

127
7th
Avenue

100% OCCUPIED BY UPS AND
A BOUTIQUE NAIL SALON

DURABLE IN-PLACE INCOME WITH
A WALT OF OVER 13.5 YEARS



MERIDIAN
INVESTMENT SALES

- EXCLUSIVE LISTING -



WAY



THE UPS STORE
THE UPS STORE
QQ NAILS & SPA
Printing
International Shipping
PassportID
Photos
Mailboxes
Certified
Subway



- 04.** EXECUTIVE SUMMARY
- 06.** PROPERTY OVERVIEW
- 08.** FINANCIAL OVERVIEW
- 14.** LOCATION OVERVIEW



EXECUTIVE SUMMARY

Meridian Investment Sales is pleased to present the exclusive offering for the retail condominium at 127 7th Avenue. At the base of a luxury, recently constructed building, the opportunity consists of a 100% occupied retail condominium with 3,499 GSF located at the southeast intersection of West 18th Street and 7th Avenue in the Chelsea neighborhood. Given the building was recently constructed and in excellent condition, investors will benefit from minimal maintenance. The retail condominium features 2,064 SF of ground floor retail with an additional 1,432 SF of below grade space and has no use restrictions. Occupied by UPS and a boutique nail salon, this unique opportunity allows investors the opportunity to purchase a cash flowing retail asset in one of Manhattan's busiest corridors with a WALT of over 13.5 years with strong in-place tenants. The UPS location is an experienced and reputable franchisee with several locations throughout the NYC area. Currently, the real estate taxes account for over 37% of effective gross income, well above market, presenting an investor the ability to petition the real estate taxes and immediately decrease taxes. In addition, UPS and the nail salon reimburse 50% and 40% of real estate tax increases, respectively, over the 2022/2023 real estate tax base year. Therefore, given both tenants have reimbursements, investors will enjoy minimal carrying costs and durable income with strong in-place tenants with a WALT of over 13.5 years and the possibility to immediately petition and lower real estate taxes.

Chelsea has emerged as one of the most desirable residential enclaves in New York City. With luxury residential condominium sales in excess of \$2,000 PSF and rentals eclipsing \$120 PSF, 127 7th Avenue benefits from the surrounding growth and dense residential demographics. The historic neighborhood is lined with unique shops, world class dining options, and vibrant night life. The property is well located proximate to several local trains, providing expedient access throughout Manhattan and into Brooklyn/Queens including the 14th Street PATH station, D, F, and M train at 14th Street and Sixth Avenue, the A, C, E, and L trains at 14th Street and Eighth Avenue, the 1 train at 18th Street and Seventh Avenue. As a result of the accessibility, 7th Avenue is a highly coveted retail location given the foot traffic and visibility. The retail condominium is also surrounded by several large employers including Meta, Google, and Apple resulting in significant residential rental and condominium demand. Therefore, given the access to mass transportation and proximity to large employers and institutions, 127 7th Avenue offers excellent visibility and foot-traffic. Overall, 127 7th Avenue offers investors a prime 100% occupied retail condominium in a luxury building with over 13.5 years of WALT and strong tenancy.

ASKING PRICE: **\$4,000,000**





INVESTMENT HIGHLIGHTS



In-Place Leases with a WALT of ~14 Years: Located at the southeast intersection of West 18th and 7th Avenue, 127 7th Avenue offers investors excellent in-place income from UPS and QQ Nails, a boutique nail salon with 27 locations.



Immediate NOI Upside: Real estate taxes account for 37% of EGI, well above market, presenting investors the potential to petition and lower the real estate taxes.



Prime Retail Corridor: 127 7th Avenue features 156' of prime wraparound frontage in one of the city's most dense residential corridors and surrounding retail neighbors include Williams Sonoma, EQ3, Motel Morris and Cafeteria.



Plethora Of Nearby Transportation: 127 7th Avenue is located just steps from the 1 train at 18th Street and is surrounded by the A, C, E, L, 1, 2, 3, and F/M trains along 14th Street.



Booming Location: Chelsea has emerged as one of the most desirable enclaves in New York City, offering residents and visitors alike unique shopping, entertainment and easy access to Union Square Park, Madison Square Park, and Chelsea Market.



