

C A M E L O T

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PROPERTY MANAGEMENT

# 2025 YEAR IN REVIEW

A Year of Exceptional Growth, Strategic Excellence & Industry Recognition

December 2025

[WWW.CAMELOT.NYC](http://WWW.CAMELOT.NYC)

# Executive Summary

- **Strategic Acquisitions:** Over \$100M in targeted multifamily investments across prime NYC markets
- **Major Disposition:** \$24.9M sale at \$1,500/sq ft to institutional investor
- **Industry Recognition:** RED Awards Property Management Company of the Year
- **Community Leadership:** David Goldoff REBNY Residential Management Award
- **Charitable Impact:** \$50K raised for Crohn's and Colitis research

# 5 Lispenard Street, Tribeca

Penn South Capital Acquisition | April 2025

- **Purchase Price:** \$3.5M - Strategic mixed-use investment
- **Property Type:** 3-unit premium building with retail
- **Location Strength:** Heart of Tribeca; 100 Walk/Transit Score
- **Market Position:** Leased to Latitude Gallery (major art tenant)
- **Strategic Value:** Tribeca market leadership asset



# 133 Java Street, Greenpoint

Brooklyn Market Expansion | February 2025

- **Purchase Price:** \$2.8M - Premium repositioning opportunity
- **Property Type:** Fully remodeled 3-family house with modern finishes
- **Market Strength:** Greenpoint experiencing strong rent growth (avg. \$3,900+ for 1BR)
- **Value-Add Strategy:** Modern amenities attract premium NYC renters
- **Portfolio Impact:** Expands Brooklyn footprint in high-demand submarket

\*2026 Update: Sold at \$4.65M – In 1 year;  
renovated, leased up and sold



# 354-356 State Street, Boerum Hill

Penn South Capital Investment | 2025

- **Purchase Price:** \$11M - Major Brooklyn portfolio addition
- **Property Type:** 20-unit residential building
- **Market Position:** Boerum Hill premium Brooklyn location with strong fundamentals
- **Rental Profile:** Stable income with strong growth potential
- **Strategic Value:** Anchors continued Brooklyn market expansion



# Greenwich Village Premium Sale

18-20 East 13th Street | September 2025

- **Sale Price:** \$24.9M to Japanese family investor
- **Properties:** Two adjacent 5-story buildings (14 units total)
- **Premium Valuation:** \$1,500/sq ft - Institutional-quality pricing
- **Tenant Profile:** Premium 3-4BR units renting \$10K-\$12.5K/month
- **Strategic Exit:** Executed at peak market conditions



# 317 East 5th Street, Lower East Side

Full Gut Rehab & 1031 Exchange | 2025

- **Project Type:** Complete renovation converting large units to premium rentals
- **Value Creation:** Repositioned for modern rental market demands
- **Exit Strategy:** Disposed via 1031 tax-deferred exchange
- **Tax Optimization:** Structured for maximum capital efficiency
- **Market Impact:** Demonstrates core competency in value-add rehabs



# West Village Flagship Investment

Strategic Mixed-Use Acquisition | 2025

- **Property:** 14-unit mixed-use building in prime West Village
- **Purchase Price:** \$12.1M
- **Pro Forma Cap Rate:** 6.5% | Annual NOI: \$848,787
- **Tenant Profile:** Premium residential + ground-floor retail
- **Strategic Value:** Flagship asset demonstrating institutional-grade underwriting

# Portfolio Under Management

Total Properties

**130+**

Units Managed

**1,500+**

Square Footage

**1.2M+**

Years Operating

**18+**

# Geographic Coverage & Market Presence

- **Manhattan Core:** All five boroughs with emphasis on premium downtown markets
- **Brooklyn Expansion:** Greenpoint, Boerum Hill, DUMBO, Williamsburg
- **Tri-State Operations:** Westchester County, Southern Connecticut, New Jersey
- **National Expansion:** Strategic presence in South Carolina and Florida
- **Institutional Infrastructure:** Local expertise + enterprise-grade operations



# 🏆 RED Awards 2025

## Property Management Company of the Year

Camelot Realty Group recognized for exceptional property management excellence, institutional-grade service delivery, and strategic innovation across our diverse portfolio.

