

COMMERCIAL REAL ESTATE ADVISORY COMPANY

BROKERAGE, INVESTMENT AND DEVELOPMENT



OVERVIEW: THE NASSIMI GROUP



The Nassimi Group is a commercial real estate brokerage and advisory company headquartered in New York City. Our boutique brokerage focuses on commercial leasing, investment sales, and a multitude of services in the capital markets arena. The company is a leading advisory firm, offering a broad array of services to institutional investors seeking superior risk-adjusted returns in the real estate market.

TNG utilizes a consumer-centric approach to identify and transact on all major commercial assets in the US. With a particular focus on the New York City market, the Nassimi Group uses its vast network of industry relationships to execute on the strategic plans of our clients. Our executives and managers combine disciplined insight, market research and the latest data intelligence to find the right solution for each investment.

As we continue to grow and expand our international network of relationships, we find new opportunities to help our clients and partners succeed.



RESIDENTIAL/COMMERCIAL REAL ESTATE BROKERAGE, INVESTMENT AND DEVELOPMENT



TNG OVERVIEW | MANHATTAN

TNG LEADERSHIP

**A Consistent Top 50 Real Deal Team*



RICHARD NASSIMI



PRESIDENT



MICHAEL LOHAN



EXECUTIVE DIRECTOR



JONATHAN LOLOI



VP | INVESTMENT SALES



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The Nassimi Group offers our clients a full range of brokerage services across every asset class. Management strives to apply its expertise in acquisitions, dispositions and finance to best price, position and close all transactions. Specific focus on retail & mixed-use sectors provides TNG with a more refined approach to an increasingly complex real estate market.

TNG investment sales professionals have a refined focus on all commercial properties in the market, including:

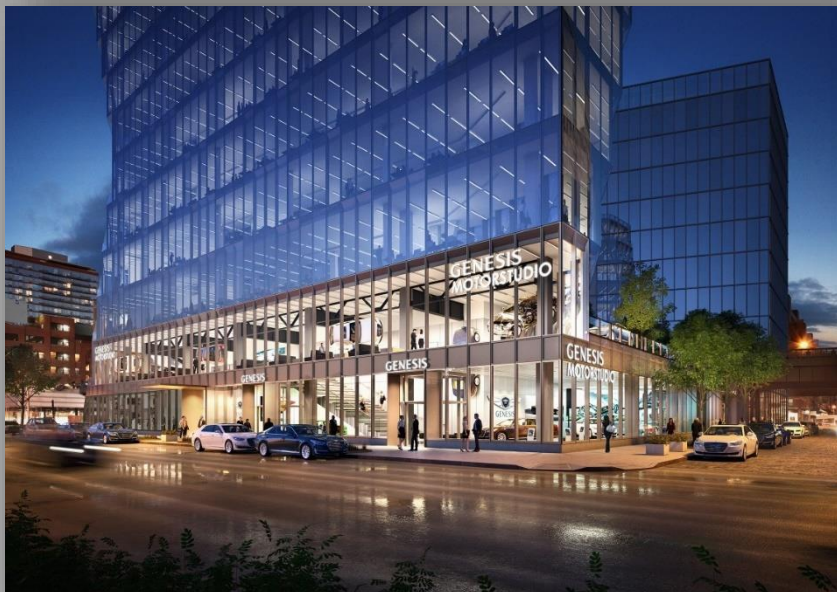
- Multifamily Properties
- Development Sites (Land and Conversions)
 - Retail Condominiums
- Triple-Net Lease (NNN) Assets
 - Industrial Assets
 - Mixed-Use Buildings
 - Affordable Housing
- Commercial Buildings
 - Office Buildings
 - Garages



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TNG Commercial Office/Mixed-Use Sales & Record Breaking Retail Leases

- Candidate for 2017 NYC Deal of the Year
- Tenant representation for South Korea-based automaker Hyundai
 - Long-term lease for #4 automaker in the world
 - \$310M lease for a world-renowned Genesis Gallery
- 51,000SF of Class A retail space in the Meatpacking District



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TNG Luxury Residential Property Listings & Record Breaking Condominium Sales

- Close To \$1.4 Billion Closed Sales/Rentals/Leases
- Hired to head Sales at the critically acclaimed W New York - Downtown
 - W Bulk package closed for more than \$20M at \$2,000PSF
- Responsible for closing multiple units at Cipriani Club Residences at 55 Wall Street; 45 Wall Street; 40 Broad Street; 22 Rector Street; The Orion; Copley; Bullmont; Sophia; The Ellimont ; The Charles Condominium; and more...
- Multiple Upper East Side properties apartments totaling \$20M+(Closed In 45 Days)
 - Closed celebrity & high-profile clientele apartments
 - International holdings: diversified, portfolio
- Celebrity Broker for Lindsay Lohan, Jeremy Lin, Bow Wow and many more...