PROPERTY SUMMARY

ADDRESS	127 7 TH AVENUE
Borough	New York
Neighborhood	Chelsea
Year Built	2008
Lot Area (SF)	6,075 SF
Description	100% Occupied Retail Condominium
Intersection	SE Corner of West 18 th Street & 7 th Avenue
Block / Lot	793 / 1601
Lot Dimensions	81.00' x 75.00'
Rentable SF	3,499 SF
Rentable SF (Above Grade)	2,063 SF
Commercial Tenants	2
Zoning	C6-3A

2024/2025 REAL ESTATE TAXES

Exemptions / Abatements	None
Tax Class	4
Tax Rate	10.592%
2024/2025 Market AV	\$1,351,017
2024/2025 Trans AV	\$1,043,014
2024/2025 Taxes*	\$110,476

*An Investor will have the immediate opportunity to petition the real estate taxes and decrease to market or roughly 25% of effective gross income (\$75,000).

YEAR ONE - INCOME & EXPENSE

FOR YEARS ENDING	YEAR 1
Rental Revenue	
Rental Income	\$277,791
Total Expense Recoveries	\$0
TOTAL TENANT REVENUE	\$277,791
EFFECTIVE GROSS INCOME	\$277,791
Operating Expenses	
Real Estate Taxes	\$84,736
CAM	\$28,035
Insurance	\$2,300
Management Fee (2%)	\$5,556
TOTAL OPERATING EXPENSES	\$120,627
NET OPERATING INCOME	\$157,164

RENT ROLL

TENANT	UNIT	SF	MONTHLY RENT	ANNUAL RENT	\$/SF	TAX PERCENTAGE	BASE YEAR	LEASE EXPIRATION
UPS	1	2,674	\$12,500	\$150,000	\$56	50.00%	2022/2023	6/30/2037
Nail Salon	2	825	\$10,313	\$123,750	\$150	40.00%	2022/2023	3/31/2038
2 UNITS		3,499	\$22,813	\$273,750	\$78			

FINANCIAL OVERVIEW

CASH FLOW PROJECTIONS

	YEAR 1	YEAR 2	YEAR 3
FOR THE YEARS ENDING	MAY-25	MAY-26	MAY-27
RENTAL REVENUE			
Potential Base Rent	\$277,791	\$286,124	\$294,708
TOTAL RENTAL REVENUE	\$277,791	\$286,124	\$294,708
OTHER TENANT REVENUE			
Total Expense Recoveries	\$0	\$1,899	\$4,256
TOTAL OTHER TENANT REVENUE	\$0	\$1,899	\$4,256
EFFECTIVE GROSS INCOME	\$277,791	\$288,023	\$298,964
OPERATING EXPENSES			
RE Taxes*	\$84,736	\$87,278	\$89,896
CAM	\$28,035	\$28,876	\$29,743
Insurance	\$2,300	\$2,369	\$2,440
Management Fee (2%)	\$5,556	\$5,760	\$5,979
TOTAL OPERATING EXPENSES	\$120,627	\$124,284	\$128,058
NET OPERATING INCOME	\$157,164	\$163,740	\$170,905

*We have assumed the real estate taxes are reduced to \$84,736 in year 1 (assessed value of \$800,000).



YEAR 4 MAY-28	YEAR 5 MAY-29	YEAR 6 MAY-30	YEAR 7 MAY-31
\$303,549	\$312,656	\$322,035	\$331,697
\$303,549	\$312,656	\$322,035	\$331,697
\$6,683	\$9,183	\$11,758	\$14,410
\$6,683	\$9,183	\$11,758	\$14,410
\$310,232	\$321,839	\$333,793	\$346,107
\$92,593	\$95,371	\$98,232	\$101,179
\$30,635	\$31,554	\$32,501	\$33,476
\$2,513	\$2,589	\$2,666	\$2,746
\$6,205	\$6,437	\$6,676	\$6,922
\$131,946	\$135,950	\$140,075	\$144,323
\$178,286	\$185,888	\$193,718	\$201,783

