



anbau

PROJECT OVERVIEW



#### DESCRIPTION

39 West 23rd Street is located in the heart of the Flatiron District, just off Madison Square Park. The building will be fully amenitized and plans include private access to planted loggias for the majority of units as well as limited on-site parking.

#### COMMENCEMENT

4Q 2017

#### EXPECTED TCO

3Q 2020

#### EXPECTED SELL-OUT

2Q 2021

#### SIZE

119,000 GSF; 22 stories

#### UNIT MIX

- 48 units, 1-4 bedrooms
  - 44 sellable condominium units
  - 4 inclusionary housing units

#### AMENITIES

24-hour doorman, fitness center, storage, bicycle room, automated parking, residents' lounge

#### PROJECT TEAM

Architect	COOKFOX Architects
Interior Design	COOKFOX Architects
Contractor	Pizzarotti, LLC
Marketing & Sales	Corcoran Sunshine
Lender	Bank of the Ozarks, Savanna Asset Management
Equity	Family Office



#### DESCRIPTION

360 East 89th Street is a new construction luxury condominium building located in Manhattan's Upper East Side between Carl Schurz Park on the East River and the new Second Avenue subway. The building will offer a full range of residence types, all with floor to ceiling windows, innovative kitchens, and high ceilings. Over 7,500 SF of amenity space will be available for the residents' use and an on-site, fully automated parking facility is also planned.

#### COMMENCEMENT

1Q 2015

#### FIRST TCO

3Q 2017

#### EXPECTED SELL-OUT

2Q 2019

#### SIZE

210,000 SF, 34 Stories

#### UNIT MIX

84 one, two, three, four bedroom and penthouse units

#### AMENITIES

24 hour doorman, gym and fitness studio, children's playroom, catering kitchen, tenant and bike storage, common laundry & automated parking facility.

#### PROJECT TEAM

Architect	SHoP Architects
Interior Design	Clodagh Design
Contractor	Ryder Construction
Marketing & Sales	Corcoran Sunshine
Lender	HSBC
Equity	Institutional









## 207 WEST 79<sup>TH</sup> STREET

### Project Overview

#### DESCRIPTION

207 West 79th Street is a new construction luxury condominium building located in the heart of the Upper West Side. Situated in a Landmark District between Central and Riverside Parks, this pre-war inspired building will offer a full range of residence types with excellent light, state of the art kitchens, and access to great restaurants, shopping and public transportation.

#### COMMENCEMENT

2Q 2016

#### FIRST TCO

1Q 2018

#### EXPECTED SELL-OUT

2Q 2019

#### SIZE

72,000 GSF; 13-stories

#### UNIT MIX

19 units, 2-5 bedrooms, with two duplexes

#### AMENITIES

24-hour doorman, fitness center, storage, bicycle room, children's play area

#### PROJECT TEAM

Architect	Morris Adjmi Architects
Interior Design	Morris Adjmi Architects
Contractor	Ryder Construction
Marketing & Sales	Corcoran Sunshine
Lender	Bank of the Ozarks
Equity	Family Office





**PAST PROJECTS**





### Project Overview



#### DESCRIPTION

155 East 79th Street is located in the middle of Manhattan's Upper East Side. Central Park, many of New York's finest cultural institutions, restaurants, high end shopping and some of Manhattan's most prestigious schools are all within walking distance. This ground up condominium takes the best of pre-war design and combines it with state of the art building technologies. Each apartment includes custom hardwood floors, Italian marbles, wood burning fireplaces, Juliet balconies, and terraces.

#### COMMENCEMENT

2Q 2014

#### TCO

4Q 2015

#### COMPLETION DATE

3Q 2017

#### SIZE

38,000 GSF; 14 stories

#### UNIT MIX

7 full-floor duplexes

#### AMENITIES

24-hour doorman, gym, tenant & bike storage

#### PROJECT TEAM

Architect	BKSK
Interior Designer	Pembroke and Ives
Contractor	T.G. Nickel & Associates
Marketing & Sales	Corcoran Sunshine
Lender	Emigrant Savings Bank
Equity	Family Office





### Project Overview



#### DESCRIPTION

“Citizen” is a new construction luxury condominium located in Chelsea, two blocks from Madison Square Park and two blocks from the Highline. The building offers a full range of unit types. The more efficient apartments are on the lower floors and the larger, higher-end residences are located on the upper floors. All apartments have access to open space. All penthouses have spectacular city views.

