



A&E Real Estate acquires Cunningham Heights

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New York, NY A&E Real Estate has acquired Cunningham Heights in Queens Village. The residential community features a garden-style network of 22 three-story buildings encompassing 1,056 rental apartments and 623 parking spaces across 25 onsite garages.

Originally constructed in 1951, Cunningham Heights spans four city blocks along the Grand Central Parkway. The community is located in close proximity to JFK and LaGuardia Airports, multiple colleges and universities, as well as Cunningham Park, which is a part of the Kissena Corridor, a 2,816-acre, 4.5-mile stretch of linked Queens parkland.

A&E acquired the buildings, which are currently 99 percent occupied, from a local family for \$130 million, or \$123,106 per unit, at a cap rate of 5.6%.

The acquisition is the largest to date through A&E's third and largest real estate fund, AEREP III, which it launched last year. It is also one of the largest single-property transactions for A&E, which now owns and manages approximately 15,000 rental apartments across 267 multifamily buildings throughout the Bronx, Brooklyn, Manhattan and Queens.

"This is a great time to invest in New York City," said A&E co-founder Douglas Eisenberg. "From luxury buildings south of 96th Street to workforce housing communities throughout the five boroughs, New York's residential neighborhoods have consistently proven to be popular, durable and resilient. As was the case with Cunningham Heights, we continue to field a wide range of multifamily investment opportunities that, despite their very strong fundamentals, are not attracting nearly the same level of interest among institutional investors that we saw pre-pandemic."

A&E president Maggie McCormick said, "Cunningham Heights is a thriving residential community situated in a strong school district and in close proximity to mass transit, parks and local shops. We were particularly attracted by the quality of the buildings and the generous availability of on-site open spaces and parking for residents."

The loan was provided by Signature Bank, whose seasoned commercial real estate team, headed by managing group director, senior vice president, Joseph Fingerman, led the process, along with Elizabeth Arato, group director and vice president.

“This transaction presented yet another opportunity for Signature Bank to partner with premier player A&E Real Estate on a transaction set to benefit the Queens area. Through loans like this, Signature Bank continues to demonstrate its commitment to multifamily housing in New York City,” Fingerman said.

Arato said, “We are confident Cunningham Heights apartments will continue to flourish under their management and appreciate the chance to work again with the team at our valued partner, A&E Real Estate.”

Jack Bick of Charatan Realty represented both parties in the transaction.

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