



KPP To Hold Networking & Presentation Event at The Hampton Beach Club in Ft. Lauderdale, Florida for Thursday, November 11th.

Please click on this link to view photos from our last event held at this same venue in Ft. Lauderdale

Please RSVP early if you plan to attend this event. Space is limited.



RSVP to info@kpp.us.com or call (212) 231-8235

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Contact Info

KPP Distressed Fund

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KPP joins Advisor IN platform to help promote our current fund offerings. For more information on Advisor IN please refer to their website at:
<http://www.advisorin.com/member/home>

Monitored Transaction

Distressed seller seeks liquidity



- 19 studio apartments located in a 5 story walk-up
- Located on border or Upper East Side and Harlem Area of NYC
- All tenants are rent-stabilized and pay an average of 25% below free market rents
- Seller in need of quick liquidity. Looking to close by year end.
- Close proximity to our "Recent Transaction" on 107th Street and Park Ave.

KPP Distressed Fund would submit an offer substantially below the current asking price and attempt to purchase this residential building for 8.5x GRM. This compares favorably to our purchase for KPP 107th Street LLC at 7.8x GRM given the subject property here is located in a more desirable area.

Monitored Off-Market Deal

Below Investment Opportunity Presents Large Upside in Potential Rental Income



- Large 30,000 square foot portfolio presents good economics of scale
- In place rent roll from rent-controlled, and rent-stabilized tenants well below free market rental rates
- Passive in place property management presents potential operational cost savings

KPP Distressed Fund would seek to acquire this property for under an 8x GRM

Over time through natural arbitration, KPP would be able to raise the rent roll as allowed under NYC rent guidelines.

Sincerely,

**The Management Team
King Penguin Properties**