



DEBORAH TAYLOR

design



With over 20 years of experience in both agency and freelance - with work ranging from logos to web, concept to production, foil-stamped live roses to custom ball pits (really!) - I'd like to think I've done it all. But every new client, project, and challenge is unique and that's what keeps me thinking and inspired.

Design - at least in marketing - is nothing without strategy, and that's where I excel. My Type A-meets-Type-B personality allows me to visualize a path that marries creativity with a plan. It's not just about making "pretty" things. It's about understanding what the client thinks they need, what they really need, and how the target audience needs to perceive the message.

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THE FEAST
—
SISTRUNK



PJ
PREMIER
JEWELERS

HAVEN
WIND WATCH



ROBERT NATALI
DEEP REPLENISHING AFTERSHAVE BALM
ROBERT NATALI
ULTRA-PERFORMING SHAVE CREAM
ROBERT NATALI
MEGA-HYDRATING AFTERSHAVE LOTION

400MADISON

Budgets
MADE EASY



Neighbors
828
ARTISAN KITCHEN

IUCULANO
DEVELOPMENT



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BROADWAY

Available from 1,201 to 25,004 sq ft | Creative Pre-Sale to Full Floor



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COMMERCIAL
RESIDENTIAL
DEVELOPMENT
RETAIL
MANAGEMENT

Same Big Apple. New Slices.

