



## ARD Capital Group closes \$6.7 million refinance for 24-units

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Brooklyn, NY ARD Capital Group, the capital advisory and brokerage firm headed by Simon Dilmanian, closed a \$6.7 million refinance for a 24-unit multifamily property in Bushwick on behalf of clients Daniel Yaghoubi and Dr. Jeremy Nikfarjam.

The firm negotiated the five-year Freddie Mac terms via its agency relationships, securing discounts and a timely execution.

This transaction follows a series of other recent deals brokered by ARD Capital Group. The firm also helped facilitate a \$94 million shopping center acquisition loan in Georgia, a portfolio of self-storage purchases across the Midwest, a \$120 million ground-up condo development project in South Florida, a \$35 million office refinance in New York, a series of industrial and retail acquisitions in Ohio and Pennsylvania, and several gas station constructions and other commercial assets in Texas.

Using a combination of financial instruments, including senior debt, secondary debt and preferred equity, ARD Capital Group has continued to surpass the market in terms of deal structure and pricing. Clients have attributed this to the firm's hand-on approach and persistence.

The firm consistently closes with its network of relationship banks and credit unions, in a climate where many have counted these institutions out for their real estate needs. ARD is one of the most active brokerages for bank and credit union loans in Ohio, Pennsylvania, Wisconsin and Texas.

ARD Capital Group and Simon Dilmanian could not be immediately reached for comment.

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