

Real Estate

I have thirty years of experience in the development, construction, asset management and finance fields, most of those years as an owner which includes buying properties, developing the concept, hiring all professionals, borrowing bank funds, often being the GC, and subcontractor for some trades with my own staff, cost engineering, and designer too.

BS in Engineering and Construction Management; California State University Long Beach, California 1992

Worked in California for a family office; I led the construction/development office.

Worked in Israel building a mall in *Ma'ale Adumim*.

Moved to New York in 1997

1997-2001

The Textile Building at 66 Leonard Street, Tribeca, Manhattan



I moved to New York in 1997 and worked with a GC who was interested in finding a Manhattan deal to develop. I worked as the owner's development rep on this 130,000 SF office building, gut rehab condominium conversion project.

We found this occupied office building and put a deal together with multiple partners, and got the building vacated with extensive litigation. I wrote the pitch book and secured the thirty million plus dollar project financing loan with Ocwen.

The project was largely about exterior historical preservation, maintaining and revealing historical elements of the original construction within the finished apartments like exposing brick walls and metal beams and rivets and incorporating them into the finish scheme of the apartments.

A persona for the building was developed by researching the historical use of the building and branding the building as 'textile' since some of its occupants one hundred years prior worked in the textile trade. We incorporated textile elements into some of the common area design and marketing.

This was a very successful project and we sold out quickly.

Located in the prime historic district of Tribeca, the Textile Building is a NYC Landmark condominium and one of Tribeca's residential masterpieces. Designed in 1901 by Henry J. Hardenburgh, famed architect of the Plaza Hotel and the Dakota Apartments, architects Karl Fisher and Alan Ritchie tastefully re-designed the Textile Building's conversion into 48 deluxe residences across 14 stories in 2001, making it the first of the historic Tribeca commercial to residential conversions. The neoclassic structure's grand and historic façade of caducei and cartouches was meticulously restored, bringing old world charm together with all the conveniences and amenities of modern luxury residential living. The Textile Building is a full-service boutique building, which defines where style meets luxury, offering privacy, sophistication, and casual elegance. Expansive residences, luxury finishes, prime location, privacy and harmony are the hallmarks of the Textile Building. Residents can enjoy an outstanding portfolio of building amenities including a 24-hour attended lobby with concierge, a fitness center with steam room, a residents' library/media room with full kitchen and wet bar, a 5,000 square foot landscaped roof terrace with outdoor grills, dining and lounge seating, and children's play area, a garden courtyard, a package room with cold storage, a bicycle room, and residents' private storage. These uncompromised features make the Textile Building a luxurious sanctuary from the hustle and bustle of New York City.

2001-2008

I founded a boutique firm that sourced project and construction loans and equity for real estate developers. I also managed the lender relationship and its third-party engineers through the life of the projects. I offered construction consulting services which included development consulting, troubleshooting problems, and litigation strategy which I continued to do through the years beyond 2008.

A Sampling of Properties Developed as Principal/Borrower/Sponsor:

The Chocolate Factory at 689 Myrtle Avenue, Brooklyn

60,000 SF warehouse; gut rehab conversion into 45 condos



I purchased the warehouse before rezoning in 2001, secured light and air easements from neighbors, hired all professionals and secured approvals, did interior design, secured financing directly, was the sponsor of the condominium offering plan which I got approved in record time, and completed the building circa 2003 with a quick sell out. A common theme of each of my projects is to create a unique community vibe within a building.

689 Myrtle Avenue is a spectacular loft condo conversion originally built as a chocolate factory in 1947. Residential amenities include bike storage, FIOS and a mind-blowing rooftop deck with glass-enclosed gym/yoga room.

The building was the first in Brooklyn to have a green roof - a serene outdoor space gorgeously landscaped with native plants and 360-degree views of Brooklyn and the Manhattan skyline. The one-of-a-kind roof deck wraps around a private glass-enclosed fitness center. Placed ideally in between Williamsburg, Bedford-Stuyvesant and Clinton Hill, this home is just a few minutes walk to the train.

Conveniently located next to Pratt, Fort Greene Park, and the Navy Yard (hello Wegmens!), the loft also has a grocery store across the street and a multitude of cool cafes, coffee shops, and unique small businesses (Moloko, Tailfeather, Brooklyn Kolache, Swell Dive and Brewklyn to name a few) up and down Myrtle Avenue.

80 Meserole Street, Brooklyn 49 residential units; Ground up construction



I purchased a warehouse property, demolished, designed the architectural massing of the building in preparation for the architect to design the details of the project, hired professionals, secured approvals, obtained financing directly, and commenced construction. Completed as a rental building and sold.

80 Meserole houses a variety of one, two and three bedroom apartments, many as aspiring duplexes with beautifully towering ceilings. Each apartment is designed with meticulous detail; from oversized windows, granite counters and heavy hardwood floors, to deep soaking tubs and spacious closets, you'll feel right at home. Conveniently located off of Leonard Street, 80 Meserole is just around the corner from all of your favorite Williamsburg go-to locations. It doesn't matter whether you're searching for live music, furniture or a great glass of wine, 80 Meserole is in the heart of it all.

