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Buys

Address	Size	Buyer / Representative	Seller / Representative	Notes
157 West 57th St	Development site	Aabar Investments PJSC / n/a	Extell Development / n/a	The Abu Dhabi-controlled investment company paid \$133.83 million for a majority stake in the mixed-use project, which will include offices, condos and a hotel.
798-804 11th Ave	265,000 sf retail bldg	Volkswagen Group of America / J. Nero, M. Kadosh, L. Scarpace, P. Beitz, T. Luke, A. Dresselhouse, CBRE	Potamkin Auto Group / A. Potamkin, R. Potamkin, P. Paris, Potamkin Auto Group	The Potamkin General Motors dealership sold for \$84 million. Volkswagen plans to invest another \$41 million in renovating the space, which will be converted into the flagship New York City dealerships for Audi and Volkswagen.
313-317 East 46th St	Development site	United Arab Emirates / n/a	Alexander Gurevich / n/a	The development site sold for \$44.7 million. The seller had acquired the property for \$40.95 million in 2007.
144-25 Roosevelt Ave (Queens)	6-story, 120,000 sf apt. bldg, 161 units total	n/a / A. Doshi, S. Mehra, Besen & Associates	n/a / A. Doshi, S. Mehra, Besen & Associates	The elevator building sold for \$18.7 million, or \$153 per square foot. The price represents a capitalization rate of 5.7 percent and a gross rent multiple of 10.2. The average monthly rent per apartment is \$903.
770-775 Broadway (Brooklyn)	Retail bldg	Jackson Group / n/a	Kurtz Realty / n/a	The property sold for \$6.25 million.
2800 Jerome Ave (The Bronx)	6-story, 67,320 sf apt. bldg, 78 units total	Cin Sima Realty LLC / A. Jungreis, M. Steinmetz, Rosewood Realty	Parkview Terrace LLC / A. Jungreis, M. Steinmetz, Rosewood Realty	The rental building sold for \$5.3 million, or around \$79 per square foot. The price represents a gross rent multiple of 7.5.
18 Jacobus Place	6-story, 60,198 sf apt. bldg, 67 units total	n/a / n/a	n/a / A. Doshi, M. Slonim, Besen & Associates	The corner elevator building sold for \$4.78 million, or \$79 per square foot. The price represents a gross rent multiple of 7.3 and a price per unit of \$71,269. The average monthly rent per unit is \$812.
202 East 110th St	6-story mixed-use bldg	Local investor / Jack Koppel, Berko & Associates	Regional bank / Angel Ramos, Berko & Associates	The non-performing, first-position mortgage note secured by the building sold for \$3.6 million.
204 Livingston St (Brooklyn)	5-story, 8,320 sf apt. bldg, 14 units total	Local 1031 investor / n/a	n/a / S. Safina, B. Leary, M. Annunziata, CPEX Real Estate	The walk-up building sold for \$2.7 million, or \$325 per square foot. The price represents a capitalization rate of around 8 percent and a gross rent multiple of 9.4. The property's ground-floor retail space is occupied by Bridge Cleaners.
114-20 Jamaica Ave (Queens)	1-story retail bldg	Private investor / A. Kamali, O. Hazan, Itzhaki Properties	Renaissance Realty Group / Adir Cohen, Renaissance Realty Group	The corner bank building sold for \$2.7 million.
504 East 84th St	5-story, 8,080 sf apt. bldg, 8 units total	n/a / n/a	n/a / Thomas Gammino Jr., Massey Knakal	The walk-up building sold for \$2.67 million, or about \$330 per square foot. Three units are rent stabilized, and five are free market. An antenna on the roof is rented to Sprint for \$20,000 a year, and the property has 2,100 square feet of air rights.
112 Stanton St	6-story, 10,000 sf comm. bldg	n/a / n/a	n/a / M. DeCheser, P. Huang, Massey Knakal	The loft building sold for \$2.4 million, or \$240 per square foot. The property has a store on the ground floor with six commercial units above.
338 West 77th St	5-story, 5,505 sf apt. bldg, 10 units total	n/a / n/a	n/a / Paul Smadbeck, Massey Knakal	The townhouse apartment building sold for \$2.1 million. The property contains seven one-bedrooms and three studios. Six of the units are rent stabilized and four are free market.

