



O'Neill of Houlihan-Parnes arranges \$3.213 million first mortgage

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Houlihan-Parnes Realtors, LLC, represented by Mike O'Neill, arranged the financing of a \$3.213 million first mortgage on the 8,600 s/f Rite Aid pharmacy building located at 41-51 West Fordham Rd. The seven-year, non-recourse loan has a fixed rate of 4% and was done on a 30-year amortization schedule.

The loan, closed with a local bank, is prepayable throughout the term on a declining scale and the borrower has an option to extend the loan for an additional five years. The borrower was represented in the transaction by Elizabeth Smith of Goldberg Weprin Finkel Goldstein LLP.

Houlihan-Parnes Realtors, LLC is a multi-faceted real estate investment company headquartered in White Plains. 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. The firm's 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.

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