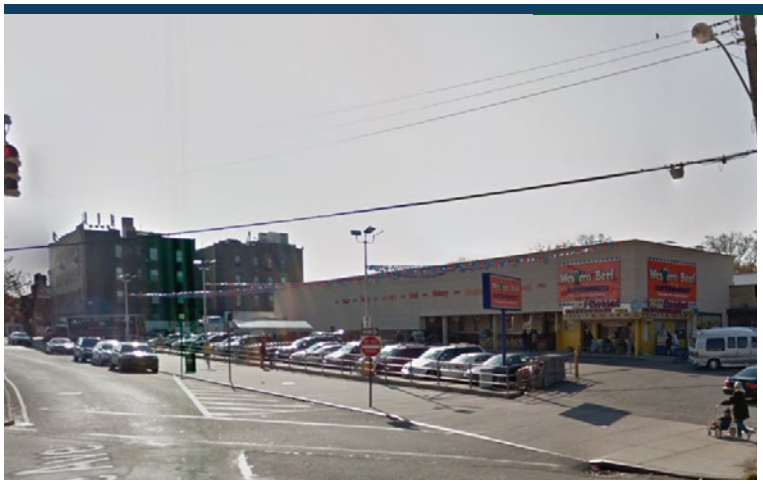
2040 White Plains Road
Bronx, NY

CROSS STREET
Bronxdale Avenue

NEIGHBORHOOD
Morris Park

NEARBY RETAILERS
Mobil, CVS, Chase, Subway

26,000 Lot Size SF | **16,200** Building SF | **N/A** Zoning



831 Rosedale Avenue
Bronx, NY

CROSS STREET
Soundview Avenue

NEIGHBORHOOD
Soundview

NEARBY RETAILERS
K-Mart, Burger King, McDonalds, Toys R Us, GAP, Old Navy

40,100+
Weekly Customer Count

N/A Lot Size SF | **30,657** Building SF | **R6/C2-2** Zoning

994 Myrtle Avenue
Brooklyn, NY

CROSS STREET
Marcus Garvey Blvd.

120,000+
Buildable SF

NEIGHBORHOOD
Bed-Stuy

NEARBY RETAILERS
Popeyes, Metro PCS

28,000 Lot Size SF | **11,800** Building SF | **R7D/R6/C2-4** Zoning

1203 East NY Avenue
Brooklyn, NY

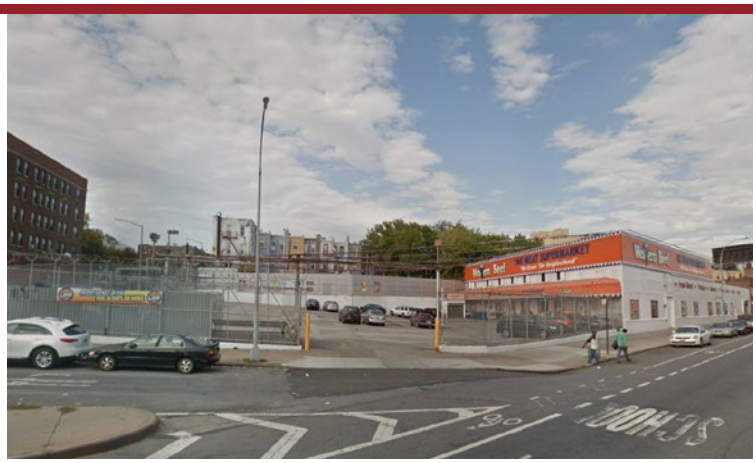
CROSS STREET
Ralph Avenue

85,210+
Buildable SF

NEIGHBORHOOD
Crown Heights

NEARBY RETAILERS
Safe Guard, Walgreens, Retro Fitness, Pay/Half, Family Dollar

44,140 Lot Size SF | **23,280** Building SF | **C8-2** Zoning



882 Fulton Street
Brooklyn, NY

CROSS STREET
62nd Street

NEIGHBORHOOD
Clinton Hill

NEARBY RETAILERS
Atlantic Terminal, Barclays, Shake Shack, True Religion, Capital One

