

GHP Office Realty
Four West Red Oak Lane
White Plains, New York 10604

Phone: 914.642.9300
Fax: 914.642.9301
www.ghpoffice.com

**HOULIHAN-PARNES REALTORS IS PLEASED TO ANNOUNCE
THE PLACEMENT OF MORTGAGE AT 660 WHITE PLAINS ROAD, TARRYTOWN, NEW YORK**

Christie L. Houlihan, Bryan J. Houlihan, James J. Houlihan and Andy Greenspan of Houlihan-Parnes Realtors, LLC, are pleased to announce the placement of \$30,000,000 of mortgage financing on the Class A office building located at 660 White Plains Road, Tarrytown, New York. The property was purchased in early 2017 by members of GHP Office Realty, Houlihan-Parnes Realtors, and RD Management. Since acquiring the property the owners, have invested millions of dollars in capital improvements and various building upgrades including a new state of the art fitness center and newly renovated lobby. By January 2018 the owner had increased occupancy from 78% to 98%.

The loan was structured into two facilities to preserve an existing below market rate and provide for additional funds to complete all renovation and tenant buildouts. The loan is for a term of 12 years with the initial rate fixed for 7 years. The property enjoys a robust and diverse tenant roster. Main tenants include: Prestige Brands, ENT and Allergy Associates, and KeyBank National Association. The borrower was represented by Elizabeth Smith of Goldberg Weprin Finkel Goldstein, LLP. Title was insured by All New York Title Agency.

Houlihan-Parnes, Realtors, LLC is a privately owned, vertically integrated commercial real estate investment and management firm, with a presence in 18 states across the United States. Owning more than 7 million square feet of office, retail and industrial space, the firm also owns or manages approximately 10,000 multifamily units. Founded in 1891 and operated by the fourth and fifth generations of the Houlihan family, the company is headquartered in White Plains, NY. The firm is engaged in acquisition, property and construction management, consulting services, leasing and mortgage brokerage for all commercial real estate asset classes, both for the company's portfolio and for third parties. Houlihan-Parnes' mortgage brokerage affiliate, Q10 New York Realty Advisors, is a member of Q10 Capital, LLC, a leading commercial mortgage brokerage consortium with 20 offices in 19 states nationwide.

