



CAMELOT REALTY GROUP PRESENTS...

CRG Capital Holdings, LLC

NYC

**MULTIFAMILY
INVESTMENT OPPORTUNITY**

Camelot Realty Group
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DISCLAIMER AND RISK FACTORS

The information presented herein was prepared by CRG Capital Holdings, LLC (the “Sponsor”, henceforth) solely for use by prospective credited investors in connection with the offering. Nothing contained herein is, or should be, relied on as a promise or representation as to the future performance of the property.

Any investment in the property involves risks, and potential investors should thoroughly consider the risks described in this memorandum and certain special considerations concerning the Sponsor described herein. Investors must be prepared to bear the risk of their investment for indefinite period and be able to withstand a total loss of their investment.

In making an investment decision, investors must rely on their own evaluation of the property including the risks involved. Prospective investors should consult their own counsel, accountant, and/or business advisors, as to legal, tax, and other matters concerning an investment in the property.

Neither the delivery of this memorandum nor any sale made hereunder shall create under any circumstance any implication that there has not been any change in the affairs of the Sponsor and any other information contained herein since the date hereof.

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INVESTMENT STRATEGY

Depending on the circumstances and how we can structure the deal, CRG Capital Holdings, LLC will enter into an agreement with investors to acquire multifamily properties, primarily targeting assets that are:



Multifamily
5MM-15MM



Located in Prime
NYC Metro area



Stabilized in
Occupancy



Value Add
Opportunity



INVESTMENT OBJECTIVE

- Preservation of Capital
- Capital Appreciation
- Portfolio Diversification
- Attractive Risk-Adjusted Returns
- Realize Post Tax Structured Benefits