N/A Lot Size SF | **8,500** Building SF | **N/A** Zoning

464 New Lots Avenue
Brooklyn, NY

26,400+
Weekly Customer Count

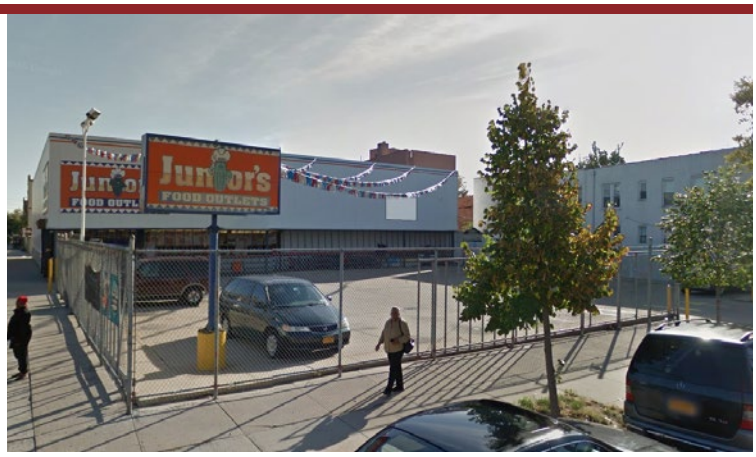
52,000+
Buildable SF

CROSS STREET
Bradford Street

NEIGHBORHOOD
East New York

NEARBY RETAILERS
Bravo, Metro PCS

21,340 Lot Size SF | **11,120** Building SF | **R6/C1-3** Zoning



814 Jamaica Avenue
Brooklyn, NY

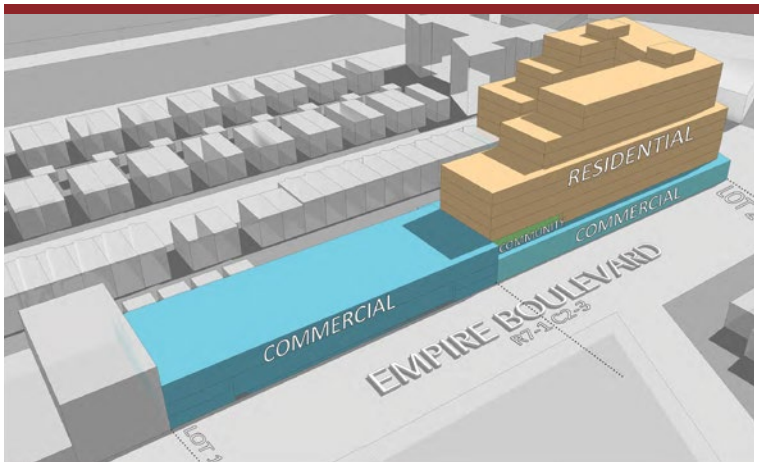
CROSS STREET
Crescent Street

26,400+
Weekly Customer Count

NEIGHBORHOOD
East New York

NEARBY RETAILERS
Little Cesars, Dominos, Subway, Duane Reade

34,150 Lot Size SF | **15,700** Building SF | **M1-1** Zoning



44 Empire Boulevard
Brooklyn, NY

CROSS STREET
Washington Avenue

31,100+
Weekly Customer Count

NEIGHBORHOOD
Crown Heights

150,000+
Buildable SF

NEARBY RETAILERS
McDonalds, Checkers, Wendys, 7 11

78,000 Lot Size SF | **34,000** Building SF | **R5/R7-1/C8-2** Zoning

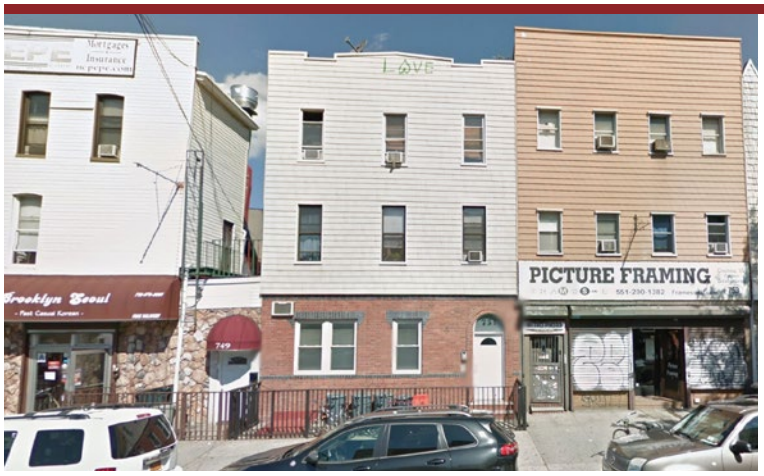
532 Court Street
Brooklyn, NY

CROSS STREET
Huntington Street

NEIGHBORHOOD
Carol Gardens

NEARBY RETAILERS
Buttermilk Channel, Capital One, Citi Bank, CKO Boxing

1,560 Lot Size SF | **2,832** Building SF | **R6A/C2-4** Zoning



751 Metropolitan Avenue
Brooklyn, NY

CROSS STREET
Graham Ave

NEIGHBORHOOD
East Williamsburg

NEARBY RETAILERS
C-Town, Dunkin Donuts

1,400 Lot Size SF | **2,700** Building SF | **R71/C2-4** Zoning

352 Graham Avenue
Brooklyn, NY

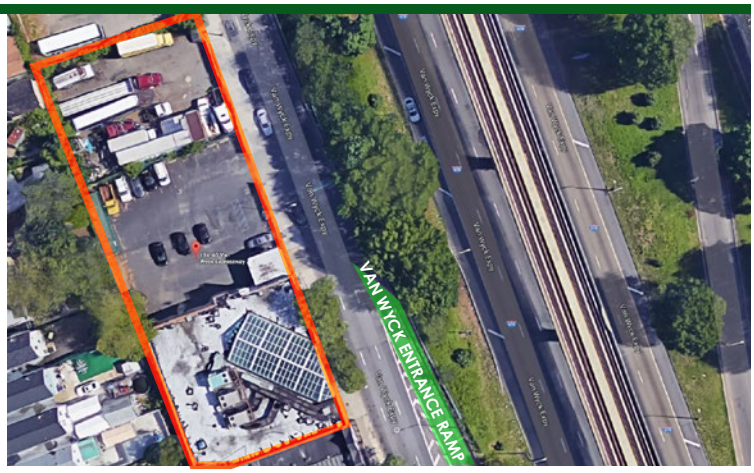
CROSS STREET
Metropolitan Ave

NEIGHBORHOOD
East Williamsburg

NEARBY RETAILERS
C-Town, Dunkin Donuts

1,538 Lot Size SF | **3,384** Building SF | **R7A/C2-4** Zoning

114-40 Van Wyck Expy South
Queens, NY



CROSS STREET
Linden Blvd

NEIGHBORHOOD
Jamaica

NEARBY RETAILERS
La Quinta, B2P

30,560 Lot Size SF | **10,000** Building SF | **R3-2** Zoning

