



## Introduction to Matter Real Estate

Real Estate Experience

# MATTER REAL ESTATE

## Pre-Development Experience



**Client:** Cornell Tech  
**Location:** Roosevelt Island  
**Date of Engagement:** 2012 to 2013

### Summary of Accomplishments:

- Developed space program, schedule and financial goals
- Negotiated development agreement with Forest City Ratner to develop office space
- Negotiated development agreement with Hudson Companies / Related Companies to develop residential space



**Client:** Teach for America  
**Location:** Manhattan  
**Date of Engagement:** 2013

### Summary of Accomplishments:

- Developed capital budget and estimated occupancy costs
- Established programmatic and site requirements, a realistic project schedule, and reliable financial parameters
- Negotiated a brokerage agreement with CBRE



**Client:** Manhattan Country School  
**Location:** Manhattan  
**Date of Engagement:** 2012 to 2013

### Summary of Accomplishments:

- Established programmatic and site requirements, a realistic project schedule, and reliable financial parameters
- Identified, evaluated, and negotiated agreements with highly qualified vendors including CBRE and Gran Kriegel

# MATTER REAL ESTATE

## Acquisition and Project Management Experience



**Building Size:** 104,000 sq. ft.  
**Location:** 424 West 33<sup>rd</sup> Street, New York  
**Date of Acquisition:** 2012

### Summary of Accomplishments:

- Structured a feasible and financeable acquisition
- Navigated litigation with seller to enforce purchase option
- Negotiated purchase and sale agreement and managed the closing process



**Building Size:** 35,000 sq. ft.  
**Location:** 432 Chili Avenue, Rochester, NY  
**Date of Acquisition:** 2014

### Summary of Accomplishments:

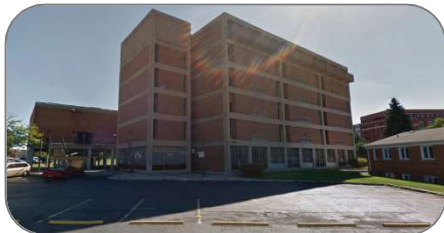
- Identified an affordable building that met programmatic needs
- Negotiated agreement with the seller
- Completed due diligence and design on-time and obtained a construction loan by structuring a financeable project



**Building Size:** 68,000 sq. ft.  
**Location:** 85 St Jacob St, Rochester, NY  
**Date of Acquisition:** 2016

### Summary of Accomplishments:

- Developed a successful proposal to a competitive City of Rochester RFP marketing the school building
- Completed due diligence and design on-time and obtained a construction loan by structuring a financeable project



**Building Size:** 45,000 sq. ft.  
**Location:** 305 Andrews St, Rochester, NY  
**Date of Acquisition:** 2016

### Summary of Accomplishments:

- Managed broker to identify an affordable building that met the school's needs
- Completed due diligence and design on-time
- Managed the contractor bidding process and leveled bids

# MATTER REAL ESTATE

## Design and Contractor Management Experience



**School:** Leadership Preparatory Bedford Stuyvesant  
**Location:** Brooklyn  
**Project timeline:** 2014

### Summary of Accomplishments:

- Managed the architect and contractor to renovate underutilized space in the building
- Delivered the project under budget and on-time while delivering space that is functional, safe, and economical



**Client:** Excellence Boys Charter School  
**Location:** Brooklyn  
**Project timeline:** 2015

### Summary of Accomplishments:

- Managed the architect to re-program the building to help two schools share space efficiently
- Managed architect and contractor to meet budget and schedule requirements
- Delivered space that is functional, safe, and economical



**Client:** Kings Elementary School  
**Location:** Brooklyn  
**Project timeline:** 2017

### Summary of Accomplishments:

- Managed the architect and contractor to meet budget and schedule requirements
- Delivered space to open a new school that is functional, safe, and economical



**Client:** Uncommon Leadership Charter High School  
**Location:** Brooklyn  
**Project timeline:** 2017

### Summary of Accomplishments:

- Managed the architect and contractor to meet budget and schedule requirements
- Delivered space to open a new school that is functional, safe, and economical