

# BANKRUPTCY AUCTION

**Bid Deadline:** Wednesday, August 12, 2026

**Auction:** Tuesday, August 18, 2026

**Minimum Overbid:** \$1,020,000

Auction subject to Bankruptcy Court approval

## 1738 Nostrand Avenue

**Free Market Mixed-Use Asset**

**East Flatbush | Brooklyn, NY 11226**

Dated: 07/10/26



All transactions are subject to Bankruptcy Court approval

B6 Real Estate Advisors LLC & Keen-Summit Capital Partners LLC are retained on an co-exclusive basis to sell, at a Bankruptcy Auction, 1738 Nostrand Avenue (the "Property"). The Property is a three-story mixed-use walk up building in the East Flatbush neighborhood in Brooklyn. 1738 Nostrand Avenue consists of 2 free market residential units and 1 ground floor retail unit.

### **Process Highlights:**

The subject property 1738 Nostrand Avenue is being sold as part of a Chapter 11 bankruptcy auction. The following deadlines are anticipated:

- Bid Deadline: Wednesday, August 12, 2026, and
- Auction: Tuesday, August 18, 2026.

Prior to the auction the bankruptcy trustee has designed a Stalking Horse Bidder for the Purchase Price of \$1,000,000. In order to be qualified for the auction a bid must exceed the Stalking Horse Bidder by \$20,000 (overbid amount).

A buyer will be responsible at closing for paying a four and one-half percent (4.5%) buyer's premium for the benefit of Keen-Summit Capital Partners LLC and B6 Real Estate Advisors LLC.

### **Property Occupancy:**

The bankruptcy trustee contends that the retail and residential units are wrongfully occupied pursuant to a "management agreement" that was not signed by Nigel Laughton LLC and is thus non-binding and unenforceable. The occupant of the retail and residential units contends that its occupancy is valid and enforceable. This dispute remains unresolved before the bankruptcy court and a buyer will be buying the property subject to dispute and, unless it can reach a resolution with the occupant, will be obligated to prosecute this dispute in state court on its own, if it so desires.

**PAUL J. MASSEY JR.**  
B6 Real Estate Advisors LLC  
Chief Executive Officer  
646.933.2601  
pmassey@b6realestate.com

**JONATHAN BUERGER**  
B6 Real Estate Advisors LLC  
Director  
646.933.2608  
jbuerger@b6realestate.com

**HAROLD J. BORDWIN**  
Keen-Summit Capital Partners LLC  
Principal and Co-President  
914.980.8555  
hbordwin@keen-summit.com

**CHRIS MAHONEY**  
Keen-Summit Capital Partners LLC  
Senior Managing Director  
646.381.9205  
cmahoney@keen-summit.com

B6 Real Estate Advisors, LLC copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC and Keen-Summit Capital Partners, LLC. All transactions are subject to Bankruptcy Court approval.



# 1738 Nostrand Avenue

East Flatbush | Brooklyn, NY 11226

## 3-Unit Free Market Mixed Use Building



### Property Information

|                         |                          |
|-------------------------|--------------------------|
| Address                 | 1738 Nostrand Avenue     |
| Block / Lot             | 5173 / 34                |
| Stories                 | 3                        |
| Building Size (Approx.) | 4,000 SF                 |
| Lot Dimensions          | 20' x 100'               |
| Number of Units         | 2 Residential / 2 Retail |
| Zoning                  | R6, C1-3                 |
| FAR                     | 2.43                     |
| Tax Class               | 1                        |
| Assessment (26/27)      | \$39,844                 |
| RE Taxes (26/27)        | \$7,906                  |

## Investment Highlights

- 2 Free Market Residential Units + 1 Retail Unit.
- Protected Tax Class 1.
- 1 Block away from 2 and 4 Subway Train.

Currently heat and hot water for 1738 Nostrand Avenue is coming from the boiler in 1740-1746 Nostrand Avenue. To operate 1738 Nostrand Avenue as a separate building a new boiler will be required.

