

CAMELOT

PROPERTY MANAGEMENT

WWW.CAMELOT.NYC



THE EMERSON, 500 WEST 25TH STREET

ABOUT US

Our mission is to deliver exceptional white-glove service by leveraging strategic approaches tailored to each property. With almost two decades of experience, we seamlessly integrate cutting-edge technology and industry best practices to ensure client satisfaction and elevate the market position of your property. Trust Camelot to provide hands-on solutions that meet your unique needs.

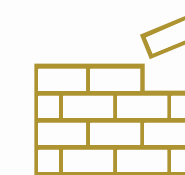
Camelot's dedicated team works to meet the high demands of an ever-evolving landscape. We combine industry-leading technology with our innovative techniques to streamline efficiency and cost savings for our clients.

At Camelot, we believe in a personalized approach to property management. Our team consists of locally hired professionals—property managers, accounting managers, porters, and handymen—who bring extensive knowledge of the community. We carefully select and collaborate with third-party software and consulting companies to enhance our operations and deliver exceptional service to our clients.

Based in New York City, Camelot proudly serves a diverse range of markets, including the Five Boroughs, Westchester County, Southern Connecticut, New Jersey, South Carolina and Florida. While our core focus remains on New York, we are well-positioned for expansion into additional markets as we continue to grow and adapt to new opportunities.



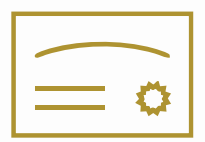
130 Properties
Under Management



1.2M+ SQFT



1,500 Units



18 Years of
Experience



WHY CAMELOT?

WE UNDERSTAND THE EVOLVING LANDSCAPE OF THE INDUSTRY.

Many firms are merging or being bought out, becoming too large to offer the personalized service that clients deserve. To combat this, we've formed a strategic partnership with a national backend operator, offering comprehensive accounting and administrative services. This partnership allows us to focus on building strong, personalized relationships with clients while our property managers handle the day-to-day operations with hands-on attention.

Our property managers are always on the front lines—responding promptly to requests, keeping systems running smoothly, and providing 24/7 phone support.

We focus on building relationships with owners and residents to deliver seamless, long-term care for each property. By proactively addressing potential issues, we help maintain your property in excellent condition at all times.

PROPERTY MANAGEMENT

OUR SERVICES

Compliance and Facilities Management

New York City laws and codes are constantly changing. At Camelot, we take a proactive approach to compliance, utilizing internal teams, consultants, and specialized software to stay ahead of changes and ensure the highest standards of quality control. This enables us to keep our properties and clients compliant at all times. We offer free building-wide inspections upon takeover, identifying defects, maintenance needs, and potential compliance issues in collaboration with architects, engineers, and expeditors.

Property Inspections

We conduct regular property inspections to document and identify potential issues. Our team recommends necessary repairs and ensures properties remain in top condition.

Repairs and Maintenance

Our dedicated team oversees all repair and maintenance activities, ensuring compliance with local codes and that all work is completed to the highest standards.

Rent Collection

We ensure consistent and reliable income streams for property stakeholders through effective rent collection and financial oversight.

Risk Management

We mitigate risks associated with property ownership, including rent collection, property damage, theft, and vandalism, providing peace of mind to property owners.

Asset Management

Our team is dedicated to budgeting, tracking asset performance, and working closely with property owners to execute their business plans. Our hands-on managers collaborate closely with clients to ensure smooth operations and achieve optimal performance.

Cost Reduction

Camelot's strong relationships with vendors, contractors, and industry professionals enable us to reduce costs for our clients while maximizing investment potential.

FINANCIAL & ADMINISTRATIVE

OUR SERVICES

Accounting Services	Camelot's in-house CPA team provides comprehensive financial management services, including bookkeeping, accounts receivable/payable, budget forecasting, and tax preparation. Clients have direct access to our accounting team for real-time support and personalized financial guidance. We ensure accuracy, transparency, and compliance at every step.
Budget Forecasting	Our team works closely with clients to create and track realistic budgets, helping them achieve their business goals while maintaining financial stability.
Tax Preparation	We handle all aspects of tax compliance and preparation, ensuring adherence to applicable laws while maximizing deductions and optimizing tax outcomes.
Year-End Reporting	Camelot prepares detailed year-end reports, offering clients a comprehensive overview of their property's financial performance.