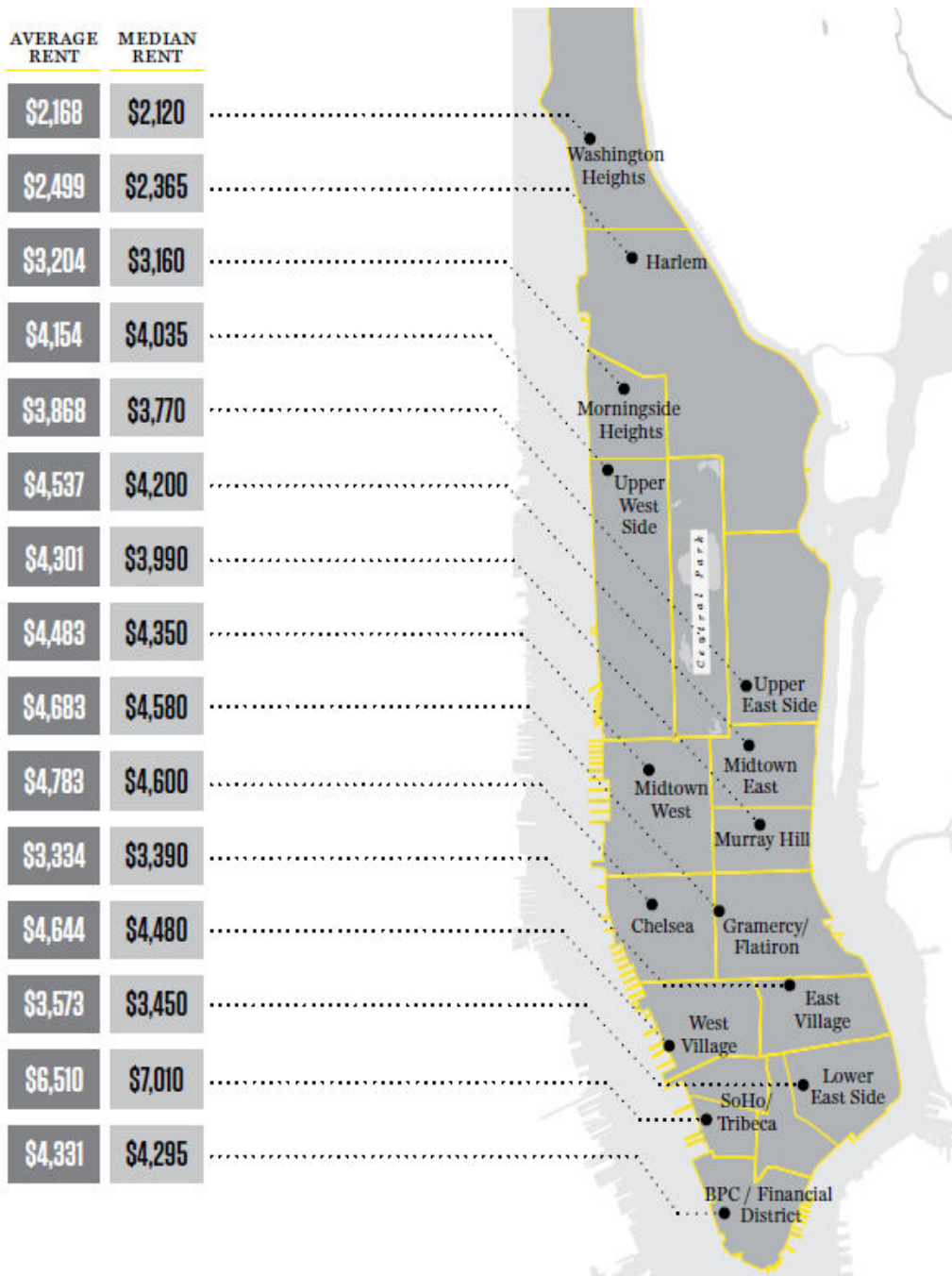
THE CAMELOT DIFFERENCE

Co-investment from the sponsor

To ensure alignment of interest and to show you how much we believe in our abilities as owner, developer, investor and operator, CRG Capital Holdings, LLC will co-invest at least 10% to 20% of the total investments of each venture.

Substantial expertise in structured investments

CRG Capital Holdings, LLC has substantial experience in multifamily acquisitions, ownership, and structured investments. We believe our expertise as an owner and operator provides enhanced risk-adjusted return for prospect opportunities.



TARGET MARKETS

Submarkets in NYC we actively invest in:

Manhattan south of 96th Street and selected gentrifying areas of Brooklyn. We focus on areas that are known to show strong stability and growth potential. We look for properties to buy that are not adversely affected by swings in the economy that usually affect higher-end and lower-end submarkets. We love the middle market and the continued growth and stability it brings.

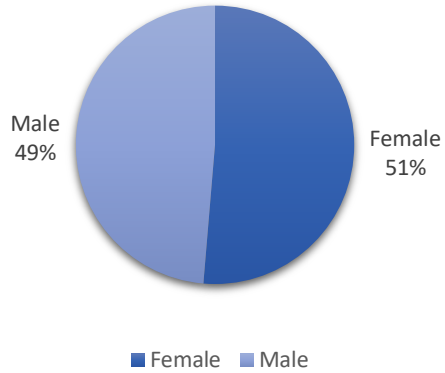
Besides being able to command premium rent for housing units in these areas, other beneficial factors to consider:

- Manhattan has enjoyed low vacancy rates due to its popularity (<2%), especially shared apartments has the lowest rate in NYC (0.88%).
- These neighborhoods attract millennial groups with good income who are largely renters and are less affected by economic headwinds.
- With NYU, Cooper Union and other academies nearby, there will be a constant need of shared housing in these areas.
- Due to zoning laws and high price of land, only 1.5% of housing units in the target markets are built in 2010 or later, 46% units are built before 1939, limited supply drives demand.

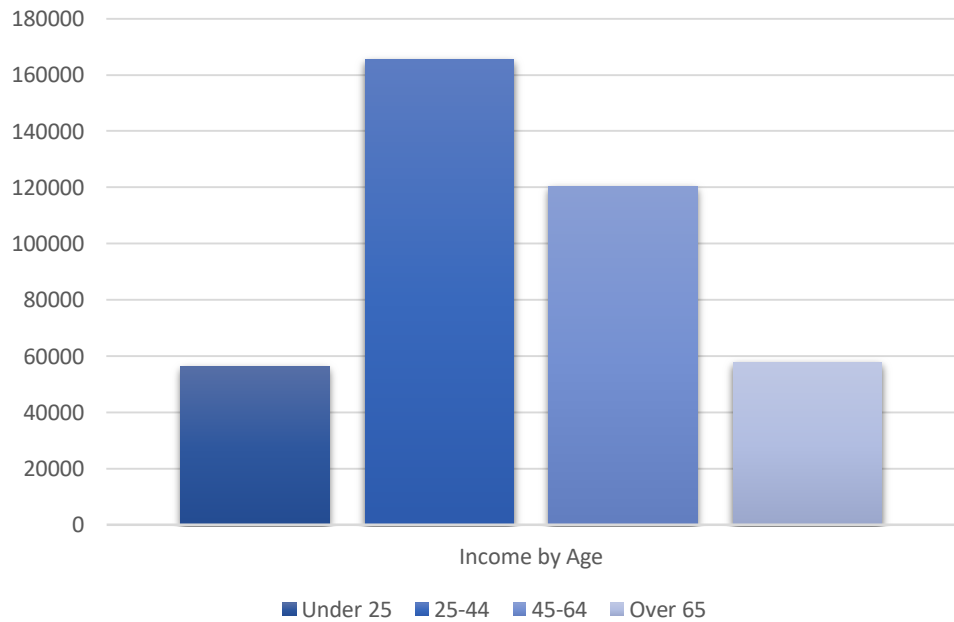
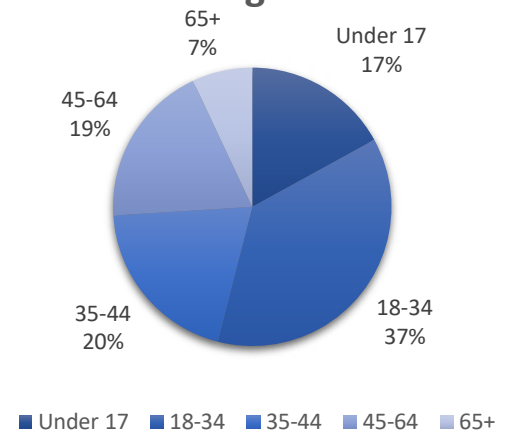
Figures are based on Citi Habitats December 2019 market report