SL GREEN
REALTY CORP

NYC RE TODAY

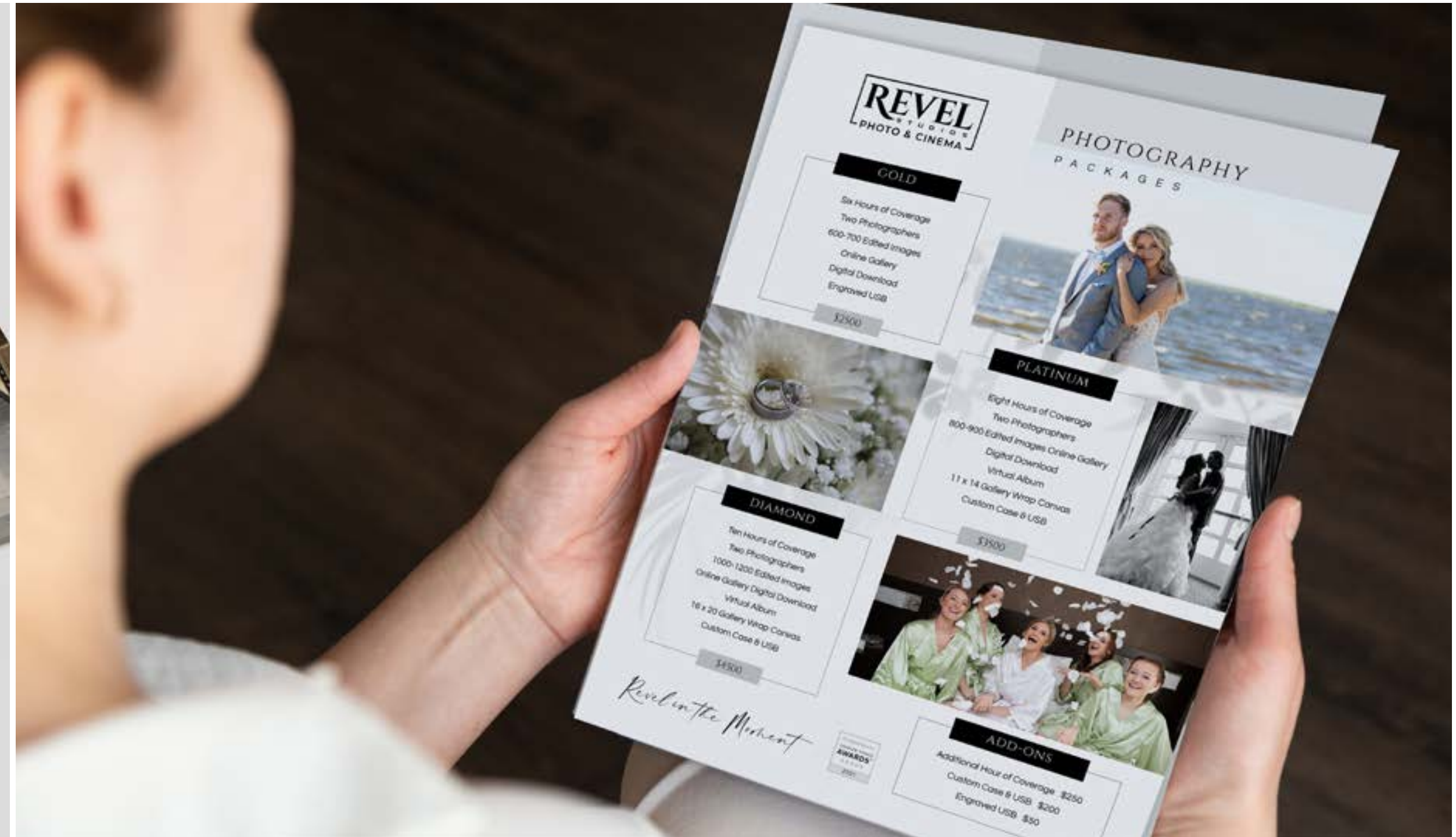
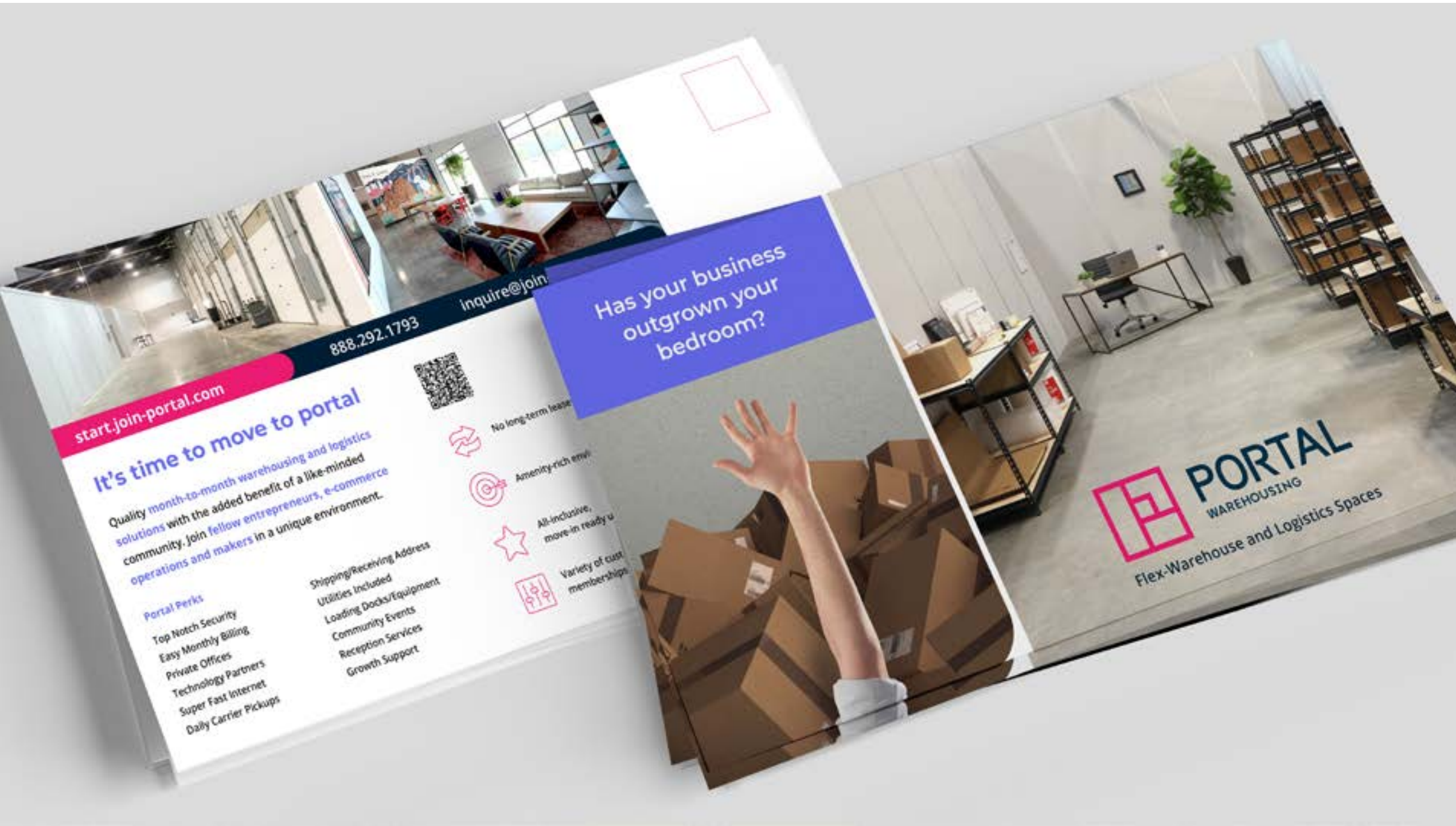
John Williams

