

HAUSSMANN

Company
Overview

December
2025

COMPANY OVERVIEW

Haussmann is building one of New York City's next great civic-minded and entrepreneurial development companies.

A first-generation developer, Haussmann has constructed a portfolio of class-A apartments that exceeds 1,100 units in operations and planning.

As stewards of our partners' capital, we are singularly focused on maximizing risk-adjusted returns.

300

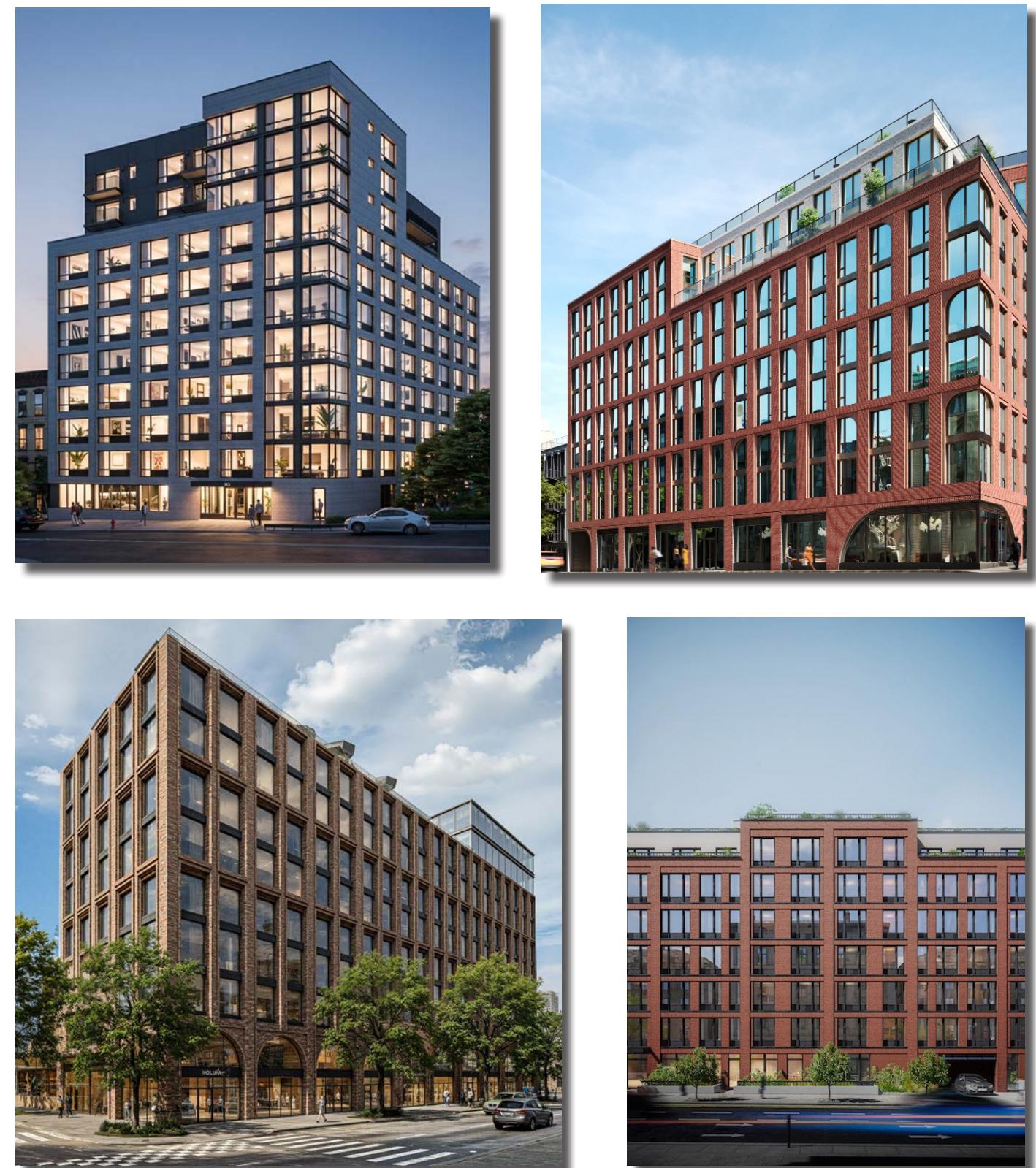
residential units completed
across six multi-family
properties

