



**ALCHEMY-ABR**  
INVESTMENT PARTNERS



**ALCHEMY**  
PROPERTIES



**ALCHEMY**  
VENTURES





The Woolworth Tower Residences, NY

## ABOUT US

The Alchemy real estate family proudly continues a three-decade tradition of developing world-class properties while anticipating trends through constantly evolving market cycles. A unique blend of skill and experience is exhibited in more than 45 developments, ranging from high-end luxury condominiums and residential rentals to premier Class A Office buildings and over 4,800 repositioned units of quality workforce housing.



**Alchemy Properties** is actively engaged in the acquisition, development, financing, marketing and sales of luxury condominium properties throughout the New York metropolitan area, as well as North Carolina and Florida. Since its inception in 1990 it has delivered well over three million square feet valued at over \$6 billion. Kenneth S. Horn and Joel Breitkopf are Principals of Alchemy Properties.



**Alchemy-ABR Investment Partners** is an investment, development and operating company formed in 2015 which acquires, develops and repositions ground-up, cash-flowing and value-add commercial and multifamily opportunities in the New York metropolitan area, South Florida and other select gateway markets. Brian Ray joined the team in 2015 as Co-Founder and Managing Principal of Alchemy-ABR Investment Partners. The firm's leadership team also includes Kenneth Horn and Joel Breitkopf, who serve as Principals.



**Alchemy Ventures**, an affiliate of Alchemy Properties, was founded in 2014 and focuses on the strategic acquisition and operation of existing multifamily and mixed-use assets. With a primary emphasis on New York City and select Midwest markets, including Kansas City and Indianapolis, the firm has built and repositioned an impressive portfolio exceeding \$500 million by anticipating capital flows and emerging market trends. Sam Kooris, Managing Partner of Alchemy Ventures, leads strategy, execution, investor relations, and daily operations. Kenneth Horn and Joel Breitkopf serve as Principals of the platform.

Our leadership brings deep experience in sourcing, structuring, and executing complex real estate opportunities in partnership with some of the country's leading developers and institutional investors. Supported by vertically integrated teams with strong market knowledge, we manage every phase of a project from acquisition through completion, ensuring efficient execution and reduced risk through strong relationships with debt and equity partners.

All dealings are conducted with integrity and respect, earning the trust of partners, investors, and communities. Our expertise across asset classes also positions us as a valued strategic advisor throughout acquisition, development, entitlement, and disposition processes.

125 West 57th Street, NY





378 West End Avenue, NY

## APPROACH

**From an investment perspective, we emphasize capital preservation first and foremost, instead of assuming unmanageable risks to chase outsized returns. We combine an institutional infrastructure with an entrepreneurial spirit to bring a fresh approach to well-located assets in high-barrier-to-entry markets. We engage in systematic and strategic repositioning initiatives to increase cash flow, effectuate capital improvement programs, and rebrand assets.**

Preference is given to projects where our team's acumen in complex, challenging deals leads to greater success and value-creation. We rigorously pursue off-market opportunities and rely on the breadth and strength of our industry relationships, cycle-tested institutional knowledge, and the ability to assess and finance investments.

We seek to develop architecturally distinct condominiums and commercial properties that respect their location, neighborhood and site; buildings that will live in harmony with their surroundings and add character and value beyond the economic climate. We are actively pursuing opportunities in New York, Florida, North Carolina, Tampa/St. Petersburg, Kansas City, and various select submarkets in the Midwest in the range of \$50 to \$150 million.

Also of interest are core, core-plus, value-add ground-up opportunities in the above mentioned submarkets.

We also target existing office, retail, multifamily and mixed-use properties ranging from \$25 to \$400 million, which can be acquired at significant discounts to replacement cost or can be developed at attractive risk-adjusted yields on cost.



125 West 57th Street, NY



35XV, NY

# FINANCIAL PARTNERS

As opportunistic hands-on real estate investors, developers and operators, all three divisions of Alchemy are considered best-in-class partners with a variety of institutional, private equity, family foundation and high net worth individuals as repeat partners for many years on multiple projects. The firm's partner, independently and jointly, with those with whom they share a common vision, each investing capital so that the interests of all parties are always aligned.

