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Daniel Gale
Sotheby's earns national award



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Marcus & Millichap brokers \$15 million sale



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Bohler Engineering completes Northwell Health



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New York Real Estate Journal

19 OVER TWENTY FIVE YEARS 89

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THE LARGEST COMMERCIAL/INVESTMENT REAL ESTATE NEWSPAPER IN THE STATE

JACOBOV OF GFI REALTY REPRESENTS EJ REALTY, SELLER, AND BENCHMARK

GFI facilitates Benchmark R.E. \$59.5 million portfolio acquisition

MANHATTAN, NY GFI Realty Services, L.L.C. has completed the \$59.5 million sale of a three-building portfolio of multifamily properties located in the Tribeca neighborhood. The properties are located at 41 White St., 45 White St. and 74 Franklin St., and comprise a total of 29 apartments and three retail stores.



Barak Jacobov



41 White Street - Manhattan, NY



74 Franklin Street - Manhattan, NY

The three buildings were part of a larger property portfolio, for which DII Property Holdings initially entered contract in April. With the

guidance of GFI's Barak Jacobov, DII ultimately assigned the contract for these three properties to Benchmark Real Estate Group, which closed on

the deals in July. Jacobov represented the seller, EJ Realty, as well as Benchmark in the transaction.

"This area hasn't seen a great deal of transactional activity in recent months, but buyers are still seeking quality residential properties with significant growth potential," said Jacobov. "Tribeca remains one of the most fashionable neighborhoods in Manhattan, and well-located buildings of this caliber will always be attractive to strategic investors."

41 White St. is a five-story walk-up built in 1915 and comprising 12,000 s/f. The adjoining 45 White St. is seven-story elevator building, comprising 33,500 square feet. 74 Franklin St. is a five-story walk-up, which totals nearly 10,000 s/f. Retail tenants at the three properties include Haus Alkire and Uhuru Design, while the residential units are more than 90% occupied.

Barcel Group handles six sales totaling \$18.95m

BROOKLYN, NY Barcel Group has sold six buildings totaling \$18.95 million: • 2255 Bedford Ave.: 51,000 s/f



Marcel Fridman



Bart Zimmermann

six-story elevator building in the Flatbush neighborhood, consists of 50 residential apartments and five retail stores. The property sold for \$11.25 million or 14.25x GRM. Marcel Fridman represented all parties.

• 799 Ocean Ave.: 3,500 s/f, four-story walk-up building in Prospect Park South with three residential units sold for \$1.1 million or \$315 per s/f. Fridman and Bart Zimmermann represented the purchaser.

• 1002 Bedford Ave.: A vacant 3,000 s/f, three-story walk-up building in Bedford-Stuyvesant with two residential units and one store sold for \$1.5 million or \$500 per s/f. Fridman represented all parties.

• 1444-1446 Flatbush Ave.: A vacant development site with a two-story walk-up sold for \$1.8 million or \$112 per buildable s/f. Fridman and Zimmermann represented all sides.

• 17-27 Hilmrod St. and 690 Onderonk Ave., in Ridgewood Queens: A total of 12 units sold for \$3.3 million or 13x GRM. Fridman represented all sides.

For full story visit nyrej.com

TUCK-IT-AWAY SELLS 845 EAST 136TH ST. IN BRONX FOR \$19.15M Schanzer, Pallett and Benson of Greiner-Maltz broker 88,000 s/f

BRONX, NY Greiner Maltz Realty Advisors LLC represented the Tuck-It-Away organization in the



Ayall Schanzer



Paul Pallett



Scott Benson

disposition of an 88,000 s/f industrial loft building at 845 East 136th St. in the Port Morris neighborhood. The arm's length transaction equaling \$19.15 million, representing \$218 per s/f, set a new record for the asset class.

Greiner-Maltz principal broker Ayall Schanzer along with associates Paul Pallett and Scott Benson



845 East 136th Street - Bronx, NY

facilitated the transaction. The Pre-WWII era warehouse had been used as a self-storage facility for Tuck-It-Away. Moving forward, the purchaser hopes to multi-tenant the building, as vacancy rates continue to be at an all-time low.

"Our deep market knowledge, breadth and vision gained through our

60+ year track record shaping the NY metropolitan commercial real estate market coupled with our reputation as a trusted advisor has allowed us to deliver our clients with the best possible results," said Ayall Schanzer, president and CEO at Greiner Maltz. "This transaction demonstrates the power of our brand and its reach."