**PAUL J. MASSEY JR.**  
B6 Real Estate Advisors LLC  
Chief Executive Officer  
646.933.2601  
pmassey@b6realestate.com

**JONATHAN BUERGER**  
B6 Real Estate Advisors LLC  
Director  
646.933.2608  
jbuerger@b6realestate.com

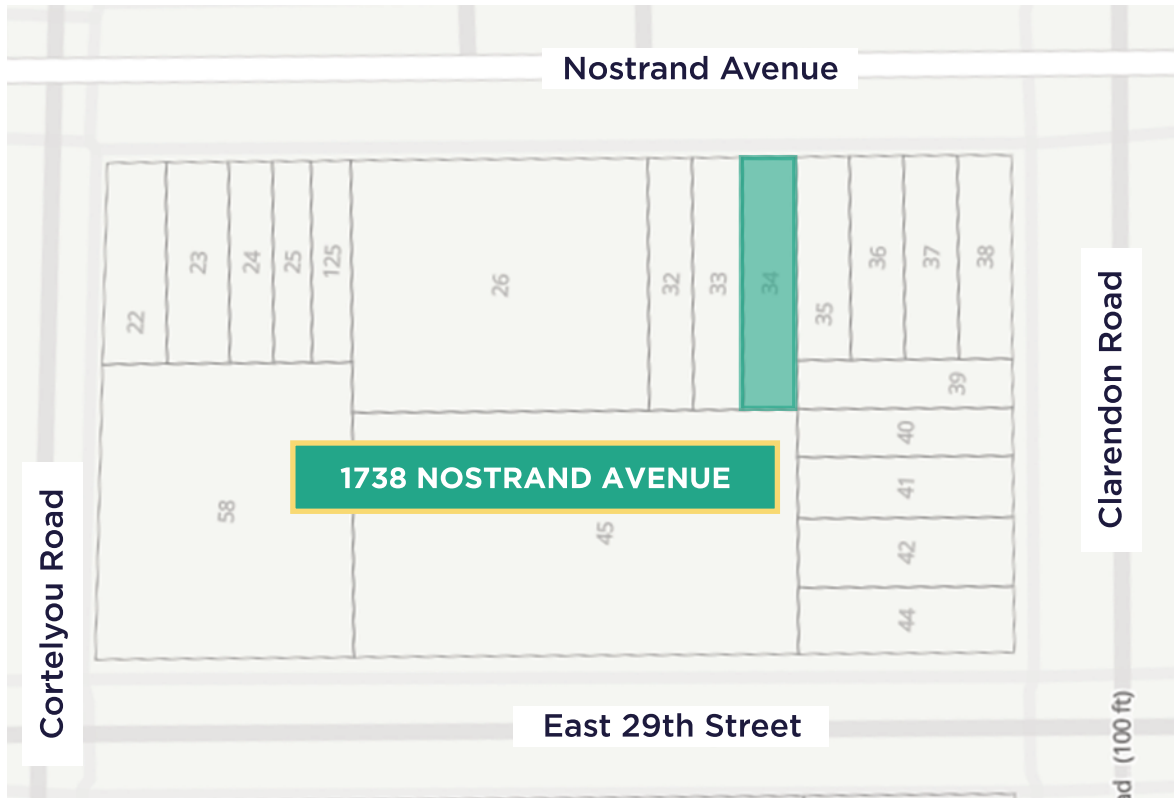
**HAROLD J. BORDWIN**  
Keen-Summit Capital Partners LLC  
Principal and Co-President  
914.980.8555  
hbordwin@keen-summit.com

**CHRIS MAHONEY**  
Keen-Summit Capital Partners LLC  
Senior Managing Director  
646.381.9205  
cmahoney@keen-summit.com

