

# HS Capital

*Strategic Real Estate Investment and Management*

Harry Spitzer  
President

HS Capital is a Commercial Real Estate Investment and Management firm focused on strategic investments in unique office, industrial, multifamily and retail properties throughout the Southeast United States, Central and South Florida, New York and New Jersey.

Founded in 2014, HS Capital traces its roots back over 40 years to Joseph Spitzer's formation of Allstate Realty Associates in Brooklyn, N.Y. which currently owns or has controlling interests in over \$250 million of assets.

HS Capital currently owns and manages assets totaling over 400,000 sf and with an aggregate value in excess of \$80 million

Sample Investment:

# Flagler West Corporate Center

Location:	Miami, FL
Asset Class:	Retail & Office
Size:	147,000 sf
Est. Market Value:	\$47MM
Occupancy:	100%

<https://newyork.citybizlist.com/article/496024/meridian-capital-group-arranges-22-million-in-financing-for-the-flagler-west-corporate-center-in-miami-fl>



Sample Investment:

# Bridgewater Commons

Location:	Orlando, FL
Asset Class:	Grocery Anchored Retail
Size:	57,000 sf
Est. Market Value:	\$15MM
Occupancy:	100%





# Sample Investment: Interstate Industrial Park

Location:	Riviera Beach, FL
Asset Class:	Small Bay Industrial
Size:	160,000 sf
Est. Market Value:	\$17MM
Occupancy:	100%

<https://www.bizjournals.com/>



# Sample Investment: Mooreville

Location:	Mooreville, NC
Asset Class:	Retail
Size:	12,500 sf
Est. Market Value:	\$5MM
Occupancy:	100%



# Management Bios

## **Harry Spitzer** President & CEO

Mr. Spitzer is the President and CEO of HS Capital, a commercial real estate investment firm he founded after many years working in senior management roles at Allstate Realty Associates, a New York based real estate developer, manager and operator founded over 40 years ago by Mr. Spitzer's father.

While at Allstate, Mr. Spitzer was engaged in every aspect of property management and physical operations for both multifamily and commercial real estate across Allstate's over \$250 million portfolio.

In this capacity, Mr. Spitzer had responsibilities covering property maintenance, vendor supervision, bidding and negotiating vendor contracts, implementing capital improvement programs, and managing tenant relations across the firm's portfolio of properties.

In 2017, Mr. Spitzer, on behalf of the Spitzer family, made his first private equity investment alongside several highly prominent NY based family offices, purchasing a 50% interest in Organic Avenue, a New York City based wholesale and retail food company specializing in cold pressed juices and organic food specialty items.

Mr. Spitzer founded HS Capital in 2014 to focus on the strategic acquisition and management of uniquely positioned assets in the multifamily, office, industrial, and retail sectors. Since its inception, Mr. Spitzer has grown HS Capital's portfolio to include assets totaling over 400,000 sf of space with a value in excess of \$80 million.

HS Capital looks for value-add or under managed assets where opportunities exist to improve the physical and day-to-day operations of the properties in order to capture the upside between in-place and market rents. While the HSC portfolio includes assets located in both the New York tri-state area and Florida markets, Mr. Spitzer's current focus is on the Florida market.

In addition to his current responsibilities with Allstate and HS Capital, Inc., his private equity portfolio has grown with a range of investments that include bio-tech, energy, interior design firms and consumer packed food companies.

# Management Bios

## **Joseph Spitzer** Executive Chairman

Mr. Spitzer is the President and Founder of Allstate Realty Associates and has been a real estate owner, developer and manager for over four decades, during which time he has owned over 5,000 residential apartment units, and over 250,000 sf of commercial space throughout New York, Brooklyn and New Jersey.

Since 2000, he has developed over \$1B worth of real estate, including such notable projects as Schaefer Landing and The Aspen

Allstate Realty under Mr. Spitzer's leadership has earned a reputation for working closely with local communities to enhance the neighborhoods surrounding the properties they own and manage.



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