

June/July 2018

**PEMBROOK PROVIDES
\$32.7 MILLION IN FINANCING
FOR MANHATTAN CONDO
REDEVELOPMENT**

NEW YORK CITY — Pembroke Capital Management has provided a \$32.7 million first mortgage loan to finance the condominium conversion of a restored mansion in the Upper East Side of Manhattan. The borrower was undisclosed. Located at 320 East 82nd St., Park Mansion will offer six full-floor units. Units range in size from 2,243 to 4,447 square feet. Amenities will include a private gym, bike storage, individually locked storage rooms and a key-locked elevator. The property, which was originally constructed in 1900, is located between Central Park and Carl Shurz Park.

**PEMBROOK PROVIDES
\$11.3 MILLION LOAN FOR
AFFORDABLE MULTIFAMILY
PORTFOLIO IN MANHATTAN**

NEW YORK CITY — Pembroke Capital Management has provided an \$11.3 million first mortgage loan to refinance three adjacent multifamily properties located in the Clinton neighborhood of Manhattan. The borrower was undisclosed. Located at 439-443 West 48th St., the properties comprise a total of 25,515 square feet across 34 apartment units. A majority of the units are designated for families with an adjusted gross income of no more than 80 percent of the area median income. In addition to providing the loan, Pembroke made a financial donation to a nearby public school, New York's Midtown West School. The school is located one block from the affordable housing portfolio.