

# Ellenoff Grossman & Schole LLP

## Representative Commercial Real Estate Financing, Sale and Acquisition Transactions

Areas of Practice Include:

CORPORATE AND  
SECURITIES

PRIVATE EQUITY/  
VENTURE CAPITAL

MERGERS AND  
ACQUISITIONS

PRIVATE  
INVESTMENT FUNDS

REAL ESTATE  
DEVELOPMENT &  
FINANCE

COMMERCIAL LEASING

BROKER-DEALER  
REGULATION

LITIGATION IN STATE  
& FEDERAL COURTS

INTERNATIONAL AND  
DOMESTIC TAX

### Undisclosed Principal

**\$70,000,000**

has completed a joint venture agreement for the acquisition and development of an assemblage of properties on the West Side of Manhattan

September 2008

EG&S acted as counsel to the Borrower

### Undisclosed Principal

**\$9,200,000**

has completed the sale of the property located at 86 University Place, New York, New York

January 10, 2008

EG&S acted as counsel to the Seller

### Undisclosed Principal

**\$3,700,000**

has completed the purchase and financing by four entities as tenants-in common of a building located at 288-90 Court Street, Brooklyn, New York

May 13, 2008

EG&S acted as counsel to the Purchaser

### Undisclosed Principal

**\$3,000,000**

has completed financing for acquisition of a 4-story cooperative building on the Upper East Side of Manhattan

February 2008

EG&S acted as counsel to the Purchaser

### Lyceum Bathhouse, LLC

**\$2,583,000**

has completed the purchase of the note and mortgage encumbering 231 Fourth Avenue, New York, New York

January 2008

EG&S acted as counsel to the Purchaser

### Top of the Lofts

has completed a first mortgage loan in the amount of

**\$725,000**

and a second mortgage revolving line of credit in the amount of

**\$1,000,000**

from National Consumer Cooperative Bank (d/b/a NCB) for securitizing the property located at 129 West 22nd Street, New York, New York

October 28, 2008

EG&S acted as counsel to the Borrower

150 East 42nd Street New York, NY 10017-5612  
phone (212) 370-1300 fax (212) 370-7889  
www.egsllp.com

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PUBLIC OFFERING

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### 35 E. 44th Associates, LLC

**\$5,850,000**

has completed the sale of a commercial building located at 235 East 44th Street, New York, New York

April 19, 2007

EG&S acted as counsel to the Seller

### Undisclosed Principal

**\$3,060,000**

has completed the sale of vacant land located in West Windsor Township, New Jersey to a NYSE listed Real Estate Investment Trust

July 24, 2007

EG&S acted as counsel to the Seller

### AP 125th Street I, LLC

**\$17,800,000**

has completed the purchase and related financing of a commercial building located at 54-62 West 125th Street, New York, New York

May 1, 2007

EG&S acted as counsel to the Purchaser

### Undisclosed Principal

**\$15,350,000**

has completed the purchase of a townhouse located on 9 East 84th Street, New York, New York

April 10, 2007

EG&S acted as counsel to the Purchaser

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### Three Crosswoods Venture, LLC

**\$7,300,000**

has completed the acquisition of a class A office property located at Three Crossroads Center, 200 Campus View Boulevard, Columbus, Ohio and a first mortgage loan in the amount of

**\$7,450,000**

December 14, 2007

EG&S acted as counsel to joint venture partner of the Purchaser/Borrower

### MP Dyckman LLC

**\$6,500,000**

has completed the purchase and related financing of a commercial property located at 290-298 Dyckman Street, New York, New York

April 19, 2007

EG&S acted as counsel to the Purchaser

### FC Yonkers Associates, LLC

**\$6,007,500**

has completed the sale of a commercial property located in Yonkers, New York to Horizon at Ridge Hill LLC

August 7, 2007

EG&S acted as counsel to the Seller

### Undisclosed Principal

**\$108,000,000**

has completed the sale of a portfolio of twenty-four apartment buildings to various wholly-owned subsidiaries of Tri Boro Holdings, LLC located in Manhattan, Brooklyn and the Bronx

April 24, 2007

EG&S acted as counsel to the Sellers

### Undisclosed Principal

**\$1,000,000**

has completed the sale of a 2.5% tenancy-in-common interest in the commercial property located at 136 East 57th Street to Silk and Halpern 57, LLC

November 19, 2007

EG&S acted as counsel to the Seller

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### Central Towers Company and Central Towers Housing Corp.

have completed the sale of  
an apartment complex

located in Albany, New York

October 2006

EG&S acted as counsel to the Seller

### Peachtree Realty Associates, L.P., L.W. Associates, L.P., Chamblee Associates, L.P., 1315 Walnut Street Associates, L.P. and Flourtown Associates, L.P.

have completed the sale of an apartment complex  
located at 90 Progress Drive, Manchester, CT

November 2006

EG&S acted as counsel to the Sellers

### Church Street LLC

has completed the acquisition  
and related financing of

the property located at  
18-15 129th Street, College Point, New York

July and November 2006

EG&S acted as counsel to the Purchaser/Borrower

### Undisclosed Principal

Ellenoff Grossman & Schole LLP represented the  
purchaser in the acquisition and related  
financing in the amount of

**\$3,000,000**

for single tenant properties operating as Burger Kings  
Amherst, Depew and Falconer, New York

June 2006

EG&S acted as counsel to the Purchaser

### Arja Realty LLC

has completed the purchase of two apartment  
buildings located at 88 Willett Street  
in Albany, New York

December 2005

EG&S acted as counsel to the Purchaser

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### Undisclosed Principal

Ellenoff Grossman & Schole LLP represented the seller in the sale of five continuous mixed use properties in lower Manhattan for a total sale price of \$18 million

October 2005

EG&S acted as counsel to the Seller

### M.G. Huntington LLC

has completed the sale of 77 Brant Avenue located in Clark, New Jersey

August 2005

EG&S acted as counsel to the Landlord

### M.G. Huntington LLC M.G. St. David, LLC

has completed the acquisition of

### Center 7 Shopping Center and The Walmart/Staples Shopping Center

in Norwalk, CT

April 24, 2004

EG&S acted as counsel to the Purchasers

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