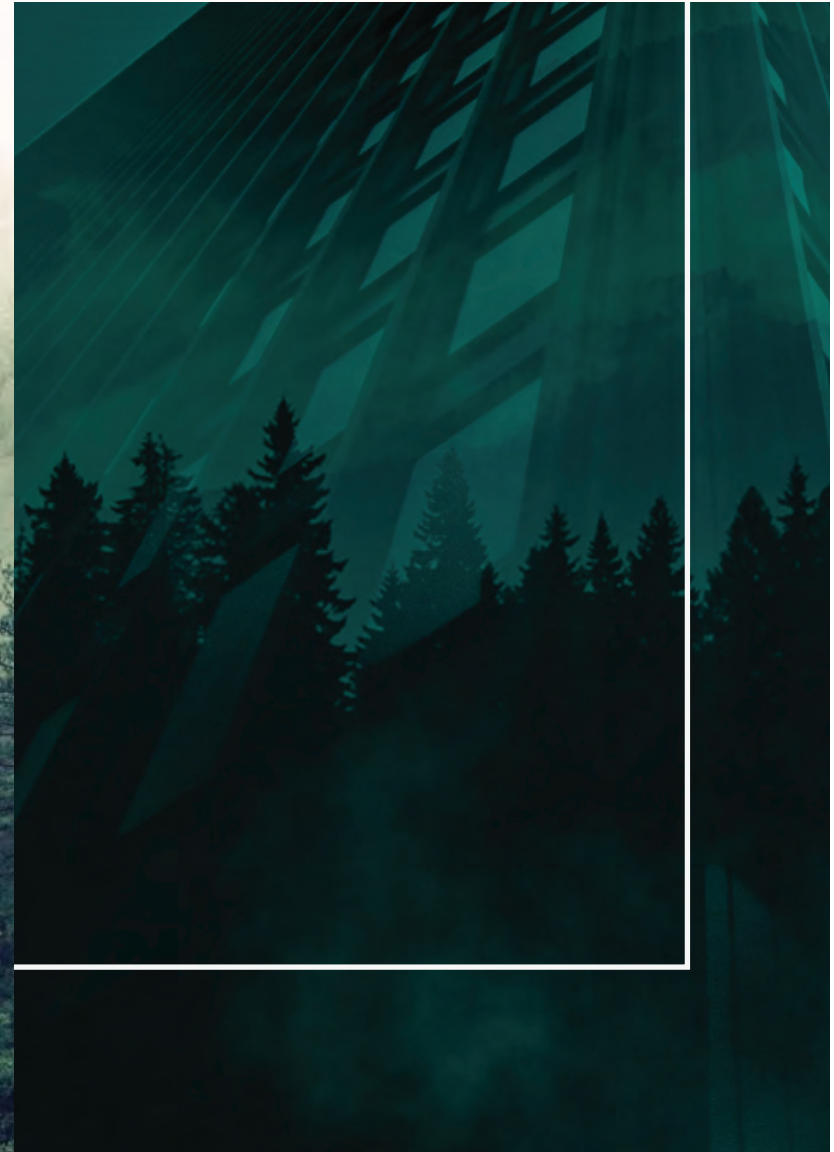




ADIRONDACK

CAPITAL PARTNERS



COMPANY OVERVIEW



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ABOUT

Headquartered in New York City, Adirondack Capital Partners (ACP) is an entrepreneurial real estate capital markets advisor specializing in the acquisition and disposition of multi-family, high street retail and office properties in major gateway markets throughout the United States. ACP facilitates large commercial real estate transactions and delivers best in class acquisition advice and execution. We strive to create value for our clients through creative, actionable ideas and flawless execution, and to be the most relevant and trusted advisor in the commercial real estate capital markets.



ABOUT

Adirondack Capital Partners takes a creative approach to investment sales with a hyper targeted white glove process that protects the integrity and privacy of each asset it sells. Tapping into a deep roster of high net worth, family office, and institutional clients, Adirondack Capital Partners has consistently been able to achieve record setting pricing for each asset it sells.

