



Marcus & Millichap  

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THE ANTON GROUP

THE PREEMINENT  
ADVISOR OF  
MANHATTAN'S  
MIDDLE MARKET

Marcus & Millichap

**MANHATTAN**

260 Madison Avenue  
Manhattan, NY 10016



# THE ANTON GROUP

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### Sabrina DeJohn

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THE ANTON GROUP CAPABILITIES

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Marcus & Millichap



THE  
TEAM

# Marcus & Millichap

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## THE ANTON GROUP

More than \$20 billion in investment sales and capital markets transactions experience

Decades of cultivating relationships with New York's leading attorneys, architects, developers, appraisers, zoning professionals, tax specialists and government officials

Intricate understanding of New York City commercial real estate and the local development process

Real-time knowledge of the global capital markets; our team has an agent based in Seoul

Experience executing complex assignments such as structuring joint ventures and convoluted capital stacks, negotiating ground leases, UCC foreclosures and ULURP proceedings

Multilingual team with individuals fluent in Chinese and Korean

Institutional-quality modeling, underwriting and research capabilities

Specialty in procuring foreign capital for New York City real estate investment

# AWARDS & ENDORSEMENTS



## RECENT ACCOLADES



Marcus & Millichap Northeast Region  
Largest Deal of 2018 — Nelson Lee



Marcus & Millichap Northeast Region  
Largest Deal of 2019 — Eric Anton &  
Nelson Lee



Marcus & Millichap Northeast Region  
2019 Rising Star — Christopher Warner  
& Justin Natalizio

## UNSOLICITED ENDORSEMENTS

“We have completed seven large-scale investments with Eric. We are always confident that we are being represented fully and given top-quality service.” — *Gary Jacobs*, Glenwood Management

“Over the years we have worked on many types of projects with Eric. He has been very helpful in introducing us to foreign capital partners.”  
— *Ken Horn*, Alchemy Properties Inc.

“We have closed more deals with Eric than any other professional in New York City and most recently, he sourced an equity investment from a foreign capital source for one of our development projects.”  
— *Craig Wood*, Cape Advisors

# ERIC MICHAEL ANTON

## Senior Managing Director Director of the Global Capital Group

Mr. Anton is a Senior Managing Director, and Director of the firm's Global Capital Group. He is located in Marcus & Millichap's New York office, the firm's largest. With more than 25 years of experience in commercial real estate, his group is focused on investment sales and equity placement transactions in the New York metropolitan area. Additionally, Mr. Anton is the Director of the Global Capital Group at Marcus & Millichap. In this role, he is responsible for identifying new sources of inbound capital to the U.S. from across the world. Mr. Anton has traveled extensively to Beijing, Shanghai, Tokyo, Cannes, Hong Kong, London, Singapore, Germany, Canada and Korea.

Since joining Marcus & Millichap, Mr. Anton has completed several signature deals, including the recapitalization of 520 Fifth Avenue, a \$650 million development property in the heart of the Grand Central submarket and the sale of the \$100 million Times Square Theater on West 42nd Street.

Throughout the course of his career, he has successfully completed more than \$15 billion in commercial real estate transactions, including office, multifamily, hotel, and development site transactions. In addition, his group is active in the structuring and placement of debt, mezzanine and equity capital for a broad range of commercial real estate assets. Mr. Anton has successfully closed more than \$3 billion of debt, mezzanine and equity financing.

Prior to joining Marcus & Millichap, Mr. Anton was Senior Managing Director at HFF in the New York office, where he completed several signature Manhattan deals, including the \$330 million sale of 1407 Broadway and the acquisition financing for 645 Madison Avenue. Prior to that, he was Managing Partner at Brookfield Financial, wholly owned by Brookfield Asset Management. Mr. Anton began his career with Lendlease, an Australian-based construction management firm.



Mr. Anton sits on the Real Estate Board of New York Commercial Division, the Board of Associates for the Ronald McDonald House of New York, and the National New Leadership Board of Israel Bonds. Mr. Anton is also an active supporter of Asphalt Green, a non-profit that provides high-quality sports, swim and fitness instruction and programs to New York City children and adults. He earned a Master of Science in Real Estate Finance and Development from Columbia University after graduating with a dual degree in European History and Political Science from Brown University. He resides in New York City with his wife Christina, two children and dog Sharpie.

