

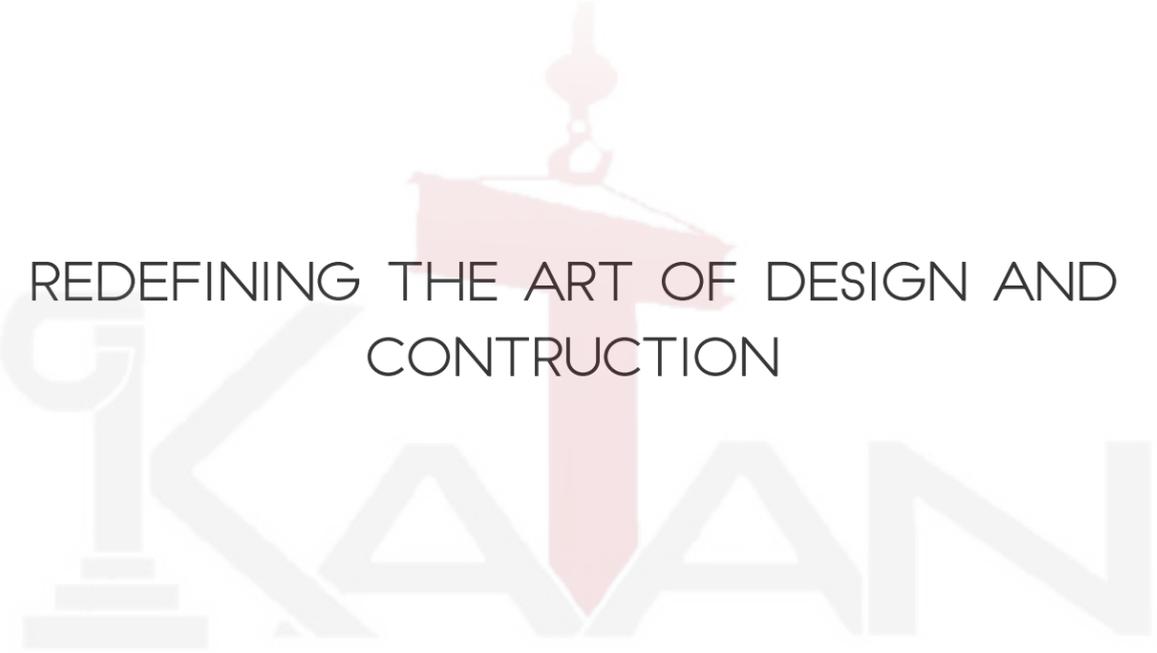


# KATAN

REDEFINING THE ART OF DESIGN AND CONSTRUCTION

**KATAN & ASSOCIATES**

OVER TWO BILLION DOLLARS IN REAL ESTATE  
TRANSACTIONS



REDEFINING THE ART OF DESIGN AND  
CONSTRUCTION

Specializes in the design and  
contruction of luxury condominiums.

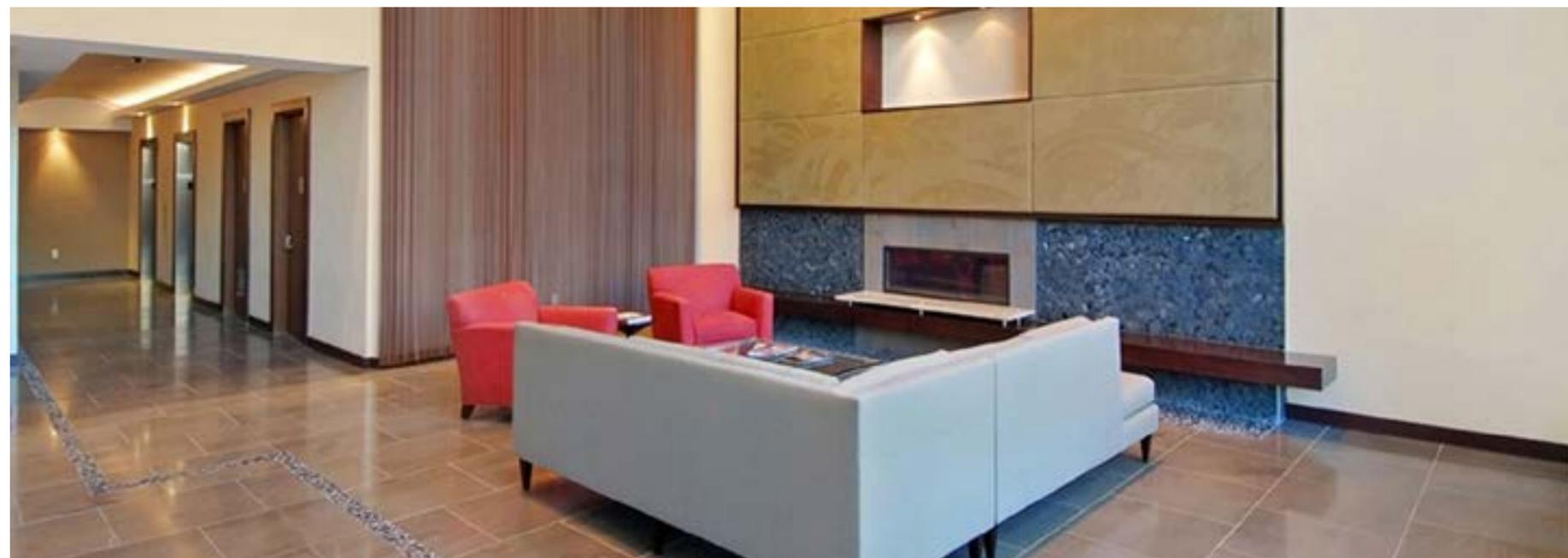
Our projects transform neighborhoods by repositioning  
underperforming assets into highly valued core properties. All of the Katan  
Group projects have increased in value by 200 - 300% in the last ten years.

Drawing on years of experience and an extremely talented staff,  
KATAN develops exquisite properties that are built on time and under  
budget. The following pages show examples of KATAN real estate  
development projects.



