

---

---

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

FORM 8-K  
CURRENT REPORT

Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): April 8, 2016

ONE LIBERTY PROPERTIES, INC.  
(Exact name of Registrant as specified in charter)

---

Maryland  
(State or other jurisdiction  
of incorporation)

---

001-09279  
(Commission file No.)

---

13-3147497  
(IRS Employer  
I.D. No.)

---

60 Cutter Mill Road, Suite 303, Great Neck, New York  
(Address of principal executive offices)

---

11021  
(Zip code)

---

516-466-3100  
Registrant's telephone number, including area code

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
- 
-

**Item 7.01 Regulation FD Disclosure.**

Certain of our executive officers will be meeting with analysts and other persons and may provide such persons with copies of, or discuss the information set forth in, the attached presentation.

Pursuant to Regulation FD, we hereby furnish the information contained in the presentation materials attached as Exhibit 99.1 to this Current Report on Form 8-K, which information is incorporated into this Item 7.01 by this reference.

The information in this Current Report on Form 8-K under this Item 7.01, as well as Exhibit 99.1, shall not be deemed “filed” for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or otherwise subject to the liabilities of that Section, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, as amended, or the Exchange Act, except as shall be expressly set forth by specific reference in such a filing. The furnishing of this Report is not intended to constitute a determination by us that the information is material or that the dissemination of the information is required by Regulation FD.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits.

99.1 Presentation – April 2016

**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

ONE LIBERTY PROPERTIES, INC.

Date: April 8, 2016

By: /s/ David W. Kalish  
David W. Kalish  
Senior Vice President and  
Chief Financial Officer



ONE LIBERTY PROPERTIES, INC.

---

# INVESTOR PRESENTATION

## APRIL 2016

[onelibertyproperties.com](http://onelibertyproperties.com)

---

# Table of Contents



<u>DESCRIPTION:</u>	<u>PAGE #</u>	<u>DESCRIPTION:</u>	<u>PAGE #</u>
Table of Contents	2	Case Studies:	
Safe Harbor Disclosure	3	Acquisition – Louisville, KY	20
Company Overview	4	Acq/Disp – Cherry Hill, NJ	21
Experienced Management Team	5	Acquisition – Joppa, MD	22
Attractive Portfolio Fundamentals	6	Tenant Profile:	
Portfolio Detail	7	LA Fitness	23
Diversified Portfolio	8	Summary	24
Diversified Tenant Base	9	APPENDIX	
Financial Summary	10	Case Studies:	
Targeting Long Term Total Return	11	Acquisition – Chicago, IL	27
Growth in Operations	12	Acquisition – Minneapolis, MN	28
Growth Oriented Balance Sheet	13	Blend and Extend – Office Depot	29
Mortgage Debt Maturities	14	Releasing Case Study	30
Lease Maturity Profile	15	Tenant Profiles:	
Operational Performance	16	Havertys Furniture	32-33
Acquisition Track Record	17	Northern Tool & Equipment	34
Recent Acquisitions	18	Ferguson Enterprises	35
Recent Mortgages	19	Office Depot	36-37
		GAAP Reconciliation to FFO & AFFO	39

# Safe Harbor



The statements in this presentation, including targets and assumptions, state the Company's and management's hopes, intentions, beliefs, expectations or projections of the future and are forward-looking statements. It is important to note that the Company's actual results could differ materially from those projected in such forward-looking statements. Factors that could cause actual results to differ materially from current expectations include the key assumptions contained within this presentation, general economic conditions, local real estate conditions, increases in interest rates, tenant defaults, non-renewals, and/or bankruptcies, and increases in operating costs and real estate taxes. Additional information concerning factors that could cause actual results to differ materially from those forward-looking statements is contained in the Company's SEC filings, and in particular the sections of such documents captioned "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations". Copies of the SEC filings may be obtained from the Company or the SEC. The Company does not undertake to publicly update or revise any forward-looking statements included in this presentation, whether as a result of new information, future events or otherwise.

## Company Overview



- Fundamentals-focused Real Estate company
- Disciplined track record through economic cycles
- Active net lease strategy
- Experienced management team
- Alignment of interests through significant insider ownership

# Experienced Management Team



<p><b>Patrick J. Callan, Jr.</b> <i>President &amp; CEO</i></p>	<ul style="list-style-type: none"> <li>▪ Chief Executive Officer since 2008, President since 2006, Director since 2002</li> <li>▪ Senior Vice President of First Washington Realty Inc. from 2004 to 2005. A joint venture with CalPERS that controlled 100 shopping centers (13 million square feet) which was sold for \$2.6 billion to Regency Centers/Macquarie</li> <li>▪ Vice President of Kimco Realty Corporation (NYSE: KIM) from 1998 to 2004, joined in 1987. Responsible for a \$3 billion, 200+ shopping center portfolio</li> </ul>
<p><b>Lawrence G. Ricketts, Jr.</b> <i>COO &amp; EVP</i></p>	<ul style="list-style-type: none"> <li>▪ Chief Operating Officer since 2008 and Executive Vice President since 2006 (Vice President since 1999)</li> <li>▪ Over \$1 billion in transaction experience in acquisitions and dispositions on over 180 deals</li> </ul>
<p><b>David W. Kalish, CPA</b> <i>SVP &amp; CFO</i></p>	<ul style="list-style-type: none"> <li>▪ Senior Vice President and Chief Financial Officer since 1990</li> <li>▪ Senior Vice President, Finance of BRT Realty Trust (NYSE: BRT) since 1998 and Senior Vice President and Chief Financial Officer of the managing general partner of Gould Investors L.P. since 1990</li> </ul>
<p><b>Matthew J. Gould</b> <i>Chairman</i></p>	<ul style="list-style-type: none"> <li>▪ Chairman of the Board since June 2013 and Vice Chairman from 2011 through 2013. President and Chief Executive Officer from 1989 to 1999; Senior Vice President from 1999 to 2011</li> <li>▪ Senior Vice President of BRT Realty Trust (NYSE: BRT) since 1993 and Trustee since 2004</li> <li>▪ Chairman of the managing general partner of Gould Investors L.P. since January 2013 and President and CEO from 1997 to 2012</li> </ul>
<p><b>Fredric H. Gould</b> <i>Vice Chairman</i></p>	<ul style="list-style-type: none"> <li>▪ Vice Chairman of the Board since June 2013. Chairman of the Board from 1989 to 2013</li> <li>▪ Chairman of BRT Realty Trust (NYSE: BRT) from 1984 to April 2013 and Trustee since 1984</li> <li>▪ Chairman Emeritus of the managing general partner of Gould Investors L.P. since January 2013 and Chairman from 1997 to 2013</li> <li>▪ Director of EastGroup Properties, Inc. (NYSE: EGP) since 1998</li> </ul>



