

LAND LORD

Written by

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Address
Phone Number

EXT. 295 COZINE AVE - ROOF - DAWN

Two black laborers smoke a BLUNT and wash it down with a pint of Hennessy. They stare off at the Manhattan skyline. From this view the skyline is small but still significant.

The older Laborer, a tall solid man with hands of granite passes the blunt to the younger stocky laborer.

OLDER DUDE
See that skyline son?

STOCKY DUDE
The best in the world kid, they
come from all over to check shit.

OLDER DUDE
Yea but we don't own any of that
shit. Peep game, ain't enough
houses. Why is that is another
story? But whenever these houses
are built they'll need hot water
heaters. All of them, during a gold
rush sell picks and shovels.

In the middle ground stands Brownsville and that hoods infinite array of public housing. It has its own skyline that obscures Manhattan's.

STOCKY DUDE
Yo not for nothing OX you always on
some like but we don't have this
but we don't have that. Whats the
deal then?

Ox, (44) seen everything in streets except the Four Horsemen, aware of the error of his old ways, he's perhaps to a fault, tries to right those wrongs.

The fellas finish the blunt, drain the rest of the cognac.

295 COZINE AVE - LOBBY - DAY

The guys bang out underneath scaffolding, they turn and head toward the street, as they get to Ox's pick up truck, Ox turns Stocky Dude around and...

OX
COREY what do you see?

COREY "TU" CORREA (38) American born Honduran hard ass former soldier of the streets now exploits a new hustle.

COREY

Scaffolding, the block, the bricks,
benches.

OX

Nah thats not what I mean, read the
name again. The whole thing.

COREY

Ranghelli Contracting, LLC.

OX

So there ain't brothers in the hood
that could do this shit?

Ox scampers to the drivers side

COREY

The fuck is an LLC anyway? I know
its business but like real estate
its different, like the work site
its 295 Linden Street LLC, who's
behind it all?

Stocky Dude hops in shotgun.

OX

I'll be honest I don't know, some
rich white dude most likely.

EXT. 12 EAST 72ND STREET - BARONIAL - DAY

Several tenants harangue a sharp dressed older man, HAROLD SILVERSTEIN (60's), head counsel for Roman Realty imperial and blunt, a shark that lives for the hunt. Each tenant clasps a "Notice of Non-renewal of Lease/Termination of Tenancy"

The baronial one unit shorter than the other, sheathed in construction scaffolding and plastic sheeting.

Now TENANT ONE forwards on Harold, rips up her lease tosses it in Harold face, spits at his feet. Things get heated Harold remains cool.

SILVERSTEIN

...When ROBERT ROMAN arrive he will
answer all questions.

INT. UBER XL - FORD EXPEDITION - DAY

ROBERT ROMAN a Persian Jew his hair dark, demeanor serious his Gieves and Hawkes suit impeccable, his smile infectious.

Robert loves nice things and power, power won. Across from him is-

EILEEN ROMAN (41) she clasps a tablet, impenitent and a cold hearted Realtor, best in the city. Confident in her Bergdorf Goodman dress, leather heels she radiates a cool professional tone, she didn't marry Robert for the ride. Their son DAVID (12) plays NBA 2K, a basketball wedged between his knees.

ROBERT

You always have to bring up the debt.

EILEEN

My family didn't make its money in debt.

ROBERT

If I'm not mistaken you had to rescue them so did in the end it didn't matter.

EILEEN

I only agreed to the joint venture if it meant we were going to get our portfolio out of debt.

ROBERT

Last I checked we don't owe the banks a penny.

EILEEN

If we-you buy the Baby Jane units with our junior debt the Sokowlovs have us over a cliff should they choose to sell. And what are you doing about the baronial?

ROBERT

Converting the fucker, once it's done both buildings can get us twenty-five million.

EILEEN

I mean the tenants.

ROBERT

Section twenty six-five-eleven-c,
paragraph 9 part b from the housing
code, says its legal.

EILEEN

I'm talking about the financing?

AS

Robert phone rings from inside his jacket, he roots it out.

ROBERT

DOB jerks up your ass again?

EXT. LUXURY CONDO CONSTRUCTION SITE - DAY

Frame completion phase, several levels have foundation, no
walls. Steel beams installed, note the site has no lift.

The site buzzes with Laborers mostly Latino save for the
handful of black laborers scattered about. Everything carry's
on...

WHEN

A pudgy Italian HARDHAT MAN screams into his radio...

HARDHAT

Berk, get your ass out here

Up on the second level a LABORER slips off a steal beam
and...

AS

Swinging out from the WORK TRAILER is the General Contractor,
MOISHE BERKOWTIZ (32), heavy-set, blusterous and boisterous.
His locks dangle from his hardhat.

The Laborer CRASHES TO GROUND...Alive but seriously hurt...

Moshe spots a YOUNG LANKY BLACK KID barely twenty-one, hop
off the Bobcat, whips his phone out-dials.

Moshe jaunts over slaps the phone out of Lanky Kid's hands.

BERKOWITZ

OLIVER-the hell are you doing?

OLIVER SCANTLING (25) sanguine yet middling hip hop artist who will be lit when his mixtape drops.

OLIVER

Yo is you stupid? CHALK, GREENS
whats up with this shook ass dude?
I'm calling Ox and Corey, dumb ass.

Scampering in two black laborers, Chalk-short and bald with tall and dreadlocked Greens, two blithe workers impatient and arrogant not in it for the long game.

CHALK

Berk gets woozy when he see someone
fucked up like this.

GREENS

Lucky it ain't a hollow tip or your
shit looking like them soldiers in
Saving Private Ryan.

Meanwhile the Fallen Laborer writhes in pain, the other Laborers gather around try to console him.

Ox's trucks rumbles in, Oliver races up to it...

OLIVER

TU, this dude fell and shit so we
need to clean this shit up.

Corey and Ox exchange a knowing look...

Corey leaps out heads to the other workers tells, in his Spanish-he tells them to get the hurt man on to Ox truck.

Ox hops out, darts over to Berk. He jabs a fat wad of cash into Ox's hand Corey talks to the Fallen Laborer, he hands Corey a SS card, OSHA ID and driver license-all fake.

BERKOWITZ

Remember, a city hospital Corey.

Corey flips Berk the bird. Ox paces toward Lanky Kid

OX

Ollie, record everything while we
gone. These motherfuckers think we
slow.

The Laborers move their comrade onto Ox's truck-Corey video records it on his iPhone.

EXT. 12 EAST 72ND STREET - DAY

The SUV glides in, David jumps out—ball in hand. Robert emerges, Eileen remains clacking on the tablet.

ROBERT
-Hold on a minute.

He passes the call off to Harold...

ROBERT (CONT'D)
(to HAROLD)
Got a situation at PETER's site.
Ladies and gentlemen I decided to
have a face to face to smooth
things out.

TENANT ONE
This god damn renovation of yours
Roman is a scam, just a ploy to
hike the fucking rent to get the
building deregulated, you son of a
bitch.

TENANT TWO
And this fucking construction
attracted rats from all over the
damn city.

David's ball bounds up against the building kicks back to him
after hitting a rat trap. A dead rat pops out—he's amused.

TENANT THREE
Why the fuck do you need to kick us
out and buy both buildings, and
don't tell me its for your family?
Who the hell needs an eat in
kitchen eight bathrooms, a gym, two
study's, a library, children's
playroom and a family den?

ROBERT
I'm not kicking anyone out.
However, if some of you are
dissatisfied with the improvements
after they're completed we can
discuss a compensation package.

TENANT TWO
You think you can buy us off, go
fuck your mother.

WHEN

A loud thud CRASHES on to the hood of the SUV, everyone takes cover.

Robert peaks over the hood, on it a lumpy black plastic bag.

A note sticks out.

Silverstein snatches it and its covered in blood and guts-

SILVERSTEIN

"I've caught a half a dozen rats
since your illegal construction
began, here's two of them".

Robert eyes the Tenants, they shrug shuffle into the building. Roman skips over to Silverstein eyes the note then the bag- pokes it - two BIG SMASHED RATS fall out-it's gross as fuck.

Robert eyeballs the rats-so does David, then Robert cackles to the punchline of his own joke. Silverstein stares at him as if he just lost his mind.

END TEASER

EXT. 295 LINDEN STREET - EAST WILLIAMSBURG - BROOKLYN - DAY

ACT ONE

Post war tenement building, the lobby gives small hints of the radical change taking place. Video intercoms, a package room. Aside from that, the building looks no different from it did two decades ago.

