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SALE
IMAGE: Joseph Dushey & Anand Melwani
DATE: 10/04/2021
ADDRESS: 651 East Boston Post Road
MARKET: Mamaroneck
ASSET TYPE: Retail

BUYER: Marc Weil
SELLER: Jenel Management - Joseph Dushey
BUYER'S REP: Anand Melwani (@RumpusBoy) - ARM Real Estate Group (@ARMRealEstateNYC)

SALE PRICE: \$3,950,000
SF: 3,000 ~ PPSF: \$1,316
CAP RATE: 5.75%

#NewYork #RealEstate #tradedny #NY #Mamaroneck #JenelManagement #JosephDushey #MarcWeil #AnandMelwani #ARMRealEstateGroup



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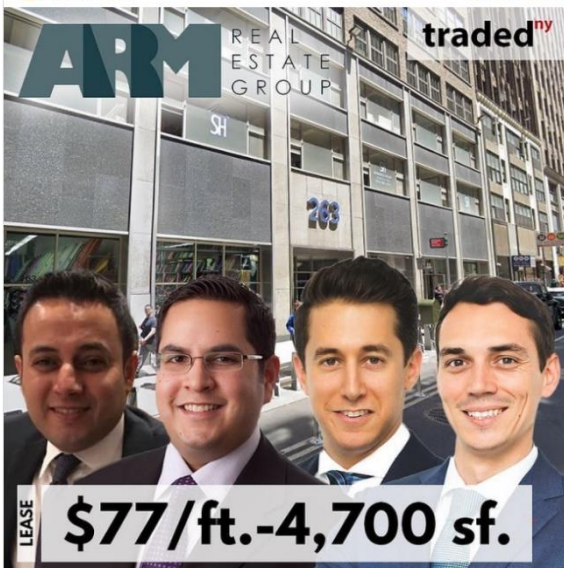
SALE
IMAGE: @ChrisOkada & Anand Melwani
DATE: 05/05/2021
ADDRESS: 407 Adelphi Street
MARKET: Fort Greene
ASSET TYPE: Multifamily ~ ZONING: R6B

SELLER: @ChrisOkada
SELLER'S REP: Anand Melwani - Arm Real Estate Group @ArmRealEstateNYC

SALE PRICE: \$2,175,000
SF: 3,520 ~ PPSF: \$617

NOTE FROM @ChrisOkada: In April of 2020 in the middle of quarantine, I was watching my portfolio of office and retail properties turn to dust. I literally had a freak out & thought "Wow almost 20 years of blood sweat & tears wiped out in 60 days... just like that." A couple days later my sister calls me and announces that they broke quarantine to see a house and they're purchasing. I jumped and began calling every broker, owner, and executive... why? Because there were no buyers... there was no competition... someone needs to sell... But nothing was moving. Big properties, middle market, small... Midtown/Downtown was frozen. I then thought maybe Brooklyn? People want more space and quality of life. I started calling everyone and threw crazy offers at 50% ask... there was ONE bite. We toured the property, negotiated a week or two, and I closed in September. Here we are 8 months later and 50% more. Always Be Closing! Every Deal Counts! Betting on NYC! The ROI of the 2020's is going to be CRAZY!

#NewYork #RealEstate #tradedny #NY #FortGreene #AnandMelwani #ArmRealEstateGroup #ChrisOkada



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LEASE
IMAGE: Aziz Mahrach, Anand Melwani, Darell Handler & Alex Bush
DATE: 04/15/2021
ADDRESS: 263 West 38th Street
MARKET: Garment District
ASSET TYPE: Retail

TENANT: Exclusive Fabrics
LANDLORD: Handler Real Estate Organization
TENANT'S REP: Aziz Mahrach (@Aziz_Mahrach) & Anand Melwani @ARMRealEstateNYC
LANDLORD'S REP: Darell Handler & Alex Bush

ASKING RENT: \$77/ft. ~ SF: 4,700

NOTE FROM BROKER:
Aziz Mahrach
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http://www.armre.com

#armrealestategroup #commercialrealestate #nycrealstate #NYC #leasing #garmentdistrict #retail #AnandMelwani #azizmahrach #darellhandler #Alexbush