# JUSTIN NATALIZIO

**First Vice President**  
**2019 Northeast Regional Rising Star Award Co-Recipient**

Justin Natalizio is a First Vice President at Marcus & Millichap, focusing on investment sales, partial interest/TIC sales and joint ventures. He has completed 20+ transactions totaling over \$250,000,000 in total sales volume during his tenure at Marcus & Millichap.

He was honored his first year with the Pace Setter award, an honor given to outstanding performance during a brokers first full year. Last year, he qualified for the National Achievement Award which is given to brokers who secure over \$1M in gross commission; Justin and his partner also

earned the largest commission on the East Coast at Marcus & Millichap.

Justin is an active member of the Young Mens/ Womens Real Estate Association and REBNY. He often donates his time to philanthropic causes and has donated consistently to his alma mater since graduating.

Justin is a graduate of DePaul University's Driehaus College of Business, where he earned a degree in Finance and Real Estate. In his free time, Justin enjoys skiing, scuba diving and hiking.



# NELSON LEE

**Senior Associate Broker**  
**Co-Chairman of the Global Capital Group**

Mr. Lee is the Co-Chairman of the Global Capital Group at Marcus & Millichap in the Manhattan office and has more than 20 years of commercial real estate experience. In the last three years, Mr. Lee and the GCG team have traveled to more than 20 cities in 11 countries to facilitate both real estate investments and capital markets transactions, as well as to provide consulting services.

Mr. Lee has closed more than \$1.65 billion in commercial real estate transactions, including hospitality, multifamily, development, and retail,

along with debt and equity origination.

Mr. Lee's family is originally from Nanking, China, and emigrated to Taiwan, where Nelson was born. His family had been investing in real estate prior to arriving in Manhattan, where they began acquiring real estate as early as 1978. Mr. Lee was exposed to real estate at a very young age, accompanying his father to meetings and visiting landlord/tenant court to help translate on his behalf. Mr. Lee has been instrumental in helping with his family's real estate acquisitions and management for the past 20 years.





# CHRISTOPHER WARNER

## Senior Associate

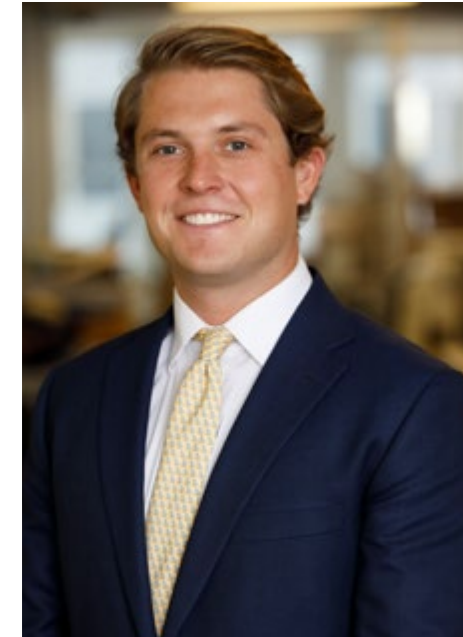
### 2019 Northeast Regional Rising Star Award Co-Recipient

Mr. Warner is an Associate at Marcus & Millichap, where he has closed more than \$200 million in commercial real estate investment sales. Mr. Warner specializes in Manhattan multifamily, office, development and structuring joint ventures.

Prior to joining Marcus & Millichap, Mr. Warner was an associate at Greystar Real Estate Partners. He helped manage the construction and marketing of three ground-up luxury

multifamily properties. During his two-year career, he has brokered major investment sales, including the \$86 million-dollar disposition of a large apartment building on the Upper East Side that sold at a record low cap rate.

Mr. Warner is a Hobart and William Smith College graduate with a Bachelor of Arts degree. In his free time, he enjoys playing golf, sailing and rooting for his favorite New York sports teams.



# MARCIA ROSE YAWITZ

## Senior Associate Broker

Mrs. Yawitz is a veteran real estate professional with more than 50 years of experience. Before joining Marcus & Millichap, Mrs. Yawitz spent 18 years as a principal and senior director at Eastern Consolidated.