However, don't be fooled, this is a Roman building and is viciously getting flipped to market rate.

The lobby doors fly open TWO EMT's wheel out LYDIA POWELL, (60's) aside from the stint and high blood pressure she's doing great. On the curb, an idle EMT truck guarded by OFFICER JIMINEZ.

On the EMT's six, ROLANDA PATTISON (33) suburban black girl prep schooled educated. She grips two phones bluetooth in ear, astute and verbose. She walks into the fire to close a deal.

WHEN

A young white woman (28) strolls in, dog in tow. A raver girl, Marshall bluetooth headset blares a EDM track. She notes the scene, incensed she pounces on the EMT's.

They ignore her but she persists, they call Rolanda. She whips around and eyes the Raver Girl and shouts-

ROLANDA
Officer! Thats her-JULIA DULVEY.

A RISD grad, suburban Boston raised. Self absorbed and preoccupied with her righteousness and faux altruism. Before Jiminez engages Julia starts to record the scene with her phone.

JULIA
What's going on here?

Rolanda now on a call-reams out the caller.

ROLANDA
-Just get over here and clean up
your fucking mess!

INT. CAR - SAME - DAY

SEAN KOMINSKI (48) the best dressed ex-cop you've even seen. Retired under dubious circumstances, currently Roman Realty's enforcer. He puts down his Leica camera, barks into his wireless headset

SEAN

You've got a fucking uniform with you.

ROLANDA

(From phone)

Don't shift the blame you created this problem. I'm not getting anywhere near that bitch and her rich ass father.

He hangs up shifts the car in gear and screeches off.

EXT. 295 LINDEN STREET - DAY

From her rear Sean darts at Julia but her dog barks she swivels around, lashes Sean with a sharp SLAP across his face.

SEAN

What the fuck Julia?

JULIA

Fuck you Sean.

SEAN

I regret that you did.

JULIA

Like you wouldn't want to again?

SEAN

What the fuck are you doing?

JULIA

I see why you were lying to me.

SEAN

You lied to yourself.

JULIA

Get a fucking conscious ok Sean like you're no hero.

SEAN

You wanted a Greenpoint apartment,
without the Greenpoint rent.

JULIA

You wanted to be a baller on a cops
salary.

Rolanda waves to Sean--the EMT's place Lydia on the truck.

Julia's dog barks again.

She eyes the truck, dashes for it.

THEN

Lydia points back to the building, Julia pirouettes clocks
Sean diving into the building.

JULIA

Officer, they can't do this.

JIMINEZ

They called me for you.

Julia streaks to the building, Sean and Rolanda hop on the
elevator. Julia blasts through the lobby, gets to the
elevator but the door closes.

INT. LYDIA'S FLOOR - DAY

Rolanda flies to 3A, Lydia's door--Sean two strides behind--

ROLANDA

-Don't bullshit me Sean you didn't
have to fuck her to get her to take
the apartment. You were getting the
bonus anyway.

Before Sean can reply the stairwell door flies open--Julia
darts out. With her phone recording she grills Sean and
Rolanda with questions about Lydia.

Julia marches forward--loud and belligerent - Rolanda slips
the keys in--door opens. She ducks in - Sean right behind her--
dives in...Julia closes in and...

BOOM!

Door slams in her face, she protest but thats goes nowhere. Fuming, she heads back down the hall mashes the elevator button

THEN

The elevator door slides open-reveals DENISE DELARDI (65) profane, pithy old school true blue New Yorker. The only tenant here before Roman Realty. She grips a cane due to a bum knee. Julia freezes...

DENISE

...The girl who never speaks to anyone in the two years you've been here, so who were you yelling at?

Julia strides inside the-

ELEVATOR

JULIA

The lady-down the hall...

DENISE

Lydia?

JULIA

Yes-Sean and the property manager, they went into her apartment, after they put her in an EMT truck.

DENISE

That cunt Kominski and that vicious bitch Rolanda. Speaking of which where's the dog?

JULIA

Oh shit!

She mashes the 'L' button. Door slides open, Denise stammers out-turns to Julia and says-

DENISE

Now do you see how this scumbag landlord runs things? Asshole has been trying to get me out for twenty years the gutless prick.

The door slowly closes.

DENISE (CONT'D)

But he likes you, you make it work
for him.

JULIA

Whose the guy-the asshole trying to
kick you out?

EXT. EAST NEW YORK - VAN SICLEN AVE - DAY

Block of multi unit, semi detached row houses, sounds of hip
hop and dancehall emanate from everywhere. Kids run up and
down the block. Corey pulls up to the front porch the KID are
served by SHANICE Chalk's girl who is a caramel drop of
gorgeousness.

CHALK'S BACKYARD - DAY

Everyone chows down, Chalk emerges with a bottle of hot
sauce.

CHALK

Don't hear y'all motherfuckers
bitching about the food now.

SHANICE

Now we will hear about this for the
next month.

LYNETTE, Greens lady a dark-skinned stallion chirps at Chalk

LYNETTE

Can you pass the hot sauce though?

COREY

Y'all not trying to flip that
bread? Learn a trade. Then go to
city, get certified.

LATISHA

Why do they need to get that if the
sites are under the table?

COREY

Not for the site for side gigs.

LYNETTE

It don't bother y'all that you work
for the same companies that would
never rent to us?

COREY

Nette you wasn't around when we tried to do the right thing.

GREENS

Shit happened the other day was foul though, cant even front.

CHALK

Guy fell two stories.

COREY

He's alive.

SHANICE

I'm sure that made it feel better.

LATISHA

Corey, what if it was you?

COREY

Wasn't though.

LYNETTE

I still don't see why do this shit?

COREY

You wasn't around when we tried it the other way back when-

FLASHBACK TO:

EXT. LONG ISLAND CITY - THIRTY - SIXTH STREET - IBEW

LOCAL 3

BACK WHEN

Humid and muggy, a few hundred men line the block, a few have grills out burgers and steaks, almost every man clasp a brew or chugs one down, some kick back in lawn chairs, others on folding chairs play dominoes or Spades.

Port-a-potties lined up on the wall across the street from Studio Square and Astor Room. A lone security guard patrols- the guard is Oliver. In the middle of the block Latrice pushes in her son in his stroller...

COREY

(V.O.)

We tried to get electrical apprenticeship.

Swinging around the corner is Chalk and Greens...

COREY (CONT'D)

(V.O.)

Greens didn't tell you about this?
He and Chalk come through and-

CHALK

What if we pay you son?

COREY

You see how long this fucking line
is y'all ain't got nearly enough to
cut this line.

GREENS

Bro if you pass the corner you cant
even see the fucking door.

COREY

As close as I am I probably ain't
got a shot.

EXT. CHALK'S BACKYARD

COREY

Seven and fifty applications for a
gig that pays forty an hour with
banging benefits. Stood there all
day I was five back from the table-
day, they ran out.

INT. 236 BROADWAY - ROMAN REALTY - DAY

Sleek modern realty firm cashing in on the gentrification
gold rush. Rolanda and Sean slash through the busy and
chaotic leasing-commercial-residential divisions-

ROLANDA

-Since when did a STOP WORK ORDER
ever stop work? We still need to
finalized these deals.

SEAN

Thats for Robert to deal with.

A young Indian woman runs up to Rolanda, bright, eager and
ambivalently naive, SEETA MINESH.

ROLANDA

And what do e have here?

SEETA

The two led violations at Three-thirty-four East 6th street.

ROLANDA

Ah...yea, this is the apartment with three kids, under seven? Did the mom call HPD?

SEETA

Yes, and no, the mom didn't call, I called over Department of Health, no paperwork has been filed.

ROLANDA

Ok thanks Seeta, see you are getting the hang of it.

SEETA

I guess oh just tell Peter, he's got to paint it, test it and make sure it's not above the levels.

ROLANDA

Thats tricky with the kids there they could blow it all up. Is that all for today?

Seeta bites her tongue then...

SEETA

No, thats it-well no-if the mom did call what happens then?

ROLANDA

Fuck if I know-thats what the lawyers get paid for.

Seeta turns traipses off, Rolanda and Sean jet to...

INT. ROBERT ROMAN'S OFFICE

A lair, large windows, two iMac's flank a long mahogany Victorian desk cluttered with half a dozen cell phones sandwiched in. The walls of photos show the life of a powerful residential developer. One odd pic stands out, a b&w pic of a younger stubble face Robert on a brick cellphone in his BMW-the Dog rides shotgun.

