



Rockrose Development closes \$270 million construction loan for 80/20 project in Long Island City

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Justin Elghanayan, Rockrose Development Corp. 43-25 Hunter Street, Long Island City - Queens, NY

QUEENS, NY Rockrose Development Corp. has completed \$270 million in construction financing for its 974-unit "80/20" rental apartment tower complex at 43-25 Hunter St. in the Court Sq. section of Long Island City.

Rockrose negotiated directly with the lead bank lender, Wells Fargo, together with TD Bank and Capital One for the multi-bank loan. The loan was made possible through the sale directly to the banks of a mix of tax exempt and taxable bonds issued by the New York State Housing Finance Agency.

43-25 Hunter St. will comprise two adjoining towers, one 14 stories and one 50 stories. Under the state's 421a tax incentive program, 195 apartments (or 20%) will be set aside as affordable for a period of 30 years for renters earning up to 60% of the area median income (AMI). The balance will be rent-stabilized market rate units.

Rockrose president Justin Elghanayan said, "We are delighted to do our part for the creation of affordable housing in New York City. This is Rockrose's first 80/20 project outside Manhattan. We're fortunate that Long Island City is becoming such a desirable place to live that the market-rate rents have gotten to the level where the 80/20 program makes sound financial sense."

The total development cost of 43-15 Hunter St. is \$543 million. Construction is underway with the lower tower superstructure having reached the 10th floor level. Completion is scheduled for late 2017.

For more than two decades, Rockrose has invested in the Court Sq. district of Long Island City as well as the Long Island City waterfront. Last August, the company announced the full lease-up of Linc LIC, a brand new, 709-unit residential tower in Court Sq. (www.LincLIC.com).

Rockrose is also redeveloping the nearby Eagle Lofts complex at 43-22 Queens Street. Rockrose will renovate the existing building and convert it to rental apartments, as it did with The Archive, a former industrial building in Manhattan's West Village. In all, Rockrose plans to construct 2,500 rental units in Court Square and is also seeking restaurateurs and independent retail establishments to create a vibrant new retail strip along the Court Square section of Jackson Avenue.