During her career, she sold approx. \$3 billion of investment grade real estate, including office and residential buildings, shopping centers, development sites, air rights and sponsor-owned unsold co-op and condominium units. Mrs. Yawitz was the exclusive broker on the sale to Dawnay Day of the 47-building portfolio for \$225 million and the nine-building Washington Heights portfolio for \$165 million. She also assisted in the relocation of existing tenants in the development of Columbia University's new uptown campus

Mrs. Yawitz began her career in the management of apartment buildings throughout Manhattan and the Bronx. She went on to establish the Sales Division for J.H. Taylor Management Corp. She joined Coronet Properties, Inc. and was responsible for the conversion to cooperative/condominium ownership and new construction for more than 7,500 residential units. She was also a Vice President of the Harlan Company, responsible for their residential acquisition and consulting division; and subsequently began her own consulting company with clients such as Forest City/Ratner, Morningside Gardens Cooperative, and Citibank.



# NATHAN ANDE

## Associate

Mr. Ande's primary focus is in Queens & Brooklyn Investment Sales in the industrial commercial space.

Prior to joining Marcus & Millichap, Mr. Ande worked in residential sales and apartment leasing for Corcoran in the Upper Westside Office. Prior to arriving to New York, he held roles as a Financial Analyst for GE Digital and worked in asset disposition for the 3rd

largest retailer in the US, Kroger. A career highlight, he sold off a decommissioned store for \$3.6 million in his first year on the Surplus Asset Team located in Raleigh, NC.

Nathan is a University of Cincinnati graduate with a Bachelor of Business Administration in Finance & Real Estate.



# NICHOLAS MULLIGAN

## Associate

Mr. Mulligan is a recent addition to The Anton Group. His primary focus is on mixed-use and multifamily properties in North Brooklyn and Manhattan.

Nicholas attended Bryant University and graduated with a Bachelor of Science in Applied Economics, along with double minors in Marketing and Communications. While at Bryant, Mr. Mulligan was also on the varsity

baseball team, winning three consecutive regular season NEC championships.

In his free time, Nicholas enjoys playing hockey and golf, as well as spear fishing.



# MATTHEW NESTLER

## Associate

Mr. Nestler is a recent addition to the Anton Group. His primary focus is on New Jersey Investment Sales in the industrial commercial space.

Prior to Joining Marcus & Millichap, he attended Drexel University graduating with a Bachelor of Business Administration in Real Estate Management and Development.

In his free time, Matt enjoys golf where he still competes in local amateur events.



# MATTHEW COHEN, CFA

## Financial Analyst

Mr. Cohen is a Chartered Financial Analyst (CFA) with experience creating valuations for commercial real estate and debt and equity securities. He is imbued with the CFA Code of Ethics, the benchmark for investment professionals around the world, and he completed each level of the CFA program on the first attempt.

At Marcus & Millichap, Mr. Cohen serves as a Financial Analyst, where he splits his time underwriting potential deals and preparing

Brokers' Opinion of Values (BOVs) and Offering Memoranda on all of the Anton Group's listings. He has evaluated more than one hundred acquisition opportunities, including development projects with complex tax benefits, hotels, office buildings, multifamily, industrial and retail properties.

Mr. Cohen is skilled in Argus Enterprise, Excel, InDesign and in procuring market research. He is a licensed salesperson.



# SABRINA DEJOHN

## Marketing Coordinator & Graphic Designer

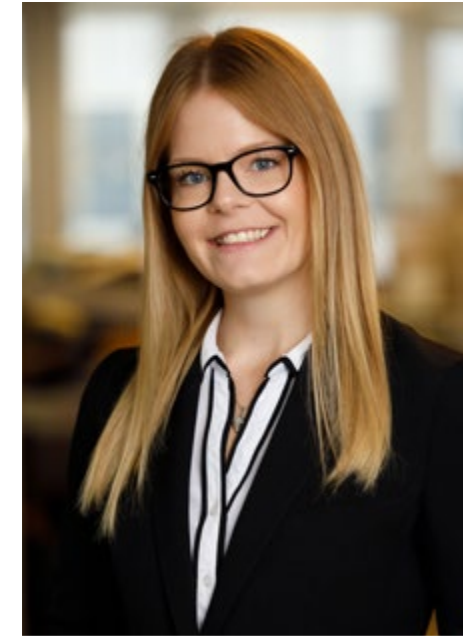
Mrs. DeJohn is the Marketing Coordinator and Graphic Designer for the team. Sabrina has over 6 years of professional design experience.