TARGET MARKETS DEMOGRAPHY

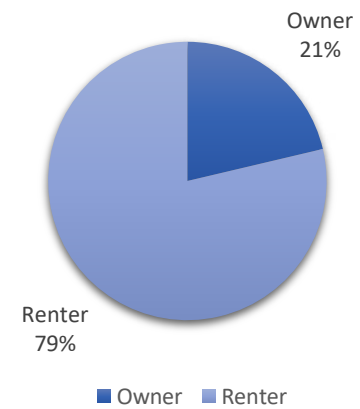
Population



Age



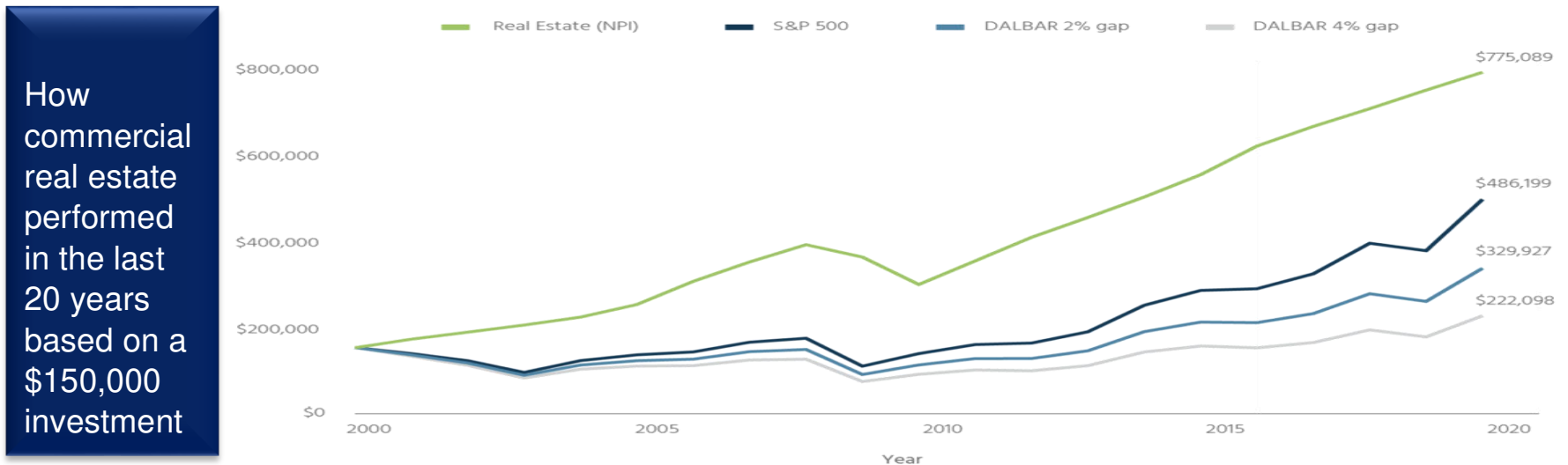
Occupied Housing Units



Figures are based on Point2Homes, <https://www.point2homes.com/US/Neighborhood/NY/Manhattan/Downtown-Manhattan-Demographics.html>

THE MULTIFAMILY ADVANTAGE

- Less affected by vacancies compared to single family, commercial and retail businesses
- Benefits from economy of scale in operating mid-sized buildings
- Leverage – The ability to finance real estate investments in any market condition
- Less volatile than equity market while delivering bond like yields
- Tax advantages:
 - Operating expenses are fully tax deductible
 - Reduced depreciation schedule compared to other building categories (27.5 years vs. 39 years)
 - Recently passed stimulus bill lifted the \$500,000 annual depreciation cap a married couple can claim
 - CRG Capital Holdings, LLC focuses on investing in tax class 2 buildings, which enjoy favorable treatment in real estate taxes
 - 1031 tax-deferred exchange/DST strategies when exit
- Act as an inflation hedge
- Recover fast from economic headwinds compared to retail and office markets
- Rise of millennial cohort and capitalizing on co-shared industry, which stays steady in all markets
- Tighter underwriting standards for home ownership means more tenants are renting
- Low interest rate environment provides cheap capital
- Shorter lease terms may allow for faster rent increases and tenant diversification



Source: NCREIF Property Index Returns

MULTIFAMILY IS THE MOST RESILIENT PROPERTY SECTOR IN THE 2008 RECESSION

The recession's single-family housing collapse helped multifamily demand by moving households from homeownership to rentals (via foreclosures) and by diminishing the appeal of homeownership given falling home values.