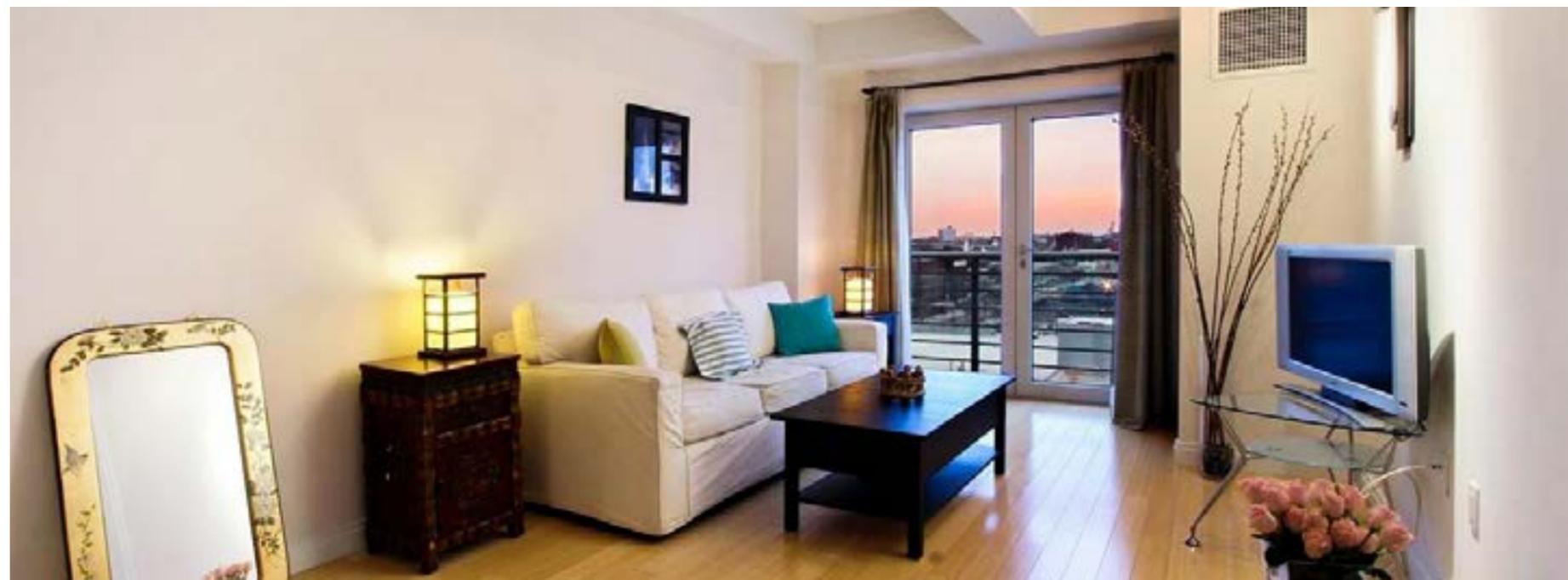
## 500 4TH AVE. PARK SLOPE

This 12 story 156 unit building offers convenience at every level. The building is located in the prestigious park slope neighborhood and a stone's throw away from Prospect Park. Amenities include a residents lounge, home-theater, kitchenette for catered events, pool table in the gaming area and a 2,500sf landscaped terrace.



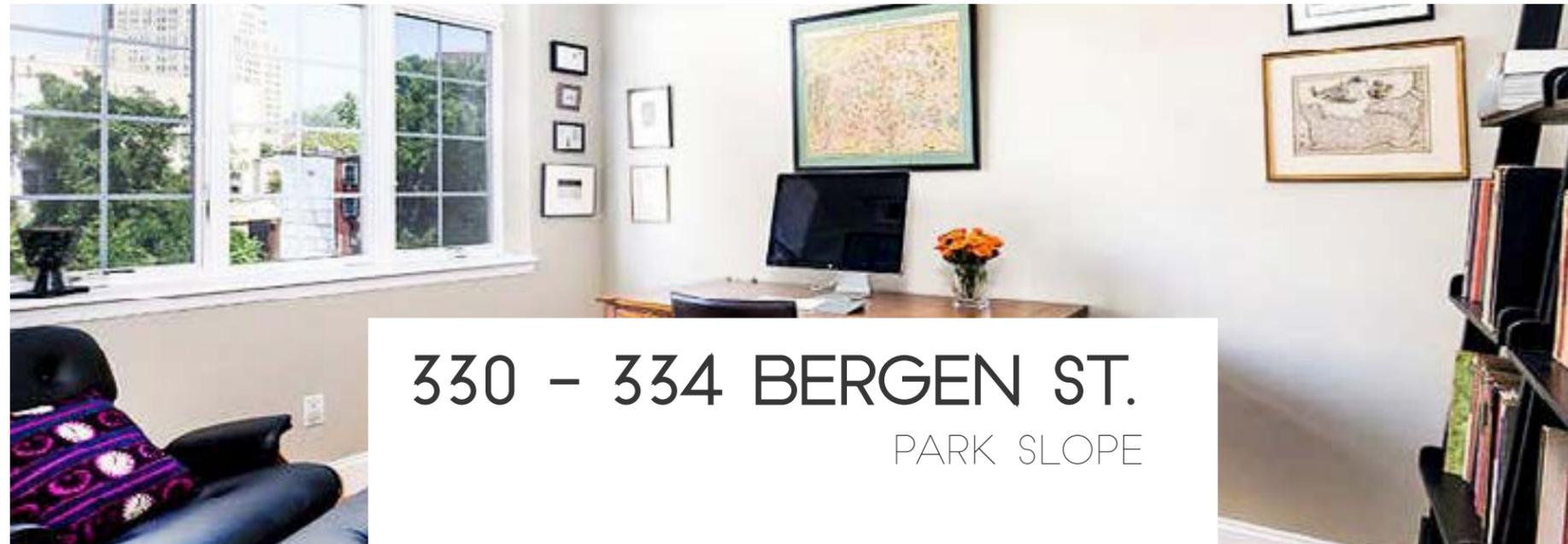
# 302 2ND ST. PARK SLOPE

This 12 story building incorporates neo-modernist architecture blending the new and old of Park Slope. The building offers one and two bedroom condominiums and amenities such as central AC, a fitness center, and a full service garage.