As a privately held boutique advisory firm we are dedicated to cultivating long-term client relationships and take pride in the reputation and track record of our firm. Adirondack Capital Partners success is built upon these deep relationships and is predicated on providing our clients with custom-tailored, data-driven, institutional solutions at every stage of the real estate cycle.



WE ARE & CONTINUOUSLY ASPIRE TO BE:

MISSION

A discreet and trusted advisor that prioritizes long-term relationships over single transactions – it's decades, not deals.

An organization that invests in our people and fosters their growth & empowerment at all levels.

A collaborative and intelligence-driven team that operates with a high degree of internal connectivity and trust.

A firm that uniquely combines capital markets and real estate expertise – providing clients with outstanding advice and execution in all the major markets, property types, and transaction forms. Our practice is nationwide and our access to capital is global.

A company that encourages its people to develop deep personal, lasting relationships with the individuals at all levels at our client organizations.



ACP maintains senior level relationships with key investment decision makers around the world.

Our focus on building deep and lasting relationships enables us to provide our clients with opportunities, intelligence, and access that other firms cannot.

The strength of our relationships is rooted in the firm's core values of accountability, integrity, teamwork, and trust.

GLOBALLY
CONNECTED



TEAM APPROACH

We approach every engagement as a team, assuring our clients always have the resources to achieve success.

Collaborative, innovative, and passionate, our team is fully interconnected, leveraging our combined relationships and resources to deliver exceptional results.

Unburdened by the systemic bureaucracy, divisive internal politics, and conflicts of interest that pervade large corporate brokerage firms.



CLIENT ORIENTED

Our goal is simple: deliver results in line with the goals of our clients.

The interests of our clients always take priority over ours.

ACP team members are determined to provide a flawless, institutional-quality process and execution across the full spectrum of real estate services and product types.



SELECT TRANSACTIONS

The following is a select list of Adirondack Capital Partners projects that are presented as examples of our work.



770 MADISON AVENUE
NEW YORK, NEW YORK

Sq. Ft. 6,839
Sale Price: \$31,000,000
Price Per Square foot: \$4,532
Sale Date: 8/3/2018

Note: Adirondack Capital Partners represented the seller, a multi generational owner, and procured the buyer, a luxury Japanese Retailer.



404 JAMES ROBERTSON PARKWAY
NASHVILLE, TN



Sq. Ft. 438,640
Sale Price: \$33,520,000
Sale Date: 10/21/2019

Note: ACP represented the seller, a Los Angeles based family office, and procured the buyer, a Boston based Private Equity Firm in the sale of Parkway Towers in downtown Nashville, Tennessee.



PAVILION GRAND APARTMENTS SARATOGA SPRINGS, NY

Units: 44
Sale Price: \$24,000,000
Sale Date: 12/29/21

Note: ACP represented the seller, a New York family office, and procured the buyer, a private investment firm.



MANSSIONS AT TECHNOLOGY PARK RENSSELAER, NY

Units: 390
Sale Price: \$76,000,000
Sale Date: 4/5/22

Note: ACP represented the seller, a Chicago based family office, and procured the buyer, a New York based Private investment Firm



604 5TH AVENUE
NEW YORK, NEW YORK

Sq. Ft.: 18,000
Sale Price: \$44,960,000
Sale Date: 4/8/2021

Note: ACP represented the seller, a New York family office, and procured the buyer, a Japanese confectionary company.



WATERS VIEW APARTMENTS COHOES, NY

Units: 200
Sale Price: \$46,000,000
Sale Date: 12/2/21

Note: ACP represented the seller, a New York family office, and procured the buyer, a private investment firm.



THE HAMLET APARTMENTS SARATOGA SPRINGS, NY

Units: 145

Sale Price: \$72,500,000

Sale Date: 12/29/21

Note: ACP represented the seller, a New York family office, and procured the buyer, a private investment firm.



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