Figure 3: Timeline of Rent Change Trends During & After 2008-2009 Recession - Number of Quarters in Each Phase

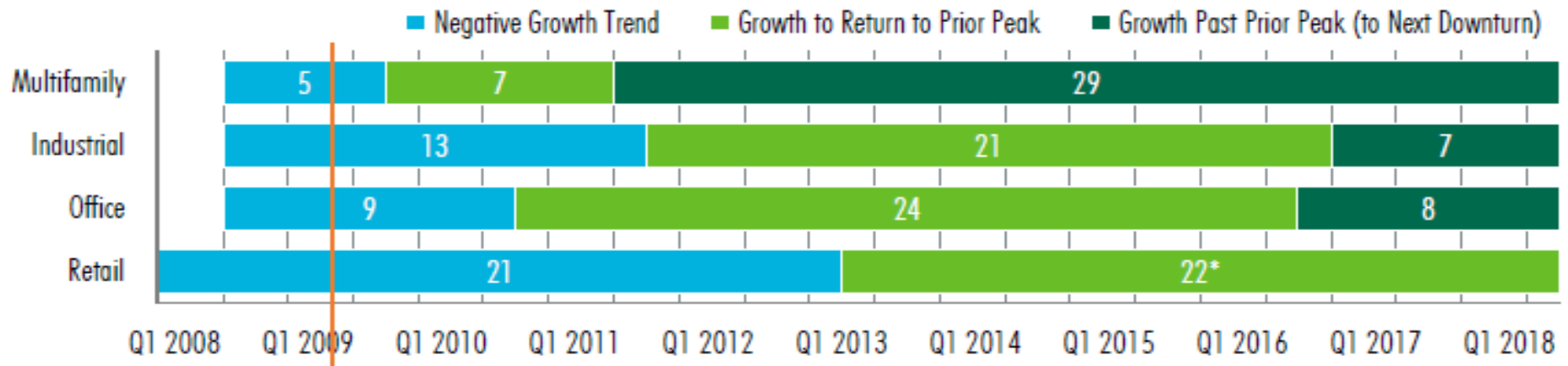
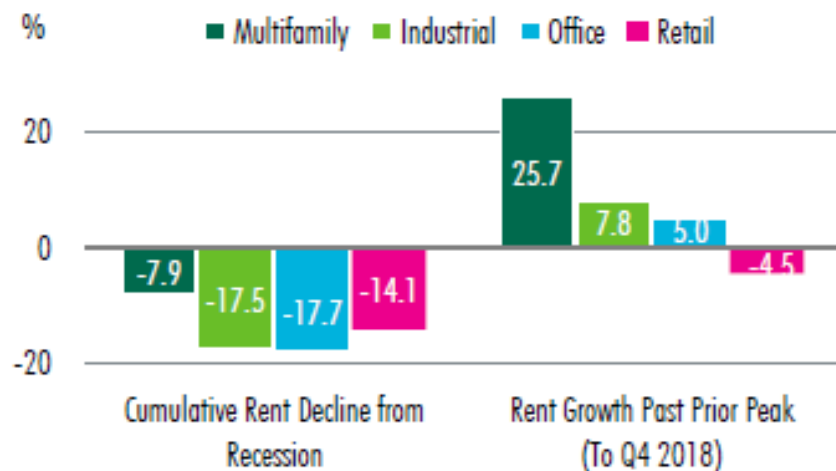


Figure 4: Cumulative Effects on Rent During and After 2008-2009 Recession



Figures are based on CBRE Research

INVESTING POST COVID-19

The world is only starting to figure out how to live and work in a post Covid-19 life. We cannot predict the future. However, we can monitor and measure trends within the properties we currently manage and own. We are sensitive to the habitat, which we manage and are compliant with continued city code changes and additions. We feel the middle market that we cater to will continue to grow in a moderate conservative way during these adjusted times.

As long as state, city, private colleges release graduates into the workforce, and as long as people see NYC as an opportunity for entrepreneurship to start a business and companies seeking to innovate here see NYC as a hub as the forefront of industries, there will always be a need to house these people, period. For those above reasons and other macro and micro trends, we believe our targeted investments into this housing stock will always serve sustainable and adaptable returns.

When certain sectors of the real estate market show obvious signs of retraction and limited growth, as an operator of real estate properties, we must learn to adapt to these changes and adjust accordingly. We cannot determine the future outcomes of markets, but we can prepare for them and make necessary changes to build upon them.

For these reasons, we have to adhere to new standards to prosper post Covid-19. We need to build necessary additions into our business plan and budgets, and they may require physical changes and additional training . We do not see this period as a time to wait or stay on the “side-lines” to figure out future endeavors - that would be a missed opportunity. Now is the time to take advantage of government back incentives, low interest rates and higher seller cap rates.

CAMELOT REALTY GROUP

Camelot Realty Group is a full service Real Estate boutique company with management and brokerage services, focusing on driving higher returns for each 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 mixed-use buildings in NYC and tristate area, increasing cash flow since 2006.