With color coded pins Robert buzzes about a large New York RAND MCNALLY MAP, while he harangues a PROJECT MANAGER, Sean and Rolanda swing in.

PROJECT MANAGER

I got forty-three buildings to-

ROBERT

I know how many fucking buildings you have, you're the god damn project manager, you're supposed to know whats going on. Bet you know when you get paid. What if that was your daughter that lived in that apartment?

PROJECT MANAGER

Don't be petty Robert?

ROBERT

And the one-hundred and third street building delay? You taking food out my sons mouth, son of a bitch.

The Project Manager shuffles off as the CFO ERIC EASTERLING (46) analytical, boorish Lehman Brother refugee dashes in.

The rare African American on the Street, something he smugly reminds you about. He scoots over to Robert hands him the Offering Memo.

ERIC

I did my best.

Robert scantily skims the memo -

ERIC (CONT'D)

Manhattan Schist buying the portfolio at five hundred million- it's a stretch. I put the returns between ten and twelve percent perhaps that might fool them?

He flips to the last page -

ROBERT

Change the final number to twenty-five percent that gets them drooling.

ROLANDA

We have an issue with the rich bitch in 295 Linden.

ROBERT

Sean make her go away, she's in there with Delardi. Don't need those two getting any ideas.

ERIC

Once again Robert, you must eliminate the bonuses to avoid childlike antics like this.

SEAN

It's called earning a living pal.

ERIC

Allegedly.

SEAN

The units got transitioned right?

ERIC

You know when we fucked clients on the Street we didn't fuck them?

On that Eric sashays out of the office, Rolanda and Sean download the pics they took of Mrs. Powell's pad.

ROLANDA

She filmed Powell going into the EMT truck, and got us going into her apartment.

SEAN

She's got one little video, it's not like thats going to do much of anything?

Sean saunters to the door and swings out. Sheeta enters-clasps another file, crosses over and hands it to Robert.

ROLANDA

Robert I still can't see why EDDIE EMERIL will even sniff a buyout at the masquerade party, institutional investors stick with single family homes.

ROBERT

One out of every five rental units are owned by PEF's and you're in the dark?

ROLANDA

In the South, and out west. It's different out there-you're buying houses and renting them, here the housing stock doesn't play like that.

ROBERT

We transition all of our rent stabilized units into market rate quickly. We hide the mezzanine debt, it's subordinate to the Sokowlovs senior debt, it can work.

ROLANDA

That means kicking out a lot-

WHEN

Roberts intercom rings-Seeta is at the door-he buzzes her in-

ROBERT

Ah yes Seeta those comps, thank you. Rolanda you were saying-kicking...?

She glances at Seeta-she pivots off to the door-

ROBERT (CONT'D)

Did you not want her to hear this?

ROLANDA

Sh wanted to know what happens if a tenant calls the DOH about led violations.

ROBERT

Think she'll last?

ROLANDA

Once she sees how much she can make as a broker that might convince her.

She rises and bangs out.

INT. DENISE DELARDI'S APARTMENT - DAY

Denise trucks in a large BANKERS BOX into her

LIVING ROOM

Large windows lots of natural light, lots of plants, warm and spacious. Denise artwork adorns the walls.

Julia fixates on a self portrait of Denise from years ago, she looks radiant.

JULIA
Do you still paint?

DENISE
(about cane)
Not after this?

JULIA
Oh-workplace injury?

DENISE
No, it was here. Roman bought the building in Two-Thousand-

Denise pops open the box, reveals two decades worth of files. She hands Julia a file of photos: PHOTO ONE: gapping hole in a living room floor-

DENISE (CONT'D)
-But for six months never announced his presence, finally he did.

PHOTO TWO: an apartment blanketed by debris - PHOTO THREE: a bathroom with a collapsed ceiling.

DENISE (CONT'D)
Cuts the elevator said it would be fixed over the weekend. Turned out to be the entire summer.

JULIA
Sean never mentioned that.

DENISE
How does a jack ass like that wind up with a spunky thing like you?

JULIA
When I was looking for a place I didn't realize it but he was doing the same thing that day as he did today. Fed me a typical landlord and tenant dispute.

Denise hands her a photocopy of the Village Voice annual "Worst Landlords" next to Roberts profile is that b&w photo of him that we saw earlier in his office.

DENISE

Made the list the first year he took over the building. Year later he was the city's worst landlord. I knew a few people at the Voice- was able to find out he owned at least four more buildings where he does the exact same thing. He got slick, see New York requires more information from you to get a library card than you need to register as a corporation.

JULIA

(About article)
How can this be legal?

DENISE

Corporations can make anything legal.

JULIA

So what are you doing with all of these files?

DENISE

Connecting the dots, but it's only me and my husband and we aren't exactly young dumb and full of cum anymore.

JULIA

Ok, but people need to see this stuff.

Julia scampers over to the box-plucks out random files all of which contain more articles about tenant harassment, illegal construction, gentrification and the rent too damn high...

DENISE

Do you see how many files are here? You're looking at one of a dozen of boxes we've collected on Roman Realty.

JULIA

I can scan them in, and upload them to the cloud.

(MORE)

JULIA (CONT'D)

You know like a Dropbox account,
password protected. We can control
whoever wants to see it.

DENISE

I don't understand a thing you said
but if you did that I'd appreciate
it. To build a class action suit we
need to get information from all of
his buildings. But we don't know
which are Romans other buildings?

JULIA

That's easy, Sean blabbed so much
about how he runs all of Roman
Realty buildings. We put his
picture on the site, sooner or
later people will recognize him
when they do take a pic.

DENISE

That might work, we can start with
the footage you took earlier today.

Julia whips out her phone but its dead, she rises fishes her
pocket...realizes she...

JULIA

Forgot my keys.

Denise leads her to the window, Julia climbs out to the fire
escape.

JULIA (CONT'D)

How come you guys never took a
buyout?

DENISE

He thinks people like us are small
so he throws money at us, hey some
people take it I'm not here to
judge. But fifty grand doesn't get
you far in this city.

INT. JULIA'S APARTMENT - DAY

That was an ordinary rent stabilized flat but now with its
faux retro decor, turned hipster glam pad of exposed brick,
vintage filament bulbs offset with modern accessories that
rarely work. It explains why MISHI (26) her eclectic roomie
slams the door on the dryer. Julia stealthy entrance startles
her.

MISHI

Holy shit...dude like legit, I thought you were the creepy super. What the fuck are you doing coming in through the fire escape?

JULIA

Left my keys when I bought up the dog. That load hasn't dried yet?

MISHI

I dried it like a hundred times. Wait, who let you in their apartment so you could climb up the fire escape?

JULIA

the lady with the cane-

MISHI

Denise, she knows a lot about this building.

JULIA

I see, so you know her?

MISHI

Small talk, I bought up how nothing works in here despite the rent we pay. She told me how we got ripped off like there's this thing they do. They kick people out-like buy them out or something.

Julia hands Mishi the "New York Worst Landlord" article-

MISHI (CONT'D)

It all sounds fake news, once they kick the old tenants out they redo the place and pass the cost off on to us. Any of that true?

JULIA

No cap. The owner was the worst landlord in the city right after he bought the building. He's still top five. Coming back from walking Trinity the building manager and Sean had the EMT remove the lady in 3A.

MISHI

Wow! And he's done this-in this building, in this apartment?

JULIA

Yes.

MISHI

You knew about any of this when-

JULIA

No.

MISHI

But you had to have saw things or wondered how does an ex-cop afford the dopest apartments in the hottest hoods in Brooklyn?

JULIA

I got suspicious. I asked him what was really going on. He would always lie about it. So I stopped fucking him.

MISHI

After you got this pad though. Do you think he kicked that family out while you two were screwing each other brains out?

Julia flashes back in clutches her charger and keys-

JULIA

I guess so.

MISHI

Why'd you keep fucking him if you were suspicious, you can afford a place in Brooklyn on your own?

JULIA

The first five years here my parents underwrote the whole show. I got spoiled only worked for shit like trips to Corsica. Then my folks cut the money off. Most of my friends all lived in Williamsburg, Greenpoint, Astoria and LIC. My budget could get me into Crown Heights which is like the last good place to go, after that it's nineteen hundred for a two bedroom across the street from the projects. And it's really far.

