



CAMELOT

PROPERTY MANAGEMENT

2025 YEAR IN REVIEW

A Year of Exceptional Growth, Strategic Excellence & Industry Recognition

December 2025

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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 REBNY member advancing professional standards



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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Connect With Us

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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.