Prior to joining Marcus & Millichap, Sabrina was a Senior Account and Marketing Manager at JA Gold & Associates in Buffalo, NY. She also was the Head Graphic Designer at The Palladium-Times in Oswego, NY.

Sabrina is an Oswego State graduate with a

Bachelor of Arts degree in Graphic Design. She also pursued a minor in Business Administration, with a strong emphasis in Marketing.

In her free time, Mrs. DeJohn enjoys cooking and baking, playing with her dog, Lady, and rooting for the Buffalo Bills.



Marcus & Millichap



# MARCUS & MILLICHAP



# MARCUS & MILLICHAP (NYSE: MMI)

## #1 U.S. BROKERAGE IN NUMBER OF TRANSACTIONS

Marcus & Millichap is the premier commercial real estate investment services firm in the United States. Founded in 1971 with a unique model that matches each property with the largest pool of pre-qualified investors, we leverage nearly five decades of experience and relationships to handle all your commercial real estate needs. Our team of more than 2,000 professionals in the United States and Canada focuses exclusively on real estate investment sales, financing, research and advisory services.



**9,447**  
TRANSACTIONS  
CLOSED IN 2019

**4.7**  
TRANSACTIONS EVERY  
BUSINESS HOUR

## NATIONAL PLATFORM WITH 85 OFFICES ACROSS NORTH AMERICA



## 1031 EXCHANGE LEADER

We execute more tax-deferred exchanges than any other firm in the United States (32% of total transactions), and our market share is a direct benefit to clients. Over the years, we have developed the skills and expertise to maximize value and meet sensitive timelines required in a 1031 Exchange. With billions of dollars of commercial real estate exclusively listed with us at any time, motivated exchange buyers seek out Marcus & Millichap for quality investment opportunities. Through our industry-leading inventory, we deliver the best of both worlds – we maximize the value of your asset through our unparalleled marketing. We then help identify appropriate upleg options to execute a successful tax deferral acquisition.

## YEARLY SCHEDULE



### Cannes - March

Europe's largest real estate conference



### Munich - October

Biggest trade fair for real estate investment in Europe



### Seoul - November

Largest conference focused on outbound capital



### Tokyo - November

World's largest interdisciplinary real estate conference. Asia's most high-profile conference



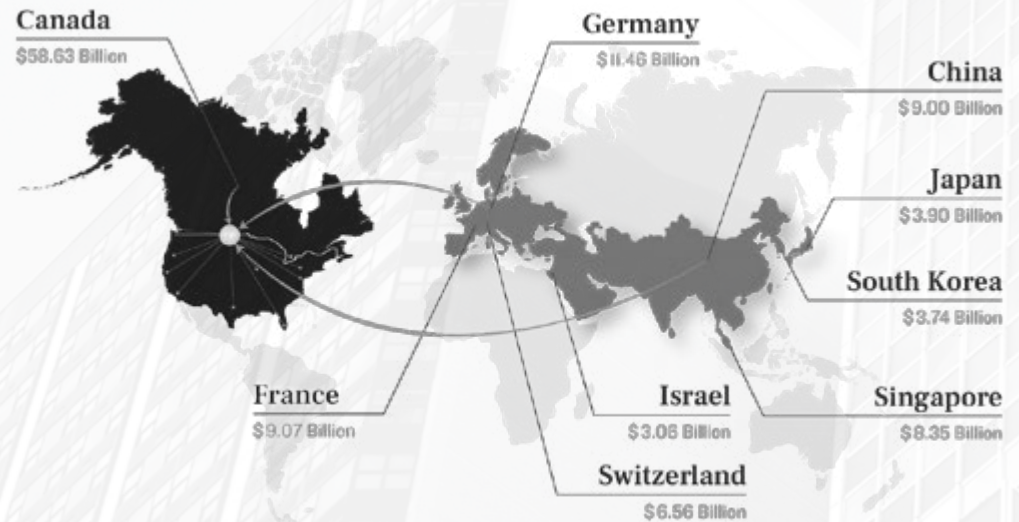
### Toronto - December

Canada's largest annual national conference on real estate investment and management issues

# M&M GLOBAL CAPITAL GROUP

Eric Anton and Nelson Lee, Co-Chairmen of Marcus & Millichap's Global Capital Group, specialize in sourcing and raising foreign capital, specifically from Asia and Europe. Eric and Nelson attend real estate conferences all over the world with the goal of meeting foreign investors/institutions that want to invest in the NYC market.