The District's vacancy rate has fallen from 6.6% in winter 2017 to 20.7% this summer, according to new research by the research firm Dodge Data & Analytics. The East End's vacancy rate has fallen from 9.2% to 21.2% in the same period. In Manhattan, the percentage of vacant high-rise units is the lowest in the city.

New York's housing shortage is getting worse. Zoning regulations and community resistance to density is often the major reason why little housing is made to push up supply. But a new trend toward larger new buildings — called "apartment hotels" — is also playing a role, the New York Times reports. The report found multiple instances of new buildings with fewer units than the ones they replaced, even where far more units were built as-of-right.

Consolidation is rife in the block management sector. These acquisitions have been many examples of deals that have tens of thousands of units in the portfolio.

Take Firstport, whose significant acquisition stream has included 40,000 units...





REAL ESTATE MOGUL



Real estate **investing** can be for everyone. So can doing good for **communities**.



Small Change

Get Started

*Must be 18 years or older to invest

REAL ESTATE MOGUL



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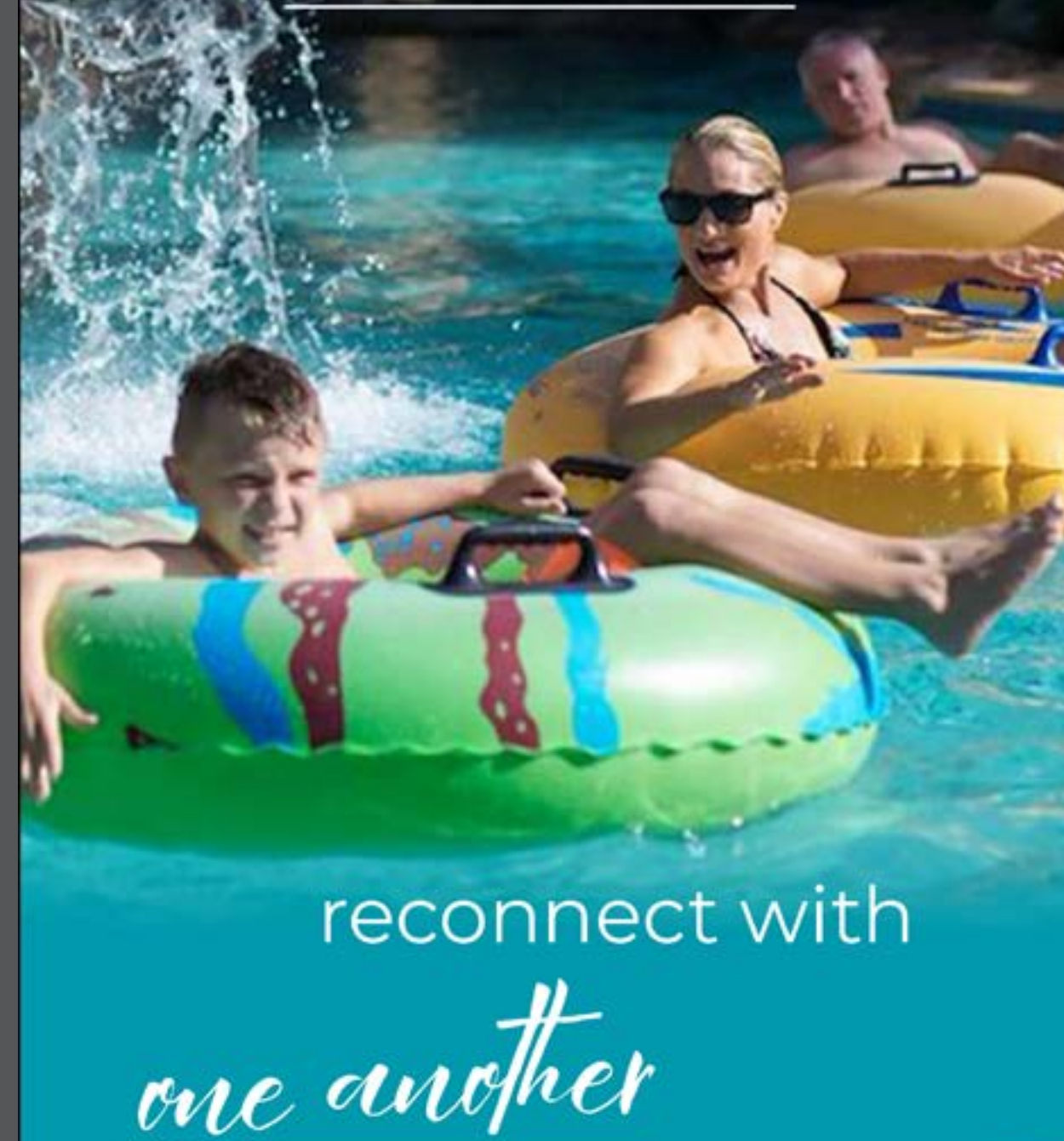