BROKERAGE

OUR SERVICES

Leasing and Sales

As a licensed brokerage, Camelot offers a full range of services, from leasing and sales to acquisitions and asset management. Our team leverages market data and in-house insights to ensure successful transactions. In the past year, our brokerage team has successfully rented 32 units across 16 buildings, achieving an average 10.55% YoY rent increase on renewals—demonstrating our ability to drive revenue growth for property owners.

Acquisitions and Asset Management

We work closely with clients to identify and evaluate investment opportunities, providing expert guidance to maximize asset performance.

Broker Price Opinions

Our team develops broker price opinions using in-house data and local market information, offering clients reliable insights into pricing, value, and cost per square foot. We develop quarterly market reports, combining in-house data and local market information to give clients a comprehensive view of pricing, value, and trends.

Notary Services

Camelot provides notary services for both residential and commercial clients, simplifying the documentation process for property transactions.

Background Checks

We offer comprehensive criminal and civil background checks for both commercial and residential tenants, ensuring security and due diligence.

TECH-DRIVEN SOLUTIONS

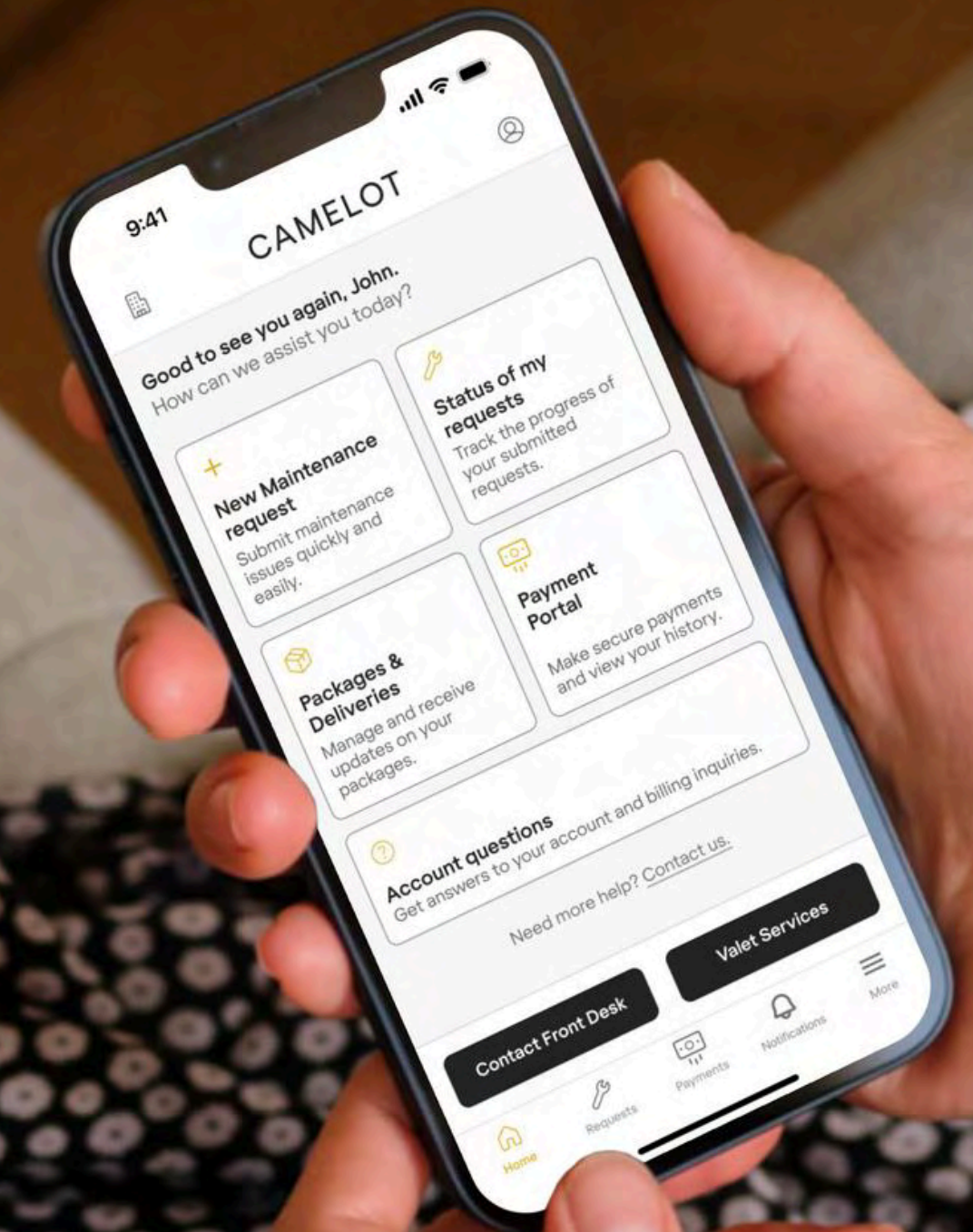
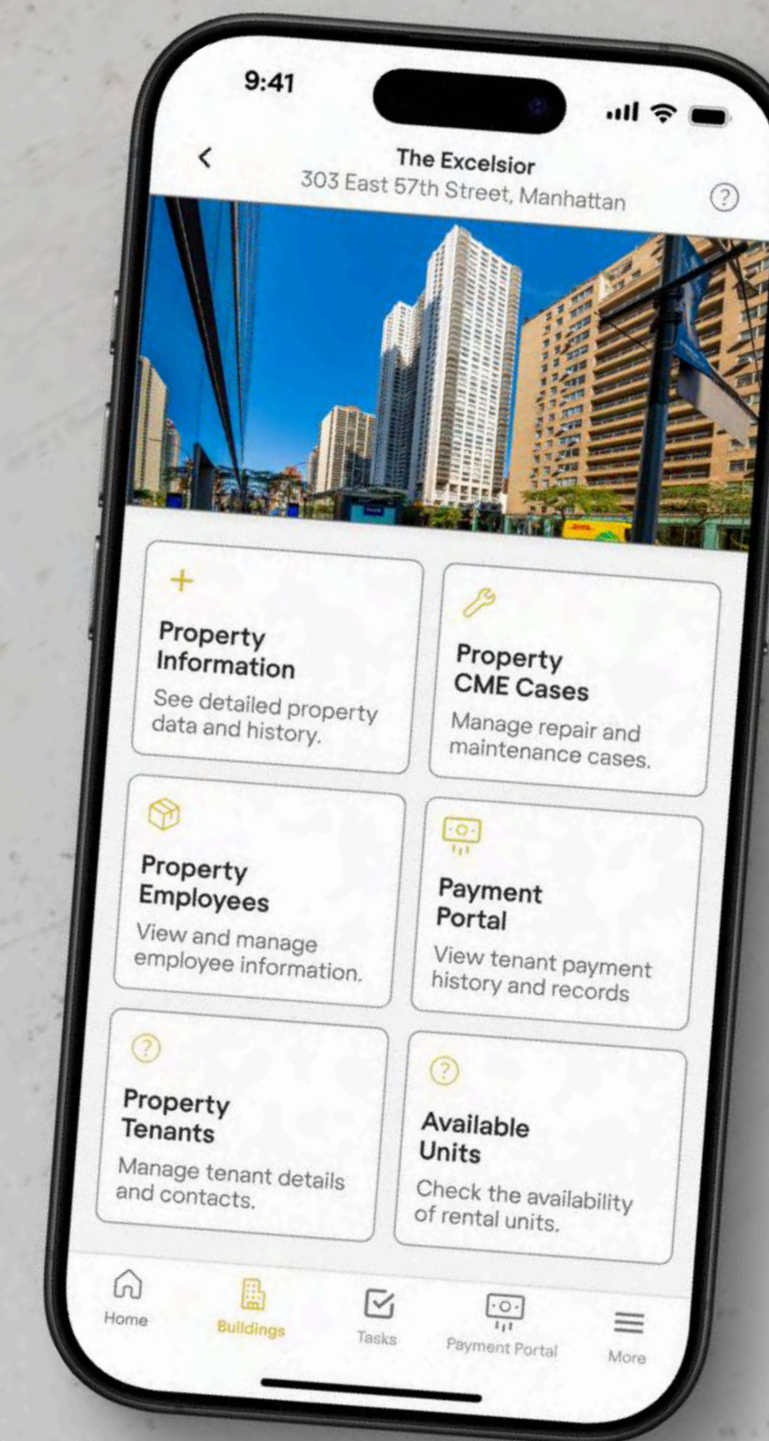
We leverage technology to improve efficiency and tenant satisfaction.