## \$135 BILLION OF GLOBAL CAPITAL FLOW TO NORTH AMERICA



The Global Capital Group at Marcus & Millichap recently hosted members from KOFIA in our Manhattan office with the goal to educate foreign investors of the state of real estate in the United States, specifically Manhattan. Speakers at the event included several senior directors of Marcus & Millichap, as well as Bill Baldwin of Forbes Magazine and executives from Rabina Properties and Goulston & Storrs.

# GLOBAL CAPITAL GROUP

## FEATURED CASE STUDY

### 6 Harrison Street, New York, NY 10013

Built in 1885, 6 Harrison Street, is the original New York Mercantile building. This trophy landmarked 58,732 SF office building was acquired by Joseph McDonnell, along with a private investor who was sourced by the Global Capital Group's Eric Anton & Nelson Lee. Through our consistent weekly zoom calls during the deepest darkest days of Covid, we marketed the LP interest and negotiated this joint venture with a high-net-worth investor whom we met in South Korea in 2019.

Our marketing effort to secure the LP Equity for the 6 Harrison Street project began in January of 2021. During the height of America's Covid travel restrictions, our team set up virtual video tours and countless zoom calls in the middle of the night with Asian investors. Investors from outside the US were unable to travel until the Fall of 2021.

Before the pandemic, our team met dozens of private and public investors by scheduling meetings during our attendance at several global real estate conferences in Europe, Asia, and Canada, including MIPIM, Real Expo, PERE Asia, the high-net-worth office conference in London, and the Canadian Real Estate Forum.

By building on these in person meetings during the pandemic through zoom calls and video conferences, our team was able to maintain strong relationships with these global real estate players during a once-in-a-lifetime challenge to successfully complete real estate transactions.

The Global Capital Group at Marcus & Millichap was created to attract foreign investors to the United States and through consistent marketing efforts and in person events by Eric Anton and Nelson Lee, we have successfully transacted with several major institutional and high net worth investors from around the world.



#### VALUE

\$35,000,000

#### SIZE

36,701 SF

#### TYPE

Office

#### CLIENT

Joseph McDonnell



Marcus & Millichap



# DEVELOPMENT BROKERAGE EXPERIENCE

We are one of New York City's premier development site brokers. Through our long term relationships, we have sold or secured financing for some of the largest projects for New York City's most eminent developers.

# DEVELOPMENT BROKERAGE EXPERIENCE

FEATURED CASE STUDY

## 520 Fifth Avenue, New York, New York



**Challenge:** Through our international travels we learned of an undercapitalized partnership (also complicated by the unfortunate passing of one partner) that had major ambitions for 520 Fifth Avenue. In early 2019, the partnership defaulted on their land loan. The lot sat empty in one of the city's most valuable locations for several years, perplexing industry insiders.

**Solution:** We structured a mutually beneficial joint-venture between a major New York City financier and developer and the original owners: SMI (Shanghai Chengtou USA, the U.S. arm of a major Chinese real estate investment firm) and Ceruzzi Properties. The property will be an approximately 400,000-square-foot mixed-use tower comprised of retail, office space and luxury apartments.

VALUE

\$225,000,000

SIZE

≈ 400,000 SF

TYPE

Development

CLIENT

Rabina Properties



# DEVELOPMENT BROKERAGE EXPERIENCE

## 25 Park Row



Price	\$385,000,000
Size (SF)	265,000
Type	Construction & Equity Financing
Client	L+M Development
Creative RE Solution	Combination of pref. equity and mezz. capital provided by Chinese capital achieved a high LTC

## 160 Leroy Street



Price	\$265,000,000
Size (SF)	185,000
Type	Construction Financing
Client	Ian Schragar
Creative RE Solution	Identified European lender who capitalized entire debt stack

## 49-55 Amsterdam Avenue



Price	\$125,000,000
Size (SF)	313,429
Type	Investment Sale
Client	Glenwood Management
Creative RE Solution	Created a relationship between the local university and a private developer, ultimately resulting in multiple transactions

## 823 11th Avenue



Price	\$60,000,000
Size (SF)	172,712
Type	Investment Sale
Client	Big Apple Group
Creative RE Solution	Structured a delayed close to enable the buyer to raise capital

Marcus & Millichap



# OFFICE BROKERAGE EXPERIENCE

The Anton Group has consummated all types of transactions for trophy, mixed-use and boutique office buildings throughout Manhattan and the rest of New York City.