# Attractive Portfolio Fundamentals<sup>(1)</sup>



Total Square Footage	8.2 Million
Property Type as a % of income	Retail: 55.0% Industrial: 22.6% Other: 22.4%
Number of Properties	112
Current Occupancy	98.3%
Annualized Base Rent	\$60.0 M
Lease Term Remaining	7.9 Years



Northern Tool – Fort Mill, SC



Office Depot – Cary, NC

(1) Information presented as of December 31, 2015, excluding a portfolio of eight properties disposed of in February 2016 and including five properties owned by unconsolidated joint ventures

# Portfolio Detail



Type of Property	Number of Properties	2016 Contractual Rental Income <sup>(1)</sup>	% of 2016 Contractual Rental Income
Retail – General	39	\$ 18,371,426	30.6%
– Furniture	14	5,821,981	9.7
– Restaurant	19	3,933,599	6.6
– Office Supply	7	2,430,407	4.1
– Supermarket	2	2,402,194	4.0
Industrial	19	13,590,373	22.6
Flex	3	3,246,265	5.4
Health & Fitness	3	3,075,583	5.1
Other	<u>6</u>	<u>7,149,186</u>	<u>11.9</u>
	<b>112</b>	<b>\$60,021,014</b>	<b>100.0%</b>

(1) Our 2016 contractual rental income includes (a) after giving effect to any abatements, concessions or adjustments, base rent payable to us in 2016 under leases existing at December 31, 2015 and (b) our \$2.7 million share of the base rent payable to our unconsolidated joint ventures. Contractual rental income excludes straight-line rent accruals, amortization of intangibles, and the base rent payable with respect to a portfolio of eight retail properties sold in February 2016.

# Diversified Portfolio



- Geographically diverse footprint with a concentration in the eastern United States
- Own 112 properties in 30 states
- Strong markets drive value



**Highest State Concentration by 2016  
Contractual Rental Income <sup>(1)</sup>**

State	Number of Properties	2016 Contractual Rental Income	% of 2016 Contractual Rental Income
Texas	12	\$ 6,485,624	10.8%
New York	9	5,452,729	9.1
Georgia	13	4,484,162	7.5
South Carolina	4	4,272,232	7.1
Pennsylvania	<u>10</u>	<u>3,982,350</u>	<u>6.6</u>
	<b>48</b>	<b>\$24,677,097</b>	<b>41.1%</b>

(1) Our 2016 contractual rental income includes (a) after giving effect to any abatements, concessions or adjustments, base rent payable to us in 2016 under leases existing at December 31, 2015 and (b) our \$2.7 million share of the base rent payable to our unconsolidated joint ventures. Contractual rental income excludes straight-line rent accruals, amortization of intangibles, and the base rent payable with respect to a portfolio of eight retail properties sold in February 2016.

# Diversified Tenant Base



Top Tenants	Number of Properties	2016 Contractual Rental Income	% of 2016 Contractual Rental Income
Haverty Furniture Companies, Inc. (NYSE: HVT)	11	\$ 4,568,723	7.6%
LA Fitness International, LLC	3	3,075,583	5.1
Northern Tool & Equipment	1	2,737,608	4.6
Ferguson Enterprises, Inc.	1	2,466,630	4.1
Office Depot, Inc. (NYSE: ODP)	<u>7</u>	<u>2,430,407</u>	<u>4.1</u>
	23	\$15,278,951	25.5%

**HAVERTYS**



**NORTHERN™  
TOOL + EQUIPMENT**



**FERGUSON®**  
*Nobody expects more from us than we do™*

**Office  
DEPOT | Max™**

# Financial Summary



<b>Market Cap <sup>(1)</sup>:</b>	<b>\$380.8 million</b>
<b>Shares Outstanding <sup>(1)</sup>:</b>	<b>17.0 million</b>
<b>Insider Ownership <sup>(2)</sup>:</b>	<b>23.4%</b>
<b>Current Annualized Dividend:</b>	<b>\$1.64</b>
<b>Dividend Yield <sup>(3)</sup>:</b>	<b>7.3%</b>

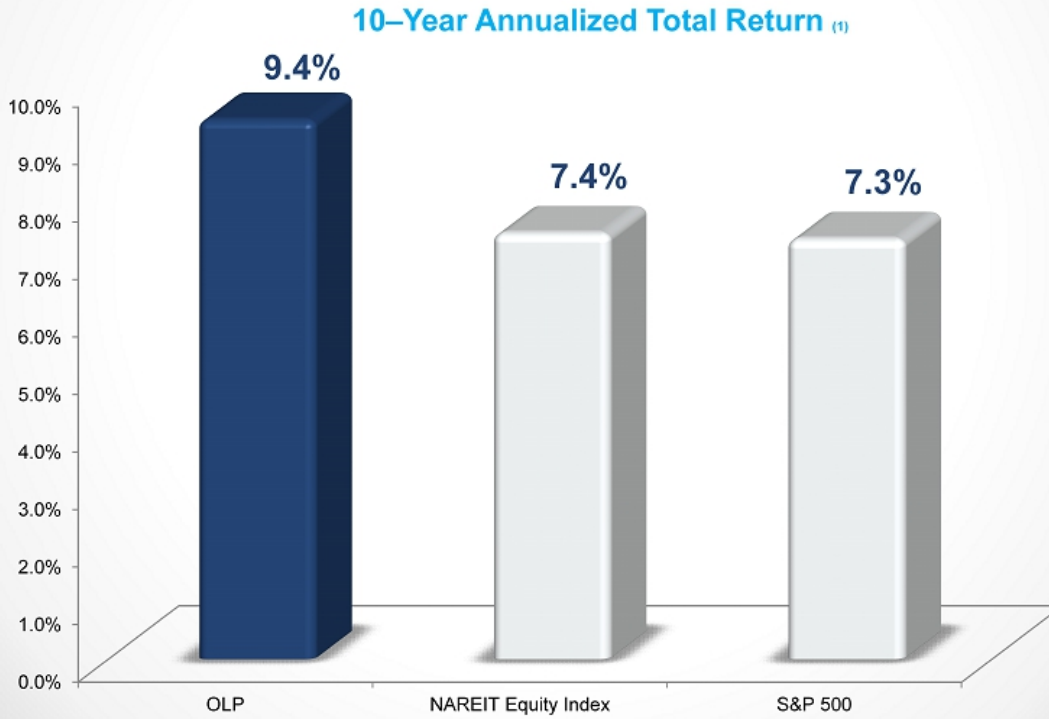


- (1) Market cap is calculated using the shares outstanding and the closing stock price of OLP at March 17, 2016
- (2) Calculated as of March 17, 2016
- (3) Based on closing stock price at March 17, 2016