47-05 Metropolitan Avenue
Queens, NY

22,300+
Weekly Customer Count

1 Million+
Buildable SF

12
Acres

CROSS STREET
Metropolitan Ave

NEIGHBORHOOD
Ridgewood

NEARBY RETAILERS
Chase Bank, Dunkin Donuts, 7 Eleven, Walgreens, McDonalds,

479,160 Lot Size SF | **229,620** Building SF | **M3-1** Zoning

1717 Dutch Broadway
Queens, NY

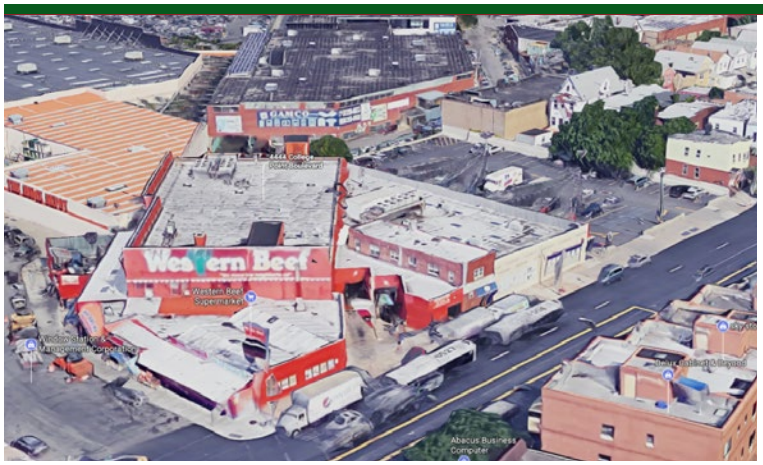
33,000+
Weekly Customer Count

CROSS STREET
Opal Street

NEIGHBORHOOD
Elmont

NEARBY RETAILERS
7 11, Mobile, Carvel, CVS, Cumberland Farms, Dollar Tree

245,049 Lot Size SF | **62,000** Building SF | **N/A** Zoning



44-44 College Point Boulevard
Queens, NY

CROSS STREET
Avery Avenue

NEIGHBORHOOD
Flushing

13,700+
Weekly Customer Count

56,000+
Buildable SF

NEARBY RETAILERS
Home Depot, Starbucks, Best Buy, Target

56,000 Lot Size SF | **42,117** Building SF | **M1-1** Zoning

131-47 Fowler Avenue
Queens, NY

CROSS STREET
College Point Blvd

NEIGHBORHOOD
Flushing

137,000+
SF Development Site

NEARBY RETAILERS
Home Depot, Starbucks, Best Buy, Target

26,500 Lot Size SF | **5,500** Building SF | **C2-6A** Zoning

130-35 Merrick Boulevard
Queens, NY

CROSS STREET
Farmers Blvd.

NEIGHBORHOOD
Springfield

26,400+
Weekly Customer Count

110,000+
Buildable SF

NEARBY RETAILERS
Dunkin Donuts, Dominos, Little Ceasers, Subway, Metro PCS, Blink

110,963 Lot Size SF | **55,147** Building SF | **C8-1** Zoning

130-75 Farmers Boulevard
Queens, NY

CROSS STREET
Farmers Blvd.

NEIGHBORHOOD
Springfield

22,760+
Buildable SF

NEARBY RETAILERS
Dunkin Donuts, Dominos, Little Cesars, Subway, Metro PCS, Blink

22,760 Lot Size SF | **N/A** Building SF | **M1-1** Zoning

36-20 Steinway Street
Queens, NY

100,000+
Buildable SF

CROSS STREET
36th Avenue

NEIGHBORHOOD
Long Island City

NEARBY RETAILERS
Dunkin Donuts, Public Storage, Speedway