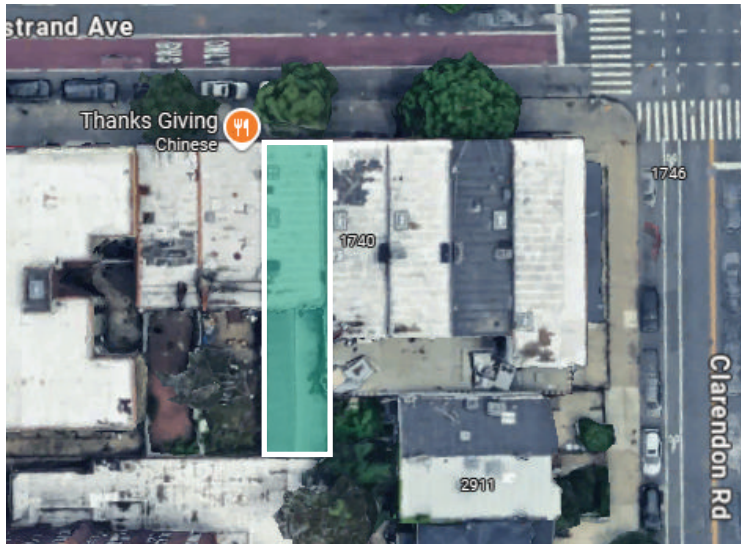
B6 Real Estate Advisors, LLC copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC and Keen-Summit Capital Partners, LLC. All transactions are subject to Bankruptcy Court approval.

New York State Housing and Anti-Discrimination Disclosure Form: <https://dos.ny.gov/system/files/documents/2021/03/2156.pdf>

## Tax Map



## Aerial View



**PAUL J. MASSEY JR.**  
B6 Real Estate Advisors LLC  
Chief Executive Officer  
646.933.2601  
pmassey@b6realestate.com

**JONATHAN BUERGER**  
B6 Real Estate Advisors LLC  
Director  
646.933.2608  
jbuerger@b6realestate.com

**HAROLD J. BORDWIN**  
Keen-Summit Capital Partners LLC  
Principal and Co-President  
914.980.8555  
hbordwin@keen-summit.com

**CHRIS MAHONEY**  
Keen-Summit Capital Partners LLC  
Senior Managing Director  
646.381.9205  
cmahoney@keen-summit.com

B6 Real Estate Advisors, LLC copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC and Keen-Summit Capital Partners, LLC. All transactions are subject to Bankruptcy Court approval.

**New York State Housing and Anti-Discrimination Disclosure Form:** <https://dos.ny.gov/system/files/documents/2021/03/2156.pdf>

## Property Information

|                                |                   |
|--------------------------------|-------------------|
| <b>Block/Lot</b>               | 5173/34           |
| <b>Lot Dimensions</b>          | 20' x 100'        |
| <b>Lot Size</b>                | 2,000             |
| <b>Gross Square Feet</b>       | 4,000             |
| <b>Year Built</b>              | 1930              |
| <b>Building Classification</b> | S2                |
| <b># of Units</b>              | 2 Resi. + 1 Comm. |
| <b>Zoning</b>                  | R6 / C1-3         |
| <b>FAR (Commercial)</b>        | 2.00              |
| <b>FAR (Residential)</b>       | 2.43              |
| <b>Assessment (26/27)</b>      | \$39,844          |
| <b>Tax Rate</b>                | 19.843%           |
| <b>Taxes (26/27)</b>           | \$7,906           |
| <b>Tax Class</b>               | 1                 |

| Floor        | Dimensions      |   | Gross SF     |
|--------------|-----------------|---|--------------|
| Basement     | 50' x 20'       | = | 1,000        |
| Ground Floor | 100' x 20'      | = | 2,000        |
| Second Floor | 50' x 20'       | = | 1,000        |
| Third Floor  | 50' x 20'       | = | 1,000        |
| <b>Total</b> | <b>3 Floors</b> |   | <b>4,000</b> |

## Revenue (estimated)

### Commercial Income

|                         |               |              | Pro Forma Rents |                 |
|-------------------------|---------------|--------------|-----------------|-----------------|
| Unit                    | Status        | Type of Unit | Monthly         | Annual          |
| Liquor Store            | Occupied*     | Retail       | \$4,000         | \$48,000        |
| <b>Total Commercial</b> | <b>1 unit</b> |              | <b>\$4,000</b>  | <b>\$48,000</b> |

### Residential Income

|                          |                |              | Pro Forma Rents |                 |
|--------------------------|----------------|--------------|-----------------|-----------------|
| Unit                     | Status         | Type of Unit | Monthly         | Annual          |
| 2                        | FM             | 2-BDR        | \$3,000         | \$36,000        |
| 3                        | FM             | 2-BDR        | \$3,000         | \$36,000        |
| <b>Total Residential</b> | <b>2 units</b> |              | <b>\$6,000</b>  | <b>\$72,000</b> |

|              |                |                 |                  |
|--------------|----------------|-----------------|------------------|
| <b>Total</b> | <b>3 units</b> | <b>\$10,000</b> | <b>\$120,000</b> |
|--------------|----------------|-----------------|------------------|

