

HIGHCAP GROUP

Investment Real Estate Solutions

Innovative Deal Makers - Relationships, Experience, Results

Investment Sales
Development Assemblages
Capital Advisory
Debt & Equity Financing
Joint Ventures
1031 Exchanges

Highcap Group, a premier full service Manhattan based commercial real estate sales firm offers property acquisition, disposition, value-added brokerage and finance services throughout the metropolitan area, as well as on a national basis. The Managing Principals have over fifty years of combined experience and through its relationships, networks and track record of billions of dollars in sales have created an efficient platform of success to help navigate building owners and investors through the challenging commercial real estate market. Highcap's stellar reputation stems from its dedication to clients, and its ability to adapt and react to every situation, offering a much higher level of personalized services.

Our seasoned professional team is fluent in many languages, and with its diverse professional backgrounds can quickly identify solutions for the most difficult negotiations. We have combined our knowledge, sharpened skills, resources and understanding of the ever changing market to help secure the best possible deals for all property buyers and sellers, Highcap prides itself on its hands-on team oriented approach to help create a plan designed to the seller's specification based on an off-market or mass market scenario. In today's fast paced investment sales market it is our goal to use an intelligent and entrepreneurial approach to procure a sale in the tightest of circumstances.

Managing Principals



Josh Goldflam

MANAGING PRINCIPAL

Josh Goldflam is well known in investment real estate circles as a deal maker. In less than a decade, Josh has amassed a billion dollars worth of investment and development property sales to his credit, spanning every asset class including some high profile transactions in Manhattan and Brooklyn. Some noteworthy sales include the development assemblages for the Gotham Hotel in Midtown, The Centurion Condo on 56th Street just off of 5th Ave, and the 72 unit 50 Franklin Street in Tribeca. Josh's dynamic personality combined with his passion for real estate and in-depth knowledge of the investment & development property markets results in his unique ability to get the toughest deals and most complex negotiations closed. He has been previously recognized as a "Rising Star" as published in Real Estate Weekly and instrumental in helping Highcap Group earn continuous top rankings for investment sales brokerages in New York City in recent years. Josh is active outside the office with various sports and non-for profit organizations. He currently lives with his family on the Upper East Side and serves as Treasurer on the Board of Directors of his cooperative building.



Christen Portelli

MANAGING PRINCIPAL

Christen Portelli is established in the industry for her tenacious and analytical approach to every deal. Her vivacious personality along with long-standing relationships allows her to source creative opportunities for her clients, proven through her impeccable track record. She has victoriously negotiated billions of dollars in sales transactions through various market cycles and has expertise in investment sales along with partnerships interests, note sales and debt/equity financing. With an appreciation for architecture, she has contributed to the evolution of many building conversions and has helped shaped the skyline with development deals as well. In addition, her underwriting analysis along with ability to project future returns and forecast trends create excellent opportunities for her clients in the income producing sector, both commercial and multi-family. Some of the noteworthy and iconic transactions which Ms. Portelli has been involved in include: "Temple Court" in Downtown Manhattan; "The Whitman" in the Flatiron District; "The Allerton House" in Midtown; the "Met-Life" building in Bronxville; the "Henry Fernbach" building in Soho; "The Seville" in the West Village.



Laurence Ross

MANAGING PRINCIPAL

Laurence Ross is a widely respected veteran of the commercial real estate industry and has negotiated hundreds of sales transactions over the course of his career. His deep understanding of the ever changing dynamics of the NYC marketplace and consultative solution approach towards asset disposition has made him a leader in his field. He is now celebrating his 28th year in the business and has a wide perspective of the field, earned over his past involvement in all facets of the industry, including management, leasing and ownership. Notable sales transactions include the Childrenswear office building in midtown, the Crescent Club in LIC and the Anthropologie Building in Soho. He has also appeared in and written for numerous industry publications.

Team Members

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Services

Sales Brokerage Services

Acquisition and Disposition of the following:

- Multifamily Residential and Mixed-Use properties
- Retail Condominiums and Shopping/Strip Centers
- Office and Loft Buildings
- Hospitality related, including hotels, assisted and senior living
- Industrial, warehouses, storage and parking garages
- Development Site Assemblages, Conversions and Air Rights Transfer
- Triple Net leased (NNN) Properties
- Estate Sales
- Bulk Sales of Unsold Condo/Coop Packages
- 1031 Exchange Properties
- Joint Venture and Partnership Buyouts
- Nonperforming and Performing Bank Mortgage Sales
- Bank Owned (REOs)

Debt and Equity Placement

- Acquisition Financing
- Mezzanine and Bridge Loans
- Debt Restructuring
- Hard Money Loans

Ancillary Services

Provided through our affiliated partners:

- Property Auction Services
- Retail and Office Leasing
- Residential Sales and Rentals
- Asset Management
- Appraisals
- Legal Counsel

Selected Closings



1464 First Avenue, New York, NY

4 walkup with 5 apts & 1 store

\$3,950,000



15 Gouverneur Place, Bronx, NY

5 story walkup with 10 apts & 1 store

\$840,000



1 Sullivan Place, Brooklyn, NY

Note for stalled construction site

\$980,000



750 Palmer Road, Bronxville NY

Historic 90,000 SF building for conversion

\$7,800,000



426 Bainbridge Brooklyn NY

4 story walkup with 5 stores & 4 apts

\$1,150,000



625-629 & 658 Driggs Avenue, Brooklyn NY

Prime Williamsburg development site

\$9,250,000



375 West Broadway New York NY

Soho 55,000 sf mixed-use building

\$81,000,000



57 Shaker Heights, Monticello NY

9 building complex with 180 units

\$3,075,000



8225 Jericho Tpke, Woodbury LI

4,400 SF NNN retail building with BOA

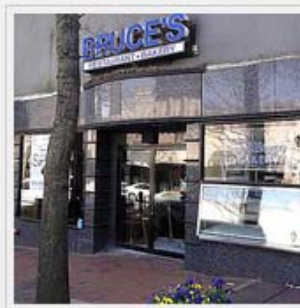
\$9,000,000



32-02 Astoria Blvd, Astoria NY

Residential Dev Site

\$3,346,141



34 Middle Neck Rd, Great Neck NY

One story retail taxpayer with 5,000 Sq. Ft.

\$1,050,000



25 & 27 West 38th Street New York NY

Hotel development with over 40,000 SF buildable

\$11,826,000

Selected Closings



9627 Atlantic Avenue,
Queens NY

2 story building with 5
stores & 2 apts

\$1,575,000



3057 Bailey Avenue Bronx
NY

5 story walkup with 11 units

\$1,150,000



393 Lefferts Avenue,
Brooklyn NY

61,000 sf dev site in Crown
Hts.

\$4,650,000



69-71 & 73 Greene Street
New York NY

Soho cast iron loft building
with 75' of frontage

\$33,025,000



214 Richardson Street,
Brooklyn NY (NOTE)

Note for stalled 10 story
condo development

\$2,950,000



133 Mulberry Street New
York NY

42,000 SF Elevator with 16
apts and 1 store

\$22,250,000



565-569 Fulton Street
Brooklyn NY

90,000 SF development
site on Fulton St Mall

\$12,750,000



72-74 & 104 Forsyth Street
NY

3 buildings with 56 apts & 4
stores

\$9,800,000



409-413 Broadway (Note)
Brooklyn NY

Mixed-use bldg w/ 20 apts
& 2 stores

\$4,488,000



710 Third Avenue New
York NY

Midtown East development
site

\$6,350,000



278 East 10th Street & 78
East 3rd Street NY

2 buildings with 43
apartments

\$10,300,000



200 Franklin Street,
Brooklyn, NY

12 story elevator w/ 19
apts, 5 stores & parking

\$12,500,000

Selected Closings



93 India Street Brooklyn NY

4 story walkup with 20 apts
\$2,975,000



7-11 Cornelia Street & 100-102 Christopher Street NY

2 buildings with 85
apartments & 5 stores
\$32,600,000



496 South Broad Street, Silver Common Retail Center, Meriden, CT

27,000 SF Strip Center
\$7,050,000



41-11-17 Crescent Street (Note), Long Isl&City NY

150,000 SF luxury bldg w/
130 apts
\$39,000,000



90-11 thru 90-21 31st Avenue, Queens, NY

7,500 SF Retail building
with 6 stores
\$1,700,000



102-14 Jamaica Avenue, Queens NY

4,505 SF Retail building
NNN leased
\$1,370,350



21 East 26th Street NY

Luxury condo conversion
on Madison Square Park
\$13,565,000



484 Humboldt Street Brooklyn NY

3 story elevator with 21 loft
apts
\$5,120,000

Selected Closings



260 West 73rd Street, NY

5 story brownstone with 11 apartments

\$2,850,000



65 Roosevelt Avenue, Valley Stream NY

27,000 SF Office Building

\$3,200,000



10017-10021 Northern Boulevard, Corona NY

Retail Development Site

\$1,550,000



141-147 East 39th Street, NY, NY

Salvation Army building converted to Pod39

\$28,000,000



232-250 South Fulton Avenue, Mt Vernon NY

12,500 SF retail building with 9 stores

\$1,050,000



240 New Jersey Avenue, Brooklyn NY

4 story walkup with 16 units

\$1,045,000



1642-1646 Pitkin Avenue Brooklyn NY

Elevator building: 40 apartments plus McDonalds retail

\$5,000,000

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