- **Award Date:** April 3, 2025, at The James NoMad Hotel
- **Recognition:** Among the industry's most exceptional professionals
- **Significance:** Honors boutique-plus-institutional service model excellence





# REBNY 2025 Leadership Award

## David Goldoff - Community Service Recognition

Recognized by the Real Estate Board of New York for dedication, professionalism, integrity, and strategic leadership in serving NYC's residential communities.

- **Award Date:** 25th Annual Residential Management Leadership Awards (November 2025)
- **Recognition:** Community service, mentorship, and industry leadership
- **Impact:** Honors 20+ years shaping NYC real estate landscape



# Community & Charitable Impact

- **AMRF Charity Golf Outing:** Raised \$50,000 for Crohn's and Colitis research
- **David Goldoff Leadership:** Deeply committed to community and charitable initiatives
- **Professional Mentorship:** Supporting next generation of real estate professionals
- **Building Communities:** Mission to transform buildings into vibrant neighborhoods
- **Industry Stewardship:** Active RENY member advancing professional standards



Residential Management Leadership



Commercial Real Estate



American Medical Research Foundation



PROJECT SPOTLIGHT

# The Nittany Residence Club

*State College, PA — General Partner Role*



## Community Development

Leading a landmark 70-unit Condo Hotel specifically designed for students, athletes, and Penn State alumni.



## Powerhouse Partnerships

Collaborating with Scholar Hotels Group and PVE Engineering to bridge the critical housing scarcity gap.



## Project Momentum

Successfully secured funding and local approvals; construction is now officially "off to the races."



MARKET DEMAND

50%

SOLD



*"Stepping into this role follows a legacy set by my father and uncle—it is a privilege to build the next chapter in real estate."*

CONTINUING THE LEGACY



# Boutique-Plus-Institutional Model

- **Founder-Led Leadership:** David Goldoff personally engaged in all major decisions
- **Advanced Technology:** Camelot Central™ platform (launching 2026)
- **Compliance Excellence:** Institutional-grade regulatory expertise and risk management
- **Financial Mastery:** In-house CPA team with real-time reporting
- **Strategic Partnership:** National backend integration for enterprise-scale efficiency

# Core Service Excellence

## Property Management

24/7 Support, compliance expertise, value-add operations

## Financial Services

In-house CPA, budgeting, tax prep, real-time reporting

## Brokerage & Investment

Leasing, sales, acquisitions, market analysis, syndication

# 2026 Vision & Strategic Objectives

- **Market Share Expansion:** Grow portfolio across NYC tri-state through strategic acquisitions
- **Technology Launch:** Camelot Central™ rollout for enhanced digital experience
- **Compliance Leadership:** Formalized Camelot Compliance Office™ for regulatory excellence
- **Strategic M&A:** Selective acquisitions to strengthen boutique-plus-institutional platform
- **Revenue & Investment Growth:** Increased capital deployment for stakeholders

# NYC Real Estate Market Opportunity

- **Multifamily Advantage:** Less affected by vacancies, stable income generation
- **Manhattan Fundamentals:** <2% vacancy, strong millennial renter demand
- **Brooklyn Growth:** Greenpoint, Boerum Hill, Williamsburg commanding premium rents
- **Tax Optimization:** Depreciation schedules, 1031 exchanges, operational deductions
- **Inflation Hedge:** Real estate recovers faster from economic cycles

# Why Camelot Realty Group?

- **Owner's Perspective:** Property managers who think like owners and investors
- **Hands-On Leadership:** Founder-led, locally engaged, responsive to every need
- **Institutional Strength:** Advanced infrastructure + boutique personal service
- **Track Record:** 18+ years, 130+ properties, \$500M+ in transactions
- **Strategic Partnership:** Co-investment model aligns incentives perfectly

# CAMELOT

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PROPERTY MANAGEMENT

## Connect With Us

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[WWW.CAMELOT.NYC](http://WWW.CAMELOT.NYC)

# Thank You!

To our investors, partners, staff, and the real estate community

2025 was a year of exceptional growth, strategic excellence, and industry recognition.

We're excited for the opportunities ahead in 2026.