

FOR IMMEDIATE RELEASE



Contact:  
Great Ink Communications - 212-741-2977  
[capitalmarkets@greatink.com](mailto:capitalmarkets@greatink.com)

## **Institutional Property Advisors Arranges \$31 Million Refinancing for Two New York City Office/Industrial Assets**

NEW YORK, Oct. 30, 2023 – Institutional Property Advisors (IPA), a division of Marcus & Millichap (NYSE: MMI), specializing in capital markets services for major private and institutional clients, announced today the refinancing of two office/industrial assets located at 521 West 21st St. in New York City and 656 East 133rd St. in The Bronx, New York.

Matt Polci, a capital markets specialist in IPA’s Manhattan office partnered with Marcus & Millichap investment sales specialists Justin Natalizio and Eric Anton to secure financing with Citibank on behalf of the borrower, Guy Roberts, a New York-based private investor.

“After careful planning with the borrower, we were able to secure a significant cash-out refinance while navigating a challenging financial market,” said Natalizio. “Despite the headwinds in today’s capital markets environment, we were thrilled to have yet another seamless closing with James Goldberg and his incredible team at Citibank.”

# # #

### **About IPA Capital Markets**

IPA Capital Markets is a division of Marcus & Millichap (NYSE: MMI). IPA Capital Markets provides major private and institutional clients with commercial real estate capital markets financing solutions, including debt, mezzanine financing, preferred and joint venture equity, and sponsor equity. For more information, please visit [institutionalpropertyadvisors.com/capital-markets](https://institutionalpropertyadvisors.com/capital-markets).