



Houlihan-Parnes and Q10 N.Y. place \$2.5 million first mortgage; borrower represented by Breger, loan carries fixed rate of 4.08%

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Houlihan-Parnes Realtors, LLC and Q10 New York Realty Advisors, LLC have placed a \$2.5 million first mortgage on the 16,000 s/f retail property located at 1970-1992 Ralph Ave. in the Flatlands neighborhood.

The 7-year, non-recourse loan has a fixed rate of 4.08% with a 30-year amortization schedule. The par loan, closed with a local bank, is pre-payable throughout the term with a swap breakage feature.

The six tenants in the center include a Citibank branch, 7-Eleven store and a Boston Market restaurant. The borrower was represented in the transaction by David Breger, Esq.

Houlihan-Parnes Realtors, LLC is a multi-faceted real estate investment company headquartered in White Plains, N.Y. Founded in 1891, its companies and affiliates are engaged in the acquisition and ownership of all types of commercial real estate investment property in the continental United States. Our mortgage brokerage affiliate, Q10 | New York Realty Advisors, is a member of Q10 Capital, LLC a leading commercial mortgage banking and investment sales company with 26 offices in 20 states nationwide.

Houlihan-Parnes and its affiliates specialize in commercial mortgage finance, investment sales, property management, leasing, mortgage servicing and consulting. For more information, please contact James J. Houlihan at (914) 694-6070, ext. 324 or by e-mail at: jjh@houlihanparnes.com.

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