Managed properties

| | |
|----------------------------------|-----------------------------------|
| 454 Broadway | 116 St Marks Place |
| 456 Broadway | 56 Lispenard Street |
| 27 Mercer | 300 West 11 th Street |
| 500 West 25 th Street | 343 Canal Street |
| 253 East 7 th Street | 283 West Broadway |
| 552 West 43 rd Street | 1650 Jericho Turnpike |
| 42 West 120 th Street | 94 St Marks Place |
| 236 West 24 th Street | 748 East 9 th Street |
| 181 Hester Street | 402 East 10 th Street |
| 906 Prospect place | 25 Mercer Street |
| 175 Chrystie Street | 949 Park Avenue |
| 165 Chrystie Street | 241 West 107 th Street |
| 1444 Third Avenue | 260 Bowery |
| 732 West End Avenue | 255 Bowery |
| 260 West 22 nd Street | 58 White Street |
| 930 St Nicolas Avenue | 845 Second Avenue |
| 201 East 15 th Street | 137 Franklin |
| 105 East 38 th Street | 211 East 4 th Street |

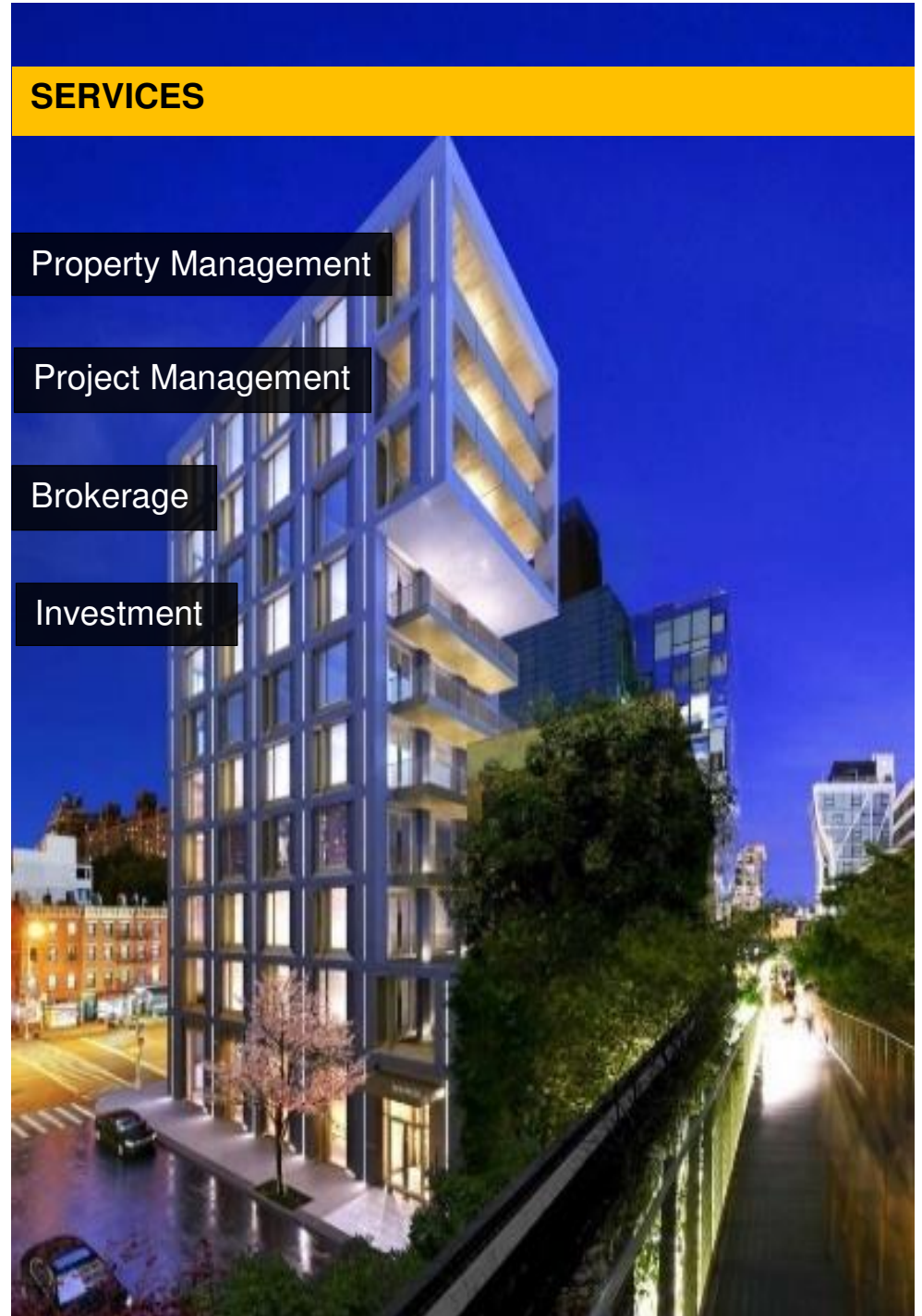
SERVICES

Property Management

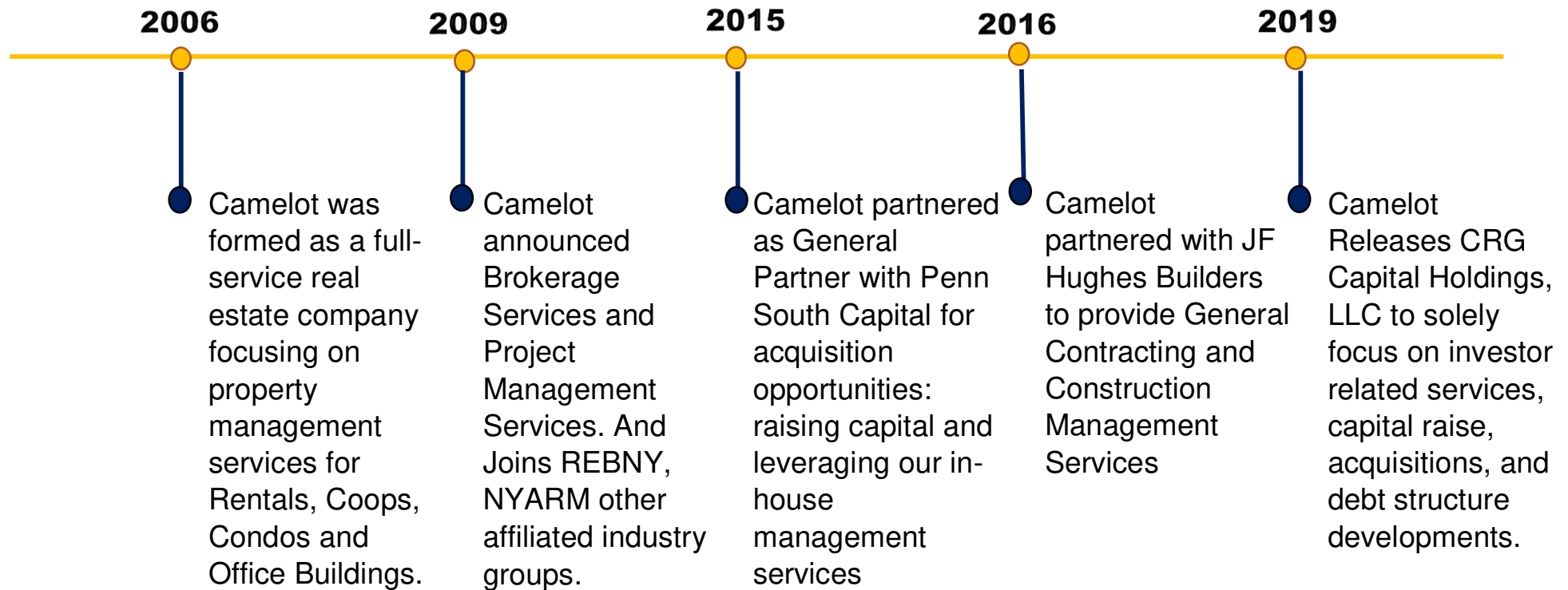
Project Management

Brokerage

Investment



14 YEARS OF EXCELLENCE AT CAMELOT



WHO WE ARE

Experienced owner operator in real estate investing, asset management, property management, construction management, brokerage, and development

OUR VISION

We want to expand our portfolio using our profound knowledge base to make more profits for our investors. Our vision is to be a big, multi-state reputable firm with a strong knowledgeable team in the markets we invest in and manage.

OUR PROMISE

We have had a good run with our steady growth. We promise to maintain our core values and systems in place for the expected increase in services needed to run our assets and preserve their values.

WHY INVEST WITH US

EXPERIENCE

14 years of experience in Real Estate management, investment, sales, sourcing, underwriting, due diligence, expense analysis and 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 and engineers.

DIVERSE CLIENTELE & ASSETS

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

VALUE ADD APPROACH

Quality renovations to attract high quality tenants and maintain low vacancy rates. Providing high quality technological services to residents.

FINANCIAL SERVICES

Strong relationship with financial providers for compliance, reducing liability, assisting with tax protection, partnership structure and audits.

SPONSOR



David Goldoff – Partner
Licensed Broker and Managing Agent
www.camelot.nyc & www.pennsouthcapital.com

Having worked in real estate since 2000, David founded and became president of Camelot Realty Group in 2006 with focuses in property management, licensed brokerage, project management, and maintenance for all asset classes. In late 2015 David became General Partner of Penn South Capital, a value add investment & asset management company. David's key contributions are providing resources and connections in capital raise. His keen knowledge of the real estate operating budgeting and business, local law compliance, and management resources has assisted Penn South in its growth. Camelot's brokerage arm also assisted in the leasing of many of PSC's shared styled refurbished unit.

