



## **HKS Capital Partners closes \$106.37 million in financing**

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HKS Capital Partners LLC, a New York-based leading commercial real estate finance and advisory firm, negotiated the following recent deals: Ayush Kapahi, HKS partner and co-founder, closed over \$91 million in deals that included the \$50 million permanent financing of two downtown Manhattan properties; a nine-unit commercial property and a six-unit mixed-use property. The loan features a rate of 4.68% and a term of 20 years; a \$17.2 million re-financing of an 80-unit multifamily building in the Riverdale section of the Bronx. The loan features a rate of 4.25% and a term of ten years; a \$11.55 million acquisition financing of two mixed-use Harlem properties. One is comprised of 35 residential units and five commercial units, the other at 17 residential units and two commercial units. The loan features a rate of 3.5% and a term of seven years.

Kapahi also closed a \$7.015 million ground-up construction loan for a 55-unit multifamily property with a community facility in the Tremont section of the Bronx. The loan features a rate of lender's prime 1.5% with a floor of 6% and a term of 18 months and \$6.205 million permanent financing of a 39-unit multifamily property located in the Kingsbridge section of the Bronx. The loan features a rate of 4.6% and a term of 10 years.

Other deals include: A \$3.8 million permanent finance of a commercial property in downtown, Brooklyn. The loan features a rate of 3.367% and a term of five years. Michael Lee negotiated this transaction.

HKS partner and co-founder John Harrington negotiated a \$3.5 million permanent finance of a two-story medical office in Fresh Meadows, Queens. The loan features a rate of 3.875% and a term of five years. Rex Grazzo negotiated a \$3.3 million permanent finance of a commercial property comprised of nine units in Gowanus, Brooklyn. The loan features a rate of 4.35% and a term of 10 years. Michael Lee and Sam Kaitharath closed a \$1.050 million permanent finance of three contiguous three unit multi-family properties located in the Morrisania section of the Bronx. The loan features a rate of 4.5% and a term of 10 years.

John Sullivan negotiated the \$1.3 million note purchase of a soon-to-be-owner occupied commercial property in the Port Morris section of the Bronx, NY. A term of 12-months at a rate of 11% and the \$1.45 million permanent financing of two adjacent commercial properties in Middle Village, Queens. The loan features a rate of 4.75% and a term of 15 years.

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