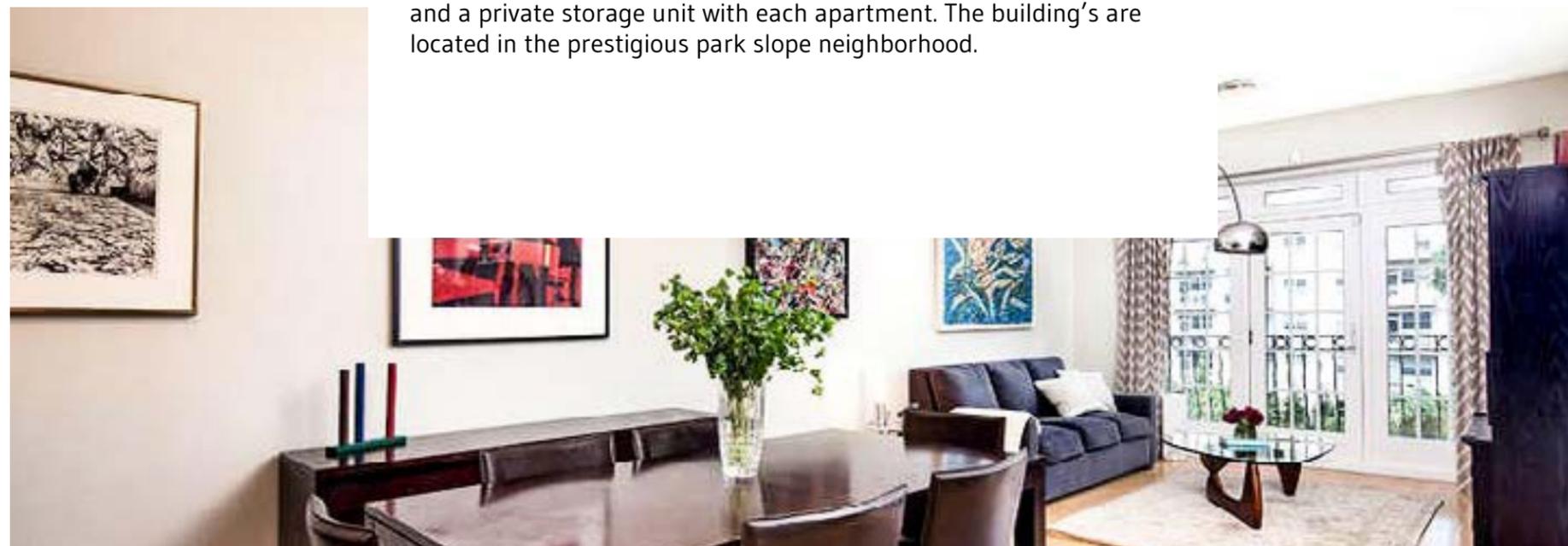
THE  
CREST

# PARK SLOPE COURT

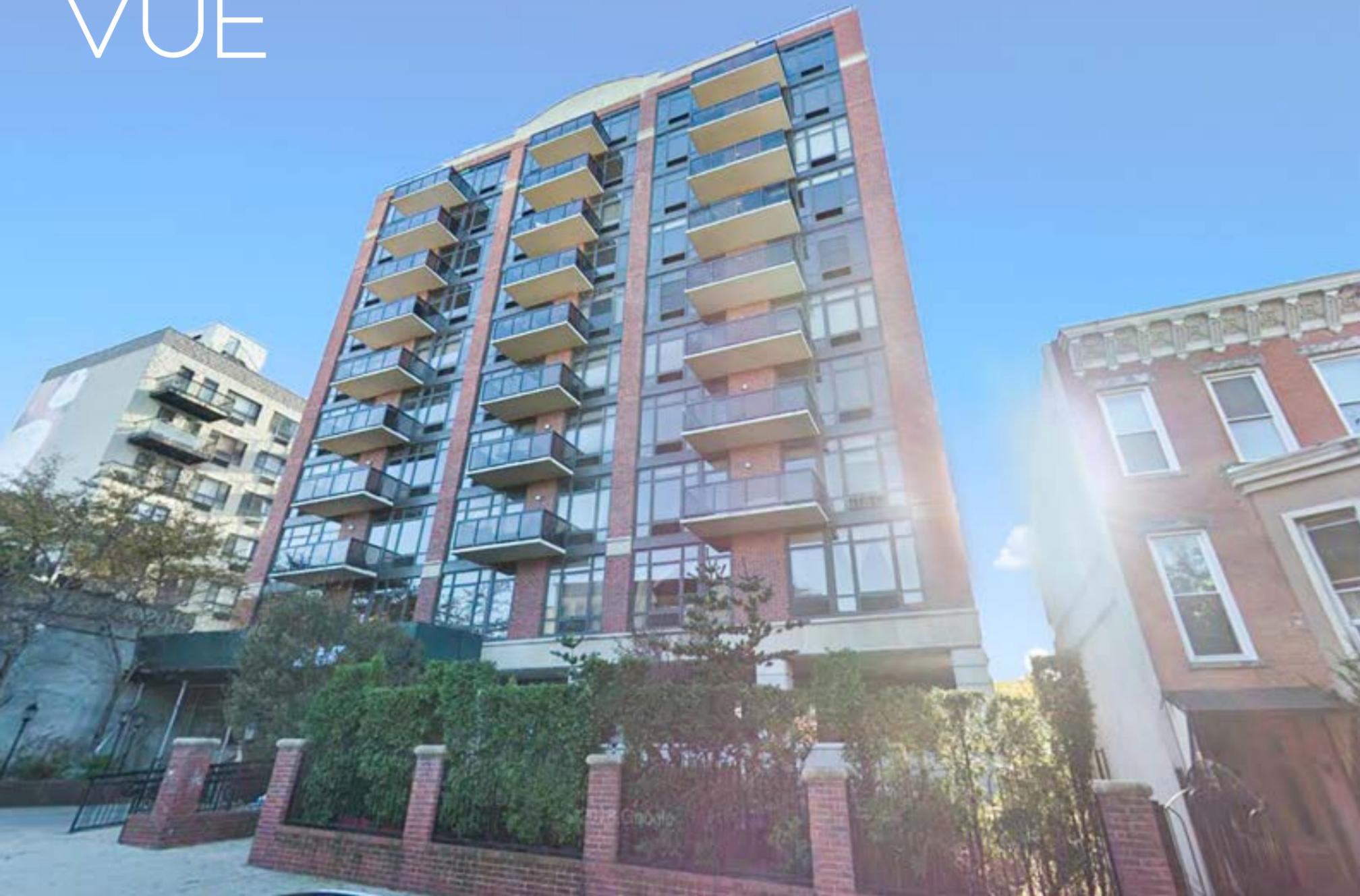


## 330 – 334 BERGEN ST. PARK SLOPE

Park slope court is a luxury unit condominium comprised of three bedroom apartments. Amenities include Central AC, custom kitchens, and a private storage unit with each apartment. The building's are located in the prestigious park slope neighborhood.



