

New York Law Journal

Real Estate Trends

WWW.NYLJ.COM

VOLUME 253—NO. 31

An ALM Publication

WEDNESDAY, FEBRUARY 18, 2015

MARKETPLACE

BY MONICA PAQUETTE

Extell Development Company has relinquished the reins of 212 Fifth Ave. to the joint venture of Madison Equities, Building and Land Technology, and Thor Equities for \$260 million.

The deal involving the 24-story, 220,000-square-foot office building, at 26th Street near Madison Square Park, was finalized at the end of last month. The property was coined the “Crown Jewel” of the Ring portfolio, when the Ring brothers owned the building that was one of a group of 13 Midtown South properties.

iStar Financial Inc. provided financing for the purchase amount as well as for a \$275 million construction loan.

Jennifer Schwartz, of counsel at **Pol-sinelli** in New York, and shareholder **Clay Hagedorn** in Kansas City, Mo., represented the seller.

Thomas Kearns, a partner at **Olshan Frome Wolosky**, and associate **Carolyn Sha** represented Madison Equities on the purchase and the loan.

Joshua Kamin, a partner at **King & Spalding**, and associate **Gautam Huded**, both in Atlanta, represented Building and Land Technology.

Lee Parks, a partner at **Fried, Frank, Harris, Shriver & Jacobson**, and associate **Patrick Greeley** represented Thor Equities in the joint venture.

Christine Murphy, a partner at **Katzen Muchin Rosenman**, and associate **Scott Hovanyetz** represented the lender.

Reports said the joint venture also acquired a \$275 million construc-

tion loan toward a gut renovation for the creation of a 48-unit residential building and will include more than 3,800 square feet of commercial space on the ground floor. The new owners declined to comment on any details and timeframe.

Madison Equities, the real estate development group, was founded in the mid 1960s by Kenneth and Lucille Gladstone, who began in the building industry as contractors more than 60 years ago. The company has developed high quality office, retail, residential, hotel and mixed-use buildings in New York City.

Founded in 1982, Building and Land Technology is a private equity, development and property management firm based in Stamford Conn., and one of the largest office landlords in the state. It has owned, managed or developed more than 5 million square feet of commercial space and more than 10,000 residential units.

Thor Equities is a leader in urban real estate development, leasing and management and was started by Joseph Sitt, founder and CEO, in 1998. Sitt is also chairman and managing principal of Thor Urban Property



212 Fifth Ave.

STEVE DUNWELL

Fund. The real estate group specializes in value-added investments in development projects the United States, Europe and Latin America.

Extell's sale of the property was handled by broker Herbert Hirsch Paul Gruber, managing member of PKG Realty Services acted on behalf of Madison Equities, and Dustin Stolly, a managing director at Jones Lang LaSalle, assisted the joint venture.