



CAMELOT
REALTY GROUP

11 North Moore, Managed by Camelot

About Us



Camelot Realty Group is a full service Real Estate boutique company with management and brokerage services, focused on driving higher returns for each diverse property. We create value added services for our investment clients as well as manage property for third parties. Camelot has been managing small to mid-sized multi-family mix-use buildings in NYC and tri-state area, increasing cash flow since 2006.

Camelot Goal



We look at investment properties with the unique perspective of a property owner and manager. As a company with a long management track record, we **care** about the properties and constantly strive to create higher value. Our goal is to maximize returns for our clients & investors while building long lasting relationship for future growth.

WHY CHOOSE CAMELOT?

A person is sitting at a light-colored wooden table, using a tablet computer. Their hands are visible, interacting with the screen. To the right of the tablet, a smartphone lies on the table. The background is softly blurred, showing a white sofa and a window with light coming through. A semi-transparent dark horizontal band is overlaid across the middle of the image, containing the text.



EXPERIENCE

17 years of experience in Real Estate management, investment, and sales.
Sourcing, underwriting, due diligence, expense analysis, & budget planning.



FIRST HAND MANAGEMENT SERVICES

Hiring, training and managing of staffs.
Directing management services and renovations.



LOW COST RESOURCES

Available from long term relationships with vendors, contractors, expeditors, insurance brokers, accountants, attorneys, architects, engineers, and other service providers.



DIVERSE CLIENTELE & ASSETS

From luxury residential buildings to small mid-level buildings.
Understand the dynamic NYC renter demographics.



VALUE ADD APPROACH

Quality repairs and renovations to attract high quality tenants.
Providing high quality technological services to residents.



LEADING TOOLS & TECHNOLOGY

High-end property management centric software for leasing, budgeting, & developing cash flows.
User friendly compliance software to keep track of violations, permits, inspections, & sanitation.



FINANCIAL SERVICES

Strong relationship with financial providers and managers to make sure we are in compliance,
reduce liability, assist with tax protection, partnership structure, and audits.



CAPITAL IMPROVEMENTS

Major capital improvement through increasing value of the properties.
Maintain high rental rates and low vacancy rates.
Strategies to ensure highest returns in both up market and down market.



OUR SERVICES

10 Bond Street, Managed by Camelot

Property & Asset Management

- 17 years of experience
- Strong vendor relationships
- Implementing the latest technology
- Offer specialized services tailored to meet specific needs
- Manage a diverse portfolio of investment properties – from high end buildings to individual unit owners
- Immersive staff hiring, training, and managing
- Overseeing financial reporting, budgeting, & payment system
- Responsible for contractor's insurance and licenses
- Planning of major capital improvements





Project & Construction Management

- Site discovery
- Development planning & budgeting
- Managing project timeline
- Sourcing materials
- Regular site inspections
- Sign-off & payment approval
- Prove project completion

Real Estate Investment

- Advise on existing property improvements
- Identify new investment opportunities
- Consulting on acquisitions of commercial real estate properties
- Property underwriting
- Negotiating financial transactions
- Mortgage financing and re-financing
- Renovation, repair & re-development





Brokerage

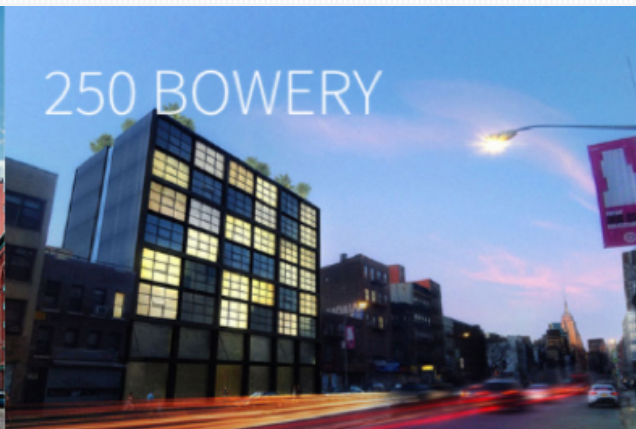
- Residential & Commercial sales / leasing
- Consulting services for property owners
- Advise developers throughout the project
- Creative branding & marketing
- Provide on site Sales & Rental agents
- International client reach
- Skilled in negotiating complex transactions
- Source equity & debt financing

OUR PORTFOLIO





137 FRANKLIN STREET



250 BOWERY



949 PARK AVENUE



20 STRAIGHT STREET



11 NORTH MOORE



290 WEST STREET

215 East Broadway

215 East Broadway is Camelot's investment property in conjunction with Penn South Capital, located at Lower East Side. We are the manager, project manager, co-owner, and broker of the building.