# Targeting Long Term Total Return



## Consistent driver of long term stockholder value

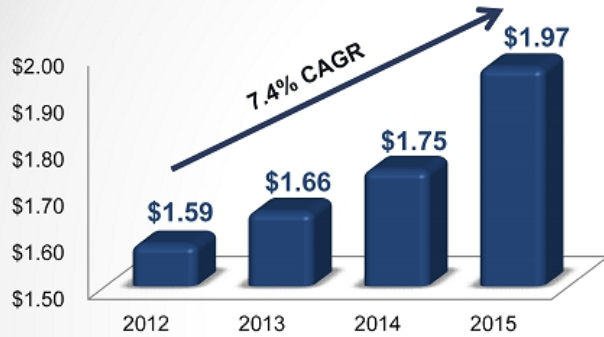


(1) As of December 31, 2015

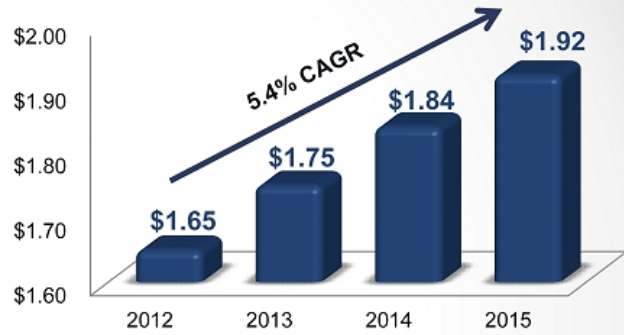
# Growth In Operations



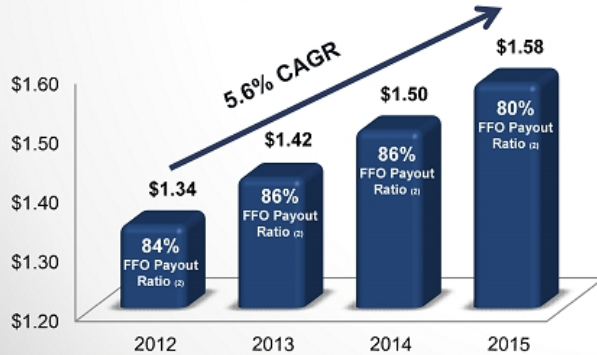
Historical FFO Per Share<sup>(1)</sup>



Historical AFFO Per Share<sup>(1)</sup>



Dividend Growth Per Share



- (1) A reconciliation of net income per diluted share, as determined in accordance with GAAP, to FFO per diluted share and AFFO per diluted share may be found at the end of this presentation
- (2) Impacting the changes in the FFO payout ratio are distributions of capital gains from property sales, which gains are excluded from the calculation of FFO

# Growth Oriented Balance Sheet



Gross Assets <sup>(1)</sup> :	\$735.5 million
Total Debt/Gross Assets <sup>(2)</sup> :	50.5%
Fixed Rate Debt <sup>(3)</sup> :	95.1%
Debt Service Coverage Ratio <sup>(4)</sup> :	2.3 to 1.0
Fixed Charge Coverage Ratio <sup>(4)</sup> :	2.1 to 1.0
FFO Payout <sup>(5)</sup> :	80.2%

- **Liquidity available to acquire in excess of an estimated \$150 million of properties as of March 17, 2016**
- **\$62.2 million available on a \$75 million Line of Credit as of March 17, 2016**

(1) Gross assets represents total assets plus accumulated depreciation of \$85.2 million at December 31, 2015

(2) Total debt represents total debt plus \$18.4 million, representing our 50% share of debt of our unconsolidated joint ventures at December 31, 2015

(3) As of December 31, 2015

(4) Calculated in accordance with the terms of our credit facility at December 31, 2015

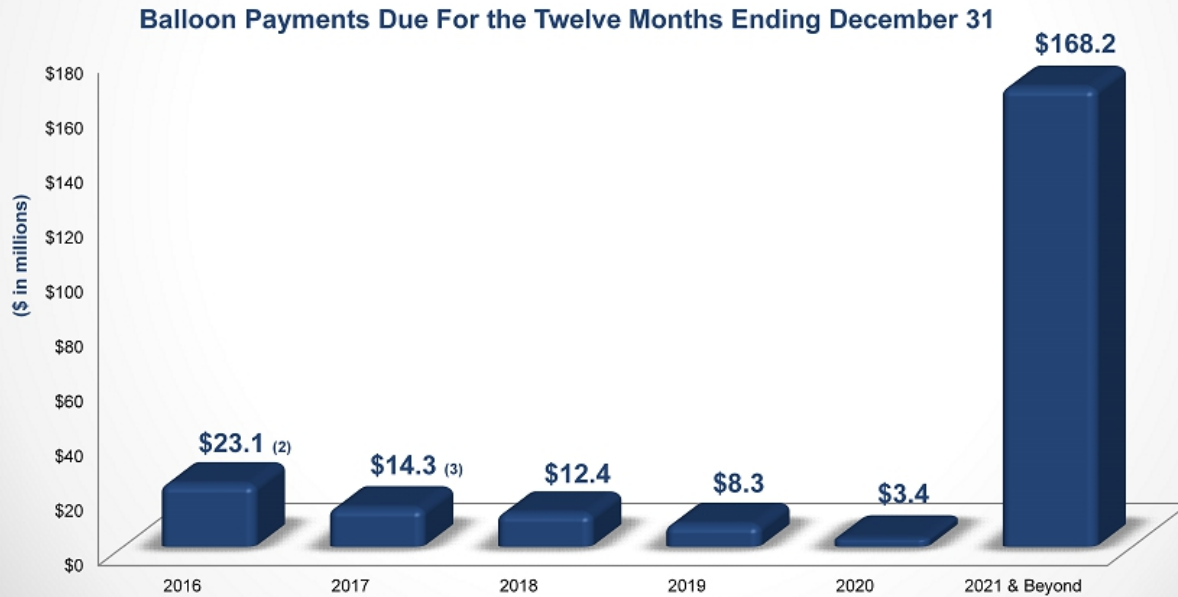
(5) Based on the dividends and FFO per share for the year ended December 31, 2015



