

# EV GRIEVE

EV GRIEVE IS AN AD-FREE EAST VILLAGE BLOG WHERE YOU'LL FIND LOCAL NEWS ON THE REAL ESTATE, RESTAURANTS AND RESIDENTS OF THE EAST VILLAGE NYC.

MONDAY, JUNE 18, 2018

[Ben Shaoul owes Steve Croman some back rent on Avenue B](#)

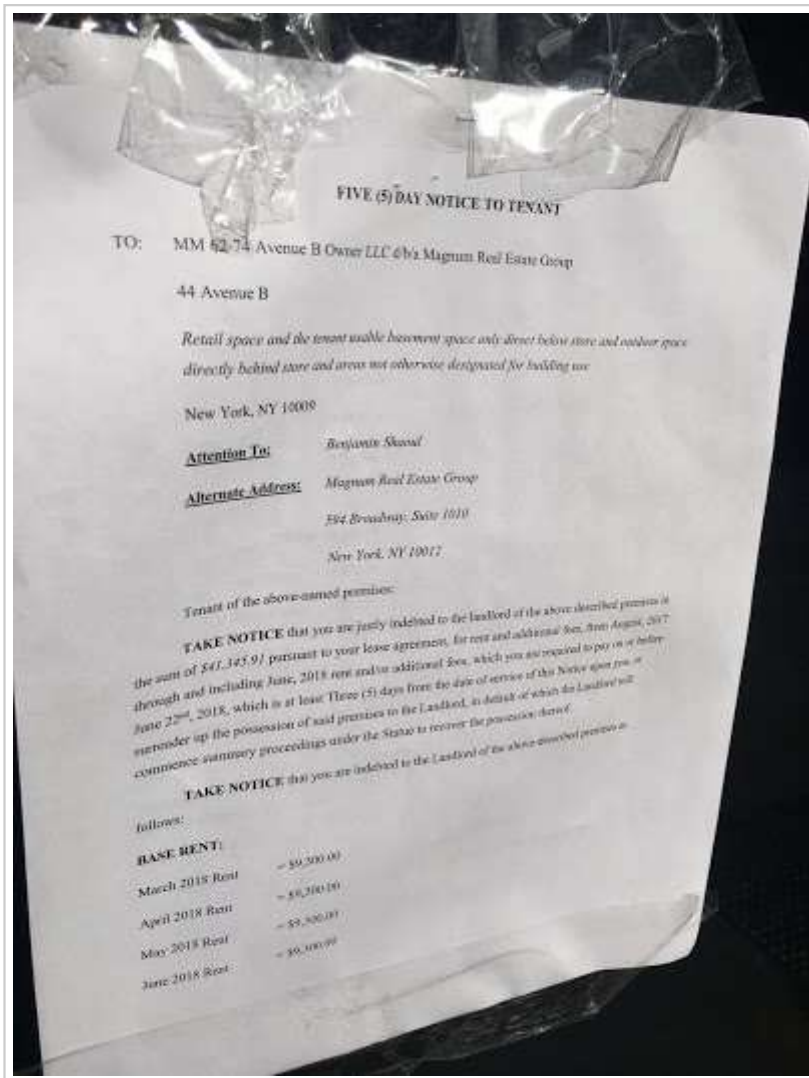


In recent months, 44 Avenue B was in use as a sales office for Liberty Toye, Ben Shaoul's condo

conversion a few blocks away at Fifth Street.

In early May, *The Real Deal* reported that Shaoul was in contract to sell the former nursing home for \$85 million. The Liberty Toye sales office was vacated around that time.

Now, as several EVG readers have pointed out, there are legal documents taped to the empty storefront between Third Street and Fourth Street ... stating that Shaoul's Magnum Real Estate Group owes the rent dating back to March...



space and the tenant usable basement space only direct below store and outdoor  
directly behind store and areas not otherwise designated for building use