# OFFICE BROKERAGE EXPERIENCE

FEATURED CASE STUDY

## 1407 Broadway



**Challenge:** Coordinate the sale of both the operating lease and sandwich lease positions. Only by negotiating a three-party transaction could a sale be achieved.

**Solution:** Extensive negotiations were conducted among three parties as well as the fee owner, Solil Management. Creative structuring and aggressive debt financing gave comfort to both parties and succeeded in the landmark transaction. Our team also secured transitional debt financing.



VALUE

\$330,000,000

SIZE

1,130,000 SF

TYPE

Investment Sale

CLIENT

Lightstone Group

# OFFICE BROKERAGE EXPERIENCE

## Dumbo Heights



Price	\$700,000,000
Size (SF)	1,200,000
Type	Recapitalization
Client	Invesco
Creative RE Solution	Secured local equity and debt financing

## 370 Lexington Avenue



Price	\$247,000,000
Size (SF)	305,000
Type	Investment Sale
Client	J.P. Morgan, Sherwood Equities
Creative RE Solution	Identified Japanese investment fund

## 645 Madison Avenue



Price	\$92,700,000
Size (SF)	162,000
Type	Investment Sale of Leasehold
Client	Nightingale Group
Creative RE Solution	Formed a joint venture between two high-net-worth families and an operating partner

## 180 Madison Avenue



Price	\$82,000,000
Size (SF)	197,344
Type	Equity Raise
Client	SL Green
Creative RE Solution	Large deposit in closing the sale



# MULTIFAMILY BROKERAGE EXPERIENCE

The Anton Group understands the intricacies of the complex New York City multifamily market from the Affordable New York tax program to luxury rental projects and the new Opportunity Zone legislation. Our clients can rest assured we can successfully navigate complex situations.

# MULTIFAMILY BROKERAGE EXPERIENCE

FEATURED CASE STUDY

## 420 East 80th Street



**Challenge:** Dispose of a property at an extremely low cap rate in a declining market with rising interest rates. In addition, the seller requested a tiered marketing process. We were required to approach only five buyers at a time with minimum marketing materials.

**Solution:** Our team precisely targeted local New York buyers who would underwrite the property aggressively. We pinpointed two value-add firms that were very enthusiastic about the potential upside and created a bidding war that led to a record low cap rate of 3.18%. We worked closely with each buyer and their marketing professionals, and we assisted in detailed research to quantify risks associated with the destabilization of regulated tenants.



VALUE

\$86,000,000

SIZE

137,238 SF

TYPE

Investment Sale

CLIENT

Equity Residential



# MULTIFAMILY BROKERAGE EXPERIENCE

## Devonshire Building



Price	\$110,000,000
Size (SF)	127,932
Type	Investment Sale
Client	Private Families
Creative RE Solution	Highlighted the opportunity for a condo conversion

## 600 Washington Street



Price	\$75,750,000
Size (SF)	109,060
Type	Investment Sale
Client	Equity Residential
Creative RE Solution	Offered the property confidentially to an institutional investor

## 200 East 11th Street



Price	\$57,000,000
Size (SF)	67,227
Type	Investment Sale
Client	Benchmark Real Estate Group
Creative RE Solution	Identified a 1031 Exchange buyer from San Francisco

## The Perch



Price	\$19,000,000
Size (SF)	29,442
Type	Investment sale
Client	Private Investor
Creative RE Solution	Dual-tracked debt guidance to increase the investment appeal

## New Jersey Commuter Portfolio



Price	\$92,700,000
Size	24 properties, 702 units
Type	Investment sale
Client	Spaxel
Creative RE Solution	Highlighted the opportunity for a cross-office collaboration



# HOSPITALITY BROKERAGE EXPERIENCE

In 2019 Nelson Lee joined the Anton Group. Mr. Lee has defined his career by executing complex hotel transactions and has an expansive network of hotel operators and investors.