MISHI

You meet Sean and he just happens to have a renovated pad for you in Bushwick? I get the sex but this- this is wrong.

JULIA

Cant a girl have fun and make it work for herself too?

MISHI

We live in an apartment that the guy you're fucking kicked out a family for profits. Don't you get it? You were the dog whistle that said it was all good. And you knew someone like me would love to be your roomie. It's a story that writes itself.

JULIA

Denise wants to start a class action against the property management company. She's got boxes of files that need scanning. I could use some help.

The ladies leg it to the door and swing out.

END ACT ONE

INT. ROMANS BRIDGHAMPTON ESTATE - SURFSIDE DRIVE - NIGHT

ACT TWO

BALLROOM - MASQUERADE PARTY

The gods would applaud, 15,000 sq feet-wall to wall bacchanal. Full size replica Playboy grotto swimming pool.

Scattered about a sundry of buffet tables with food of all kinds. Servers dart about with wine or champagne. Mini bars line the walls, tables with fake lines of coke and MDMA pills.

The costumed guests; New York real estate power brokers, A-list athletes and entertainers, Wall Street and techie bros.

Robert flanked by Silverstein holed up by Real Deal and Commercial Observer reporters. Eileen emerges, the reporters-rush her, pepper her with is she selling.

EILEEN

Of course not.

Her eye catches a VENETIAN GREEK MASK MAN slipping through the crowd, he flags a server for glass of wine. Sips it and eyes the scene, he chuckles as he locks in on his target.

Gorging at a buffet table two white middle aged unmasked and totally out of place BUREAUCRATS. Wash down the food with shots of liquor. Greek Mask slips in behind them. The Bureaucrats don't break stride...

GREEK MASK

Dogs got to eat too.

GARY HILLENBRAND and HENRY KILEY, (50's) middle of the road, Long Island natives and career pencil pushers for the city.

GARY

VADIM, that assault charge still
fucking up your real estate career?

VADIM MUSGOV (48) disgraced former realty boss with reputed ties to Brighton Beach Russian Mafia

VADIM

Thats why they invented corporate veils. But I hear you two are having some monetary issues with Robert?

HENRY

He's had enough time to reconsider our fees for what we provide.

GARY

The Baby Jane units have tons of violations and need to meet with a variety of city agencies, all of that can be buried to the next millennium if he doesn't come to his fucking senses.

VADIM

Guys come on leave me out of it.

HENRY

Get him to see the light.

GARY

You want him to buy the Baby Jane units he better do whats best or Terrando gets another lay up deal that lands in his lap.

GREEK MASK

For a couple of empty suits you two are nothing but businessmen.

And now the energy changes in the party. The socialite reporters and photographers migrate to the action. Greek Mask

Man dives into the fray, snatches a glass of wine off a server.

INT. BRIDGHAMPTON ESTATE - BALLROOM - NIGHT

EDDIE EMERIL, (70's) Chairman of Manhattan Schist, the worlds most lucrative private equity firm. He glides passed the gaggle of photographers and reporters. Eric cuts through greets him with a quick word. Robert steps forward they shake. The trio moves to the...

WINE CELLAR

Our guys trail the Server as she hunts through a maze of a million dollars of crushed grapes.

EDDIE

So gentlemen why now, and particularly why Manhattan Schist?

ROBERT

Our portfolio produces year over year growth, it would be a great asset for Schist.

ERIC

We have amassed a large portfolio of rent stabilized units that we are able to bring to market rate within fifteen-to-eighteen months after acquisition.

EDDIE

Single family homes is industry standard not large residential units.

ERIC

Thats true in other markets but in New York we get higher rent rolls.

ROBERT

We have an urban elite clientele. Or those that think they are.

The Server enters with a 750 ml bottle, uncorks and fills up the trio's glasses

EDDIE

-Chateau Petrus 2010, tremendous. Your units are mostly rent stabilized so how can you get market rate returns?

ROBERT

(to Server)
Leave the bottle

Server pivots off, the men sniff sip and savor...

ERIC

Credit is tight, the all cash buyer wants the classic New York look in larger expensive apartments with the best finishes and amenities.

EDDIE

Roman Realty's rep as a hard nose landlord proceeds you, would that be the reason you can move so many rent stabilized units to market rate so fast?

ERIC

Construction affects our market rate residents the same as it affects our rent-stabilized residents. Those allegations that we do illegal construction as a method to harass tenants are to be honest, full of shit.

They toast, drain the rest and refill.

EDDIE

At this rate Robert you'll be up there with Stephen Ross, Sheldon Solow.

ROBERT

It's not a race I am only doing what the market will allow.

EDDIE

If I can be honest Robert a billionaire is a unique thing if one has the opportunity to become one, by all means he should achieve it.

They toast once again, sip, savor and admire the bottle.

INT. BRIDGHAMPTON BALLROOM - NIGHT

Silverstein responds to a Reporters queries...

SILVERSTEIN

...You can't go wrong in New York by attacking a landlord.

REPORTER ONE

But those claims of-

EILEEN

-On neglected buildings are bogus. These tenant activists would blame Robert for the Dodgers leaving Brooklyn.

SILVERSTEIN

The harassment from them comes dressed up in a pinstripe suit.

As our trio saunters out Chateaus in hand, they are swarmed by the socialite reporters and photographers-

REPORTER ONE

So are we selling Mr. Roman?

REPORTER TWO

Mr. Emeril what brings you to the Roman Masquerade party?

EDDIE

The wine, of course.

REPORTER ONE

Robert how much has marrying Eileen allowed you to maintain your lifestyle?

ROBERT

You have been trying to get me for years MONICA nothing yet.

REPORTER ONE

Robert tell me why are two DOB chiefs here at your party tonight, this wouldn't have anything to do with the claims of illegal demolition in your buildings?

And now the wine goes down awkwardly – caught off guard Robert scans the scene and spots them – he excuses himself. Beelines straight at Gary and Henry-Vadim cuts in off his shoulder.

ROBERT

Vadim, what are you doing here?

VADIM

You want to get on that billionaires list don't you?

ROBERT

Open listing?

VADIM

No, pocket listing. I know the ten people most likely to buy it, and I will get it sold quick and efficient.

ROBERT

And if the wrong people look in the right places?

VADIM

I get two point five at the signing. You think I'm fucking around? We aren't going to send out five hundred books to get twenty tours that leads to the same damn eight- to-ten people I'd call anyway. My concern though is with the DOB is everything good with them?

ROBERT

Gary and Henry can fuck off, JACOB will take care of the Baby Jane units. Call you in the morning.

WHEN

Vadim saunters off, sashaying in, the veritable prodigy of predatory management TERRY TERRANDO (32). Robert sneers at him, if this was a sport rivalry it would be among the greatest.

Eileen marches over-but Terry cuts her off-

TERRY

Eileen, beautiful as ever, I need to find someone like you. For once I'd like to marry for financial security.

ROBERT

Terrando why don't you try to enjoy yourself, it's not like you have any idea of how it feels to own a place big enough to have a party like this.

Terry smirks, flags a server snatches a glass of wine, zips off

EILEEN

Are you nuts Robert talking to Vadim-with the amount of press here?

ROBERT

He's in a mask baby, who the fuck else will know?

EILEEN

What's the rush to get the Baby Jane units?

ROBERT

Son of bitch Terrando thinks he can
fuck me at my own party he's
delusional.

He paces over to Gary and Henry, they pick teeth and belch.

GARY

Figured crashing your freak show
party would get you to see we will
shut you down. The new rate is two
hundred, for those phony vacate
orders the guys want a seventy-five
percent increase.

HENRY

And that joint venture luxury condo-
the one with forty complaints on it
so far, funny how they went away
and funny how they can come back.

ROBERT

I'll draw it out to the end of the
earth and the city will settle.

HENRY

What happens when we go for your
wife portfolio?

ROBERT

Get the fuck out before I have Sean
shoot the both of you.

Gary and Henry flag down a server-and they drink the entire
tray and then dawdle out, belching loud.

INT. CARIBBEAN SOCIAL

The heart of Flatbush, all flavors of black and brown
Brooklyn represents, with a few white patrons in tune with
the vibes. Corey chows down on oxtails, Eric feasts on stew
fish, Ox devours his rasta pasta. Between them sits the Color
of Law and a good condition print of the mammoth Power Broker
tome.

COREY

I only got into real estate because
of my grandmother house. My parents
broke out to my sisters crib in
North Carolina, I was caught up
doing dumb shit.

