



CAMELOT  
REALTY GROUP

11 North Moore, Managed by Camelot

# Camelot Property Management Services Corp

*A Division of Camelot Realty Group*



Camelot Property Management Services Corp works to create a luxury life style with well thought out, individualized strategies for your property. We create value-added services for our clients and implement the latest trends and technologies. Camelot's proven property management execution techniques will make your building shine. Camelot has been providing these services to our clients for over a decade, and we strive to make every project a special one.

# 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

Our professional staff has 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 supervision 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 ADDED 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 reporting, 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.



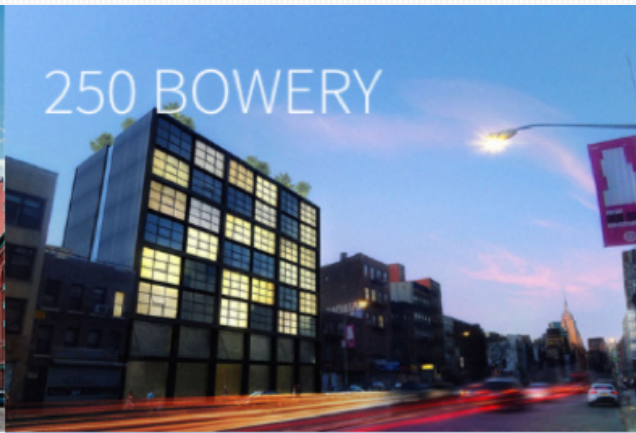
## CAPITAL IMPROVEMENTS

Major capital improvement through increasing value of the properties.  
Strategies to ensure highest returns in both up market and down market.



# OUR PORTFOLIO





# 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



The background of the slide is a photograph of a construction site at sunset. Several tall tower cranes are silhouetted against a sky with soft, golden light from the setting sun. The cranes are of various heights and are positioned across the frame, creating a sense of scale and activity. The overall mood is one of industriousness and progress.

# NEW DEVELOPMENT PROCESS

*At Camelot, we strive to make our inclusion into your project seamless but with added value protecting the integrity of your vision, and isolating areas where we bring value.*



# New Construction Building Services

Pre-Development  
Consulting

Pre-Opening  
Management

Building  
Opening

Property  
Management



A landscape photograph of a dry, hilly region. The foreground is a reddish-brown, rocky slope. A single, tall, leafless tree stands on the right side. The background shows rolling hills under a cloudy sky with a mix of blue and yellow tones. A semi-transparent dark grey banner is overlaid across the middle of the image, containing the text.

# PHASE 1 Pre-Development Consulting



# Kick-Off Meeting

Working with your team, the construction team, and brokerage team, we offer consulting and directions on:

- Efficient apartment layout and design
- Market driven unit mix to maximize sales
- Operational back-of-house design for 24/7 operations
- Amenity design and programming
- Operating expense protections
- Branding: logo usage, welcome package, uniforms, digital marketing and advertisement





# Schedules A & B

For required Schedule A and B to the offering plan, we work with your team to:

- Review reports and reviews from your design team.
- Develop an outline of projections including percentages, any tax exemptions programs, common charges, common element percentages, storage or parking space allocations, specialized breakouts for mix-use developments.
- All of these schedules and insertions of projected costs are reviewed with your legal, design, brokerage companies and you to make changes before these schedules are submitted to the Attorney General's office for review and approval.
- We work with guidelines provided by the Attorney General's office to make the creation and review process seamless.



## Offering Plan Review

- Review offering plan draft with your plan attorney and make recommendations to Part I, Part II, and the By-laws from the management perspective
- For example: Opinion on how the condominium board's waiver of right of first refusal



## Certifications

- Upon completion of the Schedule A and Schedule B, we will provide
  - 339i Certifications
  - Fair allocation of common interest
  - Budget and Commercial Unit Certifications

A photograph of a modern multi-story building with a glass facade and a rooftop garden. The building is illuminated from within, and the sky is a mix of blue and purple. In the background, other city buildings are visible, including one with a sign that reads "AMERICAN CLEAR CERAMIC TILE CO. 674-2176".

# PHASE 2 Pre-Opening Management

10 Bond Street, Managed by Camelot



# Building Opening Preparation

We design how your building will open to public by:

- Setting up concierge technology with [BuildingLink](#) (preferred vendor)
- Setting up equipment such as luggage carts, signage, cleaning supplies, snow blowers, etc
- Recruit, hire, and train resident managers, superintendents, concierge, doormen, porters, and handymen
- Assign property managers
- Create unit owner resident manual and welcome package





# Budget Planning

Camelot outlines cost and services in the building by preparing a pre-opening budget for required staffing and security needs prior to the first closing.

We also set up all required accounting procedures and prepare for the first billing cycle. We establish closing and move-in procedures for new resident moves.

A modern building with a large glass facade and a rooftop terrace. The terrace is furnished with outdoor seating, including a large sofa and several armchairs. There are also lounge chairs and a dining table visible. The building has a dark, industrial-style exterior with a prominent corner structure. The sky is blue with some clouds.

