

KIMCO REALTY CORP
 Form 424B3
 July 30, 2002

PRICING SUPPLEMENT NO. 2 DATED July 25, 2002
 (To Prospectus and Prospectus Supplement Dated September 26, 2001)

\$17,000,000
 Kimco Realty Corporation
 Series C Medium-Term Notes
 Due Nine Months or More from Date of Issue

Fixed Rate Notes

Interest Rate: 5.980% per annum
 Trade Date: July 25, 2002

Issue Price: 100%
 Agent's Discount or Commission: \$106,250
 Net Proceeds to Issuer: \$16,893,750

Original Issue Date: July 30, 2002
 Stated Maturity Date: July 30, 2012

Interest Payment Dates: The first day of each April and October,
 commencing October 1, 2002

Book Entry: /X/ Certified: / /

Authorized Denomination: /X/ \$1,000 and integral multiples thereof / / Other:
 Minimum Denomination: /X/ \$1,000 / / Other:
 Specified Currency: /X/ United States dollars / / Other:
 Exchange Rate Agent: N/A

Redemption: /X/ The Notes cannot be redeemed prior to maturity.
 / / The Notes may be redeemed prior to maturity, as follows:
 Initial Redemption Date:
 Initial Redemption Percentage:
 Annual Redemption Percentage Reduction:

Repayment: /X/ The Notes cannot be repaid prior to maturity.
 / / The Notes may be repaid prior to maturity, as follows:
 Optional Repayment Dates:

Additional/Other Terms: None

Addendum Attached: / / Yes /X/ No

Agent: / / Merrill Lynch & Co.
 /X/ Banc of America Securities LLC
 / / Banc One Capital Markets, Inc.
 /X/ JPMorgan
 / / Morgan Stanley
 / / Goldman, Sachs & Co.
 / / Credit Suisse First Boston

Revolving Credit Facilities

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As of July 29, 2002, the Company had drawn \$220.0 million on its existing \$250.0 million revolving credit facility. In addition, on July 30, 2002, the Company signed a \$150.0 million revolving credit agreement which expires on January 30, 2003.