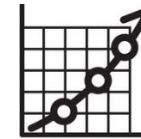


ASSET UNDER MANAGEMENT

Currently
 \$100 MM
 12 Assets
 Vacancy 10%

Exited
 \$?MM
 4 Assets

Portfolio LTV
 22%



HISTORICAL REALIZED RETURNS

Total IRR
 22%

Average MOIC
 1.8X

Annual Cash
 450k-1MM

Total Past Distribution
 Semi Annual



MANAGEMENT EXPERIENCE

As Principals
 10 Years

Active Private Investors
 100+

Size
 10 Staff

TRACK RECORD

Currently Holding Ownership

| Building | Ownership Since |
|---|------------------------|
| 202 Spring Street, New York, NY | 2001 |
| Bi-Lo Walterborough SC | 2008 |
| Bullsbay Cottage, Bullsbay Golf Club, Mt Pleasant, SC | 2008 |
| 94 St Marks Place, New York, NY 10009 | 2016 |
| 406 West 39th Street, New York, NY | 2016 |
| 101 Stanton Street, New York, NY | 2017 |
| 241 West 75th Street, New York, NY | 2018 |
| 243 West 75th Street, New York, NY | 2018 |
| 317 East 5th Street, New York, NY 10009 | 2018 |
| 116 St Marks Place, New York, NY 10009 | 2018 |
| 94-96 Avenue A, New York, NY 10009 | 2019 |
| 230 President Street, Brooklyn NY | 2019 |

Exited Assets

| Building | Sold |
|--------------------------------------|-------------|
| 321 West 21st Street, New York, NY | 2004 |
| 2 Knob Hill Road, Greenwood Lake, NY | 2008 |
| 94 Osseo Park Road, Monroe NY | 2010 |
| 215 East Broadway, New York, NY | 2017 |
| 150 East Broadway, New York, NY | 2017 |
| 24 McGill Road, Monroe NY | 2018 |
| Walgreens, Texas | 2020 |

CASE STUDY

257 WATER STREET (21-23 PECKING SLIP) NEW YORK, NY, 10038

Sale Price

\$17,200,000

Sale Year

2008

Building Size

27,000 SF

Building Use

Mixed Use



The 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. Under Camelot's management, the rents were raised from 580K to 1.1M. 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.

202 Spring Street NEW YORK, NY, 10012

Sale Price

19MM in total
condo sales

Sale Year

2001-2014

Building Size

6,920 SF

Building Use

Condominium

A 6.5-floor condominium building located in Soho. In 1983, the Goldoff family purchased the land and rebuilt the building.

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.



150 EAST BROADWAY NEW YORK, NY, 10002

Sale Price

6,350,000

IRR

16%

Sale Year

2018

MOIC

1.41X

Building Size

6,225 SF

Gross Gains

875,830

Building Use

Mixed Use

Gross Return

41%

Sponsor and partner Penn South Capital closed on this run down fully rent stabilized building located in the Two Bridge neighborhood in 2016.

5 out of 8 rent stabilized tenants were bought out during the contract phase and subsequently all units were gut renovated. Rent for rent stabilized units were increased from \$1500 to \$3400 on average.

Within 10 months of acquiring the property, building was appraised 2 million above purchase price.

Exit sale was finalized in 2018 with the sale proceeds rolled into a tax free 1031 exchange for purchase of a property located at 317 East 5th Street. Therefore, Investors could potentially achieve a compounding effect on their initial investments while taking very limited risks. In addition, the promote payable to Sponsors during the sale went in as equity in the subsequent deal, and no additional equity was needed from Investors.



215 EAST BROADWAY NEW YORK, NY, 10002

Sale Price

7,000,000

Sale Year

2018

Building Size

8,524 SF

Building Use

Mixed Use

IRR

14%

MOIC

1.34X

Gross Gains

945,000

Gross Return

34%

Sponsor and partner Penn South Capital closed on this run down partially rent stabilized building located in the Two Bridge neighborhood in 2015.

All rent stabilized tenants were bought out during the contract phase and subsequently all units were gut renovated, rent for rent stabilized units were increased from \$1500 to \$3400 on average.

Within 18 months of acquiring the property, building was appraised 4 million above purchase price.

Exit sale was finalized in 2018 with the sale proceeds rolled into a tax free 1031 exchange. Therefore, Investors could potentially achieve a compounding effect on their initial investments while taking very limited risks. In addition, the promote payable to Sponsors during the sale went in as equity in the subsequent deal.

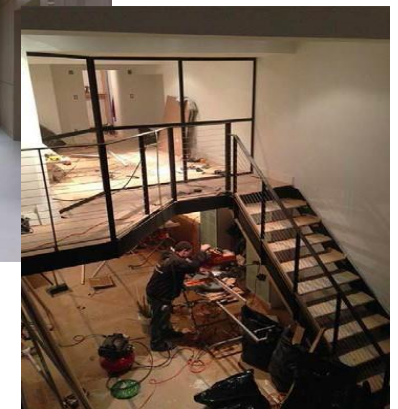
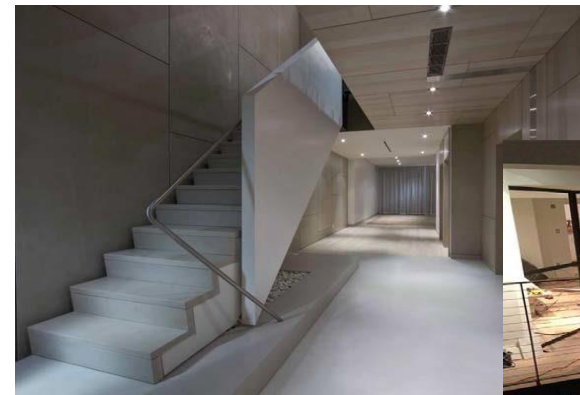


SPONSOR



**Brian Hughes - Partner
Founder/President at JF Hughes Builders, Inc. &
Hughes Construction Consulting, LLC
www.jfhughes.com**

Brian is the founder and president of JF Hughes Builders, Inc., and Hughes Construction Consulting, LLC. The former firm is a General Contractor that has built high-end residential properties in New York City. The latter is a Construction Management company that serves its clients by managing complex projects that often require greater oversight, forensic analysis by trade and discipline, and a solid reporting and audit trail for insurance claims. Brian is an AIA award-winning builder twice over on the NoVo Foundation and the Heckscher Foundation for Children projects. For more than 15 years he has served in the role of superintendent, project manager, estimator, and value engineer.