**PAUL J. MASSEY JR.**  
B6 Real Estate Advisors LLC  
Chief Executive Officer  
646.933.2601  
pmassey@b6realestate.com

**JONATHAN BUERGER**  
B6 Real Estate Advisors LLC  
Director  
646.933.2608  
jbuerger@b6realestate.com

**HAROLD J. BORDWIN**  
Keen-Summit Capital Partners LLC  
Principal and Co-President  
914.980.8555  
hbordwin@keen-summit.com

**CHRIS MAHONEY**  
Keen-Summit Capital Partners LLC  
Senior Managing Director  
646.381.9205  
cmahoney@keen-summit.com

B6 Real Estate Advisors, LLC copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC and Keen-Summit Capital Partners, LLC. All transactions are subject to Bankruptcy Court approval.

## Expenses (estimated)

|                         |              |                 |
|-------------------------|--------------|-----------------|
| Real Estate Taxes       | \$1.58 /sf   | \$7,906         |
| Insurance               | \$1.00 /sf   | \$5,000         |
| Water/Sewer             | \$0.60 /sf   | \$3,000         |
| Heat                    | \$0.60 /sf   | \$3,000         |
| Electric                | \$0.25 /sf   | \$1,250         |
| Repairs and Maintenance | \$500 /unit  | \$1,500         |
| Super                   | \$500 /month | \$6,000         |
| Management              | 3.0 %        | \$3,420         |
| <b>Total Expenses</b>   | <b>27%</b>   | <b>\$31,076</b> |

## Financial Summary

|                                         |       |                 |
|-----------------------------------------|-------|-----------------|
| Gross Revenue                           |       | \$120,000       |
| Vacancy and Lease-Up Costs              | 5.0 % | (\$6,000)       |
| Estimated Expenses                      |       | (\$31,076)      |
| <b>Net Operating Income - Projected</b> |       | <b>\$82,924</b> |

**PAUL J. MASSEY JR.**  
B6 Real Estate Advisors LLC  
Chief Executive Officer  
646.933.2601  
pmassey@b6realestate.com

**JONATHAN BUERGER**  
B6 Real Estate Advisors LLC  
Director  
646.933.2608  
jbuerger@b6realestate.com

**HAROLD J. BORDWIN**  
Keen-Summit Capital Partners LLC  
Principal and Co-President  
914.980.8555  
hbordwin@keen-summit.com

**CHRIS MAHONEY**  
Keen-Summit Capital Partners LLC  
Senior Managing Director  
646.381.9205  
cmahoney@keen-summit.com

B6 Real Estate Advisors, LLC copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC and Keen-Summit Capital Partners, LLC. All transactions are subject to Bankruptcy Court approval.

## Department of Buildings Summary

### NYC Department of Buildings

#### Property Profile Overview

| 1738 NOSTRAND AVENUE |             | BROOKLYN 11226              | BIN# 3119232     |
|----------------------|-------------|-----------------------------|------------------|
| NOSTRAND AVENUE      | 1738 - 1738 | Health Area : 5520          | Tax Block : 5173 |
|                      |             | Census Tract : 826          | Tax Lot : 34     |
|                      |             | Community Board : 317       | Condo : NO       |
|                      |             | <u>Buildings on Lot</u> : 2 | Vacant : NO      |

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

|                                       |                               |                     |     |
|---------------------------------------|-------------------------------|---------------------|-----|
| Cross Street(s):                      | CORTEYOU ROAD, CLARENDON ROAD |                     |     |
| DOB Special Place Name:               |                               |                     |     |
| DOB Building Remarks:                 |                               |                     |     |
| Landmark Status:                      |                               | Special Status:     | N/A |
| Local Law:                            | NO                            | Loft Law:           | NO  |
| SRO Restricted:                       | NO                            | TA Restricted:      | NO  |
| UB Restricted:                        | NO                            |                     |     |
| Environmental Restrictions:           | N/A                           | Grandfathered Sign: | NO  |
| Legal Adult Use:                      | NO                            | City Owned:         | NO  |
| LL 158/17 Pro Cert Restriction until: | N/A                           |                     |     |
| Additional BINs for Building:         | <a href="#">3422925</a>       |                     |     |
| HPD Multiple Dwelling:                | No                            |                     |     |
| Number of Dwelling Units:             | 2                             |                     |     |

