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THE REAL DEAL

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NEW YORK REAL ESTATE NEWS

Vol. 8 No. 8 August 2010 \$3.00

Buys

Address	Size	Buyer / Representative	Seller / Representative	Notes
1466 Broadway	10-story, 300,000 hotel and 100,000 sq ft	Ashkenazy Acquisitions, Crown Acquisitions; Highgate Holdings / R. De Niro, A. Paslow, Prudential Douglas Elliman, Christopher Okada, Okada & Co.	Danske Bank / Jones Lang LaSalle	The former Knickerbocker Hotel and an adjacent lot sold for \$180.5 million. The new owners plan to use the building as a hotel.
123 West 57th St	45,000 sq ft air rights	Extell Development / n/a	Calvary Baptist Church / n/a	The church sold its air rights for \$28.6 million to Extell, which is developing a tower on West 57th Street. As part of the deal, Extell will provide \$2.5 million of development services to the church over the next seven years.
30-60 29th St (Queens)	6-story, 55,375 sq apt. bldg, 76 units total	n/a / A. Doshi, H. Fuchs, Besen & Associates	n/a / Greg Bucks, Besen & Associates	The elevator building sold for \$11.8 million. The price represents a capitalization rate of 5.6 percent and a gross rent multiple of 10.1.
477 Third St and 225 13th St (Brooklyn)	2 apt. bldgs, 38,000 sq ft and 45 units total	n/a / Roni Aboudi, GFI Realty Services	Sheldon Gold / Y. Simantov, S. Paneth, GFI Realty Services	The two multifamily properties sold for \$10.71 million.
115 Ocean Ave (Brooklyn)	6-story apt. bldg, 86 units total	Lincoln Prospect Associates LLC / Aaron Jungreis, Rosewood Realty	115 Ocean LLC / Aaron Jungreis, Rosewood Realty	The prewar elevator building sold for \$9.75 million. The price represents a gross rent multiple of 9.5.
311 East 90th St and 339 East 81st St	2 apt. bldgs, 39 units total	Grand Ave Realty LLC / Ami Efrati, Itzhaki Properties	n/a / Shay Zach, Itzhaki Properties	The walk-up buildings sold for \$7.9 million. The price represents a gross rent multiple of around 10.
3029 Briggs Ave and 2960 Decatur Ave (The Bronx)	2 apt. bldgs, 96 units total	Decabriggs LLC / Hal Fuchs, Besen & Associates	2960 & 3029 LLC / Amit Doshi, Besen & Associates	The package of apartment buildings sold for \$7.79 million. The five-story property at 3029 Briggs Avenue sold for \$3.7 million, with a capitalization rate of 9 percent and a gross rent multiple of 6.9; the six-story building at 2960 Decatur Avenue sold for \$4.09 million, or a capitalization rate of 7.5 percent and a gross rent multiple of 7.5.
368 West 46th St	Mixed-use bldg	Jabe & Maggini LLC / Paul Lee, Best One Realty	366 W Realty LLC / J. Goldman, T. Ghose, Halstead	The property sold for \$3.7 million.
478 Broadway	4,000 comm. space	Arper USA Inc. / M. Tabibnia, B. Farchi, Itzhaki Properties	n/a / n/a	The commercial loft sold for \$3.3 million.
696 10th Ave	5-story apt. bldg, 13 units total	n/a / Linda Koch, Friedman-Roth Realty Services	n/a / Linda Koch, Friedman-Roth Realty Services	The walk-up building sold for \$2.7 million.
195 Bay 19th St (Brooklyn)	29,000 sq ft industrial bldg, 8 units total	n/a / n/a	n/a / Jeffrey Shalom, Massey Knakal	The property sold for \$2.7 million, or about \$93 per square foot.
8 West 19th St	5,686 sq ft retail condo	8 West 19 Retail LLC / B. Segall, D. Alani, RKF	Bemco Properties LLC / B. Segall, D. Alani, RKF	The retail condo sold for \$2.68 million.
166 Suffolk St	5-story, 7,425 sq apt. bldg, 19 units total	Silverstone Property Group / n/a	n/a / n/a	The property sold for \$2.55 million, or \$340 per square foot. The price represents a capitalization rate of 6.9 percent. All of the building's 19 units are studios.
179 Essex St	5,000 sq apt. bldg	n/a / James Guarino, ERG Property Advisors	n/a / M. Guarino, R. Guarino, ERG Property Advisors	The building sold for \$2.5 million.
417 Third St (Brooklyn)	4-story, 5,208 sq apt. bldg	n/a / n/a	n/a / Ken Freeman, Massey Knakal	The multifamily property sold for \$2.25 million, or \$432 per square foot.
254 East 33rd St	5-story, 3,584 sq apt. bldg, 8 units total	n/a / n/a	n/a / J. Ciraulo, T. Donovan, Massey Knakal	The vacant building sold for \$2.2 million, or \$613 per square foot. The property contains five studio apartments and a one-bedroom duplex apartment, as well as a commercial space on the ground floor.
137 West 25th St	5,900 sq retail condo	n/a / Winoker Realty	Zumba Records / Brock Emmetsberger, Massey Knakal	The retail condo sold for \$2.03 million.
8717 Third Ave (Brooklyn)	6,000 sq mixed-use bldg	Local investor / n/a	Griffal Realty Corp. / W. O'Brien, M.C. O'Brien, J. Rabens, Murray Hill Properties	The building sold for \$1.5 million.
2574 Bedford Ave (Brooklyn)	4-story, 18,000 sq apt. bldg, 16 units total	n/a / Shulem Paneth, GFI Realty	n/a / Shulem Paneth, GFI Realty	The building sold for \$1.25 million.