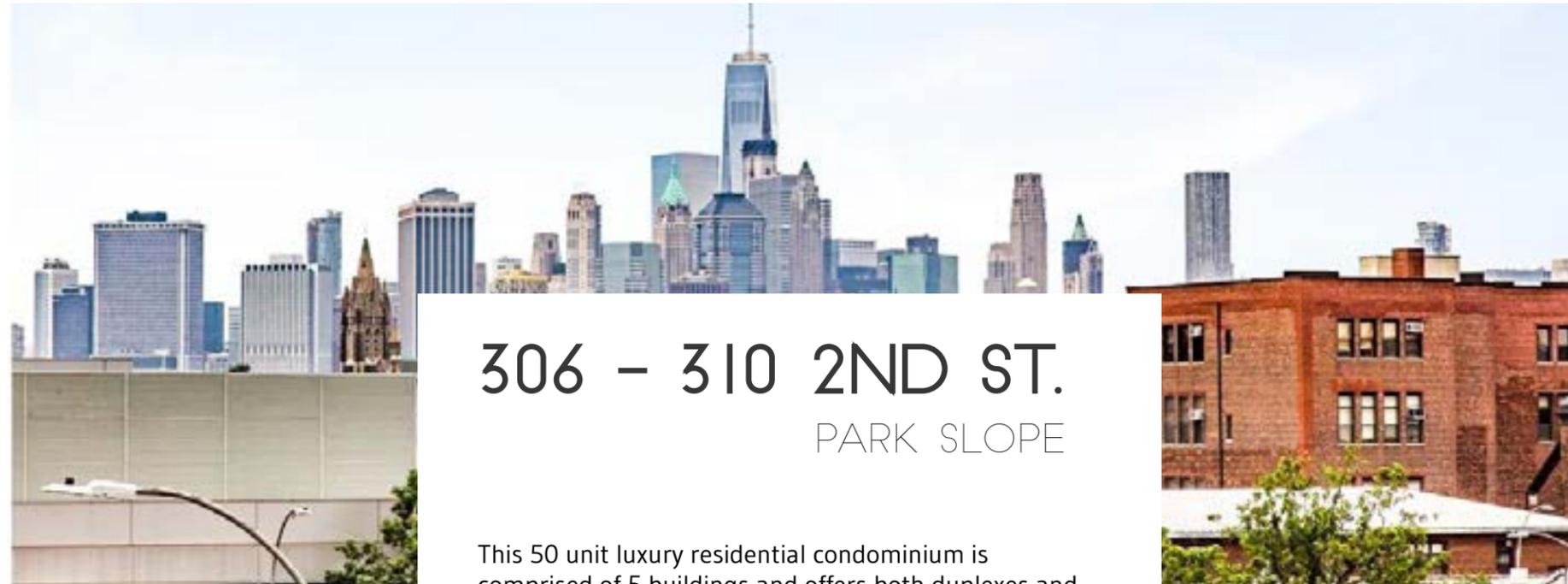
# THE VUE



## 162 16TH ST. PARK SLOPE

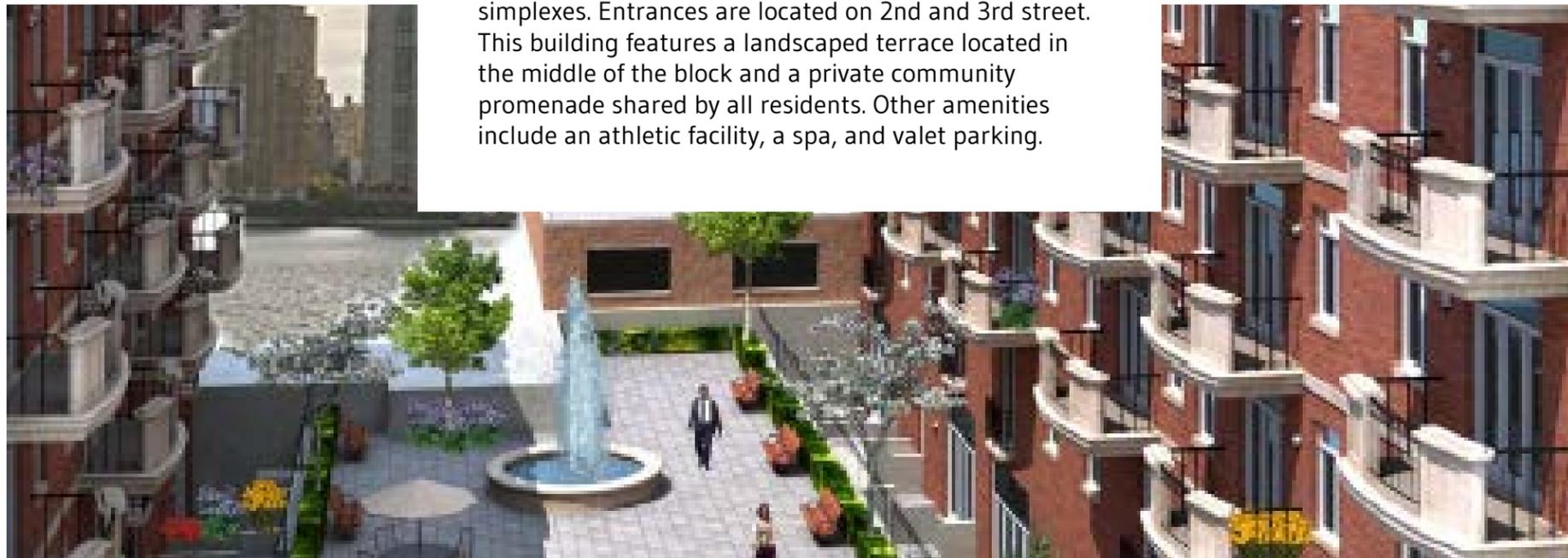
This 10 story Brooklyn apartment offers panoramic views of all New York City has to offer. Landscaped gardens, a fitness center, and private balconies make the Vue the height of luxury in Park Slope.