# Laddered Mortgage Debt Maturities<sup>(1)</sup>



- Weighted average interest rate of 4.6% on fixed rate debt
- There is approximately \$8.8 million (\$0.52 per share) of scheduled amortization of mortgages for the 12 months ending December 31, 2016



(1) As of December 31, 2015 and includes our share of the mortgage debt of our unconsolidated joint ventures

(2) Includes (i) \$8.6 million of debt paid off in February and March 2016 and (ii) \$12.2 million of debt which was refinanced in March 2016 with new debt of \$18.0 million maturing in 2028

(3) Excludes \$7.6 million of debt paid off in connection with a portfolio of eight retail properties sold in February 2016

# Lease Maturity Profile



Year Ending December 31,	Number of Expiring Leases	2016 Contractual Rental Income Under Expiring Leases	% of 2016 Contractual Rental Income Represented by Expiring Leases	Approximate Square Feet Subject To Expiring Leases	% of Square Feet Represented by Expiring Leases
2016	16	\$ 1,543,172	2.6%	287,164	3.7%
2017	23	2,671,302	4.4	165,524	2.1
2018	30	5,602,892	9.3	618,017	8.0
2019	17	1,977,313	3.3	246,608	3.2
2020	14	3,128,315	5.2	170,621	2.2
2021	14	3,871,932	6.4	444,564	5.7
2022	15	14,104,781	23.5	2,387,438	30.8
2023	8	4,068,358	6.8	564,614	7.3
2024	5	1,909,589	3.2	377,222	4.9
2025	12	6,820,422	11.4	567,449	7.3
2026 & Beyond	<u>25</u>	<u>14,322,938</u>	<u>23.9</u>	<u>1,928,547</u>	<u>24.8</u>
	<b>179</b>	<b>\$60,021,014</b>	<b>100.0%</b>	<b>7,757,768</b>	<b>100.0%</b>

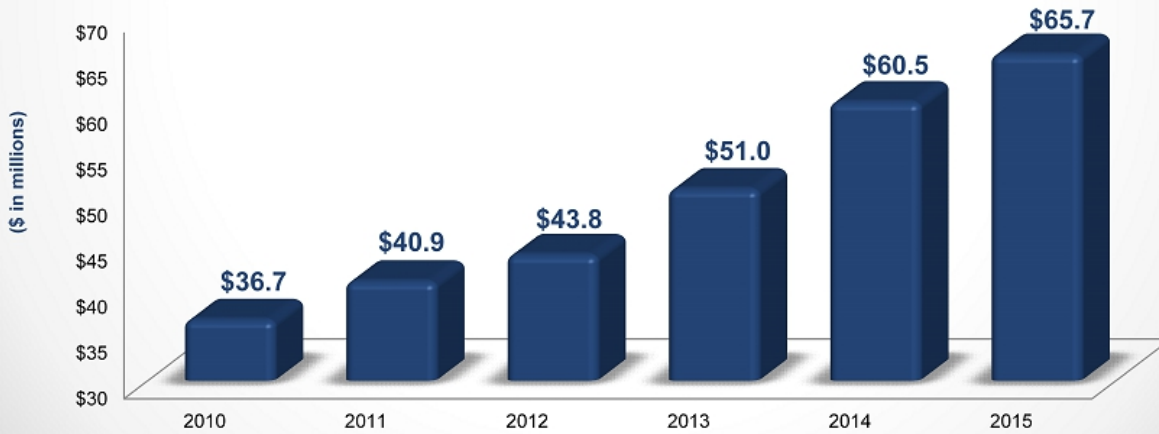
# Consistent Operational Performance



## Stable Occupancy<sup>(1)</sup>



## Strong Revenue Growth<sup>(2)</sup>



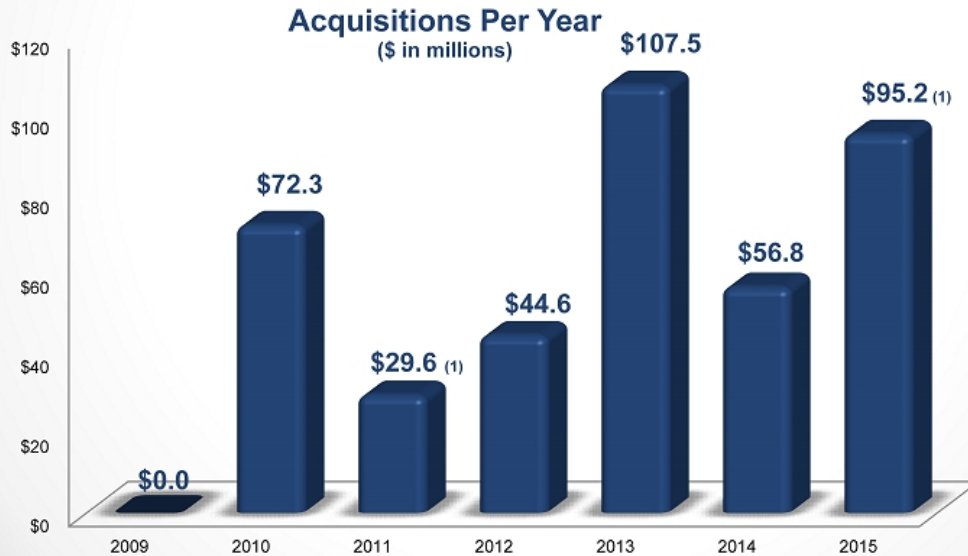
(1) As at December 31 for each of 2007 through 2015 and includes our unconsolidated joint ventures

(2) Includes (a) all tenant related revenues, including straight-line rent accruals and amortization of intangibles and (b) lease termination fees of \$1.3 million in 2014 and \$2.9 million in 2015.

