



April 4, 2013

Nonperforming Loan Portfolio Sells

A portfolio of nine nonperforming collateralized loans for eight multifamily buildings in southern Westchester recently was sold at a 29 percent discount on the assets' current value.

John Barrett, head of investment sales at Admiral Real Estate Services Corp. in Bronxville, exclusively represented the seller, an affiliate of Situs, the Texas-based commercial real estate loan servicer, in an all-cash deal. Barrett said the notes were sold to affiliates of Gentar Management, an owner of multifamily assets in Westchester.

The properties include 50 rental units in seven walk-up apartment buildings and a vacant multifamily shell. Six buildings are in southwest Yonkers and one each is in Mount Vernon and Pelham.

Barrett said the par value for the collateralized notes at the time of the sale was \$5,027,766. The portfolio contains eight notes in the first lien position and one subordinate note. Barrett said the properties "have suffered from poor management and deferred maintenance issues for several years but have significant upside from the acquisition cost."



John Barrett