Our app called **Camelot Central (COMING SOON)** is designed to streamline operations for boards, staff, and management. It includes features such as group and individual messaging, utility usage tracking, access to building files, image sharing, monthly reports, and compliance/violation status updates. This technology ensures seamless communication, rapid response times, and greater transparency.

Our app can also be used as a portal encompassing other recognizable apps, such as AppFolio, Carson.Live, Zego payment portal, Board Packager, OneApp, BuildingLink, and possibly others.

For residents, our app provides seamless access to essential services, making daily life more convenient and stress-free. It includes BuildingLink for easy communication, Board Packager for quick access to important documents, and simple rent payment options.

Residents can also submit work orders for maintenance, contact staff and management directly, and enjoy a range of other services that streamline their experience. With all these features in one place, our app ensures that managing day-to-day needs is efficient, effortless, and hassle-free.



COMING SOON!



INTRODUCING OUR STRATEGIC ALLIANCE

CAMELOT & BOXER: POWERING THE FUTURE OF PROPERTY MANAGEMENT

Camelot is committed to delivering best-in-class property management through efficiency, compliance, and tenant satisfaction. Our strategic alliance with Boxer enhances our ability to scale, ensuring seamless transitions, expert staffing, and cutting-edge technology that benefit building owners.

WHAT THIS MEANS FOR BUILDING OWNERS

- ✓ EFFORTLESS MANAGEMENT TRANSITIONS

Boxer ensures a smooth handover of data and operations from previous management firms, reducing disruptions.

- ✓ TOP TALENT AT SCALE

With Boxer's specialized staffing solutions, Camelot provides highly trained property managers, compliance experts, and maintenance teams—ready when needed.

- ✓ SMARTER COMPLIANCE & RISK MANAGEMENT

AI-powered tracking and automation keep properties ahead of regulations, mitigating legal and financial risks.

- ✓ TECHNOLOGY-DRIVEN EFFICIENCY

Boxer's backend systems, automation, and analytics optimize property performance, ensuring better oversight and operational success.

- ✓ GROWTH WITHOUT LIMITS

Camelot, powered by Boxer, is designed to scale, offering property owners flexibility beyond NYC without compromising service quality.

STRENGTHENING CAMELOT'S POSITION AS A MARKET LEADER

This alliance isn't just about support—it's about strategic growth. Boxer's backend expertise allows Camelot to provide smarter, faster, and more scalable property management solutions, making us the best choice for building owners looking for reliability, efficiency, and growth potential.