# Acquisition Track Record



- Acquired \$95.2 million of properties in 2015 <sup>(1)</sup>
- One hard contract expected to close in Q2 2016 for a total purchase price of approximately \$14 million with an estimated GAAP yield of 7.9% <sup>(2)</sup>
- Current pipeline of diverse opportunities in excess of \$250 million



(1) Includes our 50% share of an unconsolidated joint venture property in (a) Savannah, GA, acquired in 2011 and (b) Manahawkin, NJ, acquired in 2015  
(2) Contract represents the purchase of a retail property in Minneapolis, MN

# Recent Acquisitions



Date Acquired	Property Type	Tenant (or d/b/a)	MSA	State	Lease Expiration	Purchase Price (in '000s)	GAAP Yield (1)	Financing Info (at time of purchase) (in '000s)
03/30/16	Industrial	Multi tenant industrial	Greenville	SC	12/31/17-4/30/21	\$17,050	7.7%	All Cash
09/25/15	Industrial	Fed Ex and Chep USA	St. Louis	MO	08/31/22-10/31/24	\$19,050	7.5%	\$12,383 mortgage
07/28/15	Industrial	Supplier to auto industry	Birmingham	AL	02/28/22	\$16,618	7.4%	All Cash
06/15/15	Shopping Center(2)	Kmart, TJ Maxx, Regal Cinemas, etc.	Manahawkin	NJ	04/30/16-10/31/23	\$21,750	10.0%	\$13,050 mortgage
05/20/15	Industrial	Archway Roofing	Louisville	KY	06/30/17	\$ 300	12.2%	All Cash
03/31/15	Retail	Shopko	Lincoln	NE	01/30/21	\$ 6,300 (3)	9.6%	All Cash
03/24/15	Other	The Meadows Apartments	Chicago	IL	03/31/45	\$ 9,300	9.5%	All Cash
03/18/15	Industrial	Interline Brands	Louisville	KY	01/21/21	\$ 4,400	10.3%	\$ 2,640 mortgage
02/25/15	Shopping Center	Club USA, Chase, Tile Shop, etc.	Denver	CO	07/31/15-12/31/32	\$17,485	7.7% (4)	\$11,853 mortgage
11/21/14	Industrial	Progressive Converting	Minneapolis	MN	01/31/24	\$ 7,200	7.4%	All Cash
10/21/14	Retail	Vacant (5)	Philadelphia	PA	N/A	\$ 7,729	N/A	\$4,635 mortgage
10/02/14	Other	Regal Cinemas Theater	Indianapolis	IN	12/31/27	\$ 9,000	8.1%	All Cash
06/26/14	Industrial	Noxell Corporation (6)	Baltimore	MD	12/31/15	\$11,650	7.8% (7)	All Cash
06/04/14	Other	River Crossing Apartments	Atlanta	GA	05/31/44	\$ 6,510	14.3%	All Cash
05/21/14	Retail	Hobby Lobby	Minneapolis	MN	02/29/24	\$ 4,770	7.4%	All Cash
05/07/14	Retail	Savers Thrift Superstore	Denver	CO	09/30/22	\$ 4,825	8.8%	All Cash
01/23/14	Restaurant	Chuck E. Cheese	Indianapolis	IN	06/30/18	\$ 2,138	7.7%	All Cash
01/21/14	Retail	Total Wine & More	Greensboro	NC	10/31/17	\$ 2,971	9.5%	All Cash

- (1) GAAP yield represents the base rent and straight line rental accruals payable over the remaining term of the lease, annualized, divided by the purchase price  
 (2) Represents our 50% share of the purchase price paid and the mortgage obtained by an unconsolidated joint venture in which we have a 50% interest  
 (3) We purchased our unconsolidated joint venture partner's 50% interest  
 (4) Represents the GAAP yield earned by our consolidated joint venture in which we have a 90% interest  
 (5) The tenant filed for Chapter 11 bankruptcy protection and the lease was rejected in September 2015  
 (6) This property was leased to a new tenant, US Lumber LLC, in January 2016 for approximately 10 years  
 (7) Represents the GAAP yield earned by our consolidated joint venture in which we have a 95% interest

# Recent Mortgages



Date Financed	Property Type	Tenant (or d/b/a)	MSA	State	Mortgage Amount (in '000s)	Mortgage Maturity	Interest Rate
03/11/16 (1)	Supermarket	Whole Foods	West Hartford	CT	\$18,000	04/01/28	3.38%
01/21/16	Industrial	Fed Ex	Tampa	FL	\$ 2,500	12/05/25	3.57%
01/14/16 (1)	Retail	Avalon Carpet and Tile Store	Deptford	NJ	\$ 2,850	02/01/41	3.95%
10/28/15	Industrial	Midtown Comics	New Hyde Park	NY	\$ 2,700	11/01/25	4.00%
07/23/15	Office Supply	Office Depot	Raleigh/Durham	NC	\$ 3,336	06/05/25	4.35%
07/23/15	Office Supply	Office Depot	Chicago	IL	\$ 3,954	06/05/25	4.35%
07/23/15	Office Supply	Office Depot	El Paso	TX	\$ 2,595	06/05/25	4.35%
07/23/15	Office Supply	Office Depot	Eugene	OR	\$ 2,970	06/05/25	4.35%
06/15/15 (2)	Shopping Center	Kmart, TJ Maxx, Regal Cinemas, etc.	Manahawkin	NJ	\$13,050	07/01/25	4.00%
06/11/15 (1)	Flex	L3 Communications	Hauppauge	NY	\$12,500	07/01/27	4.04%
03/23/15	Office Supply	Office Depot, Party City, PetSmart	Lake Charles	LA	\$ 5,525	06/30/22	3.59%
03/18/15	Industrial	Interline Brands	Louisville	KY	\$ 2,640	02/05/21	3.88%
02/25/15	Shopping Center	Club USA, Chase, The Tile Shop, etc.	Denver	CO	\$11,852	02/25/25	4.12%
02/10/15	Industrial	Progressive Converting	Minneapolis	MN	\$ 4,450	03/01/25	4.20%
02/06/15 (1)(2)	Industrial	Caterpillar Global Mining	Milwaukee	WI	\$ 3,737	03/01/22	3.49%
01/30/15	Retail	Hobby Lobby	Onalaska	WI	\$ 3,800	02/01/30	4.38%

(1) These mortgages were refinanced or modified  
(2) Represents our 50% share of a mortgage in an unconsolidated joint venture