MEET THE TEAM (MANAGEMENT AND BROKERAGE TEAM)



Anthony Abruzzo CPA
Director of Financial Services



Spencer Cirella
Property Administration



Valerie Fiume
Director of Property Management



Eduard Zaytsev
Director of Sales & Leasing



Brian O.F. Peterkin
Operations Manager



James Breslin
Director of Facilities Management



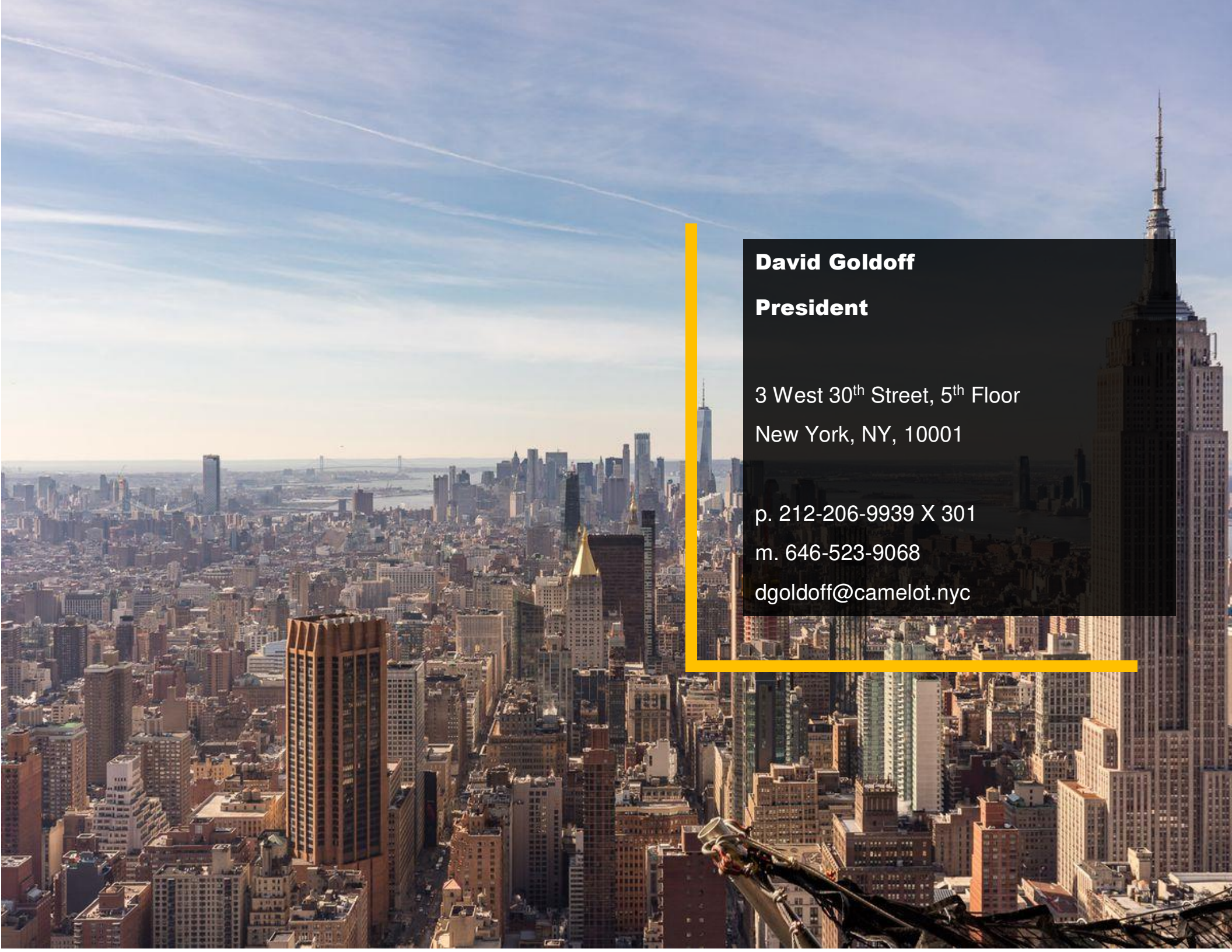
Eleni Palmeri
Licensed Real Estate Salesperson



Howard T. Palmer
Licensed Real Estate Salesperson



Huizi Li
Acquisition Analyst



David Goldoff

President

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