



Sold
Eight property portfolio in
Stamford, CT
\$148,000,000

TRANSACTION SUMMARY

THE COMPANY

- Seaboard Realty and its affiliates owned a portfolio of investment grade commercial properties (multifamily, commercial/office and hospitality), in and around Stamford, Connecticut.

THE SITUATION

- Following an investigation into financial irregularities, Seaboard filed Chapter 11. Seaboard retained a real estate team, led by Keen, to market and sell the properties.

THE TRANSACTION

- In less than three months Keen and its partners synthesized an immense amount of financial and property information to create marketing materials, updated financial projections and a data-room. Over 300 property inquiries, 260+ NDAs were signed and 75+ property tours given. A total of 25 qualified bids were presented and the assets sold at auction