New York Real Estate Journal



Bevilacqua Development's Lymstone Lofts set to open-"urban-style" building design by Sutton Architecture **Project of the Month UPS PAGES 7-10D**

Moinian Group tops out 572 11th Ave.-A 183,000 s/f residential building



Marcus & Millichap sells Unity Hospital at Brockport for \$8.67 million **UPS COVER D**



BSP and Cohen Commercial partner to acquire \$26.5m Bronx portfolio **NY COVER A**

Koenigsberg of American Investment Properties brokers \$1.03m sale LI COVER C











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This Week's Sections

Front Section Owners, Managers & Developers Long Island **Upstate**

Spotlight

Industry Leaders

ODM PAGES 7-14B

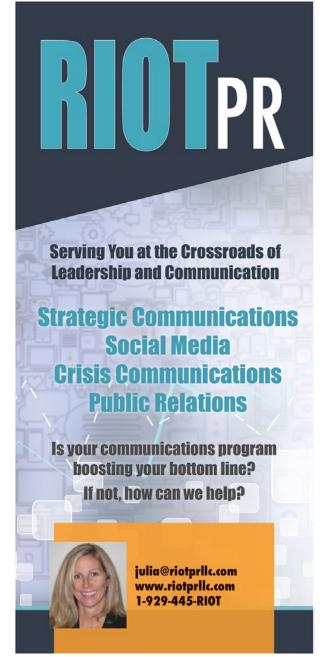


Spotlight Construction, Design & Environmental **LI PAGES 5-12C**

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PEARSALL REPRESENTS BORROWER; 5-YEAR TERM AT FIXED 3.5%

Graf of Houlihan-Parnes arranges \$13.5m financing for 50-unit prop.

lihan-Parnes Realtors, LLC has arranged for a first mortgage refinancing



of a newly constructed 50-unit apartment building, located at 120 North Pearl St.

The loan replaced the construction financing. The par loan

in the amount of \$13.5 million, was placed for a 5-year term with a 30-year amortization schedule. The interest rate of 3.50% is fixed for the 5-year term. The loan also provides for an additional 5-year option. There is a descending pre-pay privilege. The borrower was represented by Steven Pearsall.



120 North Pearl Street - Port Chester, NY

Tirado of Largo Group of Cos. secures \$20.1 million

LIVERPOOL, NY Lori Tirado of Largo Group of Companies has secured \$20.1 million for three hotels:

·A 10-year loan with 25-year amortization on behalf of the borrower for a 61-room Best Western Plus in Onondaga County. Tirado arranged a 10-year loan with 25-year amortization on behalf of the borrower;

· A 10-year, fixed rate loan with 30-year amortization for a 112-room Hilton Garden Inn in Ames, IO; and

• A 10-year, fixed rate permanent first mortgage with 20-year amortization through one of Largo's correspondent life insurance companies for a 156-room Days Inn in College Park, GA.

Mavashev of Alpha Realty negotiates \$7m sale

BROOKLYN, NY Alpha Realty completed the sales of 5601 Snyder Ave. and 545-555 East 82nd St. located



Lev Mavashev

in East Flatbush neighborhood. Both properties sold for combined price of \$7 mil-Lev Mavashev

brokered the deal for both the buyers and the seller in this off-market transaction. Up Realty was the seller,

while the buyers were two separate private local investors. 5601 Snyder Ave. is a 16-unit apart-



545-555 East 82nd Street - Brooklyn, NY

ment building consisting of 12,800 s/f, sold for \$3 million. And 545-555 East 82nd St. is a 26-unit apartment building consisting of 21,000 s/f, sold for \$4 million. Combined, the transaction yielded \$207 per s/f and a 5.6% cap rate.

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