New York, NY 10009

**Attention To:** Benjamin Shaoul

**Alternate Address:** Magnum Real Estate Group  
594 Broadway, Suite 1010  
New York, NY 10012

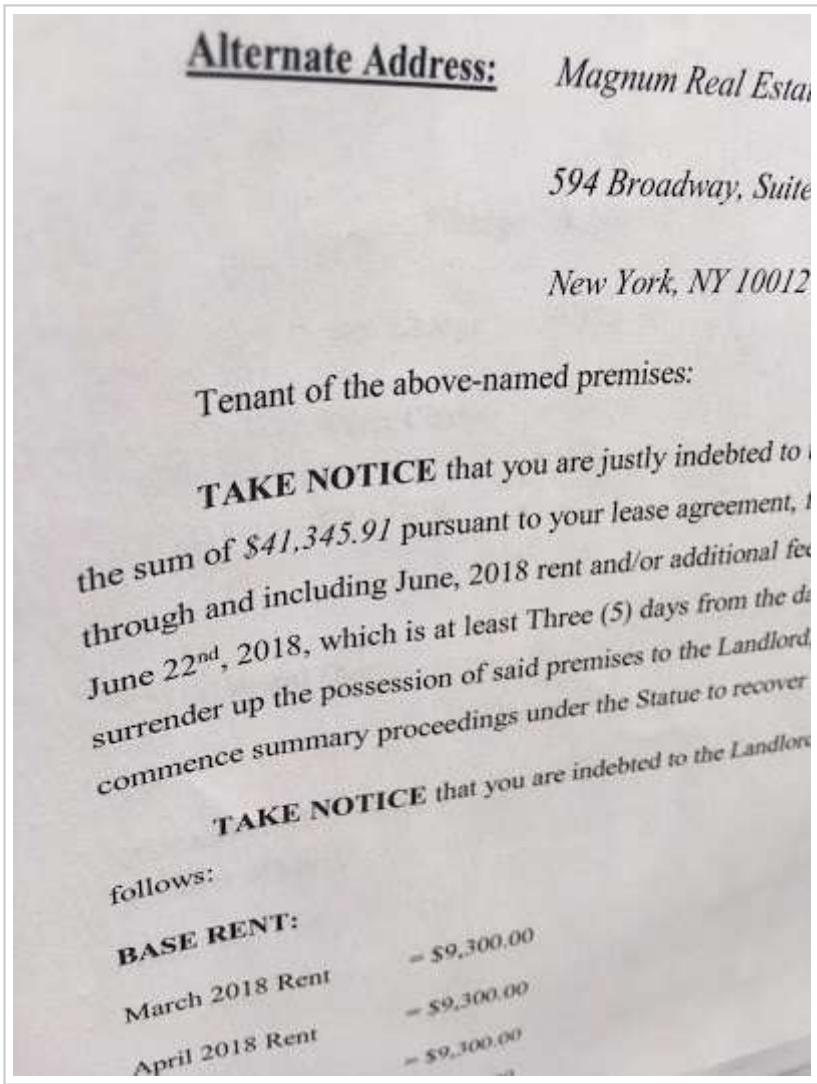
Tenant of the above-named premises:

**TAKE NOTICE** that you are justly indebted to the landlord of the above described premises in the sum of \$41,345.91 pursuant to your lease agreement, for rent and additional fees, from August, 2017 through and including June, 2018 rent and/or additional fees, which you are required to pay on or before June 22<sup>nd</sup>, 2018, which is at least Three (5) days from the date of service of this Notice upon you, or surrender up the possession of said premises to the Landlord, in default of which the Landlord will commence summary proceedings under the Statute to recover the possession thereof.

**TAKE NOTICE** that you are indebted to the Landlord of the above-described premises as follows:

<b>BASE RENT:</b>	
March 2018 Rent	= \$9,300.00
April 2018 Rent	= \$9,300.00
May 2018 Rent	= \$9,300.00
June 2018 Rent	= \$9,300.00

The Five Day Notice from the landlord, Steve Croman's 9300 Realty, shows that Shaoul owes the \$9,300 base rent for March through June ... for a total of \$41,345.91...



Shaoul has until Friday to pay or "surrender up the possession of said premises to the Landlord," the recently-released-from-prison Croman.

Shaoul and Croman are among the downtown landlords that elected officials, tenant advocates and residents often cite as the most aggressive in harassing tenants, as multiple published reports have noted through the years (here ... here ... here ... and here, as examples).

In 2012, Shaoul reportedly paid \$25 million for the 240-bed Cabrini Nursing Center — which provided health care for low-income elderly residents in the

East Village — and eventually closed it down for use as a residential building.

No word on who the new buyer is for 62 Avenue B.



POSTED BY GRIEVE AT 4:04 AM 

LABELS: 62 AVENUE B, BEN SHAOUL, LIBERTY TOYE, STEVE CROMAN

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### 3 COMMENTS:

Anonymous said...

Wow. It's the battle of the dodgy landlords.

JUNE 18, 2018 AT 10:28 AM

Anonymous said...

This is some douche-on-douche fuckery right here.

JUNE 18, 2018 AT 1:01 PM



JQ LLC said...

They are eating their own. This is what progress looks like.

<https://impunitycity.wordpress.com/>

JUNE 18, 2018 AT 10:09 PM

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