“Citizen” has achieved LEED Gold certification.

#### COMPLETION DATE

4Q 2012

#### SIZE

55,000 SF, 16 Stories

#### UNIT MIX

29 studio, one, two & three bedroom units and full floor penthouses

#### AMENITIES

24 hour doorman, fitness room, tenant and bike storage.

#### PROJECT TEAM

Architect	BKSK
Interior Design	BKSK
Contractor	Triton Construction
Marketing & Sales	Corcoran Sunshine
Lender	Bank of New York
Equity	Family Office







#### DESCRIPTION

“Harsen House” is a new construction luxury condominium located in the heart of Manhattan’s Upper West Side, one block from Central Park and two blocks from Riverside Park. The project was conceived as a building of mostly 2 bedroom apartments. Anbau was able to easily respond to the demand for full floor units because of the flexibility of the floor plan design. “Harsen House” is in a Landmarks District thus required Landmarks approval. The project was one of the first New York City residential projects to embrace LEED. It has LEED Silver certification.

#### COMPLETION DATE

1Q 2008

#### SIZE

60,000 SF, 16 Stories

#### UNIT MIX

19 two & four bedroom units

#### AMENITIES

24 hour doorman, fitness room, tenant storage

#### PROJECT TEAM

Architect	BKSK
Interior Designer	Andres Escobar
Contractor	PavLak Construction
Marketing & Sales	Corcoran Sunshine
Lender	Fremont / Goldentree
Equity	Family Office









## 110 CENTRAL PARK SOUTH

### Project Overview

#### DESCRIPTION

Built as a residential hotel in 1927 by Candela and Carpenter the 29-story pre-war coop is located at the south end of Central Park. Both Fifth Avenue shopping and the theater district are within easy walking distance. Anbau renovated the façade and gutted the hotel interiors to recreate pre-war apartments with spectacular views and all the conveniences of contemporary living. Three floors of penthouses were also added to the top. Special conditions included the renegotiation of the existing land lease.

#### COMPLETION DATE

1Q 2006

#### SIZE

155,000 SF, 29 Stories

#### UNIT MIX

64 one, two, three & four bedroom units

#### AMENITIES

24 hour doorman, fitness room, terrace, community space, and tenant storage.

#### PROJECT TEAM

Architect	Costas Kondylis Architects
Interior Design	Costas Kondylis Architects
Contractor	JT Magen
Marketing & Sales	Corcoran Sunshine
Lender	Corus Bank / iStar Financial
Equity	Family Office



#### DESCRIPTION

“Loft 55” is located in the now popular Clinton neighborhood in Manhattan, three blocks south of Columbus circle. Built in 1911 as a horse carriage garage the building’s concrete structure and high ceilings allowed Anbau to create efficient loft style apartments. A penthouse was added on the roof with expansive city views. Special conditions include working with the owner to create a land lease.

#### COMPLETION DATE

4Q 2004

#### SIZE

39,000 SF, 7 Stories

#### UNIT MIX

24 studio, one & two bedroom units, penthouse

#### AMENITIES

Tenant storage

#### PROJECT TEAM

Contractor	Matrix Construction
Marketing & Sales	Douglas Elliman
Lender	Commerce Bank
Equity	Family Office





# 136 WEST 22ND STREET

## Project Overview

### DESCRIPTION

136 West 22nd Street is located in the heart of Chelsea just a few blocks away from some of the City’s most prestigious art galleries. Built in 1907 as a warehouse Anbau exposed the original brickwork and timber posts and beams to incorporate original details into the new full floor loft layouts. Three penthouse floors were added to the top. Special conditions included tenant buyouts.

### COMPLETION DATE

4Q 2001

### SIZE

35,000 SF, 8 Stories

### UNIT MIX

eight two-bedroom and three-bedroom full-floor units

### AMENITIES

Original details, full-floor layouts

### PROJECT TEAM

Architect	Form Architect
Contractor	Alliance Builders Corp.
Marketing & Sales	Douglas Elliman
Lender	Bank of New York
Equity	Family Office



## FARMLANDS & BRAMANS LANE

Portsmouth, RI



### DESCRIPTION

Farmlands is a 72-acre farm located on the Sakonnet River. It is subdivided into 10, two-acre estate lots. Braman's Meadow is a 16-acre parcel subdivided into three one-and-a-half acre lots. All remaining land in both projects is preserved by a conservation easement and is in agricultural use. Anbau acquired the zoning variances to create open space subdivisions, installed the infrastructure, created the homeowners associations, wrote the architectural guidelines and monitored house construction for guideline compliance. The project received Outstanding Residential Development Award in 2000 from the American Planning Association.