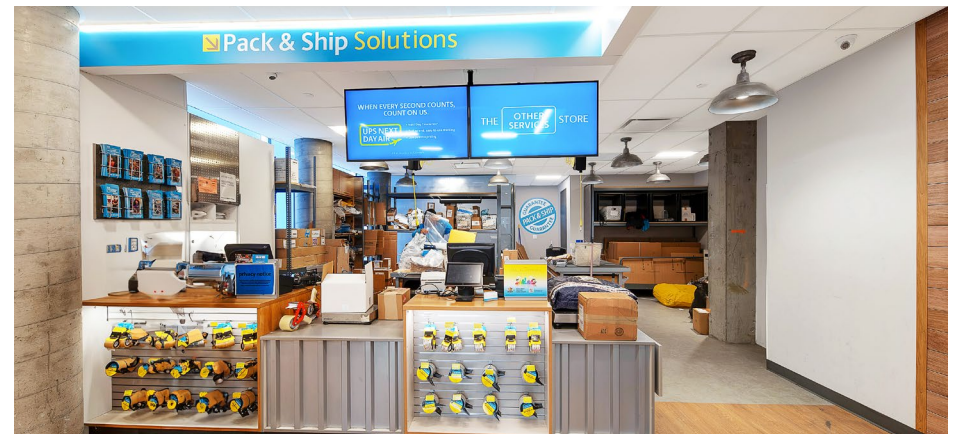
LEASE ABSTRACT

BEK VENTURES INC.

Tenant	UPS Store
Premises	1st Floor
Unit Size	2,674 SF
Ground Floor	1,238 SF
Below Grade	1,436 SF
Lease Term	15 Years
Option	One Five-Year Option w/12 Months Notice @ greater of 103% of previous rent or FMV with 3% annual increases
Lease Agreement	December 6, 2021
Lease Commencement	July 1, 2022
Rent Commencement Date	December 28, 2022
Lease Expiration Date	June 30, 2037
Real Estate Tax Base Year	2022/2023
Real Estate Tax Base Year Amount	\$85,168
Proportionate Share Above BY	50.0%
Real Estate Tax Reimbursement	\$12,654
Water & Sewer	Tenant Pays
Gas & Electric	Tenant Pays
Estoppel	10 Days
Security Deposit	\$50,000

BASE RENT SCHEDULE

LEASE YEARS	START DATE	END DATE	\$ / SF	MONTHLY RENT	ANNUAL RENT	INCREASE
1	1/1/23	12/31/23	\$28.05	\$6,250	\$75,000	-
2	1/1/24	12/31/24	\$56.10	\$12,500	\$150,000	100%
3	1/1/25	12/31/25	\$57.78	\$12,875	\$154,500	3%
4	1/1/26	12/31/26	\$59.51	\$13,261	\$159,135	3%
5	1/1/27	12/31/27	\$61.30	\$13,659	\$163,909	3%
6	1/1/28	12/31/28	\$63.14	\$14,069	\$168,826	3%
7	1/1/29	12/31/29	\$65.03	\$14,491	\$173,891	3%
8	1/1/30	12/31/30	\$66.98	\$14,926	\$179,108	3%
9	1/1/31	12/31/31	\$68.99	\$15,373	\$184,481	3%
10	1/1/32	12/31/32	\$71.06	\$15,835	\$190,016	3%
11	1/1/33	12/31/33	\$73.19	\$16,310	\$195,716	3%
12	1/1/34	12/31/34	\$75.39	\$16,799	\$201,587	3%
13	1/1/35	12/31/35	\$77.65	\$17,303	\$207,635	3%
14	1/1/36	12/31/36	\$79.98	\$17,822	\$213,864	3%
15 (6 months)	1/1/37	6/30/37	\$82.38	\$18,357	\$220,280	3%



LEASE ABSTRACT

LESMORE SUSTAINABLE NAIL BAR INC.,

Tenant	QQ Nails and Spa
Premises	1st Floor
Unit Size	825 SF
Lease Term	15 Years
Option	None
Lease Agreement	January 2022
Lease Commencement	October 31, 2022
Rent Commencement Date	March 31, 2023
Lease Expiration Date	March 31, 2038
Real Estate Tax Base Year	2022/2023
Real Estate Tax Base Year Amount	\$85,168
Proportionate Share Above BY	40.0%
Real Estate Tax Reimbursement	\$10,123
Water & Sewer	Tenant Pays
Gas & Electric	Tenant Pays
Estoppel	10 Days
Security Deposit	\$36,000