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Retail & Office

We offer distinctive representation for both commercial real estate tenants and landlords. As a boutique commercial real estate firm, it is our mission to offer our clientele a personalized approach and we accomplish this with attentiveness, effective communication, professionalism and knowledge.

Our ultimate mission is to see our clients success; this can only be accomplished by achieving the lowest risk while maximizing productivity.

Services include:

- Dedicated Representation
- Client Needs Assessment
 - Strategic Planning
- Marketing Surveys and Analysis
- In-Depth Personal Property Tours
 - Lease Negotiations
 - Competitive Bids
- Site Selection & Incentives
- Relocation Management
- Subleasing and Disposition
- Project Planning, Financing and Construction Assurances



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Capital Markets

The **Nassimi Group** addresses the capital requirements of businesses seeking debt and/or private equity to fund growth, acquisitions, recapitalize or refinance. Our partnerships with capital advisory firms allows for a comprehensive view of financing requirements to deliver custom solutions to capital structure issues. With perspective, creativity and efficiency our team produces strong outcomes.

Capital Advisory Services Include:

- Real Asset Capital
- Construction
- Acquisition, Bridge & Mezzanine
- Private Equity Capital



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TNG Customized PR & Marketing Strategy

**Specialized Campaign & Full support of sponsor's units*

- Specialized marketing outreach to local, national – U.S. regional networks & outsourced PR options that TNG counsels for the developer's investment.
- Utilizing successful highly specific approaches with a proven track record for promoting properties and creating the most coveted developments.
- Innovative expertise to forecast market trends, drawing on our fast paced, respondent in-house research team to deliver desired results.
- Collaborative relationship whereas TNG agents aid in managing all RE transactions and assist with all sponsor sales without commission.
- 50% of the building apartment's that the owner chooses will receive full sponsor's profit, while TNG will receive commission for the remaining units sold.



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TNG Pre-Development Expertise & Success

**A Consistent Top 50 Real Deal Team*

- **W New York – Downtown (Ground-Up Development)**

- From inception of development, interior design, architecture, staging, pre-marketing to marketing, analysis and pricing

- Filed offering plan, organization of on-site sales office team and model apartment set-up

- Prepared marketing collateral and PR campaign

- **Cipriani (Conversion Building) & 75 Wall (Outside Advisor)**

- Sales, marketing, and PR strategy and analysis

- Advisor to developers in legal matters

- Consult for layout of apartments to fetch highest sales price

- Negotiated loans, brokering, and refinancing

- Participated in bank meetings with developers

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Recent Transactions

Genesis Motorstudio | 40 10th Avenue, NY
20-Year Retail Lease

135 Cuttermill Road | Long Island, NY
Strip Mall | Retail

95 Maple Street | Long Island, NY
Investment Property | 2-Family Rental

190 Steamboat Road | Long Island, NY
Development Site | Rental

149 West 55th Street | New York, NY
Retail Shop

W Hotel
123 Washington Street | New York, NY
Development | Pre-Sales | Management

The Orion at 350 West 42nd Street | New York, NY
Investment Property

30 West 61st Street | New York, NY
Investment Property

40 Broad Street | New York, NY
Investment Property

40 East 61st Street | New York, NY
Investment Property

43 West 61st Street | New York, NY
Investment Property

The Horizon at 415 East 37th Street | New York, NY
Investment Property

177 East 77th Street | New York, NY
Investment Property
The Copley at 2000 Broadway | New York, NY
Investment Property

The Charles House at 40 East 78th Street | New York, NY
Investment Property

The Element at 555 West 49th Street | New York, NY
Investment Property



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The TNG Boutique Advantage

**Hand's on experience with pre-development projects*

- The independent nature of TNG allows its leaders and agents to be vigilant, thus cultivating the firm's culture and brand.
- The brand itself is fueled by the passion of its agents, who aspire to cultivate the brands, cultures and business models of its respective clients.
- Straying from the corporate, generic lead generation model, TNG focuses its efforts on a more hands-on approach; adding value to their network of existing relationships.
- By targeting existing clients and colleagues through an influential community, TNG creates rewarding relationships that continues to benefit all parties long after closing.
- Specially trained pro-agents work directly with clients, growing and building as needed to constantly tailor needs as they arise.





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