Small Change

Get Started

*Must be 18 years or older to invest

Disconnect from *hectic lives*



reconnect with *one another*



3-5 Bedroom Curated Resort Residences

BOOK YOUR ESCAPE NOW!

Disconnect from *the daily grind*



reconnect with *a slower pace*



3-5 Bedroom Curated Resort Residences

BOOK YOUR ESCAPE NOW!

Disconnect from *the outside world*

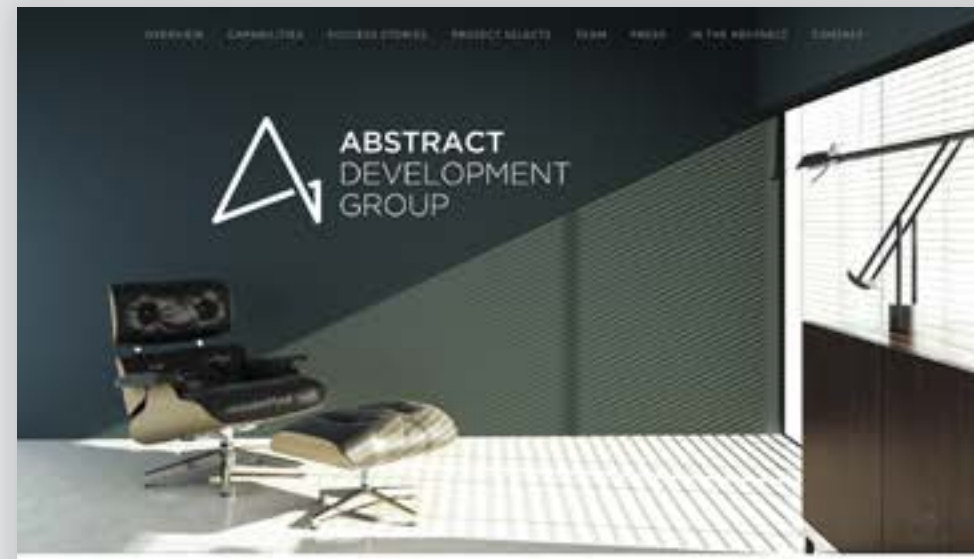


reconnect with *inner peace*



3-5 Bedroom Curated Resort Residences

BOOK YOUR ESCAPE NOW!



OVERVIEW

Abstract Development Group, founded in 2005 by David Rogers and Ben Buckley, concentrates on how general use development, redevelopment and adaptive reuse can add projects.

Representative projects include: 1.5 million sq ft multi-story mixed-use development in downtown Chicago; 1.2 million sq ft multi-story mixed-use development in downtown Chicago; 1.1 million sq ft multi-story mixed-use development in downtown Chicago.



If opportunity doesn't knock, build a door.



Don't be afraid to give up the good to go for the great.

Successful strategy with its foundation in research and data-driven insights, Portal's growth and success is a testament to the power of thoughtful development and design.

CAPABILITIES

Our team reflects a breadth and depth of experience that underpins our success. Our areas of expertise include:

- Development & Design
- Investment & Acquisitions
- Financial Modeling
- Project Management
- Asset Management
- Business Evaluation
- Design Process
- Strategy & Execution
- Construction & Construction Management
- Marketing & Branding
- Public Affairs

SUCCESS STORIES

The value we bring to any deal is evidenced in several case studies from past experiences:

Three Times a Charm
Built Three Times Building Portfolio

Over 100,000 sq ft of space, three times the value for \$50 million in total. The project was a success because of the strategic approach to the deal, the strong relationships with the developer, and the ability to bring in a new tenant. Together, the strategic approach and strong relationships allowed the project to be completed on time and on budget.