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: S2-RESIDENCE-MULTI-U

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

|                                                                                                                                                                                                                                            | Total | Open | <a href="#">Elevator Records</a>                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|--------------------------------------------------|
| <a href="#">Complaints</a>                                                                                                                                                                                                                 | 11    | 0    | <a href="#">Electrical Applications</a>          |
| <a href="#">Violations-DOB</a>                                                                                                                                                                                                             | 3     | 0    | <a href="#">Permits In-Process / Issued</a>      |
| <a href="#">Violations-OATH/ECB</a>                                                                                                                                                                                                        | 12    | 4    | <a href="#">Illuminated Signs Annual Permits</a> |
| This property has 1 open OATH/ECB "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations. |       |      | <a href="#">Plumbing Inspections</a>             |
| <a href="#">Jobs/Filings</a>                                                                                                                                                                                                               | 3     |      | <a href="#">Open Plumbing Jobs / Work Types</a>  |
| ARA / LAA Jobs                                                                                                                                                                                                                             | 0     |      | <a href="#">Facades</a>                          |
| Total Jobs                                                                                                                                                                                                                                 | 3     |      | <a href="#">Marquee Annual Permits</a>           |
| <a href="#">Actions</a>                                                                                                                                                                                                                    | 10    |      | <a href="#">Boiler Records</a>                   |
| OR Enter Action Type: <input type="text"/>                                                                                                                                                                                                 |       |      | <a href="#">DEP Boiler Information</a>           |
| OR Select from List: <input type="text"/>                                                                                                                                                                                                  |       |      | <a href="#">Crane Information</a>                |
| AND <input type="button" value="Show Actions"/>                                                                                                                                                                                            |       |      | <a href="#">After Hours Variance Permits</a>     |

**PAUL J. MASSEY JR.**  
B6 Real Estate Advisors LLC  
Chief Executive Officer  
646.933.2601  
pmassey@b6realestate.com

**JONATHAN BUERGER**  
B6 Real Estate Advisors LLC  
Director  
646.933.2608  
jbuerger@b6realestate.com

**HAROLD J. BORDWIN**  
Keen-Summit Capital Partners LLC  
Principal and Co-President  
914.980.8555  
hbordwin@keen-summit.com

**CHRIS MAHONEY**  
Keen-Summit Capital Partners LLC  
Senior Managing Director  
646.381.9205  
cmahoney@keen-summit.com

B6 Real Estate Advisors, LLC copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC and Keen-Summit Capital Partners, LLC. All transactions are subject to Bankruptcy Court approval.

## Data Room Documents

- 1738 Nostrand Avenue OM
- Appraisal for 1738 Nostrand Avenue
- 1738 Nostrand Stalking Horse APA

**PAUL J. MASSEY JR.**  
B6 Real Estate Advisors LLC  
Chief Executive Officer  
646.933.2601  
pmassey@b6realestate.com

**JONATHAN BUERGER**  
B6 Real Estate Advisors LLC  
Director  
646.933.2608  
jbuerger@b6realestate.com

**HAROLD J. BORDWIN**  
Keen-Summit Capital Partners LLC  
Principal and Co-President  
914.980.8555  
hbordwin@keen-summit.com

**CHRIS MAHONEY**  
Keen-Summit Capital Partners LLC  
Senior Managing Director  
646.381.9205  
cmahoney@keen-summit.com

B6 Real Estate Advisors, LLC copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC and Keen-Summit Capital Partners, LLC. All transactions are subject to Bankruptcy Court approval.

