

# PENNSYLVANIA

SKY Management Services, LLC

## Sky makes a difference

**M**y first transaction in real estate started in August 1985, when I purchased a vacant uninhabitable building in the Bedford Stuyvesant section of Brooklyn, NY. Since then my moral compass has steered me towards activities that have a positive social impact. I converted the building as a home for the developmentally disabled, and leased the building to Independent Living Association, a not for profit that operates the facility. I still own



Alex Dembitzer: CEO and Founder

that property today, having renewed and extended the initial twenty year lease.

Since that time, our focus is as a substantial owner/operator and developer of mostly commercial and industrial property, as well as approximately 1,000 apartments. Our portfolio is clustered in desirable high growth areas, acquiring most recently in Atlanta, Charlotte, Washington/ Baltimore, Philadelphia, New Jersey and Connecticut. I am proud of the properties that we own that

fulfill a positive social impact, such as the two Department of Homeland facilities that are dedicated to public safety, as well as the GSA Department of Labor job training program which we built, and a mission critical facility for the State Police of Pennsylvania.

We remain cognizant of the environmental concerns we all face, and have built a sister company, Sky Power, LLC, to integrate renewable energy into our existing portfolio and provide sustainability, resiliency and reliability solutions to our corporate clients. Corporate tenants desire this focus, as many of them have sustainability and carbon reduction requirement., without the expertise to implement or fund this substantial investment. Our commitment allows us to deploy large amounts of capital in the field of renewables and sustainability, on behalf of our corporate tenants, and to invest in this field on a stand-alone basis as well. Our recent acquisition efforts are in areas where renewables are desired by corporate users. This has recently resulted in the completion of two large acquisitions in New Jersey, both of which have new solar plants installed. Early this year we purchased three large properties in Connecticut where we have two substantial solar projects pending.

In one of our Connecticut properties, we have the privilege of having as a tenant, Abilities without Boundaries, a not for profit dedicated to helping the developmentally disabled - We have recently made a substantial grant through our private 501(c)(3) not for profit, Northern Charitable Foundation, as well as doubled their space, allowing them to continue and expand their important work.

In order to grow and integrate our real estate and renewables business we are focused on Massachusetts, Connecticut and New Jersey, where we hope to expand and continue, as well as expanding in other mid-Atlantic key markets.

**SKY Management Services, LLC is located in New York, NY. ■**

## HUGE LAND AUCTION

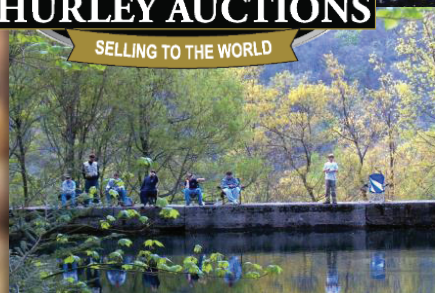
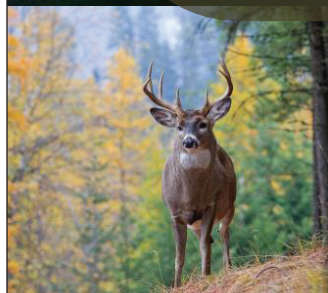
### 246+-ACRE HUNTING RETREAT

Hawstone Rd., Lewistown, PA 17044 JUNE 15, 2018

246+-ACRES bordering STATE FOREST provides some of the finest LONG RANGE RIFLE HUNTING!

- Camp facility with water & septic
- Overlooks stocked RESERVOIR
- Frontage on JUNIATA RIVER
- Plentiful mountain springs
- MILES of trail network
- Abundant WILDLIFE
- Established food plots
- 3200 feet of road frontage
- 15 MIN to downtown Lewistown
- 40 MIN to State College
- 1 HR to Harrisburg

REP ONSITE: JUNE 2 & 9. 12-2 PM



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