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September 22, 2009



THE DEAL SHEET

A salute to great sponsor **U.S. Energy Group**. Did you know its building management applications are proven to save you **10-30%** on fuel-use and costs with a payback of less than **two years**? See related story below.



Sponsor **U.S. Energy Group** recently launched **USE Manager 6.0**, bringing fully-integrated, real-time status and building control via the **web**. It allows owners and managers to know exactly what's happening in each building of a large portfolio in just **minutes** a day and take action immediately and **remotely**—like changing the desired indoor temperature, programming desired cycle times, and arranging critical repairs. A busy property manager doesn't have a lot of time, but U.S. Energy Group has solved that problem—it'll **bring lunch** to your office! In **35 minutes**, you'll learn all about USE Manager, **Verifier Digital Fuel Gauge**, and **USE Controller EMS**—which saves you **10-30%** on fuel-use and costs. Pictured: the firm's **David Unger**, **Jerry Pindus**, **John Cirella**, and **Tom Scali**. For more info, click on its ad to the right

THE DEAL SHEET

Sales Transactions

All Transit LLC purchased the 32k-SF 72-11 Amstel Blvd. in



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SYSKA HENNESSY GROUP, INC.

2 contiguous full floors totaling 64,788 rsf

The tenant was represented by Peter Riguardi, Cynthia Wasserberger and Amanda Saltzman of Jones Lang LaSalle.

The landlord was represented by Frank Doyle, David Kleiner and Edward DiTolla of Jones Lang LaSalle.



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Williams' **Ted Rotante** represented the tenant, while **Todd Korren** represented owner **Swig Equities** in-house.

Papamarkou Wellner Asset Management is relocating from the GM Building to **399 Park Ave.**, occupying the front portion of the 38th floor. Colliers ABR's **Stephen Bellwood** and **Mark Boisi** represented the tenant, while CB Richard Ellis' **Sacha Zarba** and **Ben Friedland** represented owner **Boston Properties**.

Babel Fair signed a retail lease at **260 Elizabeth St.** New York Commercial Realty Services represented the tenant, while Prudential Douglas Elliman's **Faith Hope Consolo** and **Joseph Aquino** represented the landlord.

Financing

Cushman & Wakefield Sonnenblick Goldman's Global Hospitality Group arranged **\$43M** in refinancing for the **Courtyard Manhattan/Midtown East**. The firm's **Mark Gordon**, **Jared Kelso**, and **Alison Tan** represented **DiamondRock Hospitality** in the deal.

The **NYC Capital Resource Corp.** gave preliminary approval for the allocation of Recovery Zone Facility Bonds for **Albee Development**, which plans to use the **\$20M** to spur construction for its **City Point** development; and **Arverne by the Sea** and **Benjamin Beechwood Retail**, which will use **\$15M** in recovery bonds to finance a 55k-SF supermarket and 21k-SF retail plaza in Queens. The three projects represent more than **\$65M** in immediate private investment.

The NJ office of **Holliday Fenoglio Fowler** arranged **\$23.8M** in acquisition financing for the 219k-SF **Neptune Plaza Shopping Center** in **Neptune, NJ**. The firm's **Thomas Didio** and **Michael Klein** placed the five-year, fixed-rate loan with a commercial bank on behalf of **The Azarian Group**.

The **Brooklyn Navy Yard** will receive **\$15M** in capital funds over **three years** for the **redevelopment** of two facilities, including the adaptive reuse of three connected former WWII machine shops to create the 220k-SF **Green Manufacturing Center**. The NYS Senate funding will also support construction of an **exhibition and visitor center**.

CB Richard Ellis Capital Markets' **Keith Kurland** arranged a **\$9.5M** first-mortgage loan on a 13-story, 68-unit **Plaza district** multifamily building. The non-recourse financing was arranged in-house by **CBRE Multifamily Capital**, a **Fannie Mae DUS** lender, for 5-years with full term IO at a fixed rate of **5.19%**.

CBRE also arranged **\$8M** in acquisition and construction financing for **4289-4305 Park Ave.** and **422 East 178th St.** in the Bronx. The firm's **Max Herzog** and **Michael Diaz** arranged the loan at an **8.5%** floating interest rate for an 18-month term, provided by a foreign bank. The five multifamily, four-story walk-ups include **105 vacant units**.

Holliday Fenoglio Fowler's **AI Epstein** secured **\$4M** in financing for a

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