

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/ Certificated: / /

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.