## Representative Debt Partners:

Affinius Capital	KeyBank
Bank of America	Maxim Capital
BankUnited	M&T Bank
Bank OZK	MF1
Capital One Bank	MonticelloAM
Citizens Bank	New York Community Bank
Community Preservation Corp	Pacific Western Bank
Dwight Capital	PNC Bank
First Republic Bank	ReadyCap
Fortress	RGA Insurance
Helaba Bank	Santander
HSBC Bank USA	SBLIC
Israel Discount Bank	United Overseas Bank (UOB)
JP Morgan	Wells Fargo

## Representative Equity Alignments:

AEW Capital Management	Jamestown Properties
Alcion Ventures	Machine Investment Group
Angelo Gordon & Co.	New Valley
BlackRock	Prudential Real Estate
Breakers Capital	RBR Asset Management
Cain International	RYCO Capital
Cannell Spears	Six Peak
The Carlyle Group	Taconic Investment Partners
Clarion Partners	Takamatsu Construction Group
Credit Suisse First Boston	W Financial
Daishin Securities	
The Davis Companies	
DLJ Capital Partners	
ING Realty Partners	

125 West 57th Street, NY





The Woolworth Tower Residences

REPRESENTATIVE  
PROJECTS

NEW YORK CITY  
DEVELOPMENTS



**The Woolworth Tower Residences**

**New York City**

Luxury Condominium

Conversion

32 Residences

Alchemy Properties



**250 West 81st Street**

**New York City**

Luxury Condominium

Ground Up Development

31 Residences

Alchemy Properties



**378 West End Avenue**

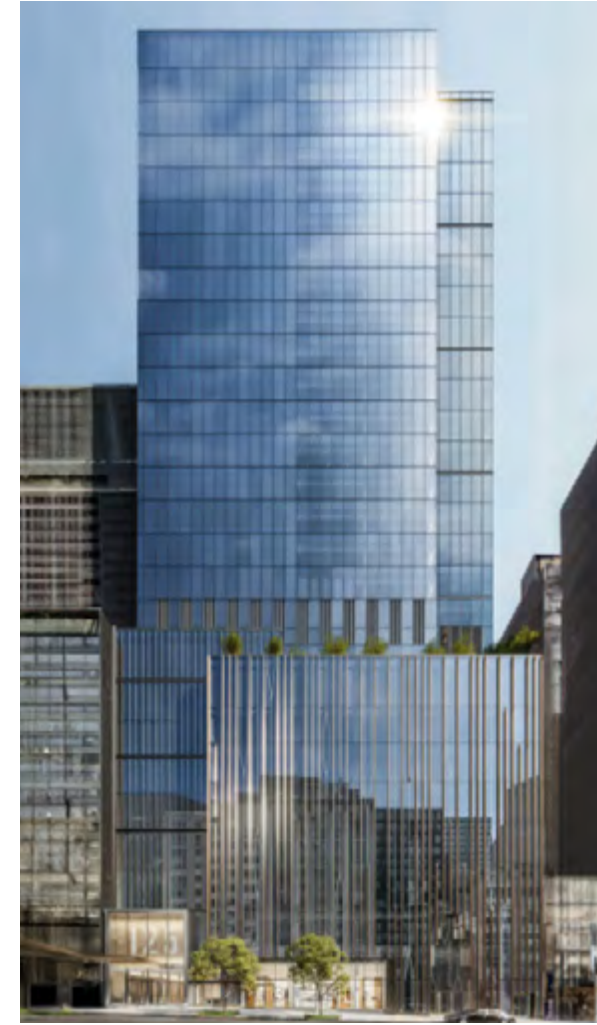
**New York City**

Luxury Condominium

Ground Up Development

57 Residences

Alchemy Properties



**125 West 57th Street**

**New York City**

Office Building

Ground Up Development

275,000 SF

Alchemy-ABR Investment Partners



**The NOMA Residences**

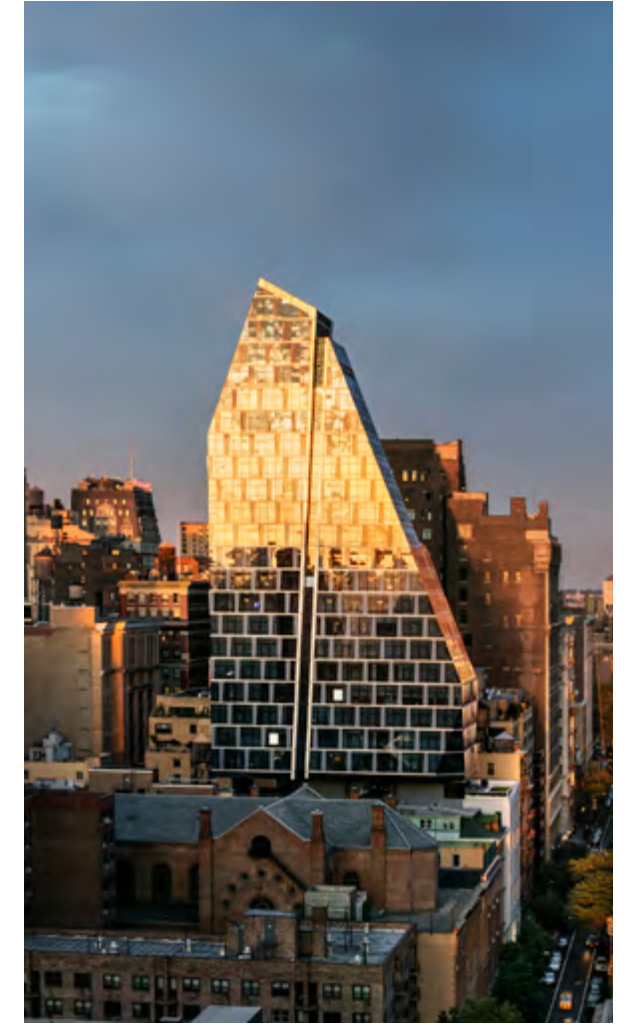
**New York City**

Luxury Condominium

Ground Up Development

55 Residences

Alchemy Properties



**35XV**

**New York City**

Luxury Condominium

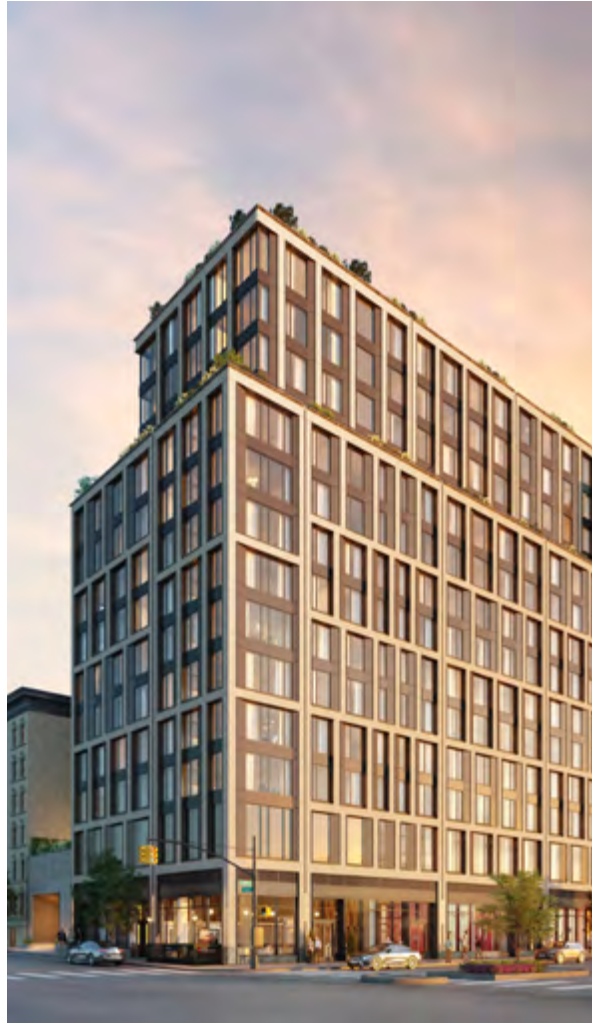
Ground Up Development

56 Residences

Alchemy Properties



**288 East 88th Street**  
New York City  
Residential Rental & Mixed Use  
Ground Up Development  
107,500 SF  
Alchemy-ABR Investment Partners



