

Property Management Outcomes



5 Building Commercial Portfolio, Greenwich, CT – Management Client

2-3 Story: Retail, Office and Apartments

Management Start Date 9/1/2009

Gross Revenue at Start Date \$841,116 (one minor vacancy)

Gross Lease Revenue

as of 10/31/10 \$1,164,787

Bottom line 38.5% increase of revenue in 15 months

Still Managing Yes



156 Greenwich Avenue, Greenwich, CT - Receivership & Management Client

Receivership Date 1/20/2005

Major Problems Town Condemned building for residential use; Renovate 4 apartments, re-rent all apartments, replace HVAC units, Replace roof; renew ground floor tenant at \$100/ ft NNN

Court Prepared backwards looking 10 year pro-forma, testified in court as expert witness – Client won case was awarded 3 times damages.

Still Managing Yes



20 Summer Street, Stamford, CT – Management Client

5 Story: Retail, Office Building

Ownership Purchase Date 10/1/1979

Purchase Price \$885,000

Purchase Date NOI \$72,126

Management Start Date 11/1/1979

Pre Sale NOI \$302,434

Selling Broker Pyramid

Sale Date 12/4/08

Sale Price \$3,950,000



430 Main Avenue, Norwalk, CT - Management Client

3 Story: Retail, Office and Apartment Building

Ownership Purchase Date 3/1/2003

Purchase Price \$4,200,000

Purchase Date NOI \$505,784

Management Start Date 3/1/2003

Pre Sale NOI \$545,738

Selling Broker Pyramid

Sale Date 10/17/2008

Sale Price \$7,595,605



79 East Putnam Avenue, Greenwich, CT – Management Client

2 Story: Retail and Office Building

Ownership Purchase Date 5/22/02

Purchase Price \$5,530,000

Purchase Date NOI \$505,784

Management Start Date 6/1/02

Pre Sale NOI \$649,806

Selling Broker Pyramid

Sale Date 11/18/05

Sale Price \$9,850,000