### COMPLETION DATE

2000

### SIZE

72 acre farm was subdivided into 10 estate lots, 42 acres of conservation

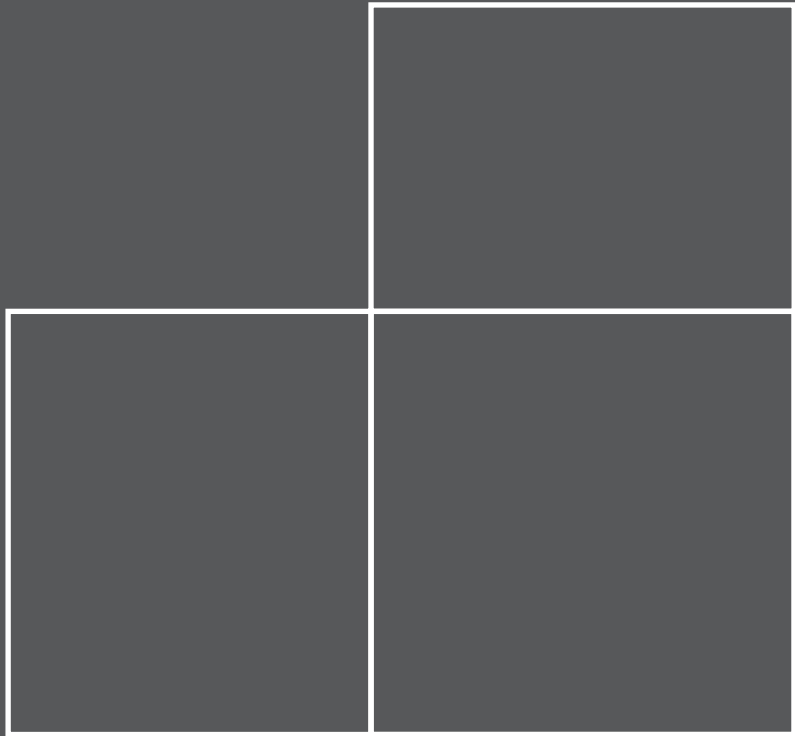
### UNIT MIX

10 two-acre estate lots

### AWARDS

Outstanding Residential Development Award for 2000 from the American Planning Association

## RENTAL INCOME PROPERTIES



## 53-55 FIRST AVENUE

### Rental Portfolio



#### LOCATION

53-55 First Avenue is located in the coveted East Village Neighborhood of Manhattan and is less than 1/10th of a mile from our existing properties at 50-58 East 3rd Street. Situated midblock on the west side of First Avenue between East 3rd and East 4th Streets, the buildings offer a combined 48 feet of frontage and benefit from the area's high foot traffic and excellent visibility

#### SIZE

18,240 GSF, two 5 story buildings

#### UNIT MIX

22 residential units, 1-4 bedrooms  
1 commercial unit

#### “VALUE ADD” PORTFOLIO STRATEGY

Benefits of adding 53-55 First Avenue to Anbau's East Village Residential Income Portfolio include:

Shared superintendent

Will add Studios to diversify the current portfolio unit mix.

#### “VALUE ADD” 53-55 FIRST AVENUE STRATEGY

Add value by renovating the lobby, upgrading, and creating additional bedrooms within fair market units.

Additional value created through the conversion of rent stabilized units.

Stable cash flow provided from the retail tenant via a long term lease.



## 50-58 EAST 3RD STREET

### Rental Portfolio



#### DESCRIPTION

50-58 East 3rd Street is an existing rental portfolio composed of three adjacent buildings. It is located in the East Village between First and Second Avenues. Nearby landmarks include Tompkins Square Park, Washington Square Park, Cooper Union, New York University, the Bowery Hotel and the Standard East Village. Outside of the rent stabilized and rent controlled tenants, tenancy is composed of college students and young professionals.

#### ACQUISITION DATE

3Q 2016

#### SIZE

52,000 GSF; three six-story buildings; 71 units