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NSDNY Corp. making the dream of home ownership a reality for everyone in New York City. We engage primarily in developing and selling renovated and newly constructed properties in New York City metropolitan area. Our continuous mission is to cut through the red tape and make shopping for a home an enjoyable and rewarding experience for everyone. ***We have made it possible for the homebuyers to turn the key and move right in.***

Company Profile

NSDNY Corp. engages primarily in buying, renovating, and selling single and multi-family dwellings in New York City metropolitan area.

The company owns controlling interests in various developing companies including, but not limited to NSDNY Corp., Your Home Inc., Twin Homes Ltd., and many more.

In 20 years, the company has become one of the largest developers with this specialization in Manhattan, Brooklyn, Queens, Condominium & Housing market. Uniquely, the company has been rehabilitating /converting and reselling homes on an average of under 90 days. New construction to sale has an average of 90-180 days from the date of receipt of building departments permits.

The buyer profile frequently consists of first-time homebuyers and middle-income earners, such as city and other municipal employees, health-care workers, trade-unions members and others with stable incomes. The appeal of the product being offered by the company is a new construction condominium or remodeled home in improving neighborhood that can be purchased with modest down payment. The availability of the mortgages and access to quality and affordable homes are the primary drivers for this market which is experiencing a steadfast recovery.

In addition to its core business of selling rehabilitated multifamily houses, in the past Fifteen years the company has built and sold over hundreds of newly constructed houses and Condominiums and expects that Condominium conversion will become a significant revenue and profit stream.

Construction and Sales Cycle

Even though NSDNY Corp., the collective experience of those involved make it a strong contender in the NYC development industry.

Purchase - Two senior professional managers supervise the work of many employees that are responsible for locating the appropriate properties for Purchases. The buying team has been buying in New York City Metro Area for many years and is very familiar with the different neighborhoods and maintains various relationships with residents, business associates, and community groups.

Inspections - Each property is inspected, and the estimated cost of development is factored into the estimated purchase and sales prices. Each development is evaluated on a case by case basis and must meet substantial profitability and low risk levels.

Developing / Converting - The construction manager oversees a team of workers, who supervise multiple sub-contractors. There are twenty general subcontractors with the crews of ten to twenty workers for demolition, general carpentry, and finishing. They are exclusively used by NSDNY Corp. and have expertise in efficient and competent construction. In addition, specialty subcontractors are used for plumbing, electric, roofing, Mechanical and elevator.

Sales – Simultaneously NSDNY Corp. is affiliated in OWNER TO BROKER Program, exclusively to broker. Once the property has been listed, the home / Condominium is marketed while the development is underway.



Oftentimes, the property is constructed to the buyers needs with a deposit and end-loan credit approval even as construction work is still in progress. Demand for quality housing is that strong.

Completion of sales- Each customer is assigned a contract administrator who is responsible for individual decisions such as Kitchen, wood floor, Tile & Vanity, paint color, carpeting, upgrades, etc., as well as dealing with issues relating to the end-loan. Customer's satisfaction has been very high leading to many referral customers.

Closing- the contract administrators complete each sale, with support from NSDNY Corp.

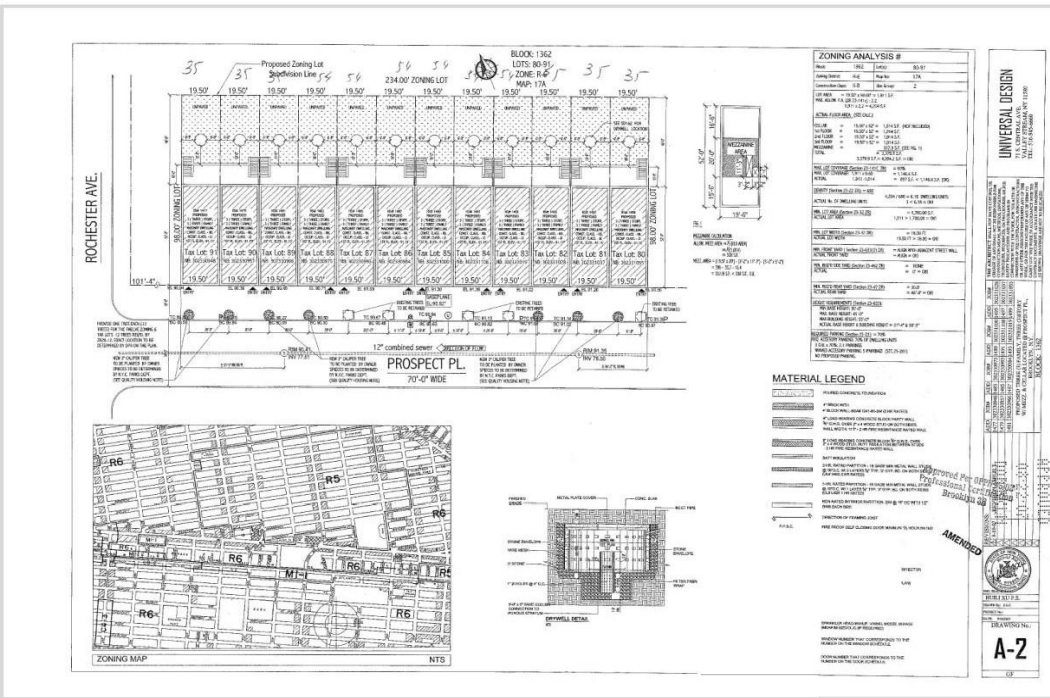
Time frame- The entire process from purchase to sale is commonly completed within 45 to 180 days. The unusually quick turnaround time is attributed to the professionalism of the team at NSDNY Corp., the expertise of the construction team, the standardization of subcontracting, and the exceptional task-based coordinated effort within our team.