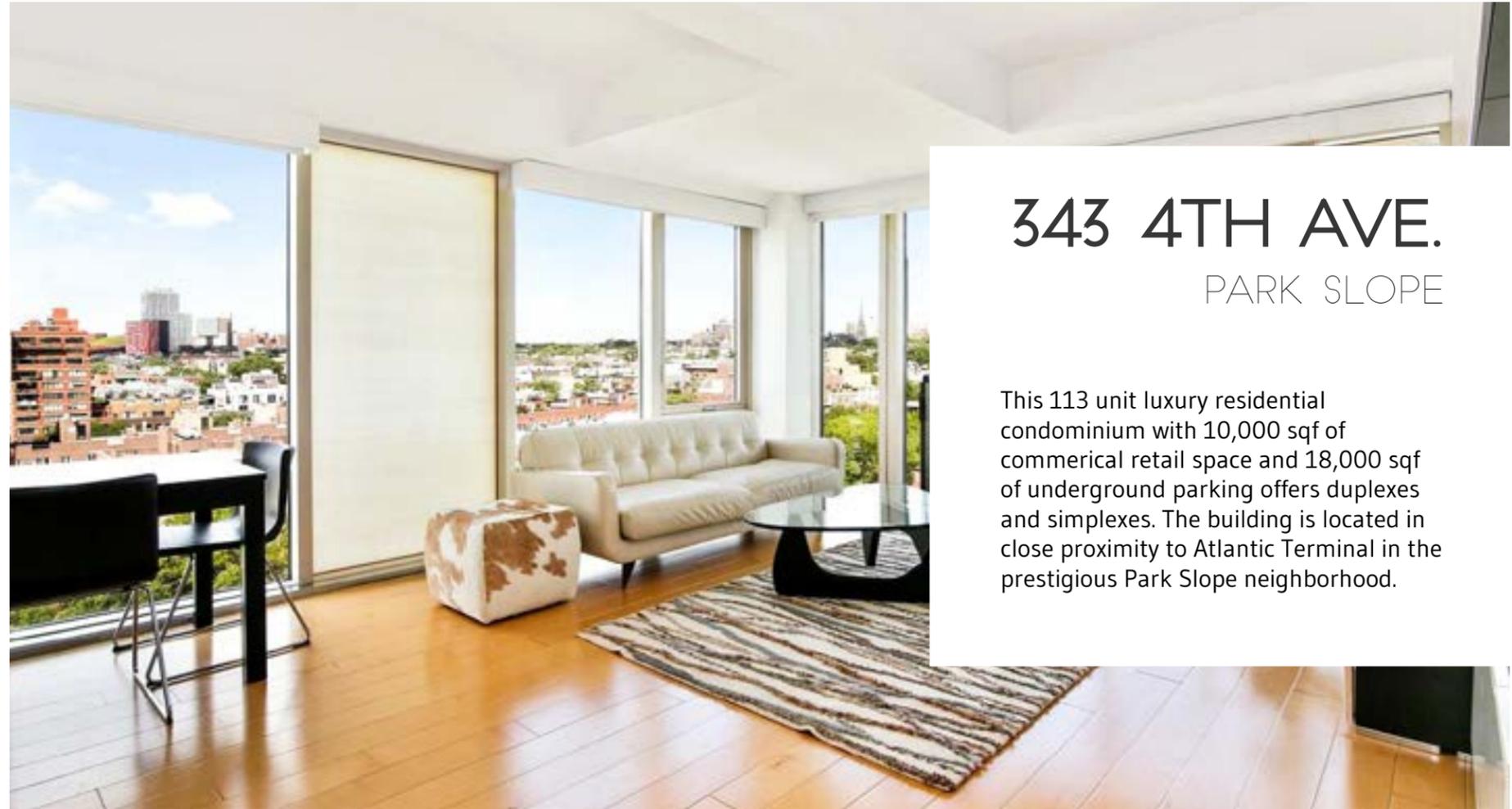
## 306 – 310 2ND ST. PARK SLOPE

This 50 unit luxury residential condominium is comprised of 5 buildings and offers both duplexes and simplexes. Entrances are located on 2nd and 3rd street. This building features a landscaped terrace located in the middle of the block and a private community promenade shared by all residents. Other amenities include an athletic facility, a spa, and valet parking.



# CITY VIEW GARDENS

# NOVO



## 343 4TH AVE. PARK SLOPE

This 113 unit luxury residential condominium with 10,000 sqf of commercial retail space and 18,000 sqf of underground parking offers duplexes and simplexes. The building is located in close proximity to Atlantic Terminal in the prestigious Park Slope neighborhood.