## Disclaimer

1. You agree that no contract or agreement providing for any transaction shall be deemed to exist between you and the Chapter 11 Trustee unless and until you and the Chapter 11 Trustee execute and deliver a final definitive agreement relating thereto (a **"Transaction Agreement"**), and you hereby waives, in advance, any claims (including, without limitation, breach of contract) in connection with any transaction unless and until you and the Chapter 11 Trustee shall have executed and delivered a Transaction Agreement. You further acknowledge and agree that the Chapter 11 Trustee reserves the right, in its sole discretion, to reject any and all proposals made by you with regard to a transaction, and to terminate discussions and negotiations with you at any time. You further understand that the Chapter 11 Trustee shall be free to establish and change any process or procedure with respect to a transaction as the Chapter 11 Trustee in his sole discretion shall determine (including, without limitation, negotiating with any other interested party and entering into a Transaction Agreement with any other party without prior notice to you or any other person).
2. Chapter 11 Trustee and the brokers will endeavor to provide you with documents, data and information which they believe to be relevant for the purpose of your investigation. However, you understand and agree that the Chapter 11 Trustee, the brokers and their respective representatives:
  - a. have **not** audited any of the financial information.
  - b. have **not** measured and certified the square footage and the acreage;
  - c. have **not** themselves confirmed the zoning and/or any other governmental regulations nor the properties' compliance therewith;
  - d. have **not** made and/or will **not** make any representation or warranty, express or implied, as to the accuracy or completeness of any information, except pursuant to the Transaction Agreement; and
  - e. shall **not** have any liability whatsoever to you or any of your representatives relating to or resulting from the use of this information or any errors therein or omissions therefrom, except pursuant to the Transaction Agreement.

**PAUL J. MASSEY JR.**  
B6 Real Estate Advisors LLC  
Chief Executive Officer  
646.933.2601  
pmassey@b6realestate.com

**JONATHAN BUERGER**  
B6 Real Estate Advisors LLC  
Director  
646.933.2608  
jbuerger@b6realestate.com

**HAROLD J. BORDWIN**  
Keen-Summit Capital Partners LLC  
Principal and Co-President  
914.980.8555  
hbordwin@keen-summit.com

**CHRIS MAHONEY**  
Keen-Summit Capital Partners LLC  
Senior Managing Director  
646.381.9205  
cmahoney@keen-summit.com

B6 Real Estate Advisors, LLC copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC and Keen-Summit Capital Partners, LLC. All transactions are subject to Bankruptcy Court approval.

## Disclaimer

3. You understand and agree that, except pursuant to any Transaction Agreement that may be entered between the Chapter 11 Trustee and you, neither the Chapter 11 Trustee, nor the brokers, nor any of their respective representatives:
- a. have made or make and expressly disclaim making any written or oral statements, representations, warranties, promises or guarantees, whether express or implied or by operation of law or otherwise, with respect to the properties or with respect to the accuracy, reliability or completeness of the this information;
  - b. to the fullest extent permitted by law, shall have any liability whatsoever to you or any of your representatives on any basis (including, without limitation, in contract, tort, under federal, foreign or state securities laws or otherwise) as a result of, relating or pertaining to, or resulting or arising from your reliance on this information, or your use or non-use of this information, for any alleged acts or omissions of Chapter 11 Trustee, the brokers or any of their respective representatives, or any errors or omissions in this information;
  - c. shall have any liability or responsibility for any decisions made by you in reliance on any information;
  - d. will be under any obligation or duty (express or implied) to make available to you any additional information; and
  - e. will be under any duty or obligation (express or implied) to update, supplement, revise or correct any information disclosed to you, regardless of the circumstances.
4. You are advised to conduct your own due diligence prior to submitting an offer and to engage the services of legal counsel, accountants and such other financial advisors as may be required to understand the property or properties. This information does not purport to be all-inclusive or to contain all of the information that you may desire. The brokers have not assumed responsibility for independent verification of any of this information and have not, in fact, in any way audited this information.
5. Without limiting the generality of the immediately preceding paragraphs, this information may include certain statements, estimates and projections with respect to the property or properties. Such statements, estimates and projections reflect various assumptions made by the Chapter 11 Trustee or the brokers, which assumptions may or may not prove to be correct. No representations are made as to the accuracy of such assumptions, statements, estimates or projections. The only information that will have any legal effect will be specifically represented in the Transaction Agreement, subject to such limitations and restrictions as may be specified therein.