# PHASE 3

# Property Management

338 Berry Street, Managed by Camelot



# Property Management

*As an owner and operators of New York City real estate, we understand that increasing the value of your building is paramount. Our strong in-house services and strategic alliances let us offer a high quality service that exceeds expectations of luxury living style.*

- Plan major capital improvements and cash flow increase
- Immersive staff supervision, hiring, and training
- Implement the latest technology for inspections, violations, permits, sanitation, and legal tracking for preventative maintenance
- Responsible for contractor's insurance and licenses
- Maintenance and cleaning supervision
- Preventative facility management – elevators, sprinklers, pest controls, etc.
- Five-star concierge service available through Kent Security's hospitality service
- Offer specialized services tailored to meet specific needs



# Financial Services

*Camelot provides detailed custom financial reports using Multi Data Services (MDS) software. Implementing the program allow us to provide accurate, transparent, and efficient financial analysis of the building delivered to you in a timely manner.*

- Monthly financial report including:
  - Bank statement, copy of bills, balance sheet, income statement, cash disbursements journal, unpaid invoices, and analysis of charges and collections
- Administrative book keeping, annual reports, tax appeal preparation, invoicing, cash receivables and disbursements, and filing
- Oversee financial reporting, budgeting, & payment system

\* Please see attached for the sample report.







# Preventative Maintenance

*Camelot implements the latest technology with SiteCompli for continuous and automatic analyze, alert, and report on the compliance information for preventative maintenance. SiteCompli automatically checks the following before they become missed inspections, unexpected penalties, or unnecessary fines.*

- Inspections
- Violations
- Fines & Hearings
- Jobs & Permits
- Sanitation
- Legal Tracking
- Complaints





# Resident Support

*Implementing the latest technology such as BuildingLink and PayLease, Camelot provides online payment system and online residential support.*

- Allow residents to chose preferred payment method – credit card, direct deposit, checks, or wire transfer
- Online payment system for improved data accuracy and clear billing cycle
- Online repair requests and amenity reservations
- 24/7 Customer service call centers for emergency
- Electronic mail and delivery notification



# PROPERTY MANAGEMENT FOR THE CITY THAT NEVER SLEEPS

*Camelot is a boutique property management and real estate company offering round the clock services to meet the unique needs of New York's highend luxury buildings.*

Our website allow us to provide seamless integration into our management software for on-line payments, work orders, our managed buildings, listings, global brokerage searches, and many more.



# Board Management

- Facilitate board meetings and annual meetings
- Board agenda development
- Board election and positions organization
- Enforce strict house rules
- Building budget management– utilities, common charges, repair, capital improvements
- Closing and sub-leasing management
- Day to day operations including: liaison between unit owners and board, liability claims, apartment alterations, rental and sale package review, and closing liaison



**FITNESS • WELLNESS • AMENITIES**





## Fitness & Wellness

Camelot offers private and at-residence premium fitness, wellness, and lifestyle services exclusively with FitLore to our residents. Along with gym operations and equipment sourcing, health specialists offer private fitness and wellness services.

*Following on-site fitness & wellness services are offered:*

- Personal Training
- Private Nutritionist
- Private Chef
- Yoga
- Pilates
- Skin Care
- Massage
- In-home Spa Services
- Martial Art
- Boxing
- Weight Loss
- Corrective Exercise
- Injury Prevention
- Pre- & Postnatal
- Acupuncture
- Eastern Medicine



fitlore



## Amenities

Camelot-FitLore also offer a Premium Amenities Program, adding value across the entire process of our New Construction Services. These services are provided *without any cost* to sponsors or common fees.

### Pre-Development Consulting

- Gym and Facility Design
- Equipment and Interior Planning Support

### Pre-Opening Management

- Enhanced Marketing and Sales via Custom Amenities Offering

### Building Opening

- Cost-Free New Resident Amenities Packages
- Gym Tours
- Personal Support

### Property Management

- Ongoing Fitness Concierge
- Integrated Management for Gym, Equipment, and Amenity



# LEADERSHIP



# Founder & President



**DAVID GOLDOFF**

P: 212-206-9939 x 301

M: 646-523-9068

[david@camelotrealtygroup.biz](mailto:david@camelotrealtygroup.biz)

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 are 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 subleasing, 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



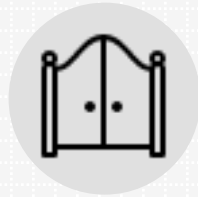
Clerks



Supers



Porters



Doormen



Accountants



Book  
keepers



Handymen



Lock smiths



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[www.camelotrealtygroup.biz](http://www.camelotrealtygroup.biz)  
[www.facebook.com/camelotrealty](https://www.facebook.com/camelotrealty)

[info@camelot.nyc](mailto:info@camelot.nyc)  
Tel: 212-206-9939 Fax: 212-206-9949