Showcase Completed NSD Projects

Bushwick, Brooklyn NY.

This construction site is made of (8) multifamily dwellings. NSDNY Corp. initially sought to develop the Bushwick area in 2000 due to largely untapped potential of this under developed community.



**106 Remington Street (4) Two Family Dwellings
South Ozone Park, Queens NY.**

This project consists of four (4) two family dwellings in a residential area in Queens. Each dwelling will house two families in a Luxurious Six-bedroom layout.



838 Jefferson Ave (8) Unit Condominiums Brooklyn, NY.

This property was as is condition and was refurbished.
This property is a sold all brick and concrete it is a multi-family dwelling designed to eight (8) families, and it was converted for 8 Condominium unit.

BEFORE



AFTER



Dean Street, (Crown Heights) Brooklyn, NY (24) Unit Condominiums



An impressive all brick multi family dwelling was converted to a condominium located in the heart of Crown Heights, Brooklyn. This design features three bedrooms in each unit in a very spacious layout.



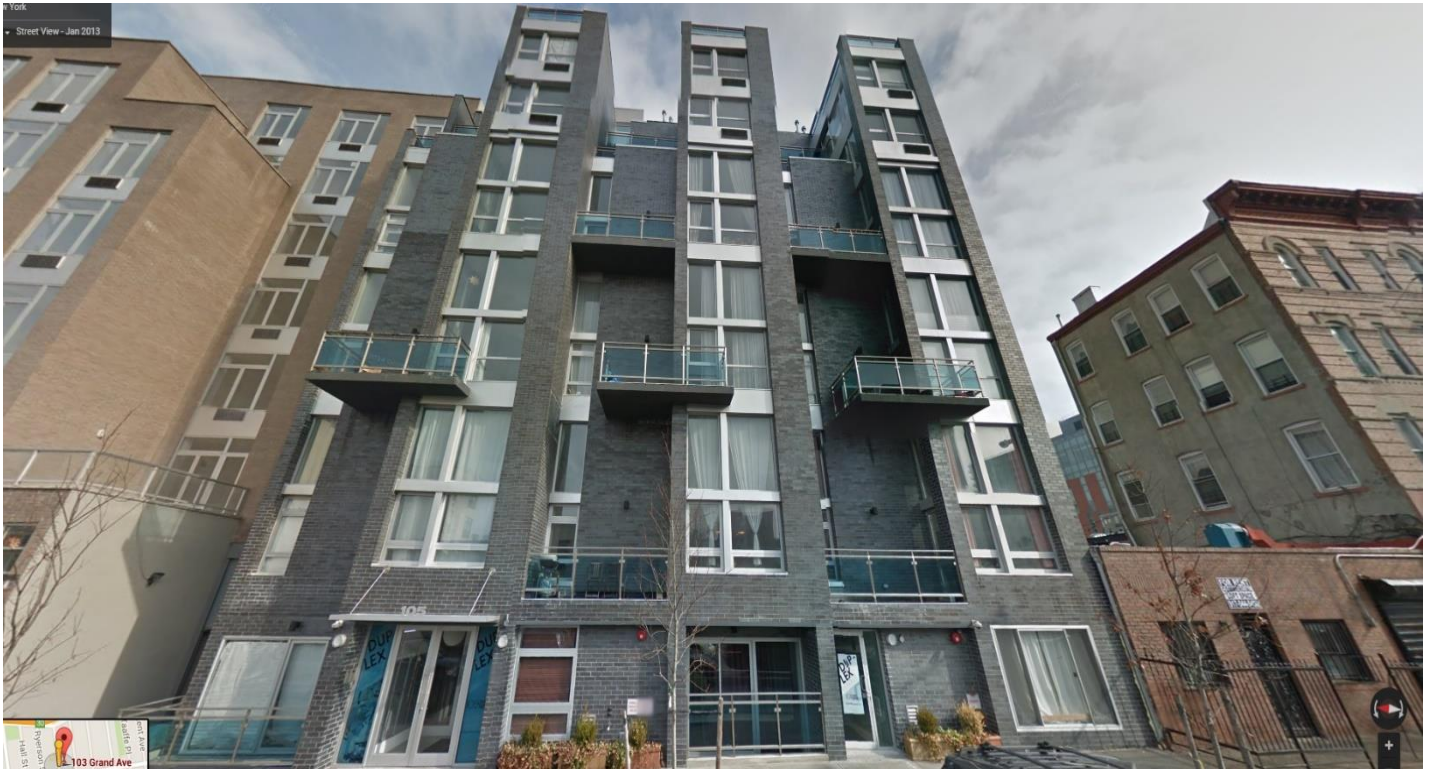


Master Bedroom



103-105-107 Grand Ave, Brooklyn NY

(41) Unit Condominiums These condominiums are in Clinton Hill Brooklyn, in what is rapidly becoming known as an extension to the metropolitan area of Manhattan. This project consists of Luxury two- and three-bedroom unit in an art deco building.





220 Spencer St, Brooklyn NY (2) Unit
Condominiums + 4 Stories Duplex and
triplex



99 DuPont St (Green Point) Brooklyn NY (3 Family Converted to 3 Condo Unit)

Before



After



Bathroom



Master Bedroom



We take pride in our work... We take pride in ownership...
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