# Acquisition Case Study – Industrial



- In March 2015, acquired a distribution facility in Louisville, KY, net leased to Interline Brands, Inc. which was acquired by The Home Depot, Inc. (NYSE: HD)
- Interline Brands is a large-scale national distributor of maintenance, repair and operations products
- 6 miles southeast of downtown Louisville– Southside/Airport features a low vacancy rate of 2.6% on 39 million SF
- The building is 125,370 SF on 5.49 acres of land with 20' clear heights, 18 dock doors and 3 drive-in doors. A \$450,000 renovation was recently completed



Purchase Price	\$4,400,000
Mortgage (1)	<u>(2,640,000)</u>
Net Equity Invested	\$1,760,000

Year 1 Base Rent	\$451,332
Interest Expense - 3.88% (1)	<u>(101,983)</u>
Net Cash to OLP	\$349,349

**Return on Equity** **19.85%**



(1) Mortgage with an interest rate of 3.88% closed simultaneously with the acquisition

# Acquisition/Disposition Case Study



- In October 2011, acquired a vacant Home Depot in Cherry Hill, NJ through a consolidated JV
- 6 miles east of downtown Philadelphia
- The building is 114,000 SF on 12.4 acres of land
- Simultaneously with closing, we entered into a long term lease with Burlington Coat Factory for approximately 60% of the building
- Financed the asset in February 2012
- Leased the remaining vacant space to Sears Outlet Stores in June 2013
- Property sold January 13, 2015 for \$16.3 million, resulting in a gain to OLP of approximately \$4.7 million, net of all costs

Purchase Price	\$ 5,800,000
Improvements	\$ 4,746,000
Sale Price	\$16,300,000

**Internal Rate of Return to OLP** **22.3%**





# Acquisition Case Study – Short Term Lease



- In June 2014, acquired a distribution warehouse in Joppa, MD through a consolidated JV
- Simultaneously net leased to Noxell Corp, a subsidiary of Proctor & Gamble (NYSE: PG), through December 31, 2015
- 19 miles north of Baltimore, MD - approximately 1.5 miles from a full interchange on Interstate 95
- 258,710 SF building on 19.20 acres of land, with 36-40' clear heights, 25+ dock doors and expansion area
- In January 2016, signed a new lease with US Lumber Group, LLC for approximately 10 years
- Rent increased by 14.0%
- Investing approximately \$1.6 million to expand the parking lot for additional trailer storage space, adding dock doors and renovating office area

Purchase Price	\$11,650,000
Year 1 Base Rent for Prior Tenant	\$905,485
<b>Year 1 Return on Equity</b>	<b>7.77%</b>
Total Purchase Price	\$11,650,000
Improvements	1,600,000
Mortgage <sup>(1)</sup>	<u>(10,000,000)</u>
Net Equity Invested	\$3,250,000
Year 1 Base Rent for New Tenant <sup>(2)</sup>	\$1,032,000
Interest Expense - 3.85% <sup>(1)</sup>	<u>(380,724)</u>
Net Cash to OLP	\$651,276
<b>Stabilized Return on Equity</b>	<b>20.04%</b>



(1) Based on the following terms quoted by an institutional lender: 12 year fixed rate \$10.0 million mortgage loan with an interest rate of approximately 3.85%

(2) Base rent anticipated to commence in November 2016.

# Tenant Profile – LA Fitness



- Tenant: LA Fitness International LLC
- Represents 5.1% of 2016 contractual rental income
- LA Fitness currently operates over 800 clubs in 21 states
- The company was founded in 1984 and is headquartered in Irvine, CA
- 3 properties representing 141,663 SF
  - % of 2016 Contractual Rental Income**
    - Secaucus, NJ: 2.3%
    - Tucker, GA: 1.6%
    - Hamilton, OH: 1.2%

## Representative LA Fitness – Secaucus, NJ

- Building: 44,863 SF on 1.23 acres
- 3 Mile Demographics (Source: Sites USA 2015)
  - Population: 288,679
  - Daytime Population: 94,623 (within a 3 mile radius)
  - Average HH Income: \$84,797
- Location: 485 Harmon Meadow Blvd, Secaucus, NJ; 4 miles west of Manhattan
- The Harmon Meadow development features 2 million SF of office space, 7 hotels and over 1 million SF of retail space
- Lease expires February 28, 2025



LA Fitness – Secaucus, NJ

Source: Tenant's website



Aerial Photo of Secaucus, NJ

## Summary – Why OLP?



- Fundamentals-focused Real Estate company
- Disciplined track record through economic cycles
- Active net lease strategy
- Experienced management team
- Alignment of interests through significant insider ownership



ONE LIBERTY PROPERTIES, INC.

---

# APPENDIX



# ACQUISITIONS CASE STUDIES

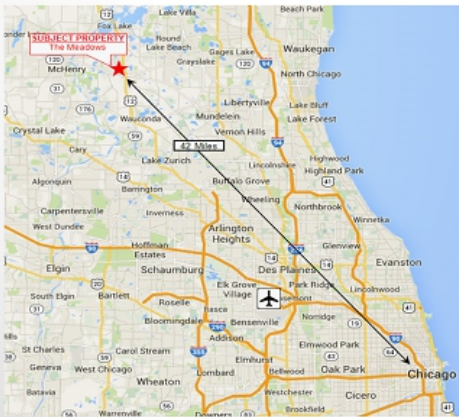
---

# Acquisition Case Study – Ground Lease



- In March 2015, acquired 49 acres of land located in Lakemoor, IL (Chicago MSA) which was simultaneously ground leased to an experienced multi-family operator
- The land is improved by a class A 496 unit garden style multi-family complex
- 19 acres are undeveloped and zoned for an additional 224 units
- The property has been renovated at a cost of approximately \$1.0 million

Purchase Price	\$ 9,300,000
Year 1 Base Rent	\$ 1,102,319
<b>Return on Equity</b>	<b>11.85%</b>