BASE RENT SCHEDULE

LEASE YEARS	START DATE	END DATE	\$ / SF	MONTHLY RENT	ANNUAL RENT	INCREASE
1	4/1/23	3/31/24	\$130.91	\$9,000	\$108,000	-
2	4/1/24	3/31/25	\$150.00	\$10,313	\$123,750	14.58%
3	4/1/25	3/31/26	\$154.50	\$10,622	\$127,463	3.00%
4	4/1/26	3/31/27	\$159.14	\$10,941	\$131,286	3.00%
5	4/1/27	3/31/28	\$163.91	\$11,269	\$135,225	3.00%
6	4/1/28	3/31/29	\$168.83	\$11,607	\$139,282	3.00%
7	4/1/29	3/31/30	\$173.89	\$11,955	\$143,460	3.00%
8	4/1/30	3/31/31	\$179.11	\$12,314	\$147,764	3.00%
9	4/1/31	3/31/32	\$184.48	\$12,683	\$152,197	3.00%
10	4/1/32	3/31/33	\$190.02	\$13,064	\$156,763	3.00%
11	4/1/33	3/31/34	\$195.72	\$13,455	\$161,466	3.00%
12	4/1/34	3/31/35	\$201.59	\$13,859	\$166,310	3.00%
13	4/1/35	3/31/36	\$207.64	\$14,275	\$171,299	3.00%
14	4/1/36	3/31/37	\$213.86	\$14,703	\$176,438	3.00%
15	4/1/37	3/31/38	\$220.28	\$15,144	\$181,731	3.00%
16 (5 months)	11/1/37	3/31/38	\$226.89	\$15,599	\$187,183	3.00%