Retail leases

Address	Size	Tenant / Representative	Landlord / Representative	Notes
53 Sixth Ave (Brooklyn)	1,225	Kaz An Non / Sheretha Franklin, Ideal Properties Group	n/a / Sheretha Franklin, Ideal Properties Group	The tenant signed a five-year lease with a five-year option to open a French and Caribbean restaurant.
1568 Broadway	1,200	The Change Group / Paul Berkman, Newmark Knight Frank	The Body Shop / Chris Decrosta, Madison Retail Group	The U.K.-based currency exchange shop inked a sublease for about eight and a half years. The reported asking rent was around \$800 per square foot.
1365 Sixth Ave	1,200	Liberty Travel / Gene Meer, NAI Friedland Realty	n/a / n/a	The travel agency signed a lease for another location.
1 Seventh Ave South	1,150	Caffe RoastBean / L. Shabtai, M. Kass, Winick Realty	Carmine Partners / J. Winick, A. Shea, Winick Realty	The café signed a 12-year lease.
696 Washington Ave (Brooklyn)	1,000	Maribelle's / Martine Shandles, Ideal Properties Group	n/a / Martine Shandles, Ideal Properties Group	The tenant signed a five-year lease for a restaurant.
163 8th St (Brooklyn)	1,000	Brooklyn Homebrew / Maria Sartori-Spencer, Ideal Properties Group	n/a / Maria Sartori-Spencer, Ideal Properties Group	The beer-brewing supplies retailer signed a five-year lease.
666 Fifth Ave	913	Subway / Joseph Isa, Winick Realty	The Kushner Companies / Joseph Isa, Winick Realty	The sandwich chain leased space for another location.
309 East Fordham Road (The Bronx)	800	Subway / n/a	Jackson Group / n/a	The sandwich chain signed a lease for another location.
580 Fifth Ave	750	Michel Cluzel / Tamir Daniel, Daniel T Enterprises	n/a / n/a	The French chocolatier signed a lease for its first U.S. flagship store.
180 Lincoln Place (Brooklyn)	750	Clear Boutique / Justin Dower, Ideal Properties Group	n/a / Justin Dower, Ideal Properties Group	The women's eveningwear retailer signed a three-year lease.
136 DeKalb Ave (Brooklyn)	650	Manzac / n/a	n/a / T. King, R. Condran, E. Altschul, CPEX Real Estate	The tenant signed a 10-year lease to open a new wine bar and café. The reported asking rent was about \$52 per square foot.
20 Jerelomon St (Brooklyn)	590	Envy Looks LLC / M. Almekla, C. Tickle, CitySites Commercial Group	n/a / Davit Maeyan, Pinnacle Group	The tenant inked a lease for a beauty salon.
2237A Broadway	500	Smile 97 Broadway Teeth Whitening / Richard Smith, Winick Realty	ZKZ Associates / Richard Smith, Winick Realty	The Long Island-based dental care company signed a lease.
350 Fifth Ave (Empire State Building)	463	La Maison du Chocolat / Christine Emery, Lansco Corp.	W&H Properties / A. Goldberg, E. Galber, M. Chmielecki, CBRE	The chocolatier signed a lease.
142 Sullivan St	400	Rbts Inc. / Simone Lillian, Sirvin Realty	BMRE 142 LLC / S. Rappaport, D. Siegel, Sirvin Realty	The tenant signed a lease to open a café. The reported asking rent was \$114 per square foot.
3 World Financial Center	200	AT&T / J. Winick, S. Baker, Winick Realty	Brookfield Financial / J. Winick, S. Baker, Winick Realty	The telecommunications company renewed its lease for a kiosk.