

A NEW PLAY

SEAGULLS ON SULLIVAN STREET

Written by Anastasia Traina · Directed by Sheryl Kaller

An intimate drama about love, loss, and the fragile communities we build to survive.

INVESTOR INFORMATION

This overview is for informational purposes and is not a letter to sell or solicitation of an offer to buy any security. Interests in the Production, if offered, will only be available to parties who are "accredited investors" as defined in Rule 501 promulgated pursuant to the Securities Act of 1933, as amended. Any offering or solicitation will be made only to qualified prospective investors pursuant to an offering memorandum and subscription documents, all of which should be read in their entirety.

WATCH THE TRAILER



Click the above image or visit <https://bit.ly/seagullsonssullivanstreettrailer>

ABOUT THE PLAY

SYNOPSIS

Seagulls on Sullivan Street is a new play set in a Greenwich Village apartment building, where a group of neighbors — bound together by proximity, loss, and longing — navigate the invisible threads that connect us to one another.

When a beloved neighbor dies unexpectedly, the fragile ecosystem of the building is disrupted, forcing each resident to confront what they have been avoiding: grief, desire, estrangement, and the question of whether community can be rebuilt once it has been broken.

Intimate, funny, and deeply human, the play explores how we survive loss — and whether the people we live beside can become the family we need.

WHY THIS PLAY

Seagulls on Sullivan Street is a gripping, emotionally charged drama set in the nostalgic heart of SoHo, New York City — when the meaning of community still ran deep in the cracks of every sidewalk. This play taps into the universal human experience of love, community, and survival in a rapidly changing world. It captures the delicate balance of relationships and the fragility of life itself, offering audiences an intimate yet powerful theatrical experience. Through its complex characters and intimate setting, Seagulls on Sullivan Street is a striking exploration of love, loss, and the human spirit's desperate fight to find meaning in the chaos of existence — capturing the essence of what it means to seek refuge in others while grappling with our deepest vulnerabilities.

THEMES

COMMUNITY

The bonds formed between strangers who share walls, hallways, and grief.

LOSS

How death reshapes the living — and what it asks of those left behind.

BELONGING

The search for home in a city that is always changing beneath your feet.

ANASTASIA TRAINA

Playwright



Anastasia Traina is a distinguished writer, artist, and botanical illustrator whose creative work spans film, theater, television, and the visual arts. Her work captures the beauty and frailty of the human condition through imaginative storytelling and artistic versatility.

In film and television, her live-action family drama *Horton Bliss* was sold to Sony Pictures (Mark Gordon and Katalyst producing; Ashton Kutcher starring). She has been commissioned by Jason Kliot of Open City Films and has contributed to Showtime's *Street Time*.

In theater, her award-winning play *The Dustman* was produced in Kraków, Poland; *In Audela* was staged at The Culture Project in NYC; and *From Riverdale to Riverhead* was produced by Michael Imperioli's Studio Dante. Her plays have been produced at HERE Arts Center, Soho Rep, Primary Stages, and the Neighborhood Playhouse, among others. *Seagulls on Sullivan Street* has been developed at LAByrinth Theater and London's RADA.

SHERYL KALLER

Director



Sheryl Kaller is a Tony Award–nominated director whose work spans Broadway, Off-Broadway, regional theatre, and opera. Her Broadway credits include *Mothers and Sons* (starring Tyne Daly) and *Next Fall*, for which she received a Tony Award nomination for Best Direction of a Play.

Her extensive Off-Broadway work includes productions at Manhattan Theatre Club, Primary Stages, Roundabout Theatre Company, Second Stage, and many others. Recent credits include *The White Chip* (MCC Theater), *Our Town* (Deaf West Theatre), and *While I Yet Live* (Primary Stages).

Sheryl has collaborated with some of the most celebrated playwrights working today, and brings to *Seagulls on Sullivan Street* a deep commitment to intimate, character-driven storytelling and a rare ability to illuminate the emotional truth at the heart of a new play.

SARAH JESSICA PARKER *Producer*



Sarah Jessica Parker is one of the most celebrated actors of her generation, known worldwide for her iconic role as Carrie Bradshaw in *Sex and the City* and its sequel series *And Just Like That...* on HBO. Her film credits include *Hocus Pocus*, *L.A. Story*, *The First Wives Club*, and *Failure to Launch*, among many others.

Parker began her career on stage, appearing on Broadway as a child in *The Innocents* and later in the original Broadway production of *Annie*. She returned to Broadway in *How to Succeed in Business Without Really Trying* and has remained deeply committed to the theatre throughout her career.

As a producer, Parker brings both the creative instincts of a lifelong artist and the platform of a global cultural figure to *Seagulls on Sullivan Street*. Her involvement signals the project's ambition and its potential to reach audiences well beyond the traditional Off-Broadway community.

SCOTT COHEN *Actor / Producer*



Scott Cohen is a veteran actor known for his work across television, film, and stage. Most recently he appears in the HBO series *The Penguin* and in Joanna Arnow's Cannes-selected indie film *The Feeling That the Time for Doing Something Has Passed*. His television credits include *Billions*, *The Americans* (SAG Award nomination), *The Marvelous Mrs. Maisel*, *The Sinner*, *East New York*, *The Girls on the Bus*, and *Necessary Roughness*. He is also widely recognized for his roles as Max Medina on *Gilmore Girls*, Wolf in the cult classic *The 10th Kingdom*, and Detective Harry Denby on *NYPD Blue*.

On stage, Cohen has appeared on Broadway in *Losing Louie* and has performed with Manhattan Theatre Club, Playwrights Horizons, The Public Theater, and Williamstown Theatre Festival.