# Acquisition Case Study – Industrial

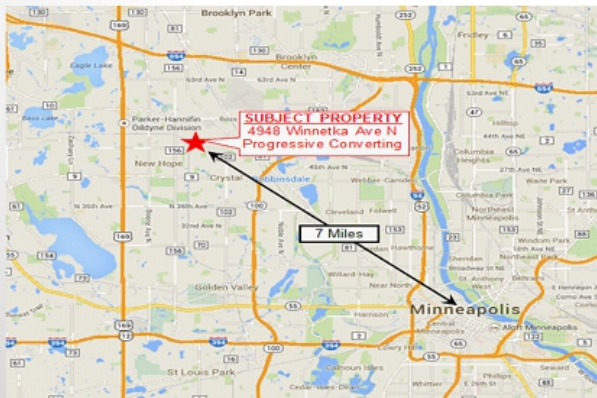


- In November 2014, acquired a distribution facility in New Hope, MN (Minneapolis MSA) net leased to Progressive Converting, Inc.
- Progressive Converting is the largest paper converter by market share in the United States
- 7 miles northwest of downtown Minneapolis – northwest Minneapolis-St. Paul submarket features a low vacancy rate of 5.8%
- The building is 121,225 SF on 7.33 acres of land with 27' clear heights and 23 dock doors. A \$1.2 million renovation was recently completed

Purchase Price	\$7,200,000
Mortgage (1)	<u>(\$4,450,000)</u>
Net Equity Invested	\$2,750,000

Year 1 Base Rent	\$511,796
Interest Expense - 4.20% (1)	<u>(185,453)</u>
Net Cash to OLP	\$326,343

**Return on Equity** **11.87%**



(1) Mortgage with an interest rate of 4.20% closed February 10, 2015

# Blend and Extend Case Study – Office Depot



- In September 2008, acquired 8 sites from Office Depot in a sale leaseback transaction
- The 10 year original leases were absolute net
- Sold three locations at a profit in 2011 and 2012
- In June 2015, Office Depot agreed to lease extensions through 2025 at four sites, absolute net, with increases of 10% every 5 years
- In exchange for this long term commitment, rent was lowered at the four sites by an average of 7% from the prior rent

- July 2015 – new financing aggregating \$12.85 million with a 10 year term at an interest rate of 4.35% secured by the properties with extended leases





# Releasing Case Study – Office Depot



- Dark and paying Office Depot site located in Kennesaw, GA (Atlanta MSA)
- The building is 32,138 SF on 3.3 acres of land
- In December 2015, simultaneously negotiated a lease termination with Office Depot (obtaining a \$950,000 early termination fee) and entered into a new 10 year lease with Bed Bath & Beyond
- Store will operate as Bed Bath & Beyond's new andThat! concept – opening in Q2 2016
- Rent increased by 3.4%





# TOP TENANTS' PROFILES

---

# Havertys Furniture – Tenant Profile



- Tenant: Haverty Furniture Companies, Inc. (NYSE:HVT)
- Represents 7.6% of 2016 contractual rental income
- Full service home furnishings retailer founded in 1885
- Public company since 1929
- 121 showrooms in 16 states in the Southern and Midwestern regions
- Havertys has weathered many economic cycles, from recessions to depressions to boom times
- Total assets of \$471 million and stockholders' equity of \$302 million as of December 31, 2015



Source: Tenant's website

- 11 properties aggregating 611,930 SF
  - Duluth (Atlanta), GA
  - Fayetteville (Atlanta), GA
  - Wichita, KS
  - Lexington, KY
  - Bluffton (Hilton Head), SC
  - Amarillo, TX
  - Cedar Park (Austin), TX
  - Tyler, TX
  - Richmond, VA
  - Newport News, VA
  - Virginia Beach, VA
- Properties subject to a unitary lease which expires in 2022
- The rent per square foot on the portfolio is \$7.47

# Representative Havertys – Richmond, VA



- Building: 38,788 SF on 2.16 acres. Built in 1979 and renovated and expanded in 2001. Havertys has operated at this location for more than 15 years.
- 3 Mile Demographics (Source: Sites USA, 2015) - Population: 56,212 Average HH Income: \$100,449
- Location: 11501 Midlothian Turnpike, Richmond, VA; 8 miles southwest of downtown Richmond (the capital of Virginia)
- Located directly across from Chesterfield Towne Center, a Macerich owned 1.03 million SF super-regional mall on the heavily trafficked Rt-60 (Midlothian Turnpike, traffic counts exceed 50,000 vehicles daily). The site is surrounded by national retailers.



Source: Tenant's website

# Northern Tool & Equipment – Tenant Profile



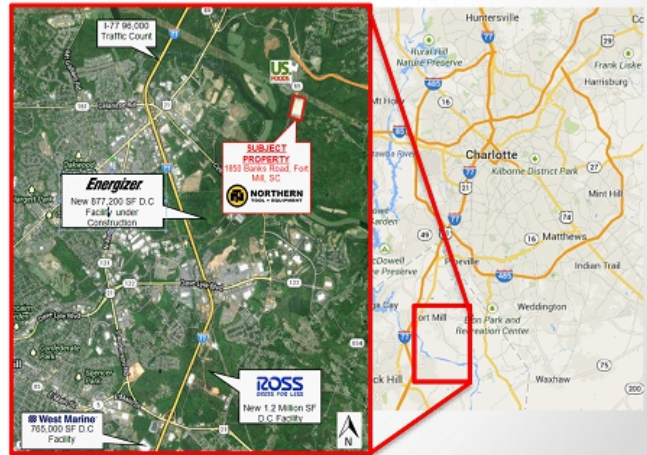
- Tenant: Northern Tool & Equipment
- Represents 4.6% of 2016 contractual rental income
- A large United States distributor of industrial grade and personal use power tools and equipment
- Acquired The Sportsman's Guide and The Golf Warehouse to sell outdoor sports and leisure goods through their distribution chain
- The Class A, 30 foot clearance building is situated 18 miles south of downtown Charlotte, NC off Interstate-77

- Location: 1850 Banks Road, Fort Mill, SC
- Building: 701,595 SF on 40 acres
- 3 Mile Demographics (Source: Sites USA, 2015)
  - Population: 23,399
  - Average HH Income: \$69,468
- Lease expires April 30, 2029



Northern Tool – Fort Mill, SC

Source: Tenant's website



# Ferguson Enterprises – Tenant Profile



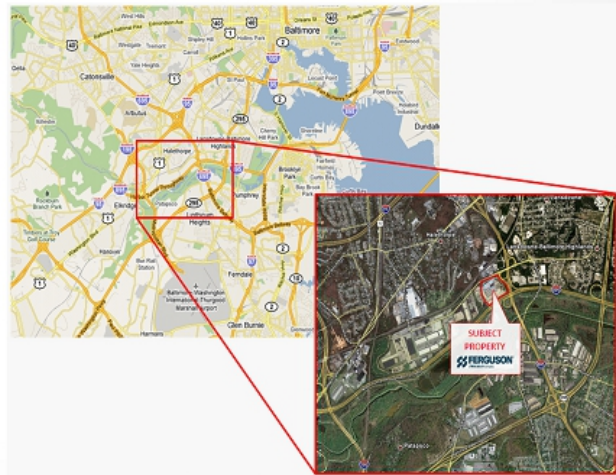
- Tenant: Ferguson Enterprises, Inc.
- Represents 4.1% of 2016 contractual rental income
- One of the largest United States distributors of plumbing supplies, pipes, valves and fittings
- Ferguson is a large and profitable United States operating subsidiary of Wolseley plc (LON:WOS), an international industrial supply & distribution company with a \$14.4 billion market cap