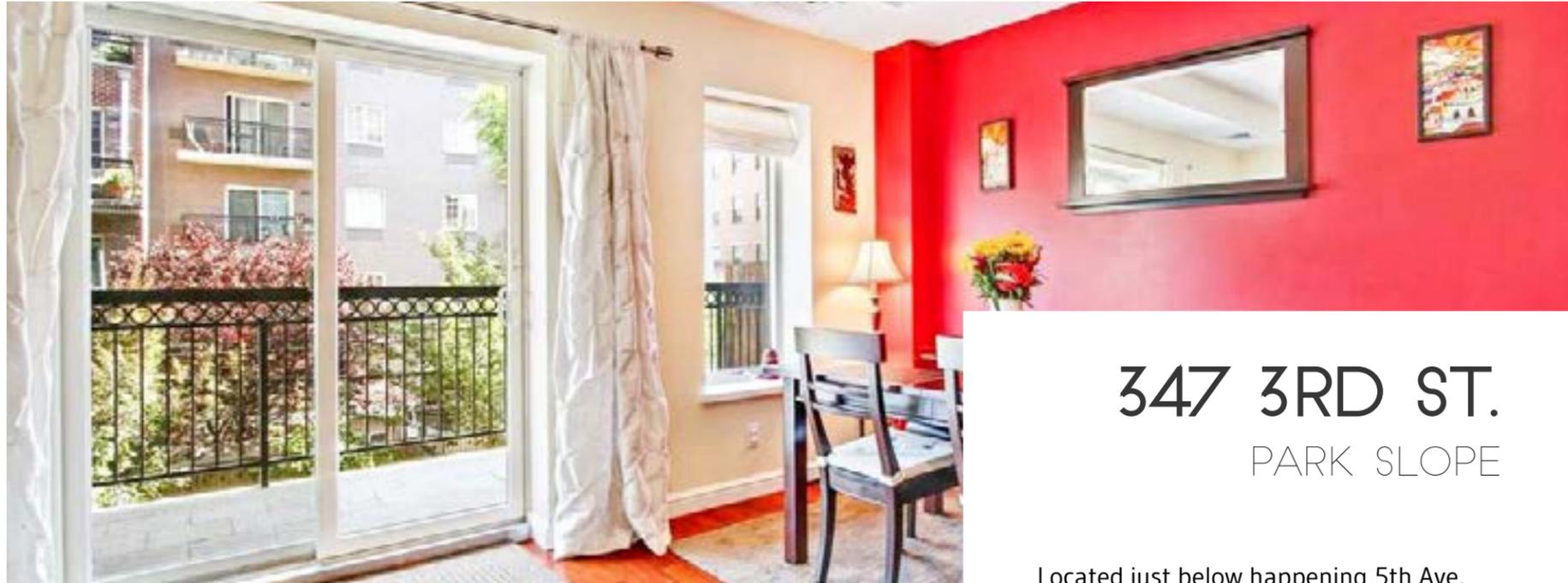
# PARK SLOPE GARDENS



## 354 2ND ST. PARK SLOPE

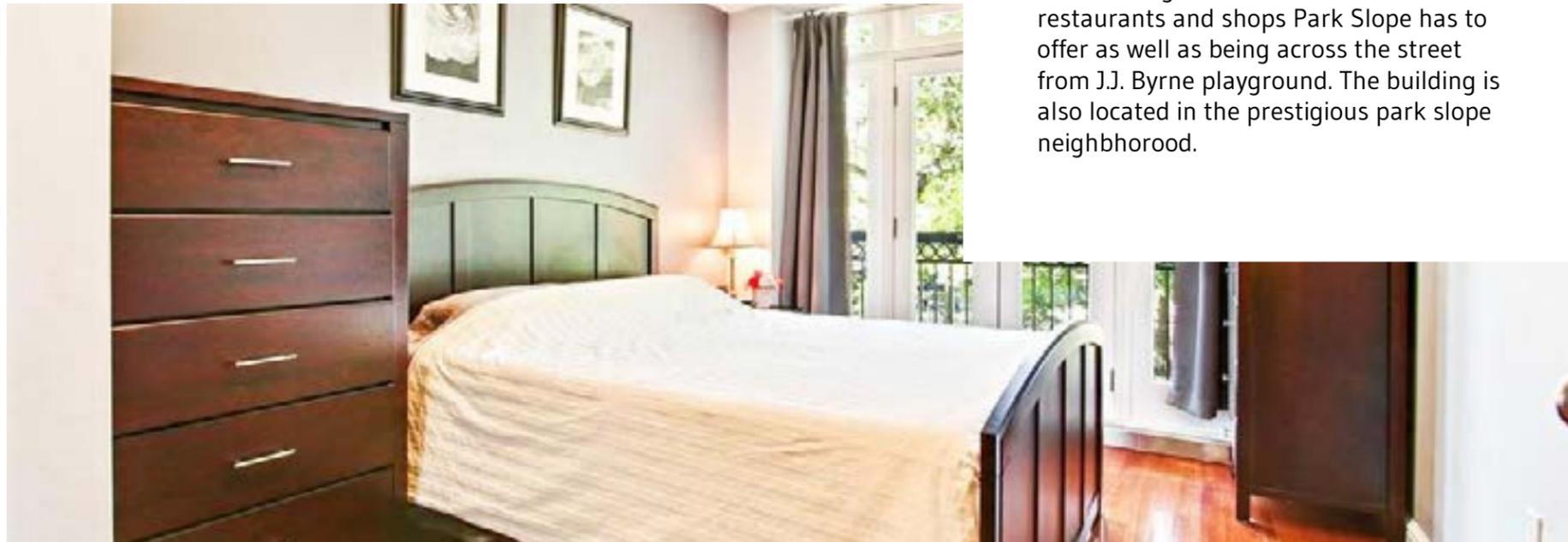
This 5 story luxury complex is one of three buildings that comprise Park Slope Gardens condominiums. The building is located off 5th avenue and features breathtaking views of the NYC skyline from the two roof decks. Amenities include an outdoor living room filled with lounge furniture, hammocks, and a children's play area. The building is located in the prestigious park slope neighborhood.



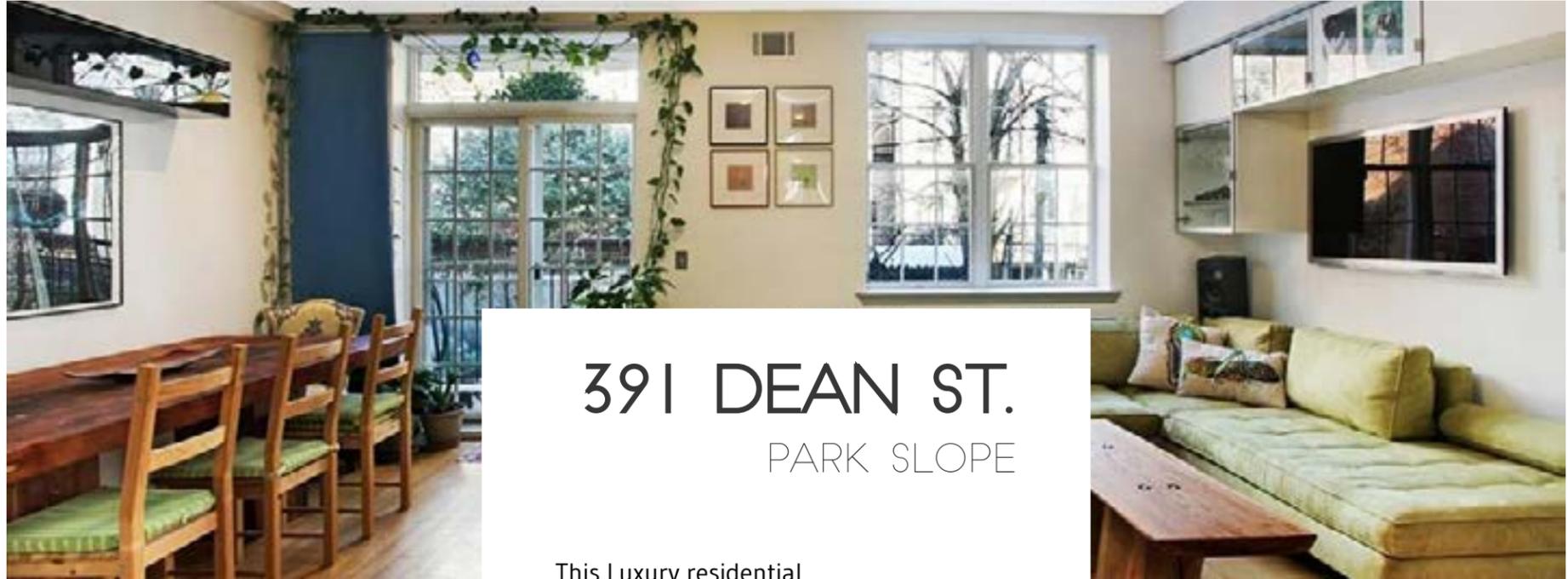


## 347 3RD ST. PARK SLOPE

Located just below happening 5th Ave, this building is close to the newest restaurants and shops Park Slope has to offer as well as being across the street from J.J. Byrne playground. The building is also located in the prestigious park slope neighborhood.