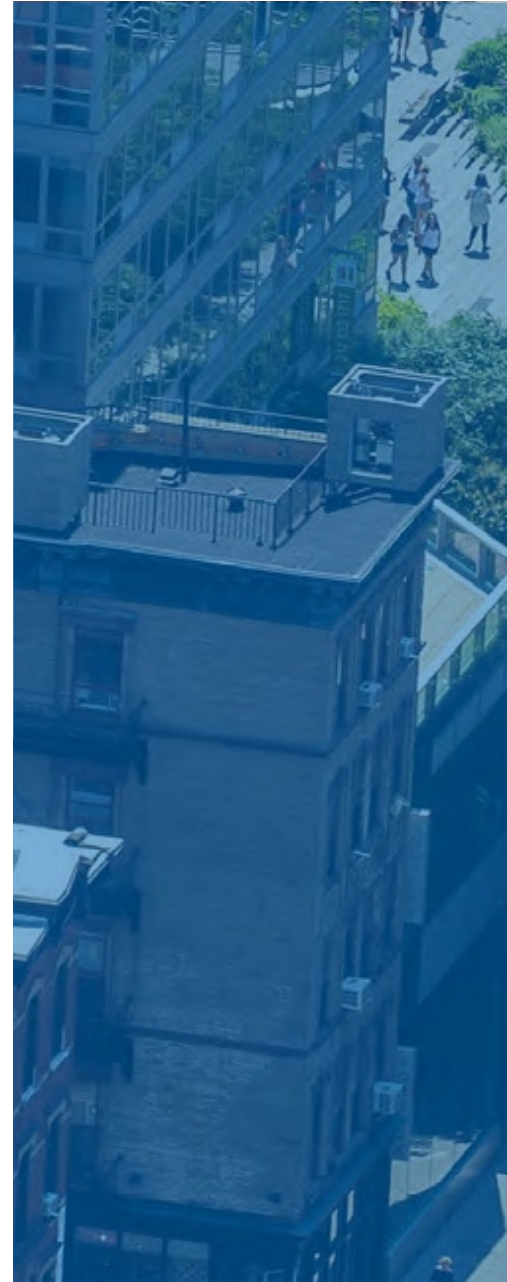


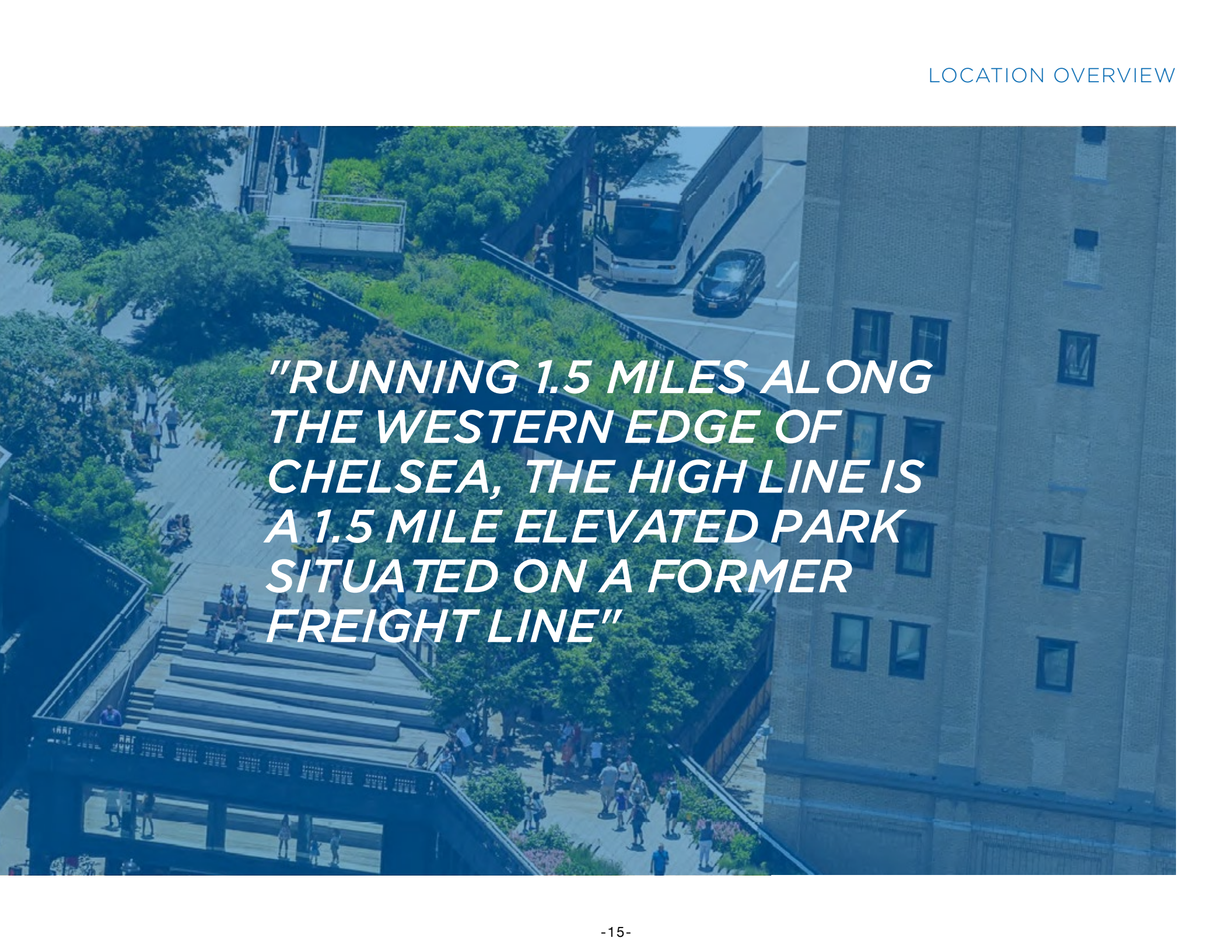


“OFFERING EVERYTHING FROM RELAXING WATERFRONT PARKS, VIBRANT NIGHTLIFE, AND SOME OF NEW YORK CITY’S FINEST AMENITIES, IT’S NO WONDER CHELSEA CONTINUES TO BE ONE OF MANHATTAN’S MOST DESIRABLE RESIDENTIAL AND COMMERCIAL ENCLAVES.”