A lifetime member of the Actors Studio, Cohen also directs and produces for film and television and teaches acting at Hunter College and the School of Visual Arts.

LEAH MICHALOS

Producer / General Manager



Leah M. Michalos is a theatrical producer and general manager and the founder of Michalos Theatrical Management, a producing and management company supporting commercial and nonprofit theatre productions through development strategy, capitalization planning, budgeting, and production oversight.

Broadway credits include *Producer, Chicken & Biscuits*. Select Off-Broadway producing and general management credits include ***Beau the Musical*, *The Bookstore*, *Red Bull Theater's Richard II*, *The Orchard* (starring Mikhail Baryshnikov and Jessica Hecht), *The Lucky Star*, *My Life on a Diet* (Lucille Lortel and Outer Critics Circle nominations), *Terms of Endearment*, *On a Stool at the End of the Bar* (GLAAD Media Award nomination), *Butler* (New Jersey Repertory Company), *Jericho*, and *Almost Home*.

CAST



MADDIE CORMAN

Actor

A Phi Beta Kappa graduate of Barnard College. Series regular on *Mr. President*, *All-American Girl*, and *Almost There*. Guest roles include *Law & Order*, *Curb Your Enthusiasm*, *Girls*, and *Mrs. Maisel*. Stage credits include *Next Fall*, *Picnic*, and *Appropriate*. She created and starred in *Accidentally Brave*, earning an Off-Broadway Alliance Award for Best Solo Performance and an Outer Critics Circle nomination.



JOANNE TUCKER

Actor

A veteran of both stage and screen, Joanne Tucker has appeared in numerous Off-Broadway and regional theatre productions. Her work is defined by a precise emotional intelligence and a rare ability to inhabit complex, interior characters. She brings to *Seagulls on Sullivan Street* a depth of craft and a long history of collaboration with the play's creative team.



ELIZABETH RODRIGUEZ

Actor

A native New Yorker and award-winning actress and writer. Most recently seen in CBS' *East New York* and *Orange Is the New Black* (three consecutive Screen Actors Guild Awards). Stage credits include an Obie Award, a Drama Desk Award nomination, and a Tony Award nomination for *The Motherf**er With The Hat*, as well as the Outer Critics Circle Award and Theatre World Award.



TIMOTHY BRITTEN PARKER

Actor

Timothy Britten Parker is a New York–based actor with extensive credits in theatre, film, and television. His stage work spans classical and contemporary repertoire across Off-Broadway and regional stages. He is known for his ability to find the humor and humanity in even the most difficult material, and brings both wit and emotional grounding to his role in the play.

DEVELOPMENT & PRODUCTION PLAN

Seagulls on Sullivan Street has been developed over several years through some of New York's most respected theatrical institutions.

The play received its initial development at LAByrinth Theater Company, followed by a workshop at London's Royal Academy of Dramatic Art (RADA). Most recently, the play has been developed under the auspices of The Directors Company — one of New York's longest-running Off-Broadway organizations, founded in 1982 and dedicated to the development of new American plays.

The production is planned as an Off-Broadway run at an approximately 199-seat nonprofit theatre, with the commercial LLC retaining all rights for future transfers, touring, and licensing.

PRODUCTION PARAMETERS

Venue	~199-seat Off-Broadway theatre
Rehearsal Period	3 weeks
Technical Rehearsals	1 week
Performance Run	7 weeks
Total Capitalization	\$455,000
Weekly Operating	\$36,270
Development Model	Commercial LLC / Nonprofit Enhancement

PRODUCTION

CAPITALIZATION

Physical Production	\$103,000
Creative Fixed Fees	\$140,000
Company Rehearsal Salaries	\$82,200
Audition / Rehearsal Expenses	\$20,000
Advertising / Marketing	\$100,000
Theatre Rental / Package	\$15,000
Load-In / Technical	\$35,000
General / Administration	\$31,000
Advances / Bonds / Deposits	\$40,000
Total Capitalization	\$455,000

WEEKLY

OPERATING COSTS

Physical	\$150
Company Salaries	\$20,100
Advertising / Marketing	\$2,500
Theatre	\$12,000
General / Administrative	\$1,520
Total Weekly Operating	\$36,270

Based on a 3-week rehearsal period, 1 week of technical rehearsals, and a 7-week performance run at an approximately 199-seat Off-Broadway theatre, under the auspices of a nonprofit.

PRODUCER PARTICIPATION OVERVIEW

Co-producers who participate in raising capital for Seagulls on Sullivan Street are entitled to a producer's profit participation — commonly referred to as a "kicker" — in addition to their standard investor share of profits after recoupment.

PARTICIPATION LEVEL	PRODUCER KICKER	RECOGNITION & BENEFITS
\$100,000 AND ABOVE	<i>1-for-2</i>	Above-the-Title Billing · Invitation to Final Dress Rehearsal · 2 Pairs of Opening Night Tickets
\$50,000 – \$99,999	<i>1-for-3</i>	"In Association With" Above-the-Title Billing · Invitation to Final Dress Rehearsal · 1 Pair of Opening Night Tickets
\$25,000 – \$49,999	<i>1-for-4</i>	Invitation to Final Dress Rehearsal · 1 Pair of Opening Night Tickets

A "1-for-2" kicker means that for every \$2 of profit distributed to investors after recoupment, the co-producer receives an additional \$1 of producer profit participation — on top of their proportional investor share. The ratio reflects the level of capital raised.



SEAGULLS ON SULLIVAN STREET

FOR ADDITIONAL INFORMATION ABOUT THE PRODUCTION, PLEASE CONTACT:

MICHALOS THEATRICAL MANAGEMENT

Leah Michalos, Executive Producer / General Manager

leah@michalostheatricalmgmt.com

347-788-1333