**278 8th Avenue**  
New York City  
Residential Rental & Mixed Use  
Ground Up Development  
215,000 SF  
Alchemy-ABR Investment Partners



**1484 First Avenue**  
New York City  
Residential Rental & Mixed Use  
Ground Up Development  
30-story / 171,500 SF  
Alchemy-ABR Investment Partners



# MULTI-FAMILY ACQUISITIONS



## **Carmine Street, West Village**

**New York City**

Mixed Use, Multi-family Acquisition

Asset Value \$25M

Alchemy Ventures



## **Laguardia Place, Greenwich Village**

**New York City**

Mixed Use, Multi-family Acquisition

Asset Value \$40m

Alchemy Ventures



## **West 4th Street, Greenwich Village**

**New York City**

Mixed Use, Multi-family Acquisition

Asset Value \$50M

Alchemy Ventures



## **President Street, Carroll Gardens**

**New York City**

Mixed Use, Multi-family

Alchemy Ventures





REPRESENTATIVE  
PROJECTS

BEYOND  
NEW YORK CITY



**Wynwood | 18 NW 23rd Street**

**Miami, FL**

Luxury Condominium  
Ground Up Development  
305,000 SF  
Alchemy-ABR Investment Partner



**Elm Hill | 518 Morehead Avenue**

**Durham, NC**

68 Townhome-Style Condominiums  
Ground Up Development  
172,000 SF  
Alchemy Properties



**One Nash Square | 303 S. Dawson**

**Raleigh, NC**

Residential Condominium Development  
305,000 SF  
Alchemy-ABR Investment Partners



**6111 Broken Sound Parkway**

**Boca Raton, FL**

Office Redevelopment  
100,000 SF  
*Exited 2023*  
Alchemy-ABR Investment Partners



**4200-4400 Northcorp Parkway**

**Palm Beach Gardens, FL**

Office Redevelopment  
115,000 SF  
*Exited 2022*  
Alchemy-ABR Investment Partners



**Unity Lofts**

**Kansas City, MO**

258 Apartments  
274,000 SF



# TEAM

As seasoned real estate professionals, the actions and ideas of each and every one of us come together to create a team where the whole is truly greater than the sum of the parts.



**KENNETH S. HORN, ESQ.**  
President & Founder

Since founding Alchemy in 1990, Ken Horn has been actively involved in development and other aspects of real estate in the metro area. At Alchemy, Ken has been directly responsible for the acquisition, strategic development, financing, construction, renovation, marketing, and conversion of over 3,000 apartments, including the ground-up or rehab of more than 30 residential and retail buildings in Manhattan, Brooklyn, and Queens.

Having personally supervised more than \$7 billion in real estate sales, his most notable acquisition to date is the condominium conversion of the tower floors of the Woolworth Building, an icon of the Lower Manhattan skyline and a designated national landmark. He has lectured at the Yale University School of Architecture, the University of Pennsylvania, the Wharton Graduate School of Business and is a former professor at New York University's Master's Program in Real Estate.

A graduate of Brandeis University and the University of California, Hastings College of the Law, Ken is a member of the New York State Bar. He serves on the board of the Tenement Museum in New York City and is the former president and board member of The Catalog for Giving, a non-profit organization that distributes funds for after school programs to New York City school children. Ken resides in Manhattan with his wife, Marjorie, and has three children and seven grandchildren.





**JOEL BREITKOPF**  
Principal

Joel Breitkopf, Principal of Alchemy Properties, has been in the real estate industry his entire professional career since 1986. Joel is involved in all aspects of Alchemy’s developments and investments including acquisition, finance, design, construction, marketing and strategic planning and is a principal of Alchemy – ABR Investment Partners which acquires existing commercial buildings in select major markets. He joined Alchemy in 1993. Previously, he was a real estate lender at Commercial Bank of New York and was Vice President of Acquisitions and Finance for Himmel + Meringoff Properties. In this capacity he oversaw opportunistic acquisitions and structured bank workouts in the early 1990s. Joel was also a real estate loan officer at Chemical Bank Realty and, prior to that, an analyst at LaSalle Partners, a national real estate advisor.

