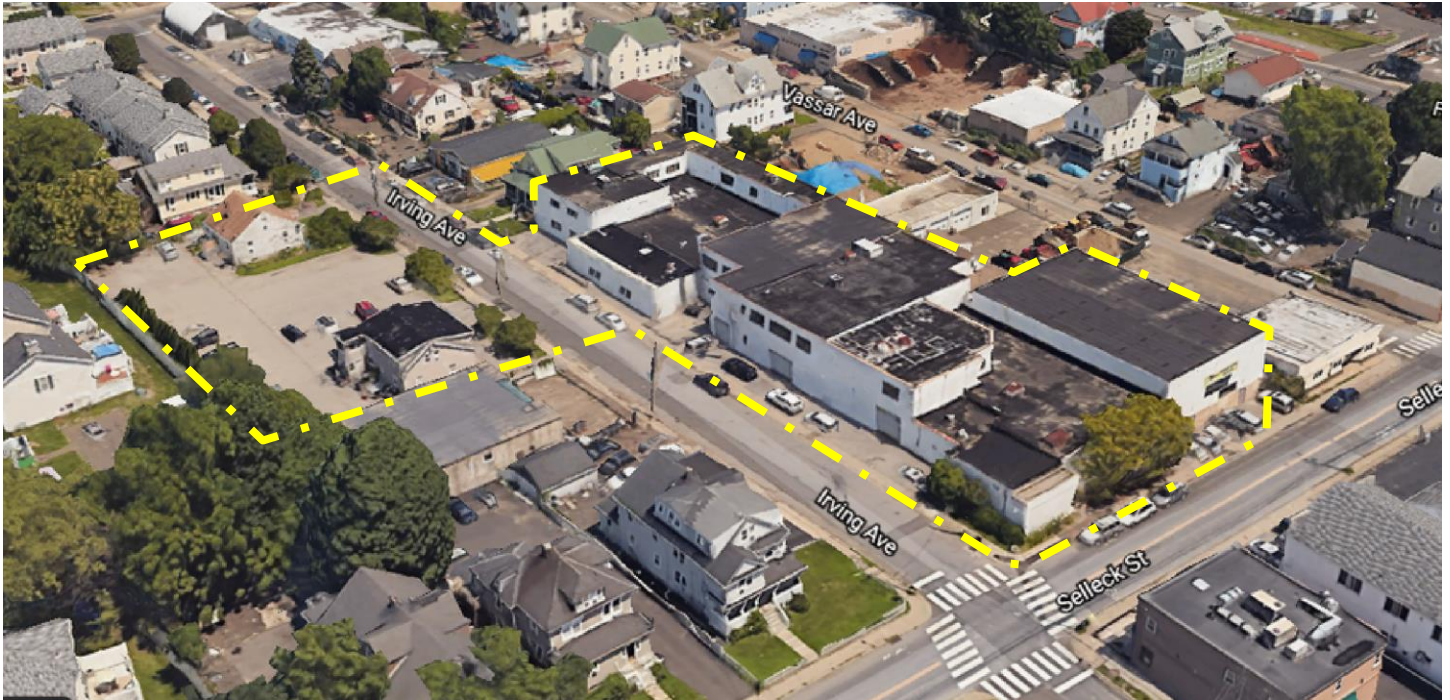


****PRESS RELEASE****

JANUARY 2022

ROYAL PROPERTIES BROKERS SALE OF IRVING AVENUE PORTFOLIO IN STAMFORD, CONNECTICUT



Royal Properties, Inc. is pleased to announce the sale of The Irving Avenue Portfolio (0, 17, 18, 25 & 43 Irving Avenue & 145 Selleck Street) in Stamford, CT. The asking price was \$5.5 Million.

“This is an enormous opportunity for the buyer, 1530 Management, LLC, to diversify their holdings and own highly desirable industrial properties minutes from I-95 and the Stamford Train Station,” states Jeff Kintzer, Principal of Royal Properties, Inc., who represented the buyer in this sale transaction. Cody Nizzardo of Nizzardo Real Estate represented the seller.

This portfolio is comprised of two Industrial buildings totaling 41,850 square feet with two contiguous parking lots, two multi-family buildings and a single-family home. The entire seven property portfolio totals 1.41 acres, with all properties zoned R-5 (Multi-Family Medium Density Design District) and in a QOZ (Qualified Opportunity Zone).

For additional information, please contact Jeff Kintzer at 914-237-3400, Ext. 103 or Jeff@RoyalPropertiesInc.com. Visit our website at www.RoyalPropertiesInc.com.

Royal Properties, Inc. is a retail brokerage and consulting company specializing in the placement of retailers throughout New York, New Jersey & Connecticut. To learn more about Royal Properties, Inc., please call 914-237-3400 or visit our website at www.royalpropertiesinc.com.



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