**PAUL J. MASSEY JR.**  
B6 Real Estate Advisors LLC  
Chief Executive Officer  
646.933.2601  
pmassey@b6realestate.com

**JONATHAN BUERGER**  
B6 Real Estate Advisors LLC  
Director  
646.933.2608  
jbuerger@b6realestate.com

**HAROLD J. BORDWIN**  
Keen-Summit Capital Partners LLC  
Principal and Co-President  
914.980.8555  
hbordwin@keen-summit.com

**CHRIS MAHONEY**  
Keen-Summit Capital Partners LLC  
Senior Managing Director  
646.381.9205  
cmahoney@keen-summit.com

B6 Real Estate Advisors, LLC copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC and Keen-Summit Capital Partners, LLC. All transactions are subject to Bankruptcy Court approval.

## Disclaimer

### Dispute Resolution

6. You hereby irrevocably and unconditionally consent to submit to the exclusive jurisdiction of the United States Bankruptcy Court for Eastern District of New York for any lawsuits, claims or other proceedings arising out of or relating to the sale of these properties, and hereby further irrevocably and unconditionally waive the right and agree not to plead or claim in any such court that any such lawsuit, claim or other proceeding brought in any such court has been brought in an inconvenient forum or that such court lacks jurisdiction over such party.

### Miscellaneous

7. It is understood that the brokers will arrange for appropriate contacts for due diligence purposes in connection with the transaction. Unless otherwise directed by the Chapter 11 Trustee, all:
- a. communications regarding the Transaction,
  - b. requests for additional information in connection with the Transaction,
  - c. requests for property inspections,
  - d. discussions regarding making an offer, and/or
  - e. discussions or questions regarding procedures in connection with the Transaction,
- must be submitted or directed exclusively to the brokers. Unless otherwise directed by the Chapter 11 Trustee, neither you nor your representatives will initiate or cause to be initiated any communication with anyone who is a tenant in one of the properties.
8. You understand that the Chapter 11 Trustee and the brokers have not agreed to pay any brokerage commissions, finder's fee or other compensation in connection with your possible transaction. If you are working with a broker, finder or agent other than B6 or Keen-Summit, then you agree that you shall be responsible for the payment of any fees, if any, to such broker, finder or agent.

**PAUL J. MASSEY JR.**  
B6 Real Estate Advisors LLC  
Chief Executive Officer  
646.933.2601  
pmassey@b6realestate.com

**JONATHAN BUERGER**  
B6 Real Estate Advisors LLC  
Director  
646.933.2608  
jbuerger@b6realestate.com

**HAROLD J. BORDWIN**  
Keen-Summit Capital Partners LLC  
Principal and Co-President  
914.980.8555  
hbordwin@keen-summit.com

**CHRIS MAHONEY**  
Keen-Summit Capital Partners LLC  
Senior Managing Director  
646.381.9205  
cmahoney@keen-summit.com

B6 Real Estate Advisors, LLC copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by B6 Real Estate Advisors, LLC or any broker associated with B6 Real Estate Advisors, LLC and Keen-Summit Capital Partners, LLC. All transactions are subject to Bankruptcy Court approval.



**REAL ESTATE  
ADVISORS**



**KEEN-SUMMIT**  
CAPITAL PARTNERS LLC

**PAUL J. MASSEY JR.**  
B6 Real Estate Advisors LLC  
Chief Executive Officer  
646.933.2601  
[pmassey@b6realestate.com](mailto:pmassey@b6realestate.com)

**JONATHAN BUERGER**  
B6 Real Estate Advisors LLC  
Director  
646.933.2608  
[jbuerger@b6realestate.com](mailto:jbuerger@b6realestate.com)

**HAROLD J. BORDWIN**  
Keen-Summit Capital Partners LLC  
Principal and Co-President  
918.980.8555  
[hbordwin@keen-summit.com](mailto:hbordwin@keen-summit.com)

**CHRIS MAHONEY**  
Keen-Summit Capital Partners LLC  
Senior Managing Director  
646.381.9205  
[cmahoney@keen-summit.com](mailto:cmahoney@keen-summit.com)