# HOSPITALITY BROKERAGE EXPERIENCE

FEATURED CASE STUDY

## The Martinique (1260 Broadway)



VALUE

\$55,500,000

KEYS

531 KEYS

TYPE

Investment Sale

CLIENT

Burnett Equities LLC

**Challenge:** The deal was exceptionally complicated - the hotel had generated multi-million-dollar losses for six consecutive years, was in bankruptcy court, was saddled with an extremely onerous ground lease, had 35,000+ sqft. of vacant retail space, was in the middle of an expensive renovation project and halfway through an enhanced severance negotiation with the labor union. When we took the assignment, experts had valued the leasehold at under \$20M.

**Solution:** The team executed a number of critical strategies to overcome the hotel's various obstacles. Eric and Nelson assembled a team of retail leasing brokers - a Koreatown specialist and a Manhattan hospitality specialist - to lease the two, very distinct sides of the building. At closing, every square foot of retail space was leased. The team partnered with the company's Mission Capital to dual track debt to ensure financing was lined up for closing. We befriended the fee owner to structure a significantly improved and more financeable ground lease. Through these and various other solutions, we were able to procure a buyer from the Midwest to pay \$55,500,000 for the leasehold.

# HOSPITALITY BROKERAGE EXPERIENCE

FEATURED CASE STUDY

## Wingate by Wyndham (235 West 35th Street)



**Challenge:** The hotel, which had been purchased for \$37,500,000 just three years earlier, in 2015, had been underperforming in an extremely competitive hotel submarket.

**Solution:** Through our international travels connected to the Global Capital Group, we formed a relationship with an innovative Japanese hotel developer famous for building the world's first robot hotel. We sold the property as an opportunity to shut down the existing hotel and to redevelop and rebrand it in an ascendant neighborhood. Ultimately, the property transacted for more than \$990 per square foot, a nearly unprecedented rate.

VALUE

\$44,000,000

92 KEYS

TYPE

Investment Sale

CLIENT

Private Investor



# HOSPITALITY BROKERAGE EXPERIENCE

## Sutton Hotel



Price	\$52,500,000
Keys	127,932
Type	Investment Sale
Client	Glenwood Management
Creative RE Solution	Procured a residential developer to embark on a residential condo conversion project

## Wyndham Garden Newark, NJ



Price	\$30,000,000
Keys	349
Type	Investment Sale
Client	Private Investor
Creative RE Solution	Offered the property confidentially to an institutional investor

## Russell Sheraton



Price	\$41,850,000
Keys	103
Type	Investment Sale
Client	-
Creative RE Solution	-

## Muse Hotel



Price	\$28,000,000
Keys	-
Type	Investment Sale
Client	Massachusetts Mutual Life Insurance Company
Creative RE Solution	Work closely with developer to evaluate construction costs of new hotel



# SPECIAL SITUATIONS

The Anton Group is well-equipped and experienced in successfully navigating special real estate situations that do not fit into the primary asset classes. From bankruptcy proceedings to complicated ground leases, we've done it all.

# SPECIAL SITUATIONS

FEATURED CASE STUDY

## The Times Square Theater



**Challenge:** Structure an extremely complicated 75-year ground lease between a developer and The New 42nd Street, a non-profit organization controlled by the City of New York.

**Solution:** We created a relationship with the City of New York and our client over a period of several months by helping the City become comfortable with the developer's concept. Stillman Development will pin the landmarked facade, demolish the existing structure and build a Class A retail space.



VALUE

\$100,000,000

SIZE

156,015 SF

TYPE

Ground Lease

CLIENT

Stillman Development  
International

# SPECIAL SITUATIONS



## 232 Seigel Street

Price	\$28,000,000
Size (SF)	100,188
Type	UCC Foreclosure Recapitalization
Client	Richmond Hill
Creative RE Solution	The day before the development would have been auctioned, we successfully brokered a deal for the developers to recapitalize the entire debt stack



## 446-448 Broadway

Price	\$46,700,000
Size (SF)	27,000
Type	Investment Sale of vacant building
Client	Private Investor
Creative RE Solution	We dual-tracked debt quotes and identified a foreign investor





# Marcus & Millichap

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### MARKETING

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