

# The New York Times

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**COMMERCIAL REAL ESTATE**

## *Recent Commercial Real Estate Transactions*

By ROSALIE R. RADOMSKY FEB. 13, 2018



A package of 61 sponsor-owned co-ops sold for \$12.5 million at 42-22 Ketcham Street in Queens.

**RECENT SALE**

**\$12.5 MILLION**

Berkshire Green

42-22 Ketcham Street (between Baxter and Pettit Avenues)

Elmhurst, Queens

A New York investor whose specialty is co-ops has bought 61 of 127 units in this 1926 six-story elevator building. The package of sponsor-owned co-ops includes 15 studios, 40 one-bedrooms and six two-bedrooms, and sold for 13.5 the rent roll with a cap rate of 4 percent.

**Buyer:** Ketcham Associates

**Seller:** RFC Ketcham and Pelham Holdings 123

**Brokers:** Michael Guttman and Aaron Jungreis, Rosewood Realty Group