49,400 Lot Size SF | **N/A** Building SF | **M1-1/C4-2A** Zoning

92-23 168th Street
Queens, NY

70,000
Commercial Condo SF

150+
Parking Spots

CROSS STREET
Jamaica Avenue

NEIGHBORHOOD
Jamaica

NEARBY RETAILERS
Subway, Popeyes,Golden Krust, Applebee's, Dunkin Donuts, Home Depot, McDonalds

44,884 Lot Size SF | **68,700** Building SF | **N/A** Zoning

1089 Wyckoff Avenue
Queens, NY

CROSS STREET
Decatur

NEIGHBORHOOD
Ridgewood

NEARBY RETAILERS
Dollar Tree, Planet Fitness, White Castle, McDonalds, Duane Reade

18,456 Lot Size SF | **10,800** Building SF | **M1-4D** Zoning

145-35 Rockaway Blvd South
Queens, NY

13,300+
Weekly Customer Count

26,500+
Buildable SF

CROSS STREET
Rockaway Blvd.

NEIGHBORHOOD
Ozone Park

NEARBY RETAILERS
Golden Krust, Dunkin Donuts

13,250 Lot Size SF | **11,725** Building SF | **C2-3** Zoning

STATEN ISLAND

LONG ISLAND

425 Bay Street
Staten Island, NY

CROSS STREET
Clinton Street

30,600+
Weekly Customer Count

NEIGHBORHOOD
Stapleton

NEARBY RETAILERS
McDonalds, Dunkin Donuts, Metro PCS, Citi Bank, Chase, Rite Aid

88,265	29,000	M1-1
Lot Size SF	Building SF	Zoning

2040 Forest Avenue
Staten Island, NY

CROSS STREET
Heaney Avenue

41,600+
Weekly Customer Count

NEIGHBORHOOD
Graniteville

NEARBY RETAILERS
Advance Auto Parts, Metro PCS, Walgreens, CVS, Dunkin Donuts, Little Cesars, Lowes, Family Dollar, Kohls

N/A	52,024	C8-1
Lot Size SF	Building SF	Zoning

2295 Forest Ave/South Avenue
Staten Island, NY

CROSS STREET
South Avenue

25,000+
Buildable SF

NEIGHBORHOOD
Graniteville

NEARBY RETAILERS
Advance Auto Parts, Metro PCS, CVS, Kohls, Lowes, Walgreens, Dunkin Donuts, Little Cesars, Family Dollar

120,000	22,000	C2-2/R3-2
Lot Size SF	Building SF	Zoning

760 Fulton Avenue
Long Island, NY

CROSS STREET
Hempstead Tpk & Meadowbrook Rd.