850

units in planning
/ construction

\$1 bn

in completed and
pipeline capitalization



DEVELOPMENT MAP



521 WEST 134TH ST.



445 GRAND AVE.



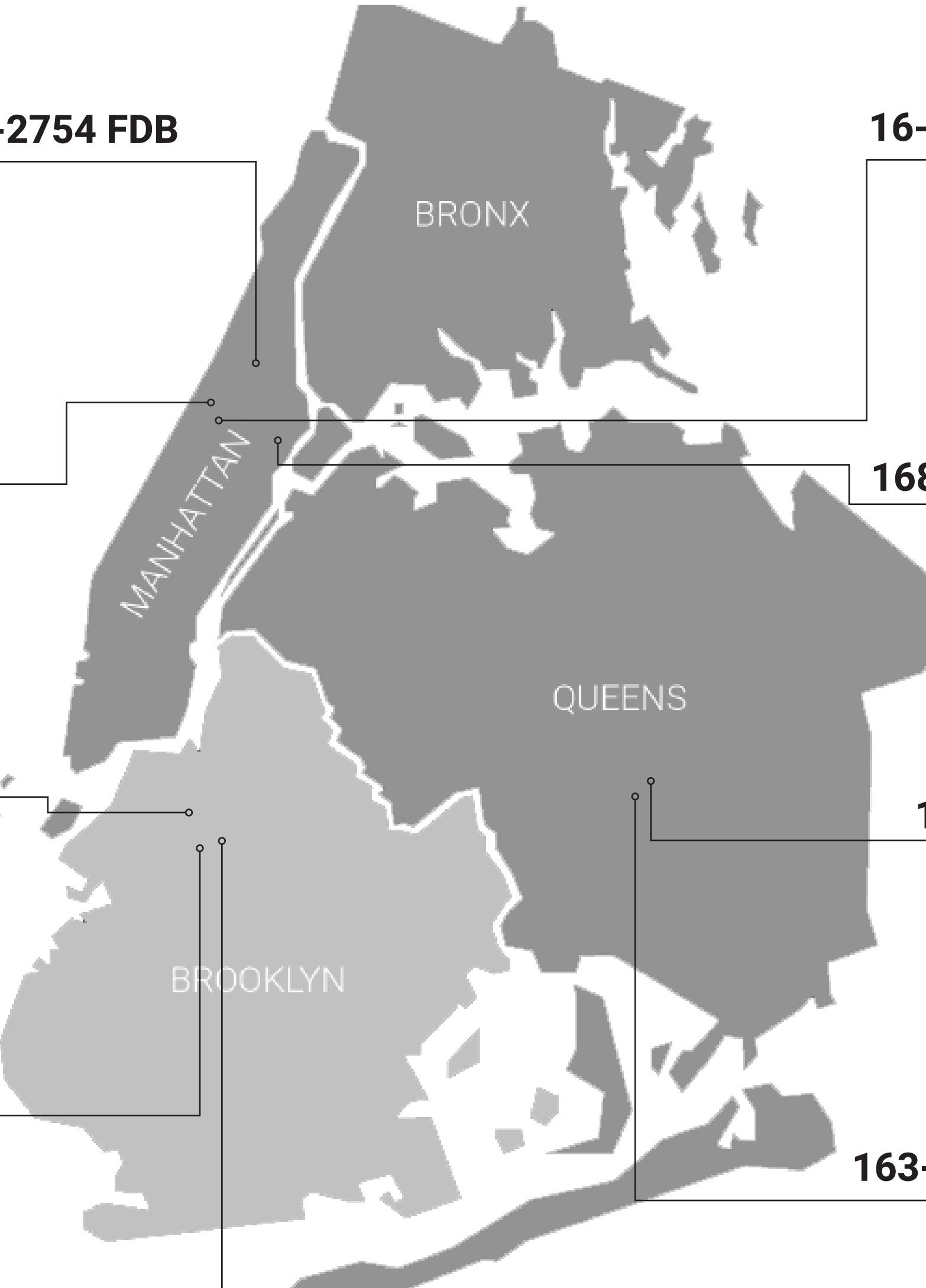
556 GRAND AVE.