- Location: 4501 Hollins Ferry Rd, Baltimore MD
- 5 miles south of downtown Baltimore
- Building: 367,000 SF on 28 acres
- 3 Mile Demographics (Source: Sites USA, 2015)
  - Population: 87,051
  - Average HH Income: \$64,669
- Lease expires March 31, 2022



Ferguson - Baltimore, MD

Source: Tenant's website



# Office Depot – Tenant Profile



- Tenant: Office Depot, Inc. (NYSE: ODP)
- Represents 4.1% of 2016 contractual rental income
- Leading global provider of office products and services
- The combined entity has more than 1,700 retail stores in 6 countries and closed approximately 350 retail stores between 2014 and 2015
- ODP is rated by S&P B- with a positive outlook
- Revenue of \$14.5 billion for the 12 months ended December 26, 2015
- Proposed merger with Staples, subject to various approvals



Source: Tenant's website

- 7 properties representing 174,431 SF  
**% of 2016 Contractual Rental Income**
  - Chicago, IL: 0.9%
  - Cary (Raleigh-Durham), NC: 0.7%
  - El Paso, TX: 0.6%
  - Eugene, OR: 0.6%
  - Athens, GA : 0.4%
  - Lake Charles, LA: 0.4%
  - Batavia, NY: 0.5%
- The first 4 locations listed above are subject to similar leases which expire in 2025 and were all part of the original sale leaseback transaction in 2008

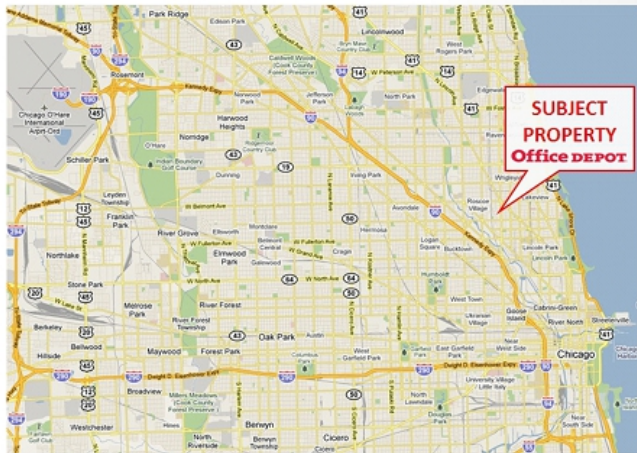
# Representative Office Depot – Chicago, IL



- Building: 23,939 SF on 2.62 acres. Built in 1994. Office Depot has operated at this location for more than 22 years.
- 3 Mile Demographics (Source: Sites USA, 2015) - Population: 548,147 Average HH Income: \$100,223
- Location: 2928 N. Ashland Ave, Chicago, IL; 4 miles northwest of downtown Chicago
- Located in a shopping center co-anchored by Jewel Osco with a 24 hour pharmacy. Other national retailers in the center include T-Mobile, H&R Block, Pier 1 Imports, Game Stop and Super Cuts. The property is approximately 1 mile southwest of Wrigley Field in a dense infill neighborhood.



Source: Tenant's website







# PORTFOLIO / FINANCIAL DETAIL

---

# GAAP Reconciliation



The following table provides a reconciliation of net income per share of common stock (on a diluted basis) in accordance with GAAP to FFO and AFFO:

	For the Years Ended December 31,				
	2015	2014	2013	2012	2011
<b>GAAP net income attributable to One Liberty Properties, Inc.</b>	<b>\$ 1.22</b>	<b>\$ 1.37</b>	<b>\$ 1.14</b>	<b>\$ 2.16</b>	<b>\$ 0.96</b>
Add: depreciation of properties	0.98	0.90	0.78	0.66	0.66
Add: our share of depreciation of unconsolidated joint ventures	0.04	0.02	0.03	0.06	0.05
Add: impairment loss	-	0.07	0.01	-	-
Add: amortization of deferred leasing costs	0.02	0.01	0.01	0.01	0.01
Add: Federal excise tax relating to gain on sales	0.01	0.02	-	0.02	-
Deduct: gain on sales of real estate	(0.32)	(0.63)	-	(1.32)	(0.07)
Deduct: purchase price fair value adjustment	(0.06)	-	-	-	-
Deduct: net gains on sales of real estate of unconsolidated joint ventures	-	-	(0.30)	-	-
Adjustments for non-controlling interests	0.08	(0.01)	(0.01)	-	-
<b>NAREIT funds from operations per share of common stock</b>	<b>1.97</b>	<b>1.75</b>	<b>1.66</b>	<b>1.59</b>	<b>1.61</b>
Deduct: straight-line rent accruals and amortization of lease intangibles	(0.10)	(0.10)	(0.07)	(0.09)	(0.10)
Deduct: lease termination fee income	(0.17)	(0.08)	-	-	-
Deduct: gain on extinguishment of debt	-	-	-	-	(0.08)
Add: our share of straight-line rent accruals and amortization of lease intangibles of unconsolidated joint ventures	-	-	-	0.01	-
Add: prepayment costs on debt	0.03	0.10	0.01	-	-
Add: amortization of restricted stock compensation	0.14	0.11	0.09	0.08	0.07
Add: amortization and write-off of deferred financing costs	0.06	0.06	0.06	0.06	0.06
Adjustments for non-controlling interests	(0.01)	-	-	-	-
<b>Adjusted funds from operations per share of common stock</b>	<b>\$ 1.92</b>	<b>\$ 1.84</b>	<b>\$ 1.75</b>	<b>\$ 1.65</b>	<b>\$ 1.56</b>
<b>AFFO PAYOUT RATIO</b>	<b>82%</b>	<b>82%</b>	<b>81%</b>	<b>81%</b>	<b>85%</b>