PORTAL

Flex & Toll

202 Investment.com

100 sq ft

Coworking meets warehousing. Communities built for e-commerce entrepreneurs.

Salt Lake City Now Open - Your Today! Sign Up for Our New Phoenix Location!

Special Promo Rates Available!

Tell me more!

First Name

Last Name

Phone Number

Company Name/Website

How interested are you? (1-5)

What type of space are you looking for? (Office/Studio/Coworking)

Select your company type

Business Description

Submit

Flex-Warehouse and Logistics Spaces

Quality month-to-month warehousing and logistics solutions with the added benefit of a like-minded community. Join fellow entrepreneurs, e-commerce operations and makers in a unique environment. Parks include discounted shipping rates, daily scheduled pickups and more to help you focus on growing your business.



Portal Perks

All inclusive amenities that elevate your experience. Let us help you put your product and team first.

- The Must-Haves**
 - Top-notch Security
 - Easy Monthly Billing
 - Private Offices
 - Technology Partners
 - Super Fast Internet
 - Daily Center Package
- Unexpected Extras**
 - Shipping/Receiving Address
 - Utilities included
 - Loading Dock/Equipment
 - Community Events
 - Storage Services
 - Growth Support



Why Portal?

- Flexible**
No long-term leases, allowing you to focus on growth. Lease or grow with Portal.
- Easy**
Amenity-rich environments custom built for your needs.
- Simple**
Move-in ready units with all-inclusive utilities, Wi-Fi, and logistics infrastructure.
- Customizable**
Choose from a variety of warehousing memberships customizable to fit your needs.

The future of warehousing is here.



Decades of Perspective

PASSION FUELED BY HUSTLE

Creative Thinking and Committed Doing

Whether you're an investor, entrepreneur, real estate professional, or a business owner, you know your business is only as good as the people and processes that support it. That's why we're committed to providing the best solutions for our clients, with a focus on the long-term success of their businesses. We're here to help you achieve your goals, no matter how big they are.

MORE THAN BRICKS AND MORTAR. RELATIONSHIPS MATTER.

Part of our success can be attributed to our focus on relationships. We're not just a real estate company; we're a community. We're here to help you succeed, and we're committed to providing the best solutions for our clients, with a focus on the long-term success of their businesses. We're here to help you achieve your goals, no matter how big they are.

Real estate is a macro and a micro business. To be successful you need to stay abreast of the world as well as in tune with your market.

DEEPI SALAM, PRINCIPAL

Tenant Representation

Working as a tenant representative is a unique and rewarding experience. It allows you to help businesses find the perfect space for their needs, and it's a great way to build relationships with both tenants and landlords. We're here to help you succeed, and we're committed to providing the best solutions for our clients, with a focus on the long-term success of their businesses. We're here to help you achieve your goals, no matter how big they are.

Details Matter

When it comes to real estate, the details are what make the difference. From the quality of the construction to the location of the property, every detail matters. We're here to help you succeed, and we're committed to providing the best solutions for our clients, with a focus on the long-term success of their businesses. We're here to help you achieve your goals, no matter how big they are.

350 SOUTH OCEAN

THE TIME IS NOW

Spacious Move-in Ready Residences Are Waiting




OCEANFRONT PALM BEACH CONDOMINIUMS

Luxury boutique tower with only 30 residences

Expansive layouts from 2,400 to 3,300 square feet

Floor-to-ceiling glass, private balconies and chef kitchens

Semi-private elevators and lobbies

Move-in ready starting at \$1.8MM
City use Petitioner remains



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YONKERS

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eXtraordinary comfort at every turn

Exquisite waterfront apartments with top-of-the-line finishes and features.




twenty five water street

A New Current
Where Water Meets Broad



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FLOORS 2 - 8

Full Floors of 50,000 RSF Each
Retail/Ground & Lower Levels Also Available
GROUND: 8,705 SF
LL1: 29,375 SF
LL2: 19,567 SF

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Unique Flexible Opportunity

Ideal for:

