



Gantry secures \$9 million permanent loan for NYC/East Village multifamily acquisition

February 21, 2024 - Front Section



47 East 7th Street - Manhattan, NY

Manhattan, NY Gantry has secured a \$9 million permanent loan for the acquisition of a 23-unit, walk-up apartment building with ground floor retail space located at 47 East 7th St. in the East Village. The loan supported the sponsor's 1031 exchange requirement, financing the acquisition of a market-rate multifamily asset in a residential submarket. The building also supports a

telecommunications antenna on its roof.

Gantry's Patrick Barkley, principal, and Chad Metzger, senior associate, with the firm's Phoenix production office secured the loan on behalf of the borrower, a private real estate investor. The permanent 10-year loan from Fannie Mae was secured through Walker & Dunlap, with terms featuring seven years of interest-only payments followed by three years at 30-year amortization.

According to Barkley, "Quality, market-rate multifamily remains a prioritized allocation for most lenders. Access to agency loan programs offer apartment investors an additional option for identifying a loan that maximizes both proceeds and leverage at the best available rate. The requirement was reviewed by our team against Gantry's extensive roster of life company correspondents, banks, credit unions, and conduit lenders before landing on this agency loan, which offered interest-only payments to maximize operational cash flow before transitioning to an amortizing structure in its final three years. Gantry's ability to compare all available options and close to meet our client sponsor's timely 1031 exchange requirement highlights the value of a commercial mortgage expert to optimize the financing process."

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540