

Real Estate Journal

NEW YORK REAL ESTATE JOURNAL

FEATURING PROJECT OF THE MONTH

Groundbreaking held for Fr. Pat Carroll Green, a new 124-unit affordable housing development in Yonkers

GROUNDBREAKING HELD RECENTLY FOR \$10 MILLION FACILITY SCHEDULED TO OPEN FEB. OF 2007

Robert Martin Company completes land sale for 16,000 s/f Animal Specialty Center

YONKERS, NY Robert Martin Company, LLC, recently completed a land sale located in the South Westchester Executive Park at 9 Odell Plaza to the Animal Specialty Center, expected to be one of the largest animal hospitals in Westchester. A "houndbreaking" ceremony, held recently, was attended by Yonkers mayor Phil Amicone, Robert Martin managing director Greg Berger, center owners Dr. Richard Joseph, DVM, and Dr. Jason Berg, DVM, and a crew of doggie diggers. The center plans to open by February 2007.

"Selling property is much more fulfilling when the purchasers plan to bring a valuable service to the community," said Berger. "The



Shown (from left) are: Berger and mayor Amicone.

Animal Specialty Center will contribute to the revitalization of Yonkers while offering county and area pet owners specialized services that are not always readily available."



Rendering of the Animal Specialty Center, Yonkers

When completed, the \$10 million, 16,000 s/f Animal Specialty Center will offer board-certified specialists in animal neurology, cardiology, internal medicine, and cancer treatment. Drs. Joseph and Berg expect the center to treat 20,000 to 30,000 animals per year through its specialists and with services that include surgical units, MRI and CAT scanners, X-rays, a laboratory, intensive care unit, and overnight accommodations for 120 animals.

"The Animal Specialty Center is dedicated to keeping pet owners and their pets together through the nurturing hands of veterinary specialists and using the most advanced veterinary medical care available," said Dr. Berg.

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HI-LIGHTS

Silbergleit and Benedek of NAI Friedland lease total 38,000 s/f

Silbergleit and Benedek of NAI Friedland represented two tenants recently in two leases at 540 White Plains Rd. in Tarrytown.

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Fitness Together to open new 1,100 s/f facility in Mount Kisco

The new construction for the fitness facility at 510 Lexington Ave. will be the fourth site in the state, and the second in Westchester County.

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hits a month
OVER
3.2
MILLION

FOR AN 11-UNIT MULTIFAMILY PROPERTY ON CONGRESS ST., TROY

Kennedy of Largo Real Estate Advisors arranges \$500,000 loan

TROY, NY Christopher Kennedy, account executive for Largo Real Estate Advisors, Inc., arranged first



Christopher Kennedy

mortgage financing in the amount of \$500,000 for an 11-unit multifamily apartment complex located along Congress St. Kennedy secured a 20-year fixed rate loan with a 25-year amortization schedule for the borrower. The apartment building consists of three stories and is currently 100% occupied. The building is situated adjacent to Rensselaer Polytechnic Institute, a leading technological institute and is surrounded by other multifamily properties.

Largo Real Estate Advisors, Inc. is a commercial mortgage banking company that structures, arranges



and closes commercial mortgages for acquisitions, refinances and redevelopment projects for developers throughout the United States and Canada. Largo manages the loan process from loan application through closing and services the loan throughout its term.

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Ron Brien of Allied Property Group is the Executive of the Month for the August Hudson Valley edition.