



ACTIVE BUYER MANDATE

Priced on what it collects. Bought on what it *can become*.

ACTIVE MANDATE · MULTIFAMILY · NY & SELECT U.S. MARKETS

The Kaden Team represents a **capitalized, actively acquiring buyer** pursuing multifamily across the free-market and rent-stabilized spectrum. This buyer underwrites on **real economics** — actual collections, deferred maintenance, and true condition — and moves decisively when the setup is right.

SECTION I Acquisition criteria.

i FREE-MARKET Vacant FM buildings preferred — clean-slate repositioning, no rent-roll baggage.	ii RENT-STABILIZED As-is RS assets priced on actual collected rents, with deferred maintenance factored in.
iii NEW CONSTRUCTION 421-a assets with in-place tax benefits and durable, low-expense cash flow.	iv HYBRID FM / RS Considered case-by-case on location, regulatory paperwork, and overall setup.

SECTION II Mandate parameters.

PRICING BASIS	CONDITION	STATUS	GEOGRAPHY
Actual collections	As-is welcome	On / off-market	NY + select U.S.

48 hrs
TO AN INDICATIVE VIEW

Own or represent multifamily that fits?
Let's have a quiet conversation.

Bledar Asllani
FOUNDER · LIC. ASSOC. R.E. BROKER
212.729.3526
bledar@kaden.nyc

Mirza Avdovic
DIRECTOR · MULTIFAMILY & DEV. SITES
917.609.8146
mavdovic@kw.com