



Houlihan-Parnes Realtors

NEWSLETTER

120 Years!

1891-2011

Houlihan-Parnes Realtors celebrates its 120th Anniversary!

Our founder, Daniel Houlihan, arrived in the USA in 1874 and worked in the construction industry before starting his own contracting and real estate company in 1891 in the Bronx.

Three of his sons later joined the company and the business expanded to include real estate ownership, management, sales, insurance, property appraisals and mortgage brokerage. In 1955, a third generation joined the business represented by James G. Houlihan and Daniel J. Houlihan.

In 1967, Howard Parnes joined the company and it was renamed Houlihan-Parnes Realtors. In 1973, Jim's son, James J. Houlihan, became the first member of the fourth generation to join the business.

Christie and Kelly Houlihan, Jim's daughters, have recently entered the business as the fifth generation of Houlihans. Jim's brother-in-law, Jim Coleman and his cousin Jerry Houlihan currently work at Houlihan-Parnes as does Howard's sister-in-law, Barbara Stahl and her two sons, Fred & Sheldon Stahl. The extraordinary example of Daniel Houlihan's "American Dream" has created an organization which has evolved into a successful principal and service business that provides ownership, sales, finance, leasing & management, construction and advisory services for our partners and clients.



FOR SALE - EXCLUSIVE LISTING



ABBOTT HOUSE

Irvington, New York

is a 16 acre site with 3 structures totaling 105,000 sq. ft.. Located off North Broadway in this scenic Westchester County village, the property has views of the Hudson River and is in close proximity to Manhattan. The property includes a main building with a residential treatment facility for children, administrative offices, meeting rooms and rooftop solarium. There is a separate school building with an attached gymnasium, as well as a caretaker's cottage. The property also includes onsite parking for 175 vehicles.

Market Update:

Retail Acquisitions and Leasing - By Richard Hendey

This year we have seen an increased interest from tenants looking for retail space. Concessions are down sharply or "off the table" and rents have increased to pre-recession levels.

Recently we have been able to purchase over 38,200 sq feet of non credit retail space. These 4 properties encompass 36 tenants and are all located within the village of Mamaroneck. The most recent acquisition of 122-134 Mamaroneck Ave consists of 7 retail stores. We are planning an expansion and complete renovation of this building over the next 12 months. In addition, a Greek restaurant is under construction in our property on East Boston Post Road in Mamaroneck which we purchased in late 2009.

Our property at 58-72 Garth Road in Scarsdale continues to prove that the market has depth. Four new businesses opened up which consist of a new Greek restaurant, a frozen yogurt operator, a clothing store and a hair salon.

In Mamaroneck, we also recently rented a store to a specialty bakery shop located at 419 Mamaroneck Avenue.

Houlihan-Parnes Realtors Q10 | NY Realty Advisors

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Mortgage Financing
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Mortgage Financing

PROPERTY GROUP, LLC
Residential & Retail
Leasing & Management

Office
Leasing & Management

Sales - Acquisitions

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FORDHAM UNIVERSITY

James J. Houlihan was honored by Fordham University at this year's Fordham Founders Award Dinner at the Waldorf Astoria. Jim Houlihan is a proud graduate of Fordham along with several members of his family including his mother, May, and his brother Jack. Mr. Houlihan has always cherished his education at Fordham and his times as a member of the University's baseball team. Since his graduation, Jim has "given back" to Fordham through contributions of his time, business expertise and financial donations.



James J. Houlihan, managing partner of Houlihan-Parnes Realtors, LLC in White Plains, New York, was honored along with James P. Flaherty, Managing Partner of Cannon Capital, LLC at the 10th annual Fordham Founders Award Dinner on March 28th at the Waldorf Astoria. The Fordham Founders Award dinner is in honor of its founder, Archbishop John Hughes, who founded Fordham University in 1841 by purchasing a 106 acre estate known as Rose Hill in what was then, a part of Westchester County. It was originally named St. John's College, and was later changed to Fordham University. Fordham University, "the Jesuit university of New York", has been a leading provider of education of young men and women for the past 170 years.

During his acceptance remarks, Jim Houlihan mentioned the strong ties that his family has with Fordham University. Those ties include first and foremost, his mother, May Houlihan, who received a Masters in social work before she was married and then she returned as a grandmother to Fordham and earned her Doctoral degree in social work. Jim's three uncles, Monsignor James J. Murray, John Murray and Patrick Murray, all received degrees from Fordham. Jim and his brother Jack graduated Fordham University in 1974 and 1975 respectively. Jim's son Michael McEvoy and his brother Tom Houlihan are both graduates of Fordham Prep. Jim's daughter Christie currently attends Fordham Law School. Many other family members including cousins, nieces, nephews, and a sister-in-law have also attended Fordham University.

The evening's program raised \$2,250,000 to assist the Presidential Scholar program at Fordham University. The Presidential Scholars are selected solely on the basis of academic merit.

Staff Announcements

- On February 28th, Anna Leung and her husband, Lezhou, became proud parents of their second child, a girl, Michelle.
- On January 31st, Craig and Randi Weitz had their second child, a boy, Hudson Brady Weitz.
- Christie Houlihan was one of a 4 member team, Fordham's Law Dispute Resolution Society, that won the ICC (International Commercial Mediation Competition) when they bested 57 teams from 26 countries in Paris.
- Kelly Houlihan is going back to New York University for her Master's degree in Real Estate. She will continue to work at Houlihan-Parnes throughout her breaks.
- Sheldon Stahl's son Alex Stahl is a Junior in the Business School at Emory University and is spending his second semester at the University of New South Wales in Sydney, Australia.
- Recently married, Crystal Phelps and Paul Caesar are expecting their first child on July 11th, 2011.
- Nicole Galante was recently engaged to Matthew Affek for a June, 2012 wedding date.
- Christina Filizardo is expecting her first child on August 4th.

Welcome New Employees



On October 29, 2010, Julianne Marra started her employment at the firm as the Administrative Assistant to Robert V. Tiburzi and Ted Sannella. Julianne holds her Real Estate Broker's license in Florida and New York State, having sold 55 residential homes in her career. She has received a BS in Accounting Degree from University of Tampa.

On November 1, 2010, Stephanie Pile joined the firm as an Accounts Payable Clerk. Stephanie came to our company with over 10 years of extensive Bookkeeping experience. She holds an Associates of Arts Degree in Accounting that she received in October, 2010 and she is currently working towards her Bachelor of Science Degree from the University Of Phoenix, online campus.



On November 22, 2010, Brendan Hickey joined GHP Office Realty as Property Administrator. His responsibilities include being the liaison between the tenants and building engineers, ensuring all tenant requests have been properly completed. Brendan graduated from Fordham University in 2010 for Business Administration, concentrations in Marketing and Finance.