Principals Direct Group

Creating Value From a Different Perspective

Boutique consultancy serving the high net-worth population.



STEVE KIRSCHNER

COO Licensed Broker Representative
Founder, CEO of IREON

IREON LLC

Principals Direct Group is a full-service Commercial Brokerage Consulting firm that solely works directly with principals who own and operate investment assets.

Steve Kirschner specializes in the acquisition and disposition of **"OFF MARKET"** transactions in every asset class throughout the United States and internationally:

- Office
- Multi-family
- Mixed-Use
- Retail
- Industrial
- Hotels
- Land for Development
- Other commodities

PRINCIPALS DEALING DIRECTLY WITH PRINCIPALS



RICHARD LANDAU

Corporate Development Advisor

Delphine Partners

Delphine Partners provides coordinated legal, financial, and strategic advisory services to founders, privately owned companies, and private equity firms. The firm advises clients on growth capital raises, M&A transactions, refinancings, recapitalizations, and other strategic initiatives, combining senior-level expertise with AI-enabled research and analysis.

100+ Completed Transactions
$80B+ Transaction Track Record
20+ Years of Founder Collaboration
2 Disciplines — Legal & Capital Advisory

M&A Advisory, Business Capitalizatiion and Successsion Planning Nationwide

Delphine Partners



STEVE J. LIFTON

Managing Director

Cambridge Wilkinson

Customized solutions for debt and equity capital raises $25 million to $5 billion.

- **Financing Commercial Real Estate**
- **Business Mergers & Acquisitions**

CW | CAMBRIDGE® WILKINSON



NEIL F. AXLER

Managing Director

Eisner Advisory Group LLC

475 partners, 4,700 colleagues, 78.7% percent lifetime average satisfaction rating

Appraisal & Valuations

EISNERAMPER



CHRISTOPHER MICHELSEN

Founder/ Managing Director

Strategic Family Capital

Wealth Management

Investment management, Advisory, Capital market access.

SFC STRATEGIC FAMILY CAPITAL



MELISSA WARREN
Co-Founder/ Chief Marketing Officer
Terra CRG



MATTHEW COSENTINO
Partner/ Executive Vice President
Terra CRG



ADEN VERDUN
Associate/ Investment Sales
Terra CRG

Founded in 2008 with Over 500+ Transaction Closed aggregating 3 Billion Dollars Sales in Brooklyn
Ranked as Top 10 Brooklyn Commercial Brokerage Firm by CoStar

Brooklyn Real Estate Investment Sales

TERRACRG
COMMERCIAL REALTY GROUP



EDWARD W. GORDON
Founder/ President
Preservation Capital Partners



JORDAN M. TODER
Partner
Preservation Capital Partners



DAN TODER
Manager
Preservation Capital Partners

Wealth Preservation & Succession Planning

Industry Leaders with Legal and Financial knowledge required to leverage best options to create customized strategies and finance for wealth enhancement and preservation.

PRESERVATION CAPITAL PARTNERS

COMPASS

96 markets, 400 offices, 33,000 plus agents

NATIONAL RESIDENTIAL BROKERAGE



JAMES FIERRO

Licensed Real Estate Salesperson

Fierro & Co. - Compass

ERMINA KOUTAVAS

Licensed Real Estate Salesperson

Fierro & Co. - Compass



SPECIALIZING IN BROOKLYN

Fierro & Co



CHRIS GALLUZZO

Licensed Real Estate Salesperson

The Galluzzo Team - Compass

ELENA GALLUZZO

Licensed Real Estate Salesperson

The Galluzzo Team - Compass





CHRISTOPHER GALLUZZO

Licensed Real Estate Salesperson

The Galluzzo Team - Compass

500 homes sold and $400 Million in Sales.

SPECIALIZING IN LONG ISLAND

THE GALLUZZO TEAM



ALEX DAVIS

Founder and CEO

Mavryk

- **Cryptocurrency-based lending platform**
- **Mavryk Dynamics**
- **Mavryk Finance**

MAVRYK