827 STERLING PLACE



2750-2754 FDB



16-20 CONVENT AVE.



168 WEST 136TH ST.



159-29 90TH AVE.



163-19 JAMAICA AVE.

OUR FOUNDER

Josef Goodman is the founder and principal of Haussmann Development, one of New York City's most active and entrepreneurial first-generation real estate development firms.

The company's portfolio currently spans over 1,100 apartments in various stages of development and operations across Manhattan, Brooklyn, and Queens. Haussmann approaches all development with civic conscientiousness and political intelligence, which helps the firm navigate the increasingly delicate regulatory climate.

Josef is also the Co-Founder of Little Legacy Village Preschool, a daycare network that provides affordable and accessible early-childhood education to the children of some of New York City's neediest families. Josef received his bachelor's from Yale University and his master's from Oxford University. He is a Board Member of B'nai Jeshurun Synagogue on the Upper West Side. Josef and his wife live in Manhattan with their two young daughters.



OUR TEAM

Haussmann is a vertically integrated operation with all vital disciplines in-house.



LORRAINE WRIGHT [in](#)

Project Accountant

Lorraine has multiple years of experience in construction and cash management. She has worked on multiple landmark projects in New York City. Lorraine was born and raised in New Jersey and studied accounting at Fairleigh Dickinson University.



JAKE SOKOL [in](#)

Head of Acquisitions and Capital Markets

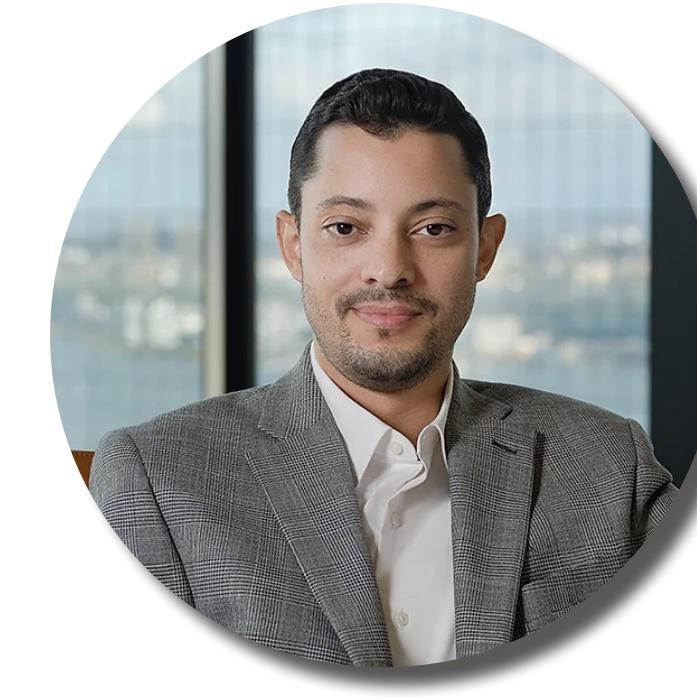
Prior to joining Haussmann, Jake spent more than a decade on the principal side of the business, executing nearly \$1bn in acquisitions in NYC and other markets. He has a Bachelor's from Northwestern University and a Master's from Columbia Business School.



DAN SMILOW [in](#)

Director of Construction

Prior to joining Haussmann, Dan worked for a major construction company for 20 years, where he worked on numerous high-profile projects in Midtown Manhattan. He lives with his wife and family in New Jersey. He has a Bachelor's from Sy Syms School of Business and a Master's from NYU.



LEOR DUBIN [in](#)

Head of Property Management

Leor has over 10 years of experience in real estate and property management. He has a Bachelor's from Hunter College.



SAMANTHA LANE [in](#)

Property & Asset Management

Samantha holds a master's degree in real estate from the University of Wisconsin-Madison. Samantha joined Haussmann in 2025 to support the company's property and asset management team. She also assists the acquisition team.

STRATEGIC PARTNERSHIP WITH DUBIN & CO.

Haussmann is proud of its relationship with Dubin & Co., one of New York's most active family offices.

Over the last five years, Josef and Glenn Dubin have incubated Haussmann, growing its team and portfolio.