OX

Always wanting that fast money
which is don't last money.

ERIC

And thats when you went to prison?

COREY

Possession with intent to sell,
lost my union gig-Local Seventy-
Nine. By then my grandmother was
old and sick a lot. Sees this
commercial says we'll buy your
house as is. She made the call,
next day she said this...

CUT TO

COREY'S GRANDMOTHER'S HOUSE - FRONT DOOR

An ELDERLY BLACK WOMAN cracks open the door to reveal a...

COREY

(V.O.)

'Well spoken young man'

The Well Spoken Man delivers his spiel to Corey's
Grandmother.

CUT TO

CARIBBEAN SOCIAL

COREY

She was behind on electric bills
and the mortgage was delinquent but
I had no idea that you could look
up peoples mortgagees and see they
owe money.

ERIC

All you have to do is read the
legal notices to find that out.

COREY

How is it legal for some secret
society type LLC to accept
documents with chicken scratch for
signatures?

Eric taps the books...

COREY (CONT'D)
First I had Chalk and Greens go
over there...

CUT TO

COREY'S GRANDMOTHERS HOUSE - LIVING ROOM

Note a Honduran flag draped on a wall, the Well Spoken Young Man saunters in with a handful of docs, Chalk and Greens bang in from the kitchen, the Well Spoken Young is aghast. Tries to stay cool but is shook at Chalk and Greens presence...

CHALK
Whats these documents you want my
grandmother to sign?

CUT TO

The Well Spoken Man shoots out of the living room...

GREENS
Bro when can we expect you to come
back when these things get signed?

COREY
(V.O.)
I had to switch it up, you know
sometimes hood dudes can get a bit
extra, so then I had my girl take
it over.

LIVING ROOM

Latisha grills the Well Spoken Man about the paperwork. The Well Spoken Man knows he's being bullshitted, meanwhile Corey Grandma cackles at something Steve Harvey said on the TV...

CUT TO

CARIBBEAN SOCIAL

OX
I read Power Broker while locked
up. Every brother get knowledge of
self and what's his first move? Go
into the music industry or sell
books no one wants to read on a
corner. Whats in here is the shit
that will fuck some shit up.

COREY

No offense Ox but I'd have to be locked up as long as you was to read this shit. Damn near two thousand pages and shit.

ERIC

City wants the property tax money. Doesn't care how it gets it but for those that can, they influence those that will affect change in their favor.

COREY

And in day to day terms that means a newly built condo say in Bushwick gets a Four-Two-One tax abatement, the condo owners don't pay tax for twenty years. Meanwhile if I buy a brand new built house in East New York I got to pay them property taxes right after they break ground.

ERIC

That's real estate.

COREY

A property needs work, twenty-five thousand. The construction budget is three hundred-twenty thousand but if you're the general contractor you get it done for one seventy-five-thousand take that from the three-twenty and its one forty-five that I get back.

ERIC

Fuck, once the work is done you've earned over three-hundred thousand or more in equity.

COREY

That's real estate.

OX

It is and you are nice with the math. But these two books-this is how you turn real estate into power. It's cool be a GC but if you don't have any power behind it whats the point?

END ACT TWO

INT. CARMINE'S - DAY

ACT THREE

Sean with TONY and RICHIE old cop pals, on the job and unofficially on Romans payroll. Half eaten meals with half filled mugs of beer clutter the table.

RICHIE

The party girl, thought she was taken care of, she isn't going to go hashtag bad landlord on you?

SEAN

If she and Delardi team up shit will hit the fan.

TONY

How?

SEAN

She's gone beyond her little Twitter rants. She records me and the building manager, Rolanda going into the apartment of the tenant we were moving out on a bogus reason at the time.

TONY

She got all of that on video?

SEAN

If she fucking posts that it'll be a mess.

TONY

Jesus Sean I thought this was a ditzzy young play thing? Doesn't she smoke weed or something?

RICHIE

Yea like tie her up in a weed dealing ring that funds Antifa.

SEAN

Her father fucking worked for Obama. Big power players up in Massachusetts, like Roman loaded and connected.

RICHIE

Is her father just as vicious as this Roman guy?

SEAN
Whaddya mean?

RICHIE
Construction in tenants homes while
they are still living there?

SEAN
The cost of doing business. It's
what the city wants. They give
these guys huge tax breaks. The
city wants the property tax
revenue.

TONY
Fuck, you watch Fox Business News
for a week and you a fiscal expert
now?

SEAN
Gotta break those eggs if you want
omelets, check your napkins.

They do and find one grand tucked inside.

RICHIE
You sound like one of those
libertarian freaks thinks there
shouldn't even be a rule of law.

TONY
Some of the shit you hear on what
goes on at these non-union
construction sites, Jesus Christ.
Fucking gruesome shit. I mean fuck
em, laborers are a bunch of beaner
illegals anyhow.

SEAN
My uncle worked these same streets
back in the Eighties and Nineties
it was a fucking war zone. Now
these areas are hot. When we bought
our homes did New York give us a
tax break? Fuck no. Why else you
think I started doing this shit? We
made these streets safe, it's our
right to take whatever advantage we
can get from it.

RICHIE
Can't fucking disagree with that.

TONY

I can't disagree with this.

Tony pockets the money.

RICHIE

What do you want?

SEAN

Get a young guy—a rookie—Latino,
one you can trust. Soft detail.
Snoop around Two Ninety-Five Linden
Street for me. Report back. Tell
him it's fifteen hundred reasons to
consider.

Sean rises and dashes off.

EXT. 740 PARK AVE - NIGHT

Immaculate picturesque tree lined block. New York's most
exclusive residential address. Art Deco Tower of Power—four
grand per sq foot, hundred million liquid to look—yet the
board may not approve.

Uber rolls in, JACOB ROMAN emerges (28) self absorbed and
only concerned with his own personal exploits, curses out the
DRIVER with racial insults. He slams the door and saunters
off.

INT. THE ROMANS TOWNHOUSE - NIGHT

The gods would applaud, eat in kitchen eight bathrooms, a
gym, two study's, a library, children's playroom. Jacob
swaggers into the—

FAMILY DEN

David and Eileen play Monopoly. David balks at landing on
Broadway—

DAVID

Thats unfair now I've got to pay
her—she said she wasn't interested
in it.

JACOB

If she wasn't interested you
should've bought it.

Off that Robert dashes in, Jacob crosses to the bar

JACOB (CONT'D)
Emeril, did he go for it?

ROBERT
Schist meets with us next week.

EILEEN
Don't get too cute about this meeting?

JACOB
Eileen as long as Emeril shows up it's a win even if he's bluffing.

EILEEN
Gary and Henry aren't bluffing, and we know Vadim isn't neither.

DAVID
I know who he is.

ROBERT
He's one of my former partners.

DAVID
Stabbed a guy with a martini glass and was in prison.

Mom and Dad leap out of their skins-

EILEEN
How did-

DAVID
Internet, if you know where to look?

EILEEN
And where would that be?

DAVID
One of dad's real estate sites, so are you two in business together?

EILEEN
David, time to play Minecraft.

DAVID
So why'd he stabbed that guy-and don't say he was drunk thats like totally not the whole story.

Eileen calls the Nanny and she escorts David off-

EILEEN

The Baby Jane deal sounds like the same thing that got him in trouble in Miami.

JACOB

Whats wrong with the deal?

EILEEN

Going through Vadim's shadow company because he's a fucking felon we could start there.

ROBERT

No one will give a fuck about any of that once we transition all four buildings.

EILEEN

You two love to not pay attention to the details.

ROBERT

Which would be?

EILEEN

It's a pre-MLS property-with a phony agreement, how long will it take before Terrando gets suspicious with the property tied up in escrow?

ROBERT

The deal will be closed by then Jacob will see to that.

EILEEN

He's ready to go at it with Terrando without the calvary

JACOB

Fucking right I am.

EILEEN

Better be buddy, it's your family's money on the line.

She storms off, the men dumbfounded stare off into the abyss.

INT. TEMPLE EMANUEL

Robert closes his speech to a packed synagogue, flanked by a LARGE NOVELTY CHECK made out to the temple.

ROBERT

And I want to end this by saying I truly treasure with this building means to not only Jews around the world, but to us New York Jews, we are a unique bunch.

This gets a good rise out of the crowd.

ROBERT (CONT'D)

Thank you.

Now the crowd rises--and then David saunters on to the stage. A MIDDLE AGED WOMAN approaches the microphone.