Centrally located in the heart of Manhattan, Chelsea is one of New York City’s trendiest neighborhoods. Bounded by the Hudson River to the West, 34th Street to North, 6th Avenue to the East, and 14th Street to South, the cultural epicenter of Chelsea is home to some of the city’s most popular attractions, trendiest bars, and finest restaurants. Long a haven for artists, Chelsea has evolved in recent decades into an exclusive enclave that offers residents both the excitement of city living as well as retreat from the hustle and bustle of Midtown and the Financial District. Luxury high-rise buildings, world-class art galleries, and a thriving entertainment scene have propelled Chelsea into of Manhattan’s most desirable residential areas. As such, because of the dense population and ongoing new developments, West Chelsea is one of the fastest growing and most sought-after retail markets.

Chelsea is largely removed from the seemingly endless energy offered by the areas around Seventh and Eighth Avenues. Characterized by its quaint, tranquil side streets, the mood of Chelsea is set by its stunning architecture. Residents and tourists alike can enjoy a peaceful walk along leafy side streets that are lined with historic brownstones and other prewar buildings. Additionally, a walk along the world-renowned High Line, an elevated trail on a former train track, offers one of a kind views of the Manhattan skyline and the Hudson River. Offering everything from relaxing waterfront parks, vibrant nightlife, and some of New York City’s finest amenities, it’s no wonder Chelsea continues to be one of Manhattan’s most desirable residential and commercial enclaves.



An aerial photograph of the High Line park in Chelsea, New York City. The park is a green, elevated walkway built on a former freight line, featuring a paved path, trees, and a staircase. People are seen walking and sitting on the park. To the right, a tall, light-colored brick building with many windows is visible. In the background, a white bus and a dark car are on a street. The entire image has a blue tint.

***"RUNNING 1.5 MILES ALONG
THE WESTERN EDGE OF
CHELSEA, THE HIGH LINE IS
A 1.5 MILE ELEVATED PARK
SITUATED ON A FORMER
FREIGHT LINE"***



NEIGHBORHOOD ATTRACTIONS

Some of the greatest New York City cultural attractions are located in the heart of Chelsea just a short walk from the building:

- Running 1.45 miles along the western edge of Chelsea, The High Line is an elevated park situated on a former freight line. The unique public space stands 30 feet above ground and offers unparalleled views of Manhattan and the Hudson River. Recently completed, the park has quickly become one of New York City's most popular public spaces averaging over 7.5 million visitors per year.
- One of the top culinary destinations in New York City, Chelsea Market is home to over 30 shops, restaurants, and bakeries. Notable shops and eateries include Di Martino's pasta known for nine-course authentic Italian tastings, Sarabeth's Bakery for delicious brunch, and L'Arte Del Gelato for delicious gelato and sorbet.
- The Chelsea neighborhood is home to many notable galleries, such as the Andrew Kreps Gallery which is a must see for any art lover – showcasing up and coming artists and featuring contemporary artwork.

TRANSPORTATION

Centrally located, 127 Seventh Avenue enjoys easy access to a variety of transportation options.

- Situated just a short walk from the property, the A, C, E, D, F, M, and 18th Street Subway Station offer expedient access throughout New York City.
- The main intercity railroad station in New York City, Pennsylvania Station serves more than 600,000 commuter rail and Amtrak passengers daily. Situated just three subway stops from 127 Seventh Avenue, residents of 127 Seventh Avenue will enjoy easy access to this important transportation hub.
- The 14th Street PATH Station provides convenient access into Lower Manhattan & New Jersey.
- West Chelsea additionally benefits from a plethora of bus routes in the neighborhood, including the M7, M10, M11, M12, M14, M23 SBS New York City Bus routes.
- Launched in 2013, Citi Bike boasts numerous locations just a short walk from 115 Seventh Avenue.