MANAGED PROPERTIES

SEE ALL IN WEBSITE

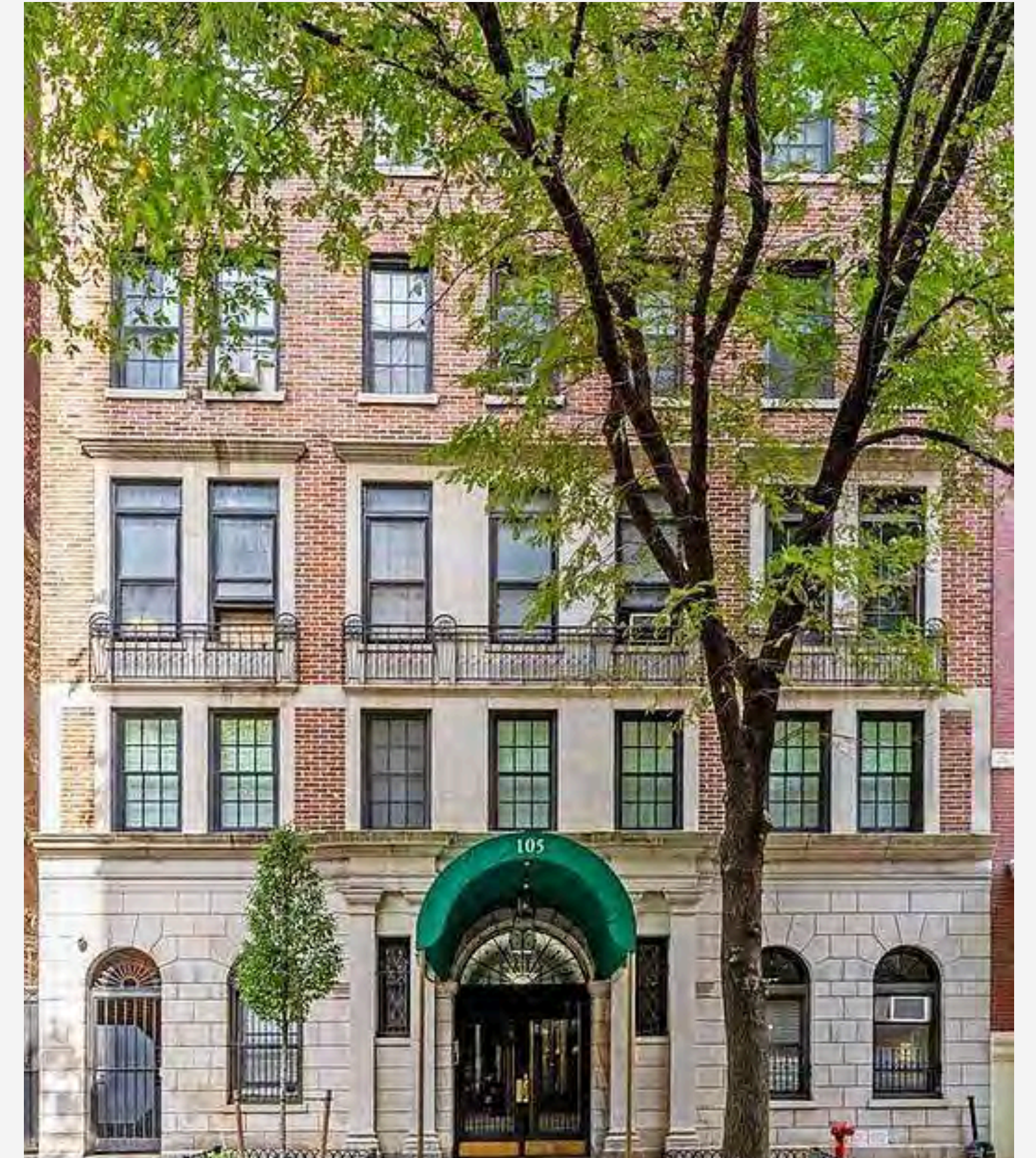
Camelot manages a diverse portfolio across New York City, Brooklyn, Queens, New Jersey, Westchester County, and Southern Connecticut. Our properties include a variety of residential, condo, and co-op buildings, and we also provide staffed and virtual doorman services.



201 EAST 15TH STREET



930 ST NICHOLAS AVE



105 EAST 38TH STREET

MANAGED PROPERTIES

SEE ALL IN WEBSITE

Camelot manages a diverse portfolio across New York City, Brooklyn, Queens, New Jersey, Westchester County, and Southern Connecticut. Our properties include a variety of residential, condo, and co-op buildings, and we also provide staffed and virtual doorman services.



THE EMERSON, 500 WEST 25TH STREET



105 EAST 29TH STREET



949 PARK AVENUE



CASE STUDY

↘ [READ MORE](#)

"WHITE STREET PLAZA CORP" 58 WHITE STREET, NEW YORK, NY

As the project manager, Camelot successfully executed an emergency renovation of the rear façade under challenging winter conditions, navigating narrow corridors within a historic loft building. We meticulously bid the project, developing a comprehensive budget encompassing mobilization, protection measures, supervision, material acquisition, and demolition removal. Remarkably, we completed the project within 45 days and under budget.

