

Fairstead, Invesco land massive Bronx affordable housing portfolio in \$350M deal

BY **EDDIE SMALL**

Fairstead and Invesco Real Estate are purchasing almost 2,000 affordable housing units across 48 buildings and 2.3 million square feet in the Bronx in what the companies are billing as New York's largest affordable housing deal of the year.

The acquisition is valued at more than \$350 million, according to sources familiar with the deal. Fairstead and Invesco are taking over the buildings from Property Resources Corp. and plan to preserve them as affordable housing.

"We are proud to be serving thousands of Bronx families, giving them peace of mind that their homes will remain affordable and providing them with access to important social services and programming," Fairstead CEO Jeff Goldberg said in a statement.

The portfolio includes properties in Morrisania, Longwood, Crotona Park and Tremont.

Fairstead has recently committed \$500 million to growing the company, which includes expanding its portfolio of multi-family properties and improving its sustainability, proptech and community impact programming. The company plans to bring job-training and financial literacy programs to its new Bronx portfolio.

Property Resources Corp. also had a longstanding partnership with the Renaissance Youth Center in the South Bronx for which it would provide the center with



Fairstead

Fairstead and Invesco are taking over a portfolio of 48 affordable housing buildings in the Bronx.

financial support to bring music programs to building residents. Fairstead will continue this partnership.

Berkadia and Deutsche Bank financed the deal for Fairstead and Invesco. The firms declined to say how much capital they provided.

The properties are a mixture of 5- and 6-story buildings, some of which include ground-floor retail space. All units in the buildings are for residents earning between 30% and 100% of the area median income, currently between \$35,790 and \$119,300 for a family of four.

Ariel Property Advisors' Victor Sozio and Shimon Shkury brokered the deal for Fairstead and Property Resources Corp.

Fairstead also purchased the Essex Plaza portfolio in Newark, New Jersey, this year, consisting of 691 affordable apartments. Invesco owns more than 5,000 affordable housing units across 10 states.

Camber Property Group also recently made a large affordable housing deal in the city, taking over more than 300 units in the Triboro Portfolio across Brooklyn, Manhattan and the Bronx from Omni Development for \$105 million.