In 2013, Joel started a music therapy program for Veterans with PTSD, called Healing our Heroes, at the Music Conservatory of Westchester where he is now the President of the Board of Trustees. He was also President of B’nai B’rith Real Estate, and has been affiliated with numerous other industry groups and charities. Joel has financed well over \$2 billion in real estate transactions and has acquired over 3,500,000 square feet of real estate during his career. He has lectured at the Yale University School of Architecture, the University of Pennsylvania, the Wharton Graduate School of Business, Cornell University and has been an Adjunct Professor at New York University’s Master’s Program in Real Estate. Joel is a graduate of the University of Pennsylvania with a B.A. in Economics.



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**BRIAN RAY**  
Co-Founder & Managing Principal

Brian Ray is Co-Founder and Managing Principal of Alchemy-ABR Investment Partners as well as ABR Partners, LLC, his family holding company. Brian is responsible for overseeing the company’s day-to-day acquisition, development and operating activities including deal sourcing, capital raising, financing, and joint ventures as well as asset and project management. Throughout his twenty-plus-year career, Brian has acquired, developed, and managed properties with a value exceeding \$3 billion.

Prior to founding ABR Partners in 2006, Brian spent more than a decade working with a variety of New York City real estate companies including RFR Holding, Tishman Speyer, and Inlet Capital where he was actively involved in the acquisition, development, and/or asset management of a wide range of real estate projects including 40 Bond Street, 25 Fifth Avenue, 122 Greenwich Avenue, Gramercy Park Hotel, Lever House, Seagram’s Building, Empire Condominium, 125 Fifth Avenue, Charter Oak Partners Portfolio, Miracle Mile Shops Las Vegas, 980 Madison Avenue, W South Beach, Emerald Dunes Country Club, NYLIM-GCR Fund, Rockefeller Center, 375 Hudson Street, 300 Park Avenue, 237 Park Avenue, Hearst Tower, 222 East 41st Street, 101 West End Avenue, Chrysler Center, 300 Park Avenue and 666 Fifth Avenue.

Brian is an alumnus of George Washington University and holds a Master of Science degree in Real Estate Finance and Development from New York University where he was a recipient of NYU’s 2002 Lambda Alpha International Service Award for his contributions to the community, university, and program. He currently serves on the Advisory Boards for both the George Washington University Center for Real Estate and Urban Analysis and the New York University Schack Real Estate Institute, where he was an Adjunct Professor of finance and development. Brian is actively involved in professional and charitable endeavors including REBNY, ICSC, ULI, UJA, FIDF, and State of Israel Bonds. He lives in Manhattan with his wife Allison, their daughter Sammie, and son Max.



278 8th Avenue , NY



**SAM KOORIS**  
Principal/Co-Founder

Samuel Kooris co-founded Alchemy Ventures, an affiliate of Alchemy Properties, in 2014 and oversees its acquisitions, financing, asset management, investor relations, construction management, budgeting and office operations. Alchemy Ventures has been directly responsible for the acquisition, financing, and repositioning of over 65 buildings in New York City over the last 11 years. The portfolio is valued in excess of \$500 million. Sam has recently expanded the Alchemy Ventures presence into Kansas City, MO where we have amassed a portfolio valued at \$165 million. Prior to founding Alchemy Ventures, Sam worked at Rosewood Realty

Group. At Rosewood, he was directly involved with brokering over \$125 million of multifamily and mixed-use real estate over a five-year period. By valuing and analyzing properties, completing many transactions with different buyers and sellers, and learning the boroughs, Sam gained multi-faceted experience which has enabled the success of Alchemy Ventures to date. Sam graduated from Indiana University in Bloomington with a finance degree and holds his NYS Brokers License. Sam has completed NYU continuing education courses and is involved in RSA, CHIP, UJA, NYPEN and YJP. Sam lives in Brooklyn with his wife and two children.



The NOMA, NY



**ALCHEMY-PROPERTIES.COM**

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