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March 29, 2011

Sales Transactions

Prudential Douglas Elliman sold a **\$48M**, 6,000 SF condo at **The Plaza**, a record for the highest single condo sale in NYC. The firm's **Lisa Simonsen** repped both sides in the deal.

Ariel Property Advisors sold five affordable housing assets: a six-story, residential elevator building totaling 40 units at **55-57 W 129th St** for **\$3.2M**; two buildings consisting of 30 units at **216 and 224 W 141th St** for **\$1.8M**; a five-story mixed-use building totaling 20 units at **2570 Adam Clayton Powell Blvd** for **\$1.5M**; and a six-story residential walk-up building totaling 16 units at **144 W 144th St** for **\$1M**.

Triangle Equities Development Co, through related entity **42-05 Parsons LLC**, acquired a **\$8.3M** non-performing construction loan and revolving line of credit from **First American International Bank**. The notes are collateralized by a nearly completed mixed-use project at **42-05 Parsons Blvd in Flushing, Queens**.

Ascot Properties purchased a non-performing loan for a 16k SF shopping center on Post Rd in **Westport, Conn.**, with a balance of **\$3.7M**. Helios Capital's **Josh Malka** repped the buyer, while the lender was a regional bank.

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