NEIGHBORHOOD
Uniondale

NEARBY RETAILERS
Hofstra University, Adelphi, Nassau Comm. College, Nassau Coliseum, Starbucks, Chipotle, Popeyes, Dunkin Donuts

15,000	3,354	C4-2A
Lot Size SF	Building SF	Zoning

605 Woodfield Road
Long Island, NY

25,200+
Weekly Customer Count

CROSS STREET
Galeford Street

NEIGHBORHOOD
West Hempstead

NEARBY RETAILERS
BP

94,775 Lot Size SF | **34,571** Building SF | **BDX** Zoning

61 Second Street
Long Island, NY

24,000+
Weekly Customer Count

80,000+
Buildable SF

CROSS STREET
2nd Street

NEIGHBORHOOD
Mineola

NEARBY RETAILERS
Dunkin Donuts, Subway

77,000 Lot Size SF | **40,000** Building SF | **M** Zoning

322 Nassau Road
Long Island, NY

20,000+
Weekly Customer Count

CROSS STREET
Lakewood Ave

NEIGHBORHOOD
Roosevelt

NEARBY RETAILERS
McDonalds, Dunkin Donuts, Rainbow, 7 11, Western Union

89,515 Lot Size SF | **25,400** Building SF | **BDX** Zoning

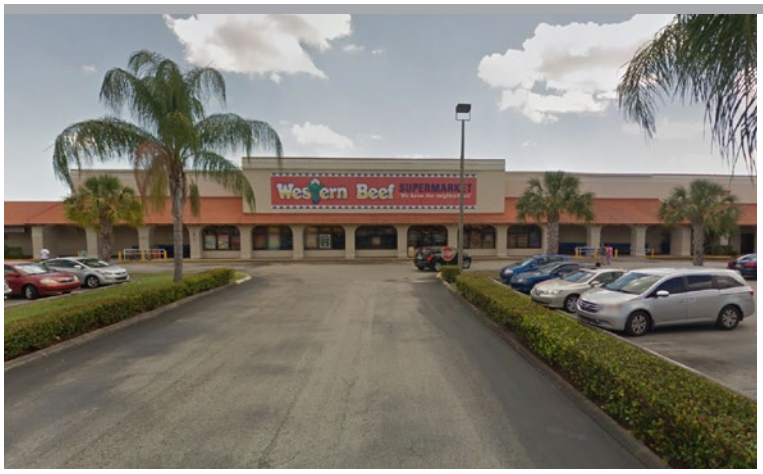
1A Dr. Martin Luther King Blvd.
East Orange, NJ

CROSS STREET
Main St. / Orange St.

NEIGHBORHOOD
Lower Roseville

NEARBY RETAILERS
BP

130,250 Lot Size SF | **30,639** Building SF | **4A** Zoning



23072 Sandalfoot Plaza Drive
Boca Raton, FL

CROSS STREET
SW 65th Way
NEIGHBORHOOD
Boca Raton
NEARBY RETAILERS
Family Dollar, McDonalds, Taco Bell, Subway

40,600+
Weekly Customer Count

N/A Lot Size SF | **48,192** Building SF | **N/A** Zoning

4624 Hypoluxo Road
Lake Worth, FL

CROSS STREET
Military Trail
NEIGHBORHOOD
Lake Worth
NEARBY RETAILERS
McDonalds, Dollar Tree, Chase, Dunkin Donuts, Public Storage, Western Union

47,000+
Weekly Customer Count

N/A Lot Size SF | **62,924** Building SF | **N/A** Zoning

220-230 South Fulton
Mt. Vernon, NY

CROSS STREET
South Fulton Ave
NEIGHBORHOOD
Mt. Vernon
NEARBY RETAILERS
Family Dollar, AutoZone

87,488 Lot Size SF | **21,528** Building SF | **CB** Zoning

Rome, New York

679
Acres

29,558,945
Lot Size SF

CACTUS HOLDINGS INC.
In 2018
Cactus Holdings Is Looking to Acquire
Over 1 Million SF of
Retail Properties
Throughout the Boroughs!

Contact Us At:
realestate@westernbeef.com
www.cactusholdings.com