MIDDLE AGED WOMAN

Ladies and gentlemen, David Roman.

David approaches as the mic is lowered for him.

DAVID

For my Bat Mitzvah I would like to donate five thousand dollars to the Common Ground Starlight Children's Foundation.

On the opposite side Roberts check another large check but smaller than Robert's is rolled out. The crowd rises and applauds David, Robert joins him, some have their cell phones out.

EXT. TEMPLE EMANUEL

Robert schmoozes the crowd, two ELDERLY ladies greet David.

ELDERLY LADY

You know your grandfather was a friend of my husband?

DAVID

He was? What was he--my grandpa like?

Robert moseys in--

ROBERT

A sharp young man like yourself.

ELDERLY LADY TWO

We just wanted to thank you for
your donation to the foundation.

ROBERT

It was our pleasure now ladies if
you don't mind, we have to be
going.

He shakes their hands David waves by, he escorts David off.

DAVID

Dad what was Vadim's dad and
grandpa relationship about-their
business relationship? I know you
never wanted to tell me like
everything but there's all kinds of
stuff

ROBERT

You sure you want to know about
that?

DAVID

And-like Jacob's mom, she's not
really like all that bad but I was
like a baby when you Whats up with
that?

ROBERT

You are going too far with that-

DAVID

Jacob always talks about her but I
don't know anything about her, why
did you two breakup?

INT. COREY & LATISHA'S HOUSE

Aka Corey's Grandmothers old home. Note her picture
prominently displayed next to the Honduran flag. Mom and Dad
clean the dishes, the kids chip in with the assist.

LATISHA

Thank you baby.

As their son scampers off...

LATISHA (CONT'D)

Corey, you can't save everyone.

COREY

Family is the key here, Lefrak City in Queens, Richard Lefrak, Stephon Ross-Hudson Yards, all family. Tishman Speyer, you know Tishman started that company with his wife's pops?

LATISHA

Sorry I cant help with that unless you want to start a business delivering fish?

COREY

Lefrak two sons both are vice chairman's and managing partners in his firm.

Now their Daughter shoots in hands mom her plate

LATISHA

Thats baby. Maybe if you got back with the union you could speed things up. Chalk and Greens seem to be in love with the moment.

COREY

One, getting in the union after what I did is probably not gonna happen.

LATISHA

What about the reentry program you was working with?

COREY

Babe-it takes a dude three years to go from minimum wage to seventeen-fifty. And the real bullshit is the union bosses subcontract out the shit jobs to those kinds of firms. Have me in their with a dude I'm nicer than yet he gets three times the pay.

LATISHA

We got to do something, first we bang out the taxes but for only the mortgage to be a problem.

COREY

Not selling this house babe.

LATISHA

I didn't say that but where is the extra money coming from? It doesn't seem like who you work for is all that?

COREY

I know its funny style that I work for the same kinds of people blowing Brooklyn up but we gots to get something out of this gentrification. Can't just get our hair did for the Gram.

LATISHA

Maybe I should takeout some of my savings?

COREY

Hell no, it's not savings its investments, assets we got to let them do their thing.

LATISHA

We got six months or we foreclose.

The Kids race back in asking for dessert.

INT. MEATPACKING DISTRICT - OFFICE - DAY

Modern, slick and cool, all of the floors connected by a glass staircase. The office clustered desks with pristine iMac's. Jacob waltzes over to a well groomed gentleman SOLOMON BARNIBUS late (60's) loquacious and detailed.

SOLOMON

If anyone could uncover the legal chain that connects all of the units he conducts the illegal demolition, thats a mess that I don't have a big enough mop for.

JACOB

What we are doing is illegal, everyone knows it how does it not fall apart?

SOLOMON

Tenants file complaints about decreased services or their rent is illegal.

(MORE)

SOLOMON (CONT'D)

Landlord might be a scumbag, runs their building like shit. And I know they run their buildings like shit.

JACOB

You're hired to file an answer as though the owner did fix whatever is broken. But say it's a utility that is broken?

SOLOMON

That's why its in the owners name. And Con Ed will only turn on the utility if the owner calls and asks for it to be turned on.

JACOB

And thats legal?

SOLOMON

The law is whatever you can get away with.

JACOB

How long you think we can go demolishing peoples apartments?

SOLOMON

If they are organized snd know their rights-you're fucked. But thats not most tenants. That wouldn't be the tenants in the properties you're buying?

JACOB

No, but if it comes to it we would cut the heat, neglect quality of life things like pest control.

SOLOMON

Your father has jumped in head first going with that tactic. But he is careful in the buildings he chooses to use the demolition. I'm sure the DOB guys were at the party-for a pay raise. Robert tends to want the job first and details second.

INT. PER SE - DAY

No price menu, no cash registers, in any direction of the restaurant lives an anonymous billionaire in his Pied-a-Terre. Shooting over toward Robert and Eric is VANESSA GARNETT, Schists bullshit detector, a master negotiator she wields an iron hand in a velvet glove.

VANESSA

Gentlemen, Mr. Emeril sends his regards. Unresolved matters overseas that he had to attend.

She slams the Offering Memo on the table and takes a seat.

ROBERT

Sounds like a convenient time to have those unresolved issues.

VANESSA

Global economy Mr. Roman, day here night there thing. According to your memo, Roman can get twenty-five percent returns? Although the industry average floats between three and five.

ERIC

We move fast.

VANESSA

That can be backed up on paper?

ERIC

Why would you have to ask?

VANESSA

Roman has filed for the most permit apps. Five hundred seventeen, thirty-two percent strike rate. Keeping DOB busy?

ROBERT

We are aggressive that's what today's clientele expects.

VANESSA

And how are the properties financed?

ERIC

We spread out our debt structure amongst our partners.

(MORE)

ERIC (CONT'D)

Units that we have equity in-some of which are heavily mortgaged and can be used as a line of capitol.

VANESSA

For a lemon to sell it has to least get you home.

ROBERT

Excuse me?

VANESSA

I wouldn't be surprised if you were bought out but for say to- fifty maybe three hundred, the Sokowlovs would take their split and move on.

ROBERT

You can't read, you see what we have right here in the memo?

VANESSA

I bring in an independent auditor what may they find?

ROBERT

Enjoy your meal.

Robert rises and bolts off when Vanessa asks him-

VANESSA

Robert one more thing? Would the Sokowlovs have ever gone into business with you had you not married your current wife?

Robert halts-glowsers at her. Then storms off. Eric places his order....asks the Waiter about-

ERIC

Chateau Petrus, 2010?

INT. WEST BROADWAY - RESTAURANT & BAR - NIGHT

Rolanda and Seeta have a drink

SEETA

You and Roman were talking about, was that about Two-Ninety Five building in Bushwick?

ROLANDA
Transitioning the building to
market rate.

SEETA
Isn't that just a smart way of
saying you're ridding the building
of the rent stabilized to move it
to market rate?

ROLANDA
Ok I see you not just some bright
eyed clueless broad thinking she's
going to disrupt real estate.

SEETA
I know what we do but what happens
to the people in the building.

ROLANDA
They move, go to the Bronx, down
south or Upstate.

SEETA
Ouch thats rough.

Waiter flashes in with their drinks-

REBECCA
I wasn't sure you were ready for
that.

SEETA
I want to become a broker.

ROLANDA
Do you want to be a broker at Roman
Realty? Do you know what we really
do in transitioning the buildings
Robert buys?

SEETA
You kick out-

ROLANDA
Don't you think people would
complain-but it doesn't stop the
show now does it?

SEETA
How does that work?

ROLANDA
Money.

SEETA

Legal?

ROLANDA

Our paychecks are, just feel good about that.

It hits Seeta, her head spins—she snatches her drink—drains it. She glances at Rebecca—she nudges her shot toward Seeta, she tosses it back.

INT. ONE WORLD TRADE CENTER OBSERVATORY - DAY

Eileen with the EVENT PLANNER pace through for David's Bar Mitzvah. Decked out with an NBA theme. Mini tubs of candy, amusement park basketball games, long tables of party favors.

The SOKOWLOVS BROTHERS, Sephardic Jews (50's), provincial but about a dollar, eye the miniature view of New York, an agitated Robert emerges trailed by the Planners Assistant.

ROBERT

You guys had to come here?

SHIA

You are fucking up things with our friends in the DOB. I took it that that they did a few favors for you but then you kept going. And as such they want more money. Pretty simple Robert so whats the problem?