# PARK SLOPE GARDENS



## 391 DEAN ST. PARK SLOPE

This Luxury residential condominium is comprised of two buildings and offers duplexes and simplexes. The building is located one block from the Barclays Center in the prestigious Park Slope neighborhood. There is a landscaped garden at the front entrance. Other amenities include an athletic facility.

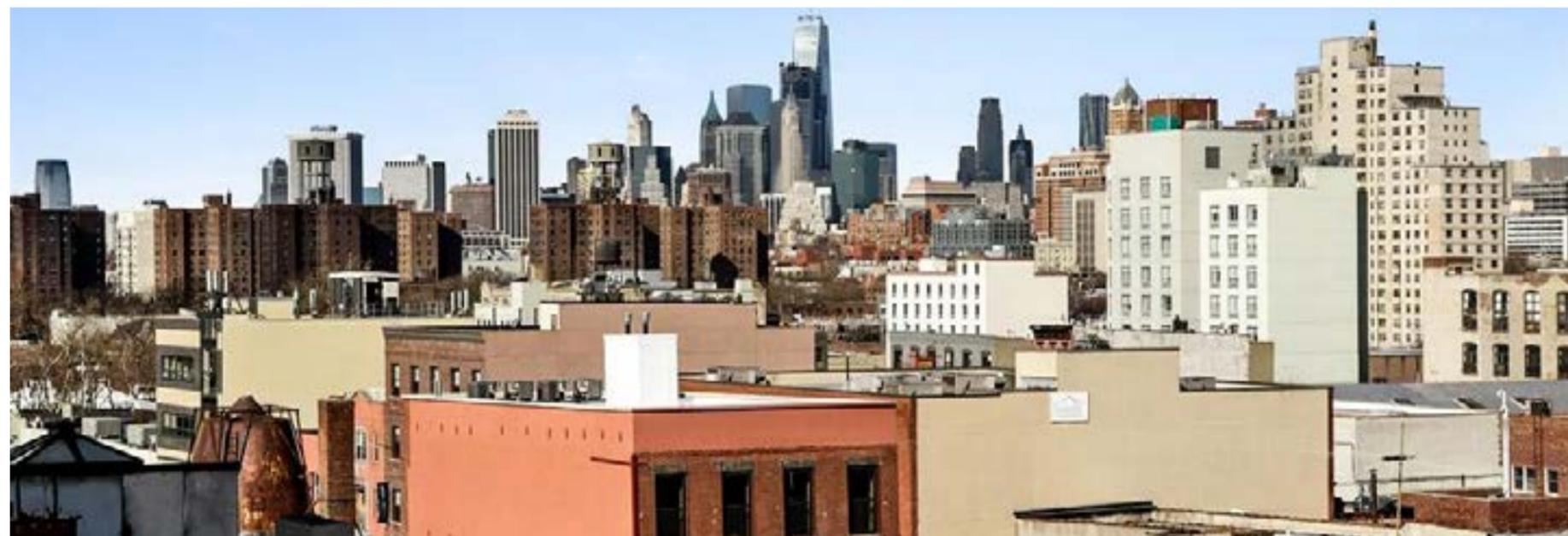


# PARK SLOPE TERRACE



## 675 SACKETT ST. PARK SLOPE

Park Slope Terrace Condominiums consists of 5 floors, made up of 38 apartments. The building features a bicycle room, courtyard, garage, garden and laundry room. The building is located in the prestigious Park Slope neighborhood.





## 330 – 350 2ND ST. PARK SLOPE

This luxury condominium project, consisting of 36 units sold out in sixty days. The front facade was designed by the New York designer, Ken Yesmont. Doric columns, copper mansard roofs and solid brick construction attracted buyers who were looking for elegant design and durable construction. The building is located in the prestigious park slope neighborhood.



# PARK SLOPE ESTATES



## DOMINO SUGARY FACTORY REDEVELOPMENT PLAN

WILLIAMSBURG

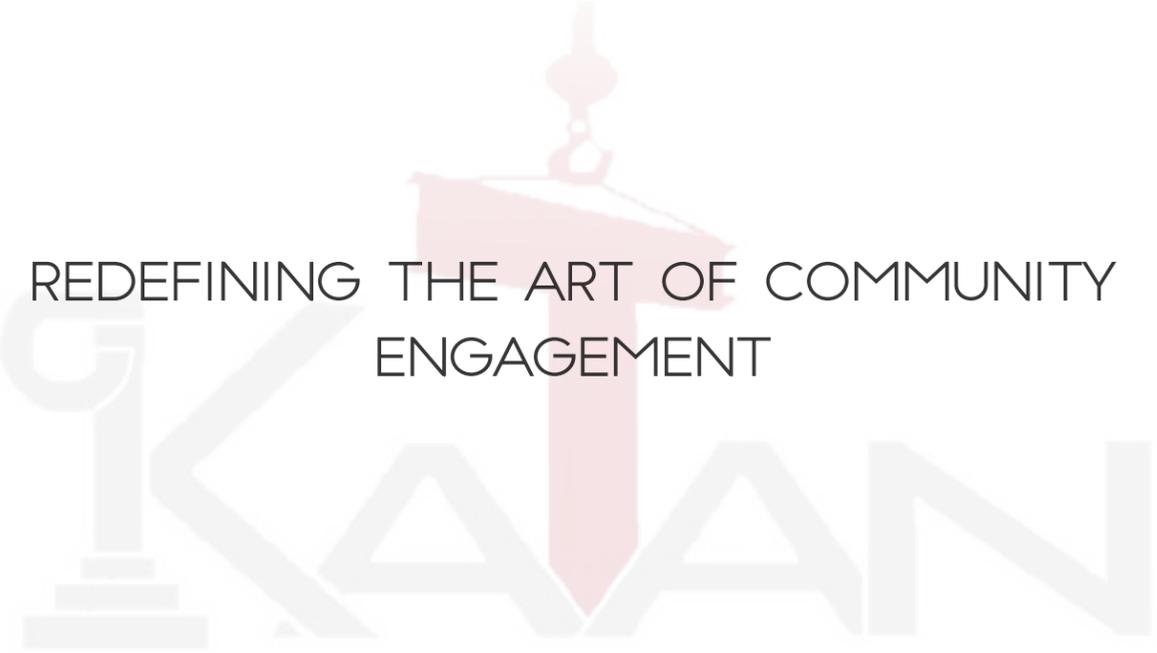
In July 2004, the Katan Organization purchased the 16 acre Domino Sugar site in Williamsburg with 1200 feet of frontage on the Brooklyn waterfront for \$55 million. City approved plans for the site included buildings with 2,200 apartments. 660 apartments would be set aside or designated as affordable housing. The site's plan also included 5 40+ story buildings. The site was approved for approximately 3 million sq. ft. of mixed use development. The property was subsequently sold for \$185 million.



