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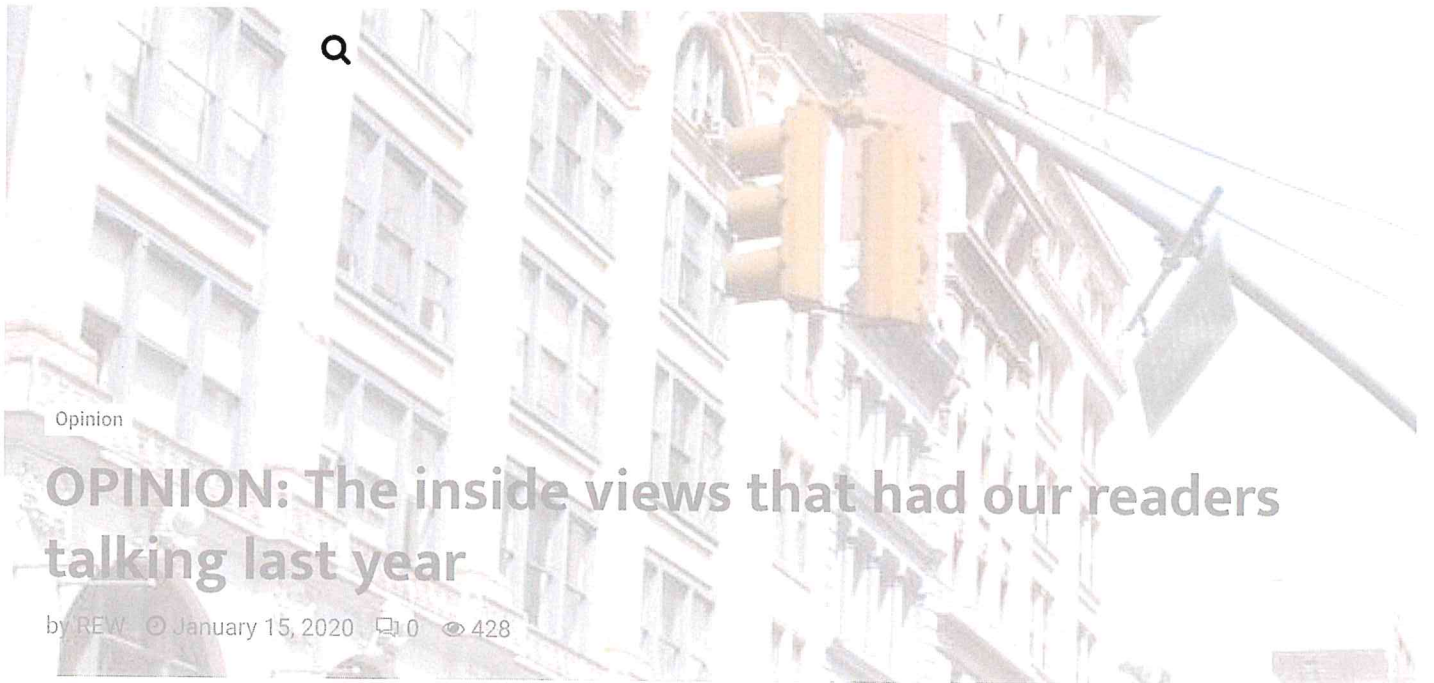
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Opinion

## OPINION: The inside views that had our readers talking last year

by REW | January 15, 2020 | 0 comments | 428 views

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*The following are excerpts from our most-read opinion pieces of 2019. You can submit your views to [editor@rew-online.com](mailto:editor@rew-online.com) for consideration. To see these and other insider commentaries in full, visit [www.rew-online.com](http://www.rew-online.com)*

***There are certain uncertainties a developer just can't live with***  
***— Ed Kalikow, president, Kalikow Group***

I have been in real estate my entire life. I am the third-generation president and CEO of the Kalikow Group, which owns and or manages more than 6,000 apartments, condominiums and co-ops in New York City, Nassau & Suffolk.



Ed Kalikow

I grew up in the business, working as a laborer during summers for my father at our construction sites. I care about the properties we own and maintain as well as the people who live in them.

We recently undertook a parapet and roof replacement project with the expectation of being able to recover a six percent return on our investment based on our current rent roll with a major capital improvement (MCI) increase.

While our application was pending for over one year, the new legislation retroactively reduced the six percent to percent percent, back to 2012.

Perhaps I would have explored other options had I known of this retroactive application.

Already the unintended consequences of this poorly drafted law are beginning to show: workers who were engaged by landlords to improve their apartments have begun to be laid off.

Newly vacant apartments, now with very low rents, are being held vacant. While real estate taxes, water and sewer rates, labor and insurance costs continue to rise, the ability to pay for complying with NYC additional regulations – which we would happily do – has been

compromised with minimal guideline increases and t  
HTSPA. ^

With all means of generating additional income  
stripped away, the City continues to impose additional  
regulations on landlords dealing with parapet  
maintenance, elevator safety, gas inspections and  
more.

As a landlord who takes pride in my assets, it feels like  
my property is no longer my own.

For years now I have moved the majority of my  
development activity outside of New York. I can't  
continue to operate in an environment with no certainty.