ROBERT

I negotiate million dollar deals and now two pencil stiffs think they can haggle with me must have lost their sense of humor.

YOEL

Using the demolition all over the place isn't about negotiating a damn thing.

ROBERT

You have your way I have mine.

YOEL

It's not that you use it—we do but as a matter of extreme circumstance. This is absurd Robert this why the DOB chiefs and inspectors are demanding more money.

ROBERT

I get the portfolio up to five hundred million evaluation it will increase my lines of credit. And then I'll buy you two out.

SHIA

Five hundred million? Are you pulling numbers from out of your ass? Try that on a desperate European investor queazy about the Euro.

YOEL

The legal method may be slow but it works and it keeps us quiet. When we do use demolition it goes unnoticed but what you're doing if anyone gets smart then what Robert?

ROBERT

Gary and Henry aren't shutting us down so I wouldn't worry about that. And I wouldn't worry about how I get my money just be happy when you get the money because thats what all of this is about isn't it?

The Assistant asks Roberts to sign, the Sokowlovs lumber off.

END ACT THREE

EXT. BROOKLYN - JACKIE ROBINSON PARKWAY & BUSHWICK AVE

- DAWN

ACT FOUR

Laborers shape up, fifty men mill about Oliver handpicks his guys, they leap up on to Corey's flatbed. He blows the horn, Oliver scurries to the truck, pleads for...

OLIVER

One more?

INT. COREY'S TRUCK - ATLANTIC AVE - DAY

COREY

They wanted to be done in seven hours.

OLIVER

But that's mad work, how many boards?

COREY

Six in an hour, thats one every minute that includes handling and installing.

OLIVER

Thats why they took sheetrock and never bothered to learn a trade?

COREY

They make decent money but not like you do with a trade. And sometimes the job wants more and that decreases their wages.

OLIVER

Not going hold you but CHALK and GREENS like you be on this know it all shit.

COREY

When I started I used my money to teach myself everything I know, got certified thats why I get the side gigs-thats all trade work.

OLIVER

How much do these side gigs pay?

COREY

A kitchen or backyard can come back two or three racks. All tax free.

(MORE)

COREY (CONT'D)

I'm taking that bread and going into subcontracting then it's the big money. GC work-thats the kind of gwap that gets you a house in Bergen County or Dix Hills.

Light turns green, Corey takes off.

COREY (CONT'D)

So you with it or not?

OLIVER

Fuck yea, shit why not?

EXT. LUXURY CONDO CONSTRUCTION SITE - DAY

Corey pulls inside, the laborers hop off. Oliver leaps out flips open the cabin snatches out a deck of PLASTIC CARDS.

The laborers line up and Oliver hands them the cards. Corey snatches his copies of Real Deal and Commercial Observer, moseys over to the coffee cart orders a cup of Joe and a pastry. Inside, plopped on a utility box Chalk and Greens eat their breakfast.

OLIVER

Son I don't get it like how does this work? They are illegal but pay taxes hows that shit legit?

The cards are fake SOCIAL SECURITY AND 30-HOUR OSHA CARDS.

COREY

When they cop something, they get taxed. Get paid, they get taxed.

OLIVER

Ok but thats not a lot of money for the government to get.

COREY

When tax season hits they don't file obviously. So they don't claim a return.

OLIVER

And the unclaimed tax return goes back to the government?

COREY

These fake ass ID's that I get from like twenty-five to eighty bucks, we send them shits in with the paperwork to the government. If they wanted to know whats up they'd know right there.

OLIVER

What if the government do randoms?

COREY

Thats why this dude the top dog got the DOB down with the program.

OLIVER

Wait the top dog CEO dude got the inspectors from the city on the payroll on some mob shit? I'd really like to know who really behind all of this, is it like one guy doing all this?

Corey shrugs and wanders into...

INT. LUXURY CONDO CONSTRUCTION SITE

He moves toward Chalk and Greens who read the News and the Post

COREY

Y'all need to be reading this shit, this where the money is at.

CHALK

Word? I mean I don't doubt that but how long does it take to get this contracting business of yours set up?

COREY

You got somewhere to go or something better to offer?

GREENS

Son we make more money now than anything else we was fucking with.

COREY

How long is buying drip and going out going to keep you entertained?

GREENS

This black generational wealth you kicking is what every woke ass motherfucker kicking nowadays.

COREY

I'm not kicking no bullshit. Get certified then move up in trade work.

CHALK

Yo we work on an under the table site so why get certified?

COREY

You think you can teach yourself millwork by doing it yourself? Berk would let any asshole work any gig but the shit can't be falling apart the next day. Besides its the side work I get where I get the real bag.

GREENS

I ain't trying to be working all of the time.

COREY

So fuck the extra?

CHALK

Nah son on the low, we fucking with NFT's, crypto meta verse all that next level shit, you might want to fuck with us.

INT. 295 LINDEN STREET - LOUNGE AREA - DAY

A middle aged WHITE MAN scribes on dry erase BOARDS: "EXPOSE-EDUCATE-ORGANIZE-RESEARCH and SPREAD THE WORD";

'ROMANSBURNING.COM'.

In front of him a table has more of Denise's banker boxes.

Denise greets a dozen TENANTS, they hand her paperwork and documents. A few of the tenants greet the man at the board; this is JACK, Denise's husband.

DENISE

I asked everyone here because this scumbag landlord went after Lydia.
(MORE)

DENISE (CONT'D)

We prepared her for this assholes
bag of cheap tricks.

A distinguished elderly BLACK MAN shoots up and says...

DISTINGUISHED MAN

What the hell is the plan?

This elicits a raucous response from the group.

DENISE

The point of this was to set up a
class action suit. Show that their
primary way of doing business
includes tenant abuse. They do this
in all of their properties. Legally
we have to show this is done in all
of their properties.

Now a Chinese tenant-VIVIANE, mid 30's rises and says...

VIVIANE

I reached out to Committee Against
Asian American Violence. They have
reported the same tactics at a
building on Chrystie Street.

Denise whips out a full pic of Sean-grabbed off Julia's video-

VIVIANE (CONT'D)

We believe he goes around to all of
the buildings Roman owns and
intimidates tenants in an attempt
to coerce them into a 'legal'
buyout.

Now Jack steps forward with-

JACK

We urge everyone here going forward
to create a paper trail. Keep it
organized, start with photos. Keep
it on a folder on your computer or
phone. Keep a journal-track all
interactions with Roman. Date-time-
name, what they say and what they
are here for. After a few days
follow up. Any work done document
it.

DISTINGUISHED MAN

Now come on, how are we gonna keep
up with all of this?

DENISE

I reached out for help, Julia?

Tenants grumble as Julia saunters in followed by Mishi

JULIA

I know I should have been a better neighbor. I didn't realize exactly what was going on and then when I did I had my head up my ass. We did some poking around on the web and heres what we found.

Jack moves to the laptop hits play a slideshow starts with a

SERIES OF SCENES

INT. ROMAN REALTY - DAY

Robert bursts through the doors and shouts-

ROBERT

I want buyouts, to these people fifty k is a lot of fucking money.

INT. LOWER EAST SIDE - 321 PITT STREET - NIGHT

Sean with an ELDERLY LATINO WOMAN

SEAN

You could buy a mansion.

ELDERLY LATINO WOMAN

What the fuck would I do with a mansion in Puerto Rico?

INT. BUSHWICK APARTMENT BUILDING - THIRD FLOOR - NIGHT

Ruiz and Flaherty affix ORDER TO VACATE postings, yelling...

FLAHERTY

You have seventy-two hours to-

RUIZ

-Get out, or the Marshall is coming, with NYPD.

INT. MR. & MRS CALERO'S APARTMENT - NIGHT

A vibrant home, Berkowitz chats with a modest ELDERLY COUPLE.
The Couple hauls their furniture out of the living room.

CALERO'S BATHROOM - TWO WEEKS LATER

Peter with a DRILL, Ox follows with a SLEDGEHAMMER, they proceed to RIP THE WALLS OPEN, next is the...

KITCHEN-They rip out the FLOORS destroy the SINK in the process THE APARTMENT-trashed, a hodgepodge of scrap and plywood.

INT. BED-STUY TENEMENT - NIGHT

A BLACK FAMILY shivers and shudders, their breath visible.
Mom and Dad talk with SHAKHAN KRISHNAN, a tenant advocate...