Recognizing the contractor's fair pricing and collaboration, we awarded them the additional scope of renewing the existing roof, which was equally critical and conducted amidst unpredictable weather conditions. Upon completion of the work, Camelot conducted a thorough inspection alongside the project team before finalizing payment, ensuring that all warranties and insurance documents were updated and approved.



FAÇADE REPAIR



CASE STUDY

↘ [READ MORE](#)

301 EAST 50TH STREET, NEW YORK, NY

301 East 50th Street represents luxury living with 56 condominium units in a full-service, white-glove building. It features a resident manager and a dedicated team of 12 staff members committed to serving unit owners. Amenities include a gym, spa, rooftop area, 24/7 staff, and retail/dining options.

Like many new constructions, the building faced settling, defects, and operational challenges. Camelot managed staffing, providing an experienced resident manager, porters, and concierges. Over the first two years, we collaborated with the Board, contractors, and staff to address issues, ensuring the building stabilized and completed its settling phase.

Our expertise allowed us to communicate effectively with the board and residents. We developed house rules, improved in-house staff quality, worked with 32BJ, and integrated resident feedback, resulting in a well-maintained building that delivers exceptional service.



NEW CONSTRUCTION



CASE STUDY

↘ [READ MORE](#)

250 BOWERY, NEW YORK, NY

Camelot faced significant challenges when a main sprinkler water line burst during President's Day Weekend, flooding 16 units from the penthouse to the basement. This incident revealed severe construction defects and resulted in a 24-month legal battle due to uncooperative insurance. Camelot oversaw the reconstruction, coordinated with a public adjuster, and hired a law firm to sue the developer for the defects, working closely with the Board, legal advisors, engineers, and contractors to secure compensation.

OVERVIEW

- Location: Bowery, Manhattan.
- Neighborhood: Trendy with shops and restaurants; near Hudson River.
- Developed by: VE Equities; designed by Morris Adjami.
- Architecture: Cast iron tribute; elegant lobby with 11-foot ceilings.
- Amenities: Virtual concierge, super, keyed elevator access.

WATER PIPE ISSUES

- Incident: February 15, 2016 – Frozen fire sprinkler pipe burst, flooding units with over 80,000 gallons.
- Board Allegations: Improper insulation caused flooding and uninhabitable conditions.
- Additional Problems: Leaky bathrooms, inadequate waterproofing, mold growth.
- Construction Defects: Issues with electrical boxes, subflooring, HVAC, fire-stopping, and roof flashing.

LITIGATION BACKGROUND

- Defect Discovery: Found after flooding; inconsistent with luxury marketing claims.
- Financial Impact: Millions in remediation costs; limited insurance payouts.



CASE STUDY

↘ [READ MORE](#)

949 PARK AVE CONDOMINIUM

949 PARK AVE, NEW YORK, NY

Camelot has been actively managing 949 Park Avenue and will continue to do so for the next decade, ensuring the building's safety and operational efficiency. In April 2023, an unforeseen incident required immediate action when a 9th-floor window shattered, prompting an emergency response from the FDNY.

WINDOW DAMAGE & EMERGENCY RESPONSE

- Event Date: April 2023
- Issue: A window on the 9th floor shattered unexpectedly, raising safety concerns for pedestrians below.
- Immediate Action: Within a few hours, Camelot secured the area with a sidewalk bridge to prevent further hazards.
- Engineering Assessment: A professional survey determined that the damage was caused by an external source (such as a BB gun), as all other windows remained intact.
- Financial Impact: Because the damage resulted from an outside source, the insurance company covered the full replacement cost, saving the building \$200,000.

Through proactive management and swift emergency coordination, Camelot minimized disruption and ensured resident safety while securing insurance coverage for the necessary repairs.



CASE STUDY

↘ [READ MORE](#)

111 MOTT ST, NEW YORK, NY

OVERVIEW

- Client: Mactaggart
- Property Type: Rental
- Location: Chinatown, New York

ISSUE FACED: STRUCTURAL FAÇADE DETERIORATION LEADING TO A FULL VACATE ORDER ISSUED BY THE DOB

- Immediate Risk: The building's façade showed signs of structural failure, leading to safety concerns.
- DOB Action: The Department of Buildings issued an immediate vacate order, requiring all residents to evacuate.