Dubin & Co.'s talented staff adds tremendous strength and infrastructure support to all of Haussmann's endeavors, from tax and structuring to legal and financing.

JAMES GARMENDIA

Head of Investments



CHRISTINA HENDERSON

General Counsel



DANIELLE RICCOBONO

Chief Financial Officer

DEAL SPOTLIGHT: 445 GRAND AVENUE

- Location: Prospect Heights
- Total Units: 113
- Type: 421-a
- Status: Residential 100% leased; retail in lease-up;
\$49,500,000 refinance closed in March 2025
- Financing: \$49,500,000 fixed-rate loan retired \$46,000,000 construction loan
- Sourcing: Sourced directly from owner
- Structure: Haussmann partnered with Sagamore Capital and its investors to recapitalize and refinance the asset, while taking over as the local partner and asset manager
- Challenges: Identifying a lender who could provide cash-neutral take-out financing along with prepay flexibility
- Outcome: Conducted a competitive process to identify “outlier” lender. We are now actively asset managing the asset with a potential exit in 2027





DEAL SPOTLIGHT: 827 STERLING PLACE

- Location: Crown Heights
- Total Units: 76
- Type: 421-a
- Status: Secured TCO (within 15 months of breaking ground); lease-up in process and ahead of schedule
- Sourcing: Sourced directly from owner
- Structure: JV with landowner; Haussmann equity was structured as participating pref with promote economics
- Financing: \$40,750,000 floating-rate loan retired [\$37,500,000] construction loan
- Challenges: Financing deal in capital constrained market
- Outcome: Leveraged lender relationship to capitalize and close on deal within 60 days of sourcing. Completed construction within 15 months, closing on bridge-to-perm financing upon TCO. The project is now fully leased with Haussmann targeting permanent financing in 2026.



DEAL SPOTLIGHT: 16-20 CONVENT AVENUE

- Location: West Harlem
- Total Units: 84
- Type: 485-x / UAP (Opportunity Zone)
- Status: Pre-Development
- Sourcing: Off-market
- Structure: Fee Simple Purchase
- Financing: Haussmann will close on a \$41M construction loan in Q1 2026 with Affinius Capital
- Outcome: Haussmann will commence construction in Q1 2026 with a target completion date of Spring 2027. The total cost of the project is estimated at \$54,000,000



DEAL SPOTLIGHT: 566 GRAND AVENUE

- Location: Prospect Heights
- Total Units: 99
- Type: 485-x / UAP
- Status: In Contract (target Q2 2026 closing)
- Structure: Fee Simple
- Financing: TBD
- Deal Cost: \$75,000,000
- Outcome: 566 Grand is situated within the Atlantic Avenue Mixed-Use Plan, a recently re-zoned neighborhood near Barclay Center. The Property is also located 3 blocks from The Arris Grand, building on Haussmann's presence in this transforming and exciting submarket. Haussmann believes it has secured the most compelling site within the AAMUP and is excited to bring much needed housing (25% affordable) to this pocket of Brooklyn.

DEAL SPOTLIGHT: 159-29 90TH AVENUE

- Location: Jamaica Queens
- Total Units: 265
- Type: 100% HPD affordable project
- Status: Pre-Development
- Sourcing: Off-market, directly with owner
- Structure: Ground lease with local church
- Financing: Pending HPD construction loan closing
- Challenges: Relaunching a failed 421a project with new business plan; intensive negotiation with former developer and local church; extensive wait periods for HPD financing (expected in 2H 2026)
- Outcome: Haussmann structured a very attractive and cheap ground rent, significantly reducing the pre-development cash drag. Local church lends political expediency to project, as it competes with others for limited affordable financing resources





DEAL SPOTLIGHT: 163-19 JAMAICA AVENUE

- Location: Jamaica, Queens
- Total Units: 400 units
- Type: 100% HPD affordable project + public school
- Status: In Contract and HCR
- Structure: Ground lease with local church
- Financing: Pending HPD construction loan closing
- Challenges: Devising a creative leasehold structure with the church
- Outcome: TBD



