

The TOP FINANCIAL DEAL of 2019

NorthMarq Baltimore Industrial Portfolio Loan: \$129,000,000



Size: 2,417,832 SF

Joseph Burke, SVP/Senior Managing Director of NorthMarq's Baltimore office arranged a \$129,000,000 permanent-fixed loan for a portfolio of industrial properties (office warehouse) located in the Baltimore, Maryland MSA. NorthMarq arranged financing for the borrower through its relationship with a life insurance company.

Progress Capital UES Memorial Sloan Kettering Cancer Center Loan: \$130,000,000



Institution: Natixis
Financier: Progress Capital
Location: 330 East 62nd Street, Manhattan, NY
Size: 100,000 SF

Brad Domenico arranged a \$130,000,000 permanent mortgage for YYY 62nd Street LLC, a joint venture between Joy Construction and Maddr Equities. The loan was secured by a newly constructed 7-story build to suit community facility building at 330 East 62nd Street in Manhattan leased to Memorial Sloan Kettering on a long-term lease.

Domenico negotiated the terms with Natixis featuring 80% LTV with full term I/O and non-recourse. The most important aspect of the permanent mortgage was the customization that Natixis provided to accommodate aspects of the single tenant long term lease. "Natixis provided a flawless execution and underwrote the entire capital stack which was important to the Borrower", said Domenico.



Brad Domenico

Procida Funding & Advisors Historic Belle-Freeman Amusement Pier Loan: \$10 Million



Institution: Procida Funding & Advisors

Financier: Procida Funding & Advisors

Location: Seaside Heights, NJ

Size: 2.5 acres on land. 5.6 acres when including Riparian Rights.

To revitalize Seaside Heights, N.J.'s historic pier, Procida provided a \$10 million construction loan to The Mabie Group, a repeat client. Procida is known for its vision and capital to get deals done for clients and the communities it serves. Mabie is reconstructing the Belle-Freeman Amusement Pier, which dates back to the 1920s and was destroyed by Superstorm Sandy and a subsequent fire. The new development will transform the currently vacant location into the boardwalk's premier entertainment destination. Project plans currently feature a 17,500 SF multi-tier bar & restaurant, a pool club, and a proposed concert venue.