180 Scholes Street, Brooklyn 34 residential units; Ground up construction



I purchased a warehouse property, demolished, designed the architectural massing of the building in preparation for the architect to design the details of the project, hired professionals, secured approvals, obtained financing directly, and commenced construction. Completed as a rental building and sold.

Located in Prime Williamsburg, 180 Scholes captures the energy of the city’s hottest neighborhood, while providing a bespoke living experience.

180 Scholes is a collection of 34 luxury residences featuring granite and stainless kitchens, marble baths, hardwood flooring, wall through air, washer and dryer, and custom LED lighting throughout. Spacious and modern apartments along with elevator, backyard and the building unlike any other.

315-325 Greene Avenue / 136-146 Clifton Place, Brooklyn

The Lineage

Ground up construction; eighty condo units



This project consisted of a large warehouse, and car repair shop. I went into contract on the property, the seller liked my vision for the property, and we eventually became partners on the development deal as he became an investor. I dealt with environmental issues, did the architectural massing of the building in preparation for the architect to design the details of the project, hired professionals, secured approvals, obtained financing directly, and commenced construction, and was a sponsor of the condominium offering plan.

The city down zoned the property before foundation work was complete and construction was halted. I spearheaded contesting the downzoning, ultimately the property was grandfathered in. I eventually built the project using off site pre-engineered and off site built walls and floors; the building was erected in a short period of time. I secured all sub-contractors, priced, and cost engineered the job. The condo units sold out swiftly.

The Lineage is a fresh face on a beautiful Brownstone block. Blending in with the stature of Greene Avenue's classic homes, yet standing out as a vibrant new development, Lineage is a perfect hybrid of two distinct lifestyles. Large windows and French balconies mark the facade of these six individual buildings, infusing each home with ambient light. Including garden level duplexes, one bedrooms with home offices, and top floor duplexes all offering outdoor space. Lineage meets the unique and sophisticated needs of any Brooklynite. Each exquisite space is configured with top-notch features: three inch wide Oak floors, Kashmir white granite kitchen countertops, energy efficient stainless steel appliances, elegant Italian floor tiles in the bathroom.

90-96 Meserole Street, Brooklyn 32 residential units Ground up construction



I purchased a warehouse, demolished, secured financing directly with the lender, hired all professionals, secured approvals, designed and GC'ed the project. My architect was Robert Scarano, who the DOB sought to crush, so this project enjoyed countless audits, stop work orders, and obstacles. This was not part of the plan. The façade looks interesting, but its only because I needed to find workaround solutions to the audit infractions and so this 'design' resulted. Scarano spec'ed frameless windows at a then cost of \$525,000. I chose to use regular storefront glass framing and windows and instead paid \$125,000. The units were loft style with fifteen-foot ceilings and great amenity spaces.

Sleek design and functionality meet to create thirty two spacious and bright homes ranging from 900 to 1,200 square feet of luxury loft living with 15 foot floor to ceiling heights in most units. Several of these duplex and simplex units feature private outdoor spaces or balconies and all include stainless steel appliances, central air-conditioning, video intercoms, and large windows. For additional private outdoor space, you will have the private landscaped roof top for lounging. This is a perfect Williamsburg location with J, M, G, and L lines close by.

The New York Wheel-on Staten Island

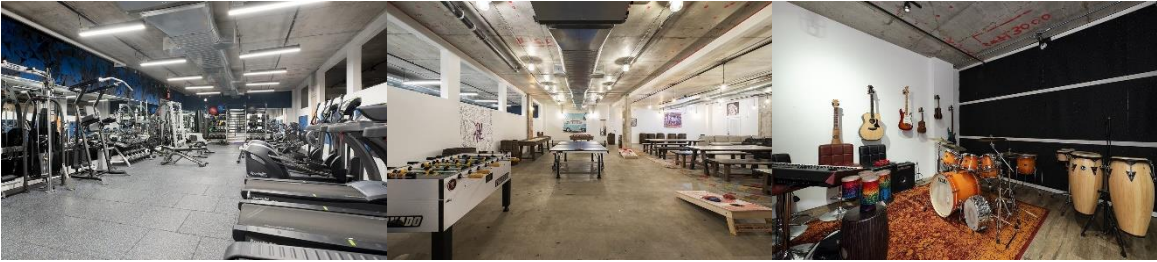


I was the co-developer of the 630 foot New York Wheel, and then a plaintiff in lawsuits that successfully resulted in settlements with both the New York Wheel LLC and Plaza Capital Management. I got out in time. The NY Wheel's components were fabricated, but the project disbanded, and not built.

1930 Bedford Avenue, Brooklyn

Prospect Quarters

A seven story, 60,000 SF mixed use new construction, co-living building, furnished with lots of amenity and workspace.



I purchased two properties, demolished, designed new building massing and layouts, obtained approvals, secured financing directly, did interior design and was the GC, completed framing, sheetrock, low voltage, HVAC, and masonry without subcontractors, i.e., direct labor. I furnished this building as it was purposed into a dynamic co-living community with great amenity space. I had much fun designing and outfitting that space and buying musical instruments for the music room. I sold it in 2020 for \$27m. The new owner is enjoying much success with the building.