



Cuddy and Wiesenberg of CBRE broker \$12.1 million sale of 112-acre club in Mamaroneck

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According to CB Richard Ellis, Inc., a joint venture formed by affiliates of Westport Capital Partners LLC and New World Realty Advisors, LLC has closed on the \$12.1 million purchase of the Hampshire Country Club, located at 1107 Cove Rd. The buyers are planning to reopen the facility. Situated on 116 acres, the country club was fully redesigned and renovated in 2006 to include a beautifully appointed clubhouse, new golf and tennis pavilions, as well as upgraded dining and entertaining facilities. CBRE was engaged by the board of directors of the Hampshire Country Club in January to conduct the sales process. A conditional contract between the parties was signed in April and approved by membership.

William Cuddy, Jr., executive VP, and Budd Wiesenberg, VP, of CBRE's Westchester office, handled negotiations on behalf of the ownership.

"We worked diligently with the board of directors of Hampshire Country Club to secure the right buyer," said Wiesenberg. "We are pleased with the end product - a quality buyer with a clear vision."

Westport Capital Partners LLC and New World Realty Advisors, LLC are pleased to have acquired the Hampshire Country Club, an irreplaceable asset in a special location. "We are excited by the beauty and potential of this unique property and look forward to creating an enduring asset that will serve and strengthen the community for many years to come," commented Daniel Pfeffer, executive managing director, of New World Realty Advisors.

Organized in 1944, Hampshire Country Club operated as a private, member-owned country club in Westchester County. The property's 18-hole golf course was designed by Devereaux Emmet, and built in 1927. It was recently renovated extensively under the guidance of Stephen Kay. The property offers a driving range, chipping and putting greens, seven tennis courts, heated pool, children's playground, fitness facility and dining rooms. The site is conveniently accessible by I-95 and Metro-North's Larchmont and Mamaroneck train stations.

Westport Capital Partners LLC is a real estate-focused institutional investment management firm headquartered in Westport, CT with an office in El Segundo, California. The firm's global focus is on opportunistic and distressed investments. Westport's investors primarily consist of pension funds, endowments, charitable institutions and family offices.

New World Realty Advisors, LLC is a premier real estate advisory and investment firm with demonstrated expertise in real estate restructuring, development and finance, across all property types. Our team is comprised of highly accomplished professionals in the real estate, mortgage and CMBS markets, who have served and partnered with many of the largest institutional lenders, developers, owners and investors for more than twenty-five years through several economic cycles.