RETAIL

127 7th Avenue has an abundance of nearby shopping and dining options. One-of-a-kind restaurants thrive in the densely populated community and include:

- Txikito, whose name is a Basque term of endearment meaning “little one,” single-mindedly celebrates the small-plate cuisine in a culturally distinctive region.
- Perhaps New York City’s top destination for refined, upscale Italian Cuisine, patrons of Don Angie is often on the top of food critics for best restaurant in New York City.
- Momofuku Nishim the Italian Korean hybrid from David Chang has one of the most eclectic menus in the neighborhood. Start with a light and bright appetizer before jumping into the array of house-made pastas and roasted or grilled meats.
- The Shops and Restaurants at Hudson Yards features 1,000,000 square feet of space, including 750,000 square feet of retail. The shopping center stands 7-stories beneath the luxury condominium building 30 Hudson Yards, and will offer customers an unprecedented shopping experience. With over 100 shops and restaurants including Coach, L’Oréal, and Neiman Marcus, the Shops at Hudson Yards is the premier shopping location in Chelsea.
- Residents of Chelsea enjoy a variety of grocery options including Whole Foods, Trader Joe’s, Westside Market, Hudson Market and Fairway.

RESIDENTIAL

Because of its restaurants, bars, proximity to public transportation, and shopping, Chelsea is one of the most sought-after residential neighborhoods in Manhattan:

- The neighborhood offers an unrivaled beauty which is evoked by its pre-war architecture and small hidden cafes/bars scattered throughout quaint tree-lined streets.
- Properties located in Chelsea sold on average for nearly \$2,000,000 in February 2023.
- Chelsea is achieving residential rents of over \$6,900 per month and sellouts in excess of \$2,000 per square foot.









FedEx



TAO

JOYCE

23rd Street

Seventh Avenue

Ninth Avenue

18th Street

Sixth Avenue

21st Street

MERCI MARKET

18th Street

Eighth Avenue

Google

verizon

BARRY'S



ACE



16th Street

1



Marshalls

18th Street

Eltex

SEVENTH AVENUE

OLD NAVY

west elm

westville

15th Street

BondVet

THE RAINES LAW ROOM

Eighth Avenue

CORNER BISTRO.

Greenwich Avenue

14th Street

1 2 3



MERIDIAN CAPITAL GROUP, LLC BROCHURE DISCLOSURES AND DISCLAIMERS

This is a confidential brochure (the "Brochure") intended solely for your limited use and benefit in determining whether you desire to express any further interest in the proposed sale of 1277th Avenue, New York, New York (the "Property"). By accepting a copy of the Brochure, you hereby agree to the matters set forth herein.

The Brochure was prepared by Meridian Capital Group, LLC ("MCG") and has been reviewed by representatives of the owner or owners of the Property (the "Owner"). The Brochure contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser, mortgagee, investor, lender or lessee may desire. Additional information and an opportunity to inspect the Property and other information relevant thereto will be made available to interested and qualified purchasers, mortgagees, investor, lender or lessee. Neither Owner, MCG nor any of their respective officers, agents, brokers or employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of the Brochure or any of its contents, and no legal commitments or obligations shall arise by reason of the Brochure or any of its contents. In particular, but without limitation, no representation or warranty, express or implied, is given as to the achievement or reasonableness of, and no reliance should be placed on, any projections, targets, estimates, or forecasts ("projections") contained in the Brochure. Any such projections are for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond the control of Owner, and therefore, subject to material variation. All information, opinions and estimates are given as of the date hereof and are subject to change without notice. Neither MCG nor the Owner undertakes any obligation to provide any additional information or to update any of the information or the conclusions contained herein or to correct any inaccuracies. The information in the Brochure is not intended to predict actual results and no assurances are given with respect thereto. The value of the Property, or any other property described herein may fluctuate as a result of market changes. All square footage measurements must be independently verified by you.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with you or any prospective purchaser, mortgagee, investor, lender or lessee at any time with or without notice. Owner shall have no legal commitment or obligation to you or any prospective purchaser, mortgagee, investor, lender or lessee reviewing this brochure

or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered to all parties, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or expressly waived.

By receipt of the Brochure, you agree that the Brochure and its contents and information are of a confidential nature, that you will hold and that and all information therein in the strictest confidence, and that you will not disclose the Brochure or any of its contents or information to any other entity without the prior written authorization of Owner, nor will you use the Brochure or any of its contents or information in any manner detrimental to the interest of Owner or MCG. You acknowledge and agree that any breach of this confidentiality clause will cause injury to Owner and/or MCG for which money damages may not be an adequate remedy and that, in addition to remedies at law, Owner and/or MCG is entitled to equitable relief as a remedy for any such breach.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MCG does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws, statutes, and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While the Brochure contains physical description information of the Property, there are no references to its condition. Neither Owner nor MCG make any representation as to the physical

condition of the Property. Prospective purchasers, mortgagees, investors, lenders or lessees should conduct their own independent engineering report and any other reports or inspections they deem necessary to verify property condition.