## REDEFINING WILLIAMSBURG

The Katan organization played a major role in the push for more green space in Williamsburg. The Katan organization worked with the city of New York for years to re-negotiate a zoning plan that kept the identity and history of the domino sugar factory while also providing much needed water front access, open space, affordable housing, and historical preservation to the Williamsburg neighborhood.





REDEFINING THE ART OF COMMUNITY  
ENGAGEMENT

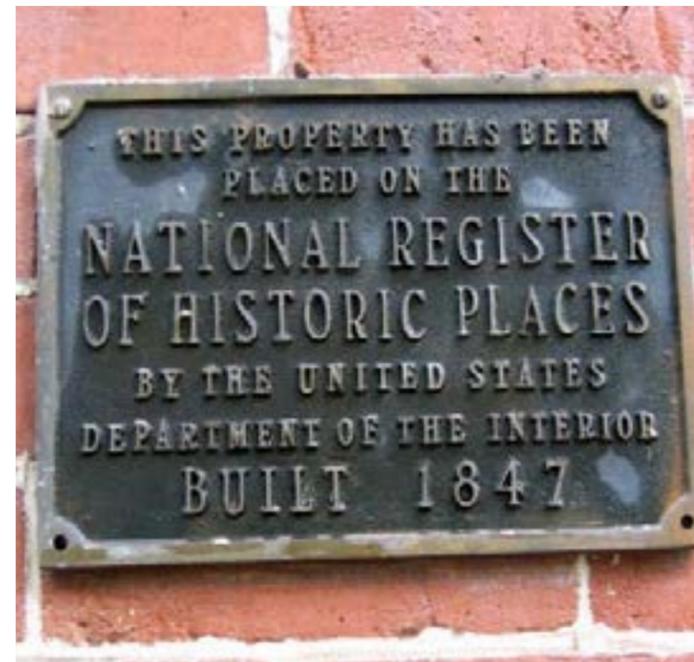
Mr. Katan possesses the ability to work effectively with neighborhood based associations as well as city organizations in order to understand and meet the needs of specific localities.

The organization's attention to quality design and the highest construction standards have set its projects apart from other real estate developments. In the aggregate, Mr. Katan has demonstrated a far reaching insight and pioneering approach in all his endeavors resulting in opportunistic returns and a string of successful projects for local communities in some of the most competitive markets in the country.

# HISTORIC RESTORATION

## 306 STATE ST. BROOKLYN HEIGHTS

This historic townhouse offers the best in design and construction. Originally built in 1847, the four story brick structure was recently restored to its former grandeur and outfitted with the finest amenities. The 2-family home offers 4,500 sqft of living space, consisting of a garden apartment and a triplex unit, a front and back garden and a 1,000 sqft. cellar. The townhouse is equipped with Viking appliances, central air, hardwood floors, 5 1/2 bathrooms, 6 fireplaces and custom crafted, mahogany staircases.





## AFFORDABLE COMMUNITIES

Katan has extensive experience in the rehabilitation of dilapidated housing stock for low and moderate income families. Working with New York City, the federal government, the Community Preservation Corporation, and private investors, Katan has renovated hundreds of housing units. The end result of providing low and moderate income families decent shelter is priceless.

BEFORE



AFTER



460 464 rafton ave.  
brooklyn, ny

COMMUNITY RESTORATION

BEFORE



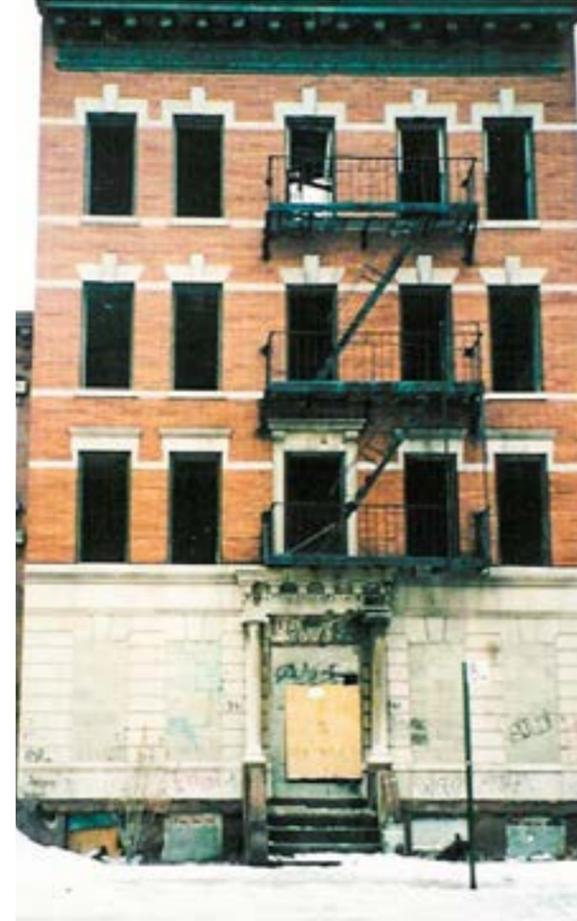
AFTER



468 Bainbridge St.  
Brooklyn, NY

COMMUNITY RESTORATION

BEFORE



AFTER



361 Clifton Place  
Brooklyn, NY

# COMMUNITY RESTORATION

BEFORE



AFTER



760 Macon St.  
Brooklyn, ny

# COMMUNITY RESTORATION

BEFORE



AFTER



683 Jefferson Ave.  
Brooklyn, NY

COMMUNITY RESTORATION

BEFORE



AFTER



425 Bainbridge St.  
Brooklyn, NY

COMMUNITY RESTORATION

BEFORE



AFTER



1658 st. Johns Place  
Brooklyn, NY