SOLUTION: RAPID MOBILIZATION & TENANT SUPPORT

- Resident Relocation: Camelot worked with The Red Cross to secure temporary housing for displaced tenants.
- Tenant Support: Assisted residents in filling out paperwork and making necessary calls to ease the transition.
- Security Measures: Implemented round-the-clock security, including police officers stationed outside to prevent burglaries.
- Personal Belongings Access: Coordinated supervised visits with the DOB to allow tenants to collect their belongings.
- Lease Flexibility: Allowed tenants to break leases without penalty to minimize disruption.
- Building Repairs: Conducted necessary structural repairs and comprehensive vermin control—an issue previously neglected by past management.
- Specialist Coordination: Engaged architects, engineers, scaffolding professionals, and contractors to expedite safety restorations.

RESULTS: REOPENING & RESIDENT RETURN

- The full vacate order was lifted in three months, allowing residents to return safely.
- Three units remained under temporary restriction due to additional structural concerns.
- The DOB deemed 111 Mott Street safe for occupancy, restoring stability to the property.
- Tenant Satisfaction: Many long-term residents were able to return, while others, primarily college students, transitioned to new rentals.

Through proactive management and emergency coordination, Camelot resolved immediate compliance and safety concerns, ensuring the well-being of both residents and the property.

EMERGENCY FAÇADE REPAIR

CASE STUDY

BROKERAGE: LEASING & RENEWALS MANAGEMENT

CHALLENGE: HIGH TURNOVER & LEASE MANAGEMENT COMPLEXITY

Managing a large portfolio of rental properties requires a structured renewal process, tenant retention strategies, and seamless coordination between property management, landlords, and tenants. Without an efficient system in place, turnover can result in increased vacancy rates, operational inefficiencies, and revenue loss.

SOLUTION: STREAMLINED LEASING & RENEWAL PROCESS

Camelot implemented a comprehensive leasing and renewal strategy, led by Eleni Palmeri and Mona Genov, focusing on:

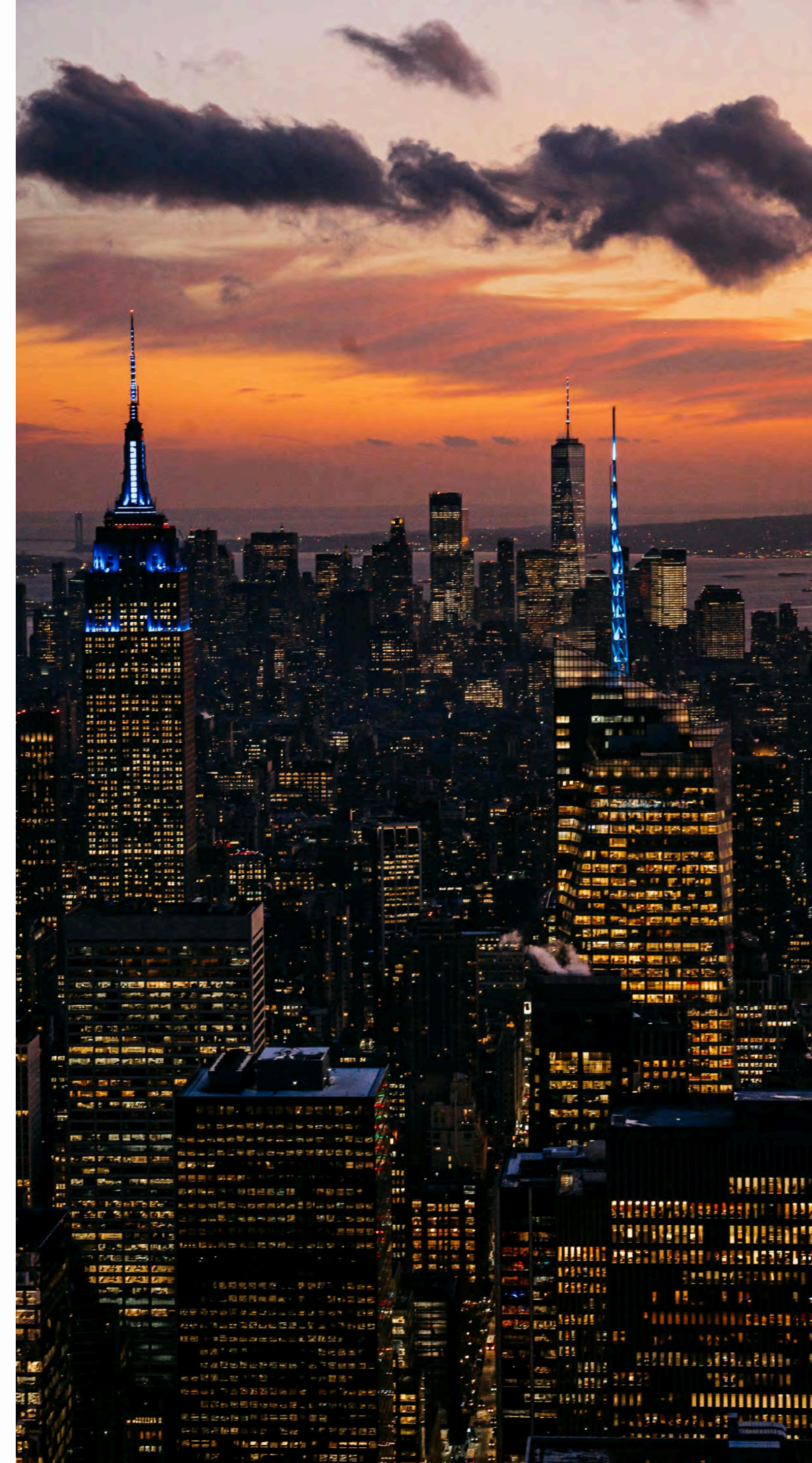
- Real-Time Lease Tracking: A renewal tracker was established for systematic follow-ups on upcoming lease expirations.
- 90-Day Renewal Notices: Tenants were notified well in advance, allowing for proactive lease negotiations.
- Tenant Support & Leasing Coordination: Camelot acted as a liaison between property management and tenants, ensuring seamless lease signings and move-outs.
- Strategic Market Positioning: Pricing strategies were developed based on comparable market data to maximize rental value.

RESULTS & IMPACT

- 62 renewals processed per month (June–September 2024)
- 24 units leased out for tenants who chose not to renew
- 70 rental transactions closed in 2024 (avg. price: \$7,245.80)
- 103 rental transactions closed in 2023 (avg. price: \$4,102.20)
- Improved tenant retention & reduced vacancy loss across multiple portfolios

CONCLUSION

By optimizing renewal processes and leasing coordination, Camelot minimized turnover disruptions, maximized occupancy rates, and ensured a smooth transition for tenants and property owners alike. Their structured approach has strengthened Camelot's brokerage services, solidifying its reputation in the New York real estate market.



TESTIMONIALS

"Camelot has been a helpful agent representing our Co-op since we moved into our new home. As a new Board President and moving into a new building, we really relied on Camelot for their experience in understanding protocols, building-wide systems and the business of running a building. The transition from Sponsor to a newly formed Board and dealing with the nuances of a new building settling is not easy without support."

BRANDON MILLER

BOARD PRESIDENT, 137 FRANKLIN STREET

"I have been a client of Camelot Realty Group since buying my apartment in 2012. The building was new build and I was the first owner in residence. This came with the expected (and unexpected) complications. Valerie and David have been by my side as not only the best and most knowledgeable property managers but as family! Their experience and dedication is limitless and they go far beyond the expected for each and every one of their clients and properties."

EVEE GEORGIADIS

OWNER, 949 PARK AVENUE CONDOMINIUM

CONTACT

At Camelot, we are dedicated to providing hands-on property management with a focus on compliance, efficiency, and tenant satisfaction. Let us help you enhance your property's performance and ensure a seamless, stress-free management experience.

Contact us today to learn more about how we can meet your property management needs.

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OR SCAN THE QR CODE