Re-development of the building includes: 7 residential units, 2 commercial units, common areas, façade, and retail store front.

Camelot re-rented all apartments and is planning to resale or refinance the property.





257 Water Street

257 Water Street (21-23 Peck Slip) building is located at South Street Seaport Historic Landmark District.

From 1991-2008, the building was owned by the Goldoff family, and 20 apartments were renovated for higher rents. Common areas and outer building were renovated and roof deck garden was added to the property. Camelot continuously managed the property until 2012.

Under Camelot's management, the rents raised from 580K to 1.1M in gross income. During that time, past violations were cleaned and air right usage was developed by Camelot. Camelot sold the building in 2008, and again in 2012.

244 Front Street

244 Front Street is a pre-war loft multifamily building located in Seaport.

In 2012, when Sandy hit downtown Manhattan, Camelot evacuated tenants and redeveloped the building in a very fast pace. In 2014, we negotiated tenant's move out process, marketed the building, and sold the building at an above market price.

The building is still under Camelot's management system maintaining high quality living space.





202 Spring Street

202 Spring Street is a 6.5-floor condominium building located in Soho.

In 1983, the Goldoff family purchased the land and rebuilt the building from the ground.

Developing the zoning from manufacture to commercial, Camelot was in charge of developing and managing the property. We also added half-floor residential space in the penthouse.

After making a condominium building, Camelot eventually sold the penthouse and retail unit.

Managed Properties

250 Bowery

255 Bowery

260 Bowery

150 East Broadway

215 East Broadway

211 East 4th Street

402 East 10th Street

748 East 9th Street

241 West 107th Street

845 Second Avenue

949 Park Avenue

301 East 50th Street

56 Lispenard Street

300 West 11th Street

58 White Street

10 Bond Street

137 Franklin Street

11 North Moore Street

290 West Street

283 West Broadway

64 East 1st Street

22 Gramercy Park South

165 Chrystie Street

809 Broadway

1444 3rd Avenue

338 Berry Street, Williamsburg

325 Grand Street, Hoboken NJ

220 Straight Street, Paterson NJ

24 McGill Road, Monroe NY

Past Transactions

244 Front Street

246 Front Street

248 Front Street

202 Spring Street

310 West 109th Street

257-261 Water Street

(aka 21-23 Peck Slip)

3034 East Tremont Avenue

402 West Broadway Unit 2

267 West 90th Street

319 East 10th Street

321 West 20th Street

92 Osseo Park Road, Monroe NY





MEET THE TEAM

Founder & President



DAVID GOLDOFF

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Starting to work for his family's real estate business in the late 90s, David dealt with property, project, & construction management, leasing, and sales. David has extensive experience in all facets of Real Estate, and his core attributes is being able to leverage in-house & outside resources he has developed over the years.

In 2006 he formed Camelot Realty Group as a full service boutique styled property management and brokerage company.

In 2009 David expanded his services and resources with a strategic alliance with a boutique style leasing and sales brokerage called Camelot Brokerage Services Corp heading their Commercial Real Estate & Investment Sales Division.

This allows David to offer his management clients in house Market Reports, Broker Price Opinions, Credit Checks and access to sales and leasing agents to assist in their sub-leasing, sale, or acquisition needs.

David has a Bachelor of Arts degree from School of Visual Arts in NYC and a Bachelor of Science degree for Real Estate from New York University.

Professionally Trained Staffs



Project
Managers



Property
Managers



Site
Managers



Real Estate
Centric
Admins



Leasing
& Sales
Agents



Closing
Agents



Clerks



Supers



Porters



Doormen



Accountants



Book
keepers



Handymen



Lock smiths

CAMELOT

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