In the Brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full terms or agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to independently review all relevant documents which may or may not be referenced in this Brochure. The terms and conditions stated in this section will relate to all of the sections of the Brochure as if stated independently therein. If, after reviewing the Brochure, you have no further interest in purchasing the Property, kindly return the Brochure and all other documents accompanying the Brochure to MCG at your earliest possible convenience.

Photocopying or any other reproduction or duplication of the Brochure is not authorized. The Brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner or the Property since the date of preparation of the Brochure. Once you have expressed an offer to acquire the property and have demonstrated certain bona fides satisfactory to Owner, certain further and additional information may be provided in order for you to complete your due diligence investigation, such as complete and detailed rent roll information, expense pass-throughs, and expenses.

Zoning is a critical factor in the value of the Property. All zoning information must be independently verified as the Owner or MCG does not make any representation with respect thereto.

MCG, its subsidiaries or affiliates, and any manager, member, officer, director, employee or agent of MCG, or any of its subsidiaries or affiliates, does not accept any liability whatsoever for any direct, indirect or consequential losses (in contract, tort or otherwise) arising from the use of this Brochure or its contents or reliance on the information contained herein.

MERIDIAN INVESTMENT SALES TEAM

A DIVISION OF MERIDIAN CAPITAL GROUP

Meridian's Investment Sales division is comprised of some of the top investment sales professionals in New York City. With more than 75 years of combined New York real estate transactional experience exceeding \$35 billion in value, Meridian's team of investment sales professionals includes best-in-class expertise across a breadth of asset types, transaction sizes, and sub markets. Meridian's team has an intimate knowledge of New York City real estate, knowing neighborhoods on a door-by-door basis, and has a deep and detailed understanding not just of how a property's tenancy and cash flow drive value, but also of how drivers such as zoning, land use, air rights, and alternative uses play a key role in determining a property's true market value. The Meridian team has an unparalleled knowledge of the buyer base and capital flows germane to the New York City investment sales market at any given point in time, and maintains excellent working relationships with a wide array of local, national, and international buyers.

Meridian's Investment Sales professionals have transacted in New York City over the course of many macro and micro market cycles. As such, clients seek out Meridian's team not only when they have decided to sell a property, but also as trusted advisors that can offer unique perspectives relative to portfolio management, risk mitigation, and value creation.

Meridian Capital Group was founded in 1991. It is widely recognized as one of the leading and prolific commercial real estate finance and advisory firms in the country. Meridian has arranged \$286 billion of commercial real estate financings, including more than 48,231 transactions in 49 states.

DAVID SCHECHTMAN

Senior Executive Managing Director
O: 212.468.5907
M: 646.742.7246
dschechtman@meridiancapital.com

LIPA LIEBERMAN

Managing Director
O: 212.468.5908
M: 718.288.4569
llieberman@meridiancapital.com

ABIE KASSIN

Managing Director
O: 212.468.5909
M: 917.596.2011
akassin@meridiancapital.com

BRIAN GLADSTONE

Vice President
O: 212.468.5948
M: 516.712.9992
bgladstone@meridiancapital.com

HENRY BARNATHAN

Associate
O: 212.468.5994
M: 917.283.8831
hbarnathan@meridiancapital.com

FOR FINANCING INQUIRES, PLEASE CONTACT

AARON BIRNBAUM

Executive Vice President
O: 212.612.0203
abirnbaum@meridiancapital.com

CAROL SHELBY

Managing Director
O: 212.612.0251
cshelby@meridiancapital.com

ERIC SCHLEIF

Vice President
O: 212.612.0160
eschleif@meridiancapital.com

MARKETING & UNDERWRITING

MAXWELL KEPES

Associate
O: 212.468.5974
M: 248.565.6898
mkepes@meridiancapital.com



 **MERIDIAN**
INVESTMENT SALES

- EXCLUSIVE LISTING -