- Specialty Offices
- Traditional Offices
- Mixed-Use Office/Retail
- Schools
- Mission Critical Uses
- Medical Uses
- Distribution/Last-Mile Use

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virtually staged image



virtually staged image




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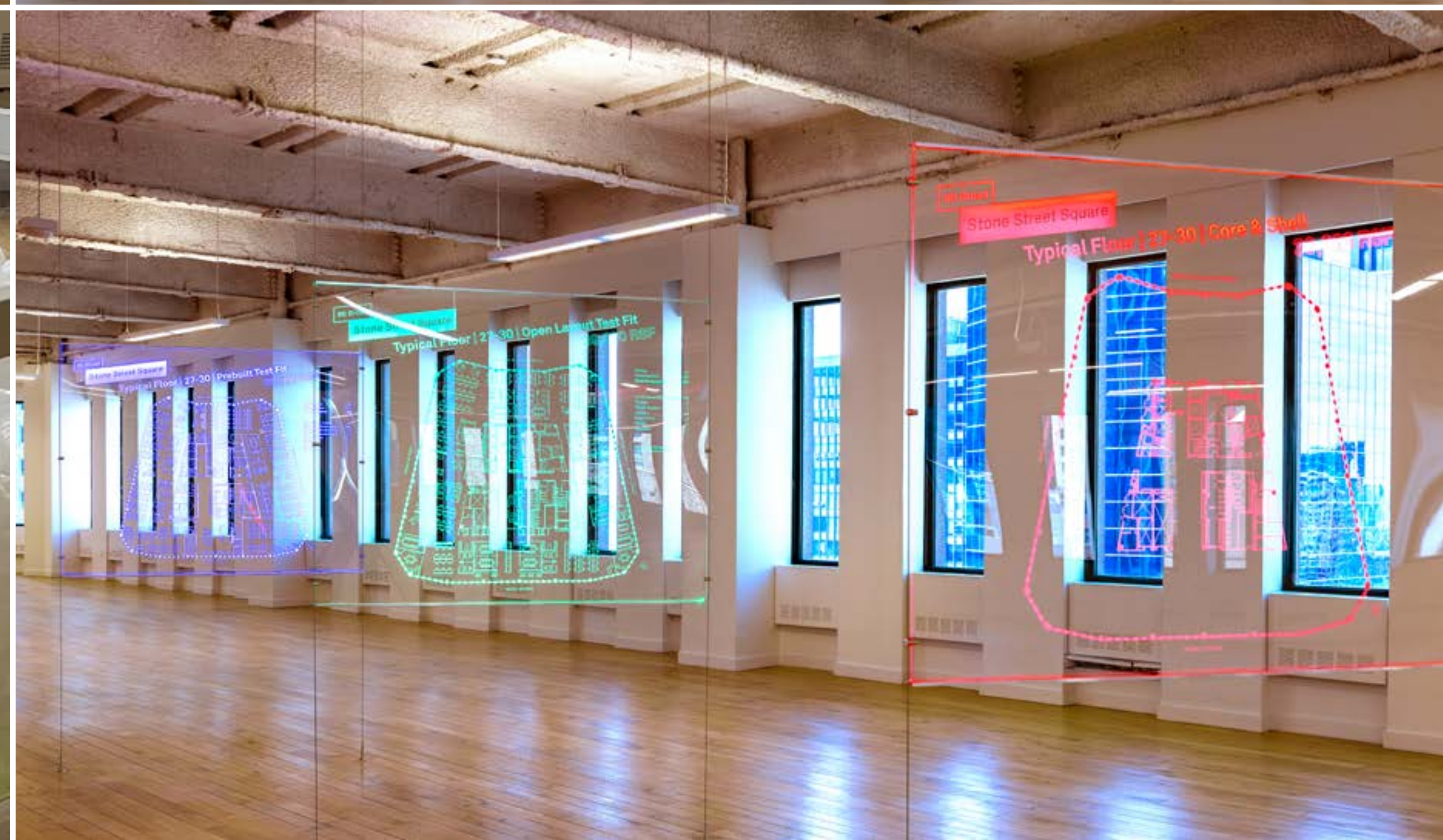
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AVISON YOUNG

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THANK YOU!

I appreciate you taking the time to look at my work.

If you'd like to discuss the challenges and solutions behind some of these projects, or to see any other samples that may be of relevance, please don't hesitate to reach out.

Hope to hear from you soon.

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