DEAL SPOTLIGHT: 521 WEST 134TH STREET

- Location: West Harlem
- Total Units: 28
- Type: 421-a
- Status: 100% occupied at record-submarket rents and refinanced with permanent financing
- Sourcing: Marketed
- Structure: Purchased land at 30% Covid-discount to pre-pandemic land valuations.
- Financing: \$11,400,000 Fannie Loan
- Challenges: Refinancing amidst volatile and high interest rates
- Outcome: Finished construction in 14 months and waited until the appropriate time to close on favorable permanent financing

DEAL SPOTLIGHT: 168 WEST 136TH STREET

- Location: Harlem
- Total Units: 27
- Type: 421-a
- Status: 100% occupied and refinanced with permanent financing
- Sourcing: Off-market, directly with Owner
- Structure: JV with landowner
- Financing: \$10,100,000 Fannie Loan
- Challenges: Refinancing amidst volatile and high interest rates
- Outcome: Finished construction in 14 months and waited until the appropriate time to close on favorable permanent financing





DEAL SPOTLIGHT: 2750 & 2754 FREDERICK DOUGLASS BLVD

- Location: Upper Manhattan
- Total Units: 27
- Type: 421-a
- Status: 100% leased at record sub-market rents (residential and retail)
- Sourcing: Off-market
- Structure: Fee simple purchase
- Financing: \$13,600,000 permanent financing
- Challenges: Developing through Covid-19, supply chain issues and refinancing in 2023
- Outcome: Project leased out at highest psf rents in Harlem

HAUSSMANN SOCIAL IMPACT: LITTLE LEGACY

In 2024, Haussmann Principal Josef Goodman co-founded Little Legacy Village Preschool ("LLVP").

LLVP is a new and rapidly growing preschool system that provides high-quality, dual-language childhood education for 3-and-4-year-old Pre-K students, and childcare services for children preparing to transition into Pre-K education.

Haussmann is proud of LLVP and its role in addressing the exorbitant cost of childcare in our city.



Mr. Goodman said that creating child care space might make it easier for him to retain tenants. Elias Williams for The New York Times

The New York Times

A New Luxury-Building Amenity the Whole Neighborhood Can Use: Child Care

New York City is facing a shortage of preschool programs. Real estate developers have discovered that providing day care in their buildings can be good for business.

IN THE PRESS

The New York Times

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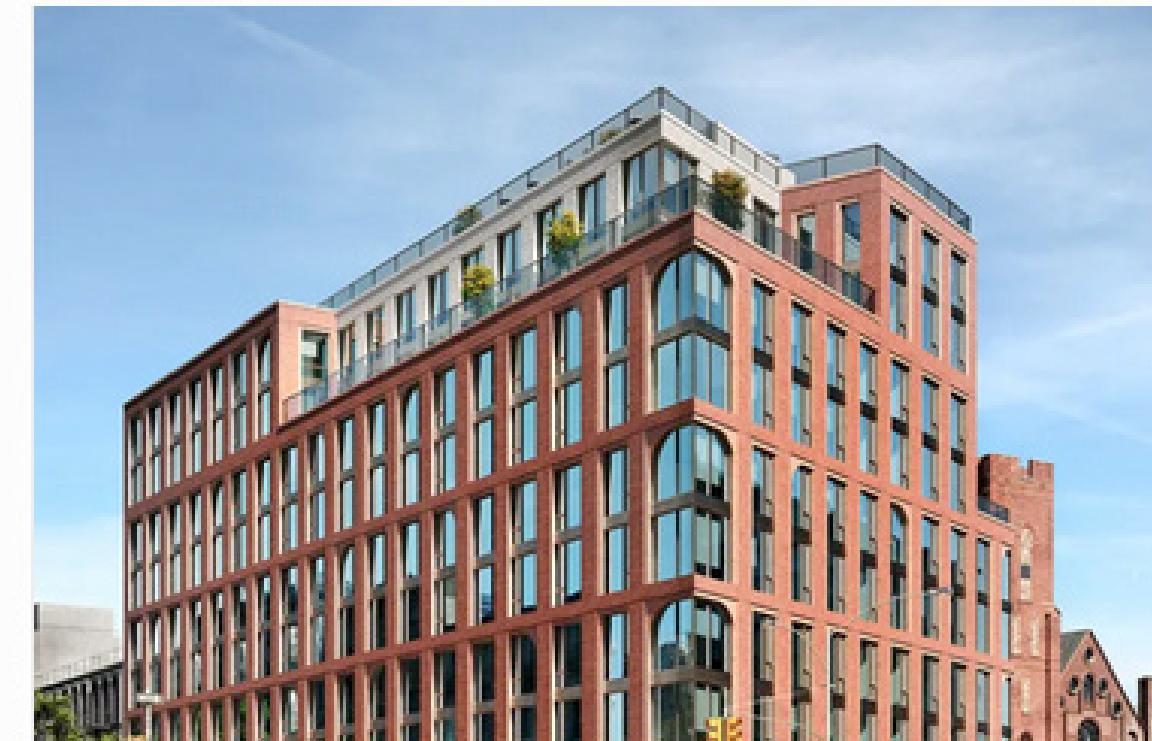
COMMERCIAL OBSERVER

