

Edgar Filing: KIMCO REALTY CORP - Form 424B3

KIMCO REALTY CORP  
Form 424B3  
July 30, 2002

PRICING SUPPLEMENT NO. 1 DATED July 24, 2002  
(To Prospectus and Prospectus Supplement Dated September 26, 2001)

\$85,000,000  
Kimco Realty Corporation  
Series C Medium-Term Notes  
Due Nine Months or More from Date of Issue

Floating Rate Notes

Trade Date: July 24, 2002  
Issue Price: 100%  
Book Entry: /X/ Certified: / /  
Agent's Discount or Commission: \$212,500  
Net Proceeds to Issuer: \$84,787,500

Original Issue Date: August 1, 2002  
Stated Maturity Date: August 2, 2004

Specified Currency: /X/ United States dollars / / Other:  
Base Rate: / / Commercial Paper Rate /X/ LIBOR / / Certificate of  
/ / Treasury Rate / / Federal Funds Rate Deposit Rate  
/ / CMT Rate / / 11th District Cost / / Prime Rate  
of Funds Rate / / Other

Authorized Denomination: /X/ \$1,000 and integral multiples thereof / / Other:  
Minimum Denomination: /X/ \$1,000 / / Other:  
Exchange Rate Agent: N/A  
Initial Interest Rate: Determined as described below.  
Interest Reset Dates: Original Issue Date and each February 2, May 2,  
August 2 and November 2 thereafter.  
Interest Payment Dates: The 2nd day of each February, May, August and  
November, commencing November 2, 2002.

Index Maturity: 3 months  
Maximum Interest Rate: N/A  
Minimum Interest Rate: N/A  
Spread: plus 50 basis points (+ .50%)  
Spread Multiplier: N/A

Calculation Agent: The Bank of New York

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

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Addendum Attached:                    / / Yes                    /X/ No

Agent:            /X/ Merrill Lynch & Co., as principal (\$75,000,000)  
                  / / Banc of America Securities LLC  
                  /X/ Banc One Capital Markets, Inc. (\$10,000,000)  
                  / / JPMorgan  
                  / / Morgan Stanley  
                  / / Goldman, Sachs & Co.  
                  / / Credit Suisse First Boston

### Revolving Credit Facilities

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.