EXT. BROOKLYN HEIGHTS - JORALEMON STREET-TOWNHOUSE - NIGHT

Wealth lines the entire block, six thousand square feet townhouses fetch five-six million easy. On the steps, Shakhan phone out hands a DOCUMENT to a tuxedo attired OLDER WHITE MAN.

JACK

(v.o.)

We have friends at Brooklyn Legal Services.

INT. COURT ROOM - DAY

Mikey and Marie pensive as the judge enters.

DENISE

(v.o.)

They beat the son of bitch, won a three thousand back rent case. But then Roman got em back.

The couple embraces, humbly thank the judge.

INT. MICKEY AND MARIE'S APARTMENT

Fletch, a Labor-doodle smells funny business, nips at its fee of a HOODED FIGURE, he chases the figure around the apartment. Hooded Figure aims a can and lighter, shoots a flame at Fletch.

END ACT FOUR

EXT. LUXURY CONDO CONSTRUCTION SITE - DAY

ACT FIVE

The site at full throat, Corey, welders helmet on, solders and welds various major joints and load bearing points. On the fifth floor landing, Ox lays rhubarb, a LABORER in the bosun chair elevates up to the...

FIFTH FLOOR

Ox moves toward the edge notes something is off with the ropes

WHEN

LABORER gets entangled in the bosun chair, Ox races over tries to pull him up, now the Laborer swings wildly

EXT. LUXURY CONDO CONSTRUCTION SITE - GROUND FLOOR

Chalk and Greens phones out and on video record...

CHALK

Oh shit son!

GREENS

This some wild shit!

Corey clocks the duo-recording the chaos—he looks up head at the upper floors...

COREY

Holy shit!

Corey races toward the steps, shouts in Spanish to other Laborers they fall in line and follow him to...

FIFTH FLOOR LANDING

Ox hangs over the edge, Corey along with the laborers form a human rope trying to keep the Dangling Laborer from falling. The chair swings wildly, out of the grasp of Ox...

OX

Papi, no pudeo acermecarme
sufficientte! Fuck!

The Dangling Labor now catatonic appears to accept his fate

WHEN

Ox makes a move, throws his arm way out to grasp more slack but shifts his center of balance, he pulls the Laborer up but...

Each pull moves him closer to the edge, this continues until the Dangling Laborer is level with the landing.

Eager and excited the Dangling Laborer lunges for Ox, he pulls him up and over but suddenly Ox slips...

He tries to grasp the rope but gravity has him...he plummets...

COREY

Ox! No!

Corey races to the edge peers over-looks away and screams.

INT. CONSTRUCTION SITE - DAY

Oliver chugs the Cat back in eyes the gaggle of frenzied Laborers in a rush of confusion and grief. All eyes on Ox's bloody, mangled DEAD BODY more than a few guys lose their lunch and breakfast. Oliver dismounts, moves closer to the action, it hits him...

OLIVER

That's not-Ox?

Corey though the tears, fishes out Ox's fake documents and ID.

COREY

Get him on the truck.

OLIVER

Then what?

COREY

Go to the hospital.

OLIVER

But he's.

COREY

We are going to the fucking hospital.

Oliver trudges back to the Cat.

EXT. WOODHUL HOSPITAL

Corey tokes on a bone, Latisha and Lynette escort and consoles OX's immediate family, they get into their idle cars. Dad with a Young Man-clearly Ox's BABY BROTHER beeline for Corey.

BABY BROTHER

Tu, Ox said if she gets-if this were to happen, to give you this.

Baby Brother hands Corey a dog eared, old copy of Power Broker.

COREY

I-I already got a copy of this.

BABY BROTHER

Check page eight.

Corey flips to it, a FLASH CARD taped to the bottom of the page

COREY

Fuck is this?

BABY BROTHER

You know son was always on some shit about write shit down, record on video or audio. But thats whats on that card.

COREY

How much like is on here?

BABY BROTHER

Since like before you came home and son started fucking who y'all been running with.

COREY

Y'all got a lawyer?

BABY BROTHER

Was hoping you can help out with that and you know the video too?

INT. CUT - RATE LIQUOR STORE - LINDEN BOULEVARD - DAY

Friday night rush, Chalk and Greens in line. Corey bangs in approaches the duo...

CHALK

I called Ruiz told him what we got,
he damn bust a nut.

COREY

Don't trust them inspectors.

GREENS

Why not?

COREY

I know y'all think thats the move
but it ain't.

GREENS

You hear this fool? Son we got
them.

COREY

You don't even know who "them" is?

CHALK

You do but you holding out.

COREY

Y'all gone cash out on Ox death
from a bunch of sleaze balls?

CHALK

He was your man-I respected the OG
but come on son you know he would
been thinking the same thing.

COREY

No, he wouldn't, why else you think
I'm always talking about being a
general contractor?

GREENS

You can take the hotep economics
and go on with that, we did some
homework. Found out this shit go
way up to like DOB bosses, city
always on some corrupt shit.

Chalk and Greens bang out

EXT. RIVERBANK STATE PARK - DAY

SEAN

Chauncey and Rashad they work on
the condo site. They have a hard on
to sell the footage.

(MORE)

SEAN (CONT'D)

We can make it a fake buy and bust,
toss them in the system see if they
reconsider.

WHEN

Harold's phone chirps he answers...

HAROLD

Obvious to say Robert, you need not
be directly involved in the
acquisition of the footage.

He answers, steps off to talk...

ROBERT

And the family of the dead guy?

SEAN

Remember Ox-or Antwan? Been around
for a while, if you recall Jacob's
problems with the models and
strippers? He was there when Robert
went on his buying spree. He saw a
lot, knows a lot. We paid him to
stay quiet.

ROBERT

Good thing he died then.

Harold saunters back in...

HAROLD

That was the lawyer for the dead
man, he has come into some
enlightening information that he'd
like to share with me.

EXT. DOMINO PARK - DAY

Corey stands with Shakhan the tenant lawyer from earlier.
Harold saunters in alone...

HAROLD

Mr. Krishnan we meet again.

Shakhan whips out a tablet-inserts the drive into it-taps the
screen several times - hands it to Harold...

SHAKHAN

You will see that Ox kept an extensive track record of his dealings with the private entity you represent.

COREY

Robert Roman, Roman Realty his son Jacob no not just racist rants against strippers and getting Russian models pregnant. The old bait and switch with hot water heaters in Brighton Beach and Glendale. Sure those hard working white folks would love to see they getting jerked by their very own.

Harold's eyes wide, glued to the tablet-in disbelief

HAROLD

Jesus Christ there was footage of this?

INSERT: TABLET - Ox crashes a sledgehammer into a wall

COREY

Ox was around for a lot of action, Roman Realty was buying up buildings all over New York.

Shakhan shuts the tablet off.

COREY (CONT'D)

Ox's family will receive payment-non stop or this info released. And I also will get a fee for keeping quiet about this.

Harold whips his phone out-dials...

HAROLD

What about Chauncey and Rashad's footage-they still plan on selling it to the inspectors?

COREY

I want Ox footage as for them, fuck em.

EXT. SOUTH BROOKLYN RAILWAY - SEDAN - NIGHT

Chalk and Greens load BIG SEMI AUTOMATIC PISTOLS...

CHALK

You think it's gonna get real?

GREENS

Maybe, all this off the books shit
is a way for white people to do the
kind of dirt we can't.

Chalk's phone buzzes...

INT. SEAN'S CAR

Ruiz hops out-nods to OFFICER SOLIS, he gives the signal
to...

TONY and RICHIE'S CAR

EXT. SOUTH BROOKLYN RAILWAY

The Sedan crawls to a Ruiz flashes in, he fishes out a
tablet. Greens exits the sedan waltzes over.

GREENS

The money?

Ruiz turns and whistles...Solis emerges with a LARGE DUFFLE
BAG

GREENS (CONT'D)

Put it in the backseat.

Solis saunters over to the backseat of the sedan...

WHEN

Greens and Chalk's phones vibrate, Chalk eyes trained on
Solis-

CHALK

Stop.

Solis doesn't, Chalk flashes his GUN-Solis halts, Greens
peers over Ruiz shoulder...

GREENS

Oh shit-it's a hit son!

Greens pushes Ruiz, fishes out his GUN aims at Ruiz...

Tony and Richies car shoots in...Solis PISTOL drawn on Greens-
Chalk trained on Solis...

Tony and Richie jump out guns pointed at Chalk and Greens...
Sean motors in...he doesn't get out...no one moves.

END PILOT