Haussmann Development Lands \$50M Refi for Brooklyn Residential Complex

The refinancing takes out a \$46 million construction loan made last year by Scale Lending

BY BRIAN PASCUS | MARCH 18, 2015 9:00 AM

REPRINTS



JARRIS GRAND, A NINE-STORY, MIXED-USE COMPLEX AT 445 GRAND AVENUE.

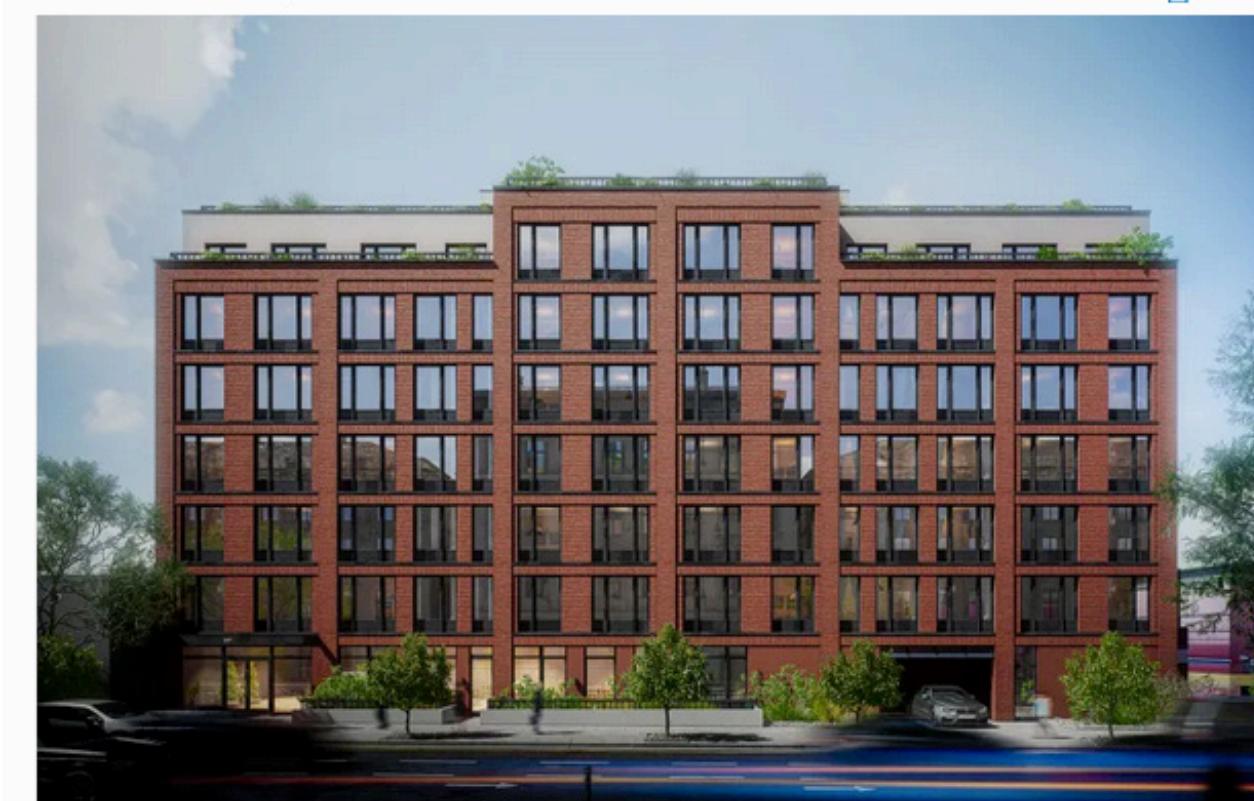
PHOTO CREDIT: ILLIS HELLER

COMMERCIAL OBSERVER

Acres Refis Crown Heights Multifamily Project With \$41M Loan

BY ANDREW COEN | APRIL 29, 2015 3:34 PM

REPRINTS



A RENDERING FOR THE EVE PROJECT AT 827 STERLING PLACE IN CROWN HEIGHTS, BROOKLYN.

RENDERING: COURTESY HAUSSMANN DEVELOPMENT

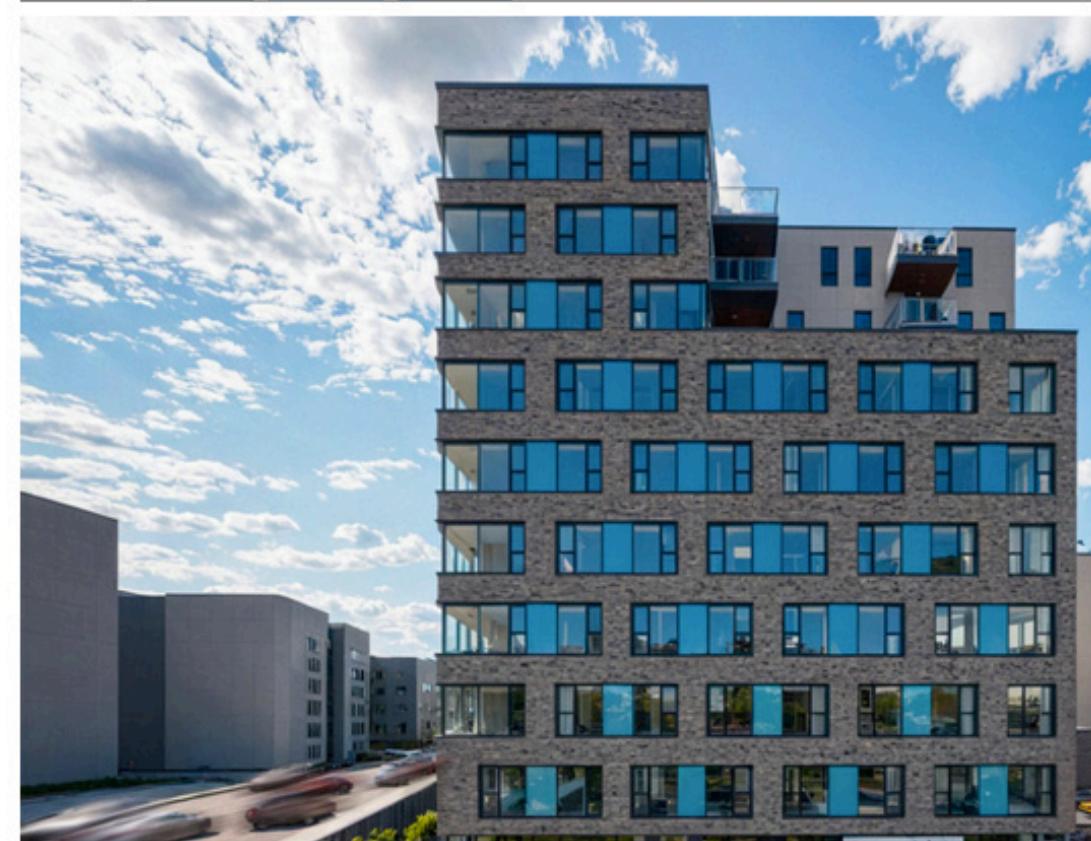
CRAIN'S NEW YORK BUSINESS

Harlem vacant lot to become housing

JULIANNE CUBA

EMAIL | f SHARE | X TWEET | in SHARE

REPRINTS



A rendering of the proposed development at 16-20 Convent Ave., Harlem.

Hausmann Development



THANK YOU