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HOULIHAN-PARNES REALTORS ARRANGES FINANCING FOR 115-117 STEVENS AVENUE, MT. PLEASANT, NEW YORK



Andrew Greenspan, James J. Houlihan and Bryan Houlihan of Houlihan-Parnes Realtors, LLC and GHP Office Realty are pleased to announce the placement of a first mortgage in the amount of \$15,000,000 on two properties located at 115-117 Stevens Avenue, Mt. Pleasant, New York. The complex contains a total of 182,630 rentable square feet that is managed and leased by GHP Office Realty. The properties are conveniently located 10 minutes from Downtown White Plains and are within close proximity to Interstates 287 and 684. Since acquiring the property in 2018, GHP Office Realty has invested substantial capital in capital improvements and has worked diligently to lease vacant space. The fixed rate loan was placed with a local bank at an initial interest rate of 3.85% for a term of 15 years. The borrower was represented by Elizabeth Smith of Goldberg Weprin Finkel Goldstein, LLP, as attorney.

Houlihan Parnes, Realtors, LLC is a privately owned, vertically integrated commercial real estate investment and management firm, with a presence throughout 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. HoulihanParnes' 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.

GHP Office Realty is a division of Houlihan-Parnes Realtors, LLC which is presently one of the New York area's leading owners, operators and purchasers of suburban New York commercial space. GHP Office Realty has acquired, financed, redeveloped, leased and managed more than 6,000,000 square feet. Regionally, the partners presently own and manage buildings in Westchester and Rockland Counties, New York, in Fairfield County, Connecticut, in Bergen County and Princeton, New Jersey. Privately funded and well-capitalized, GHP Office Realty is stable, strong, and poised to continue flourishing. For more information, please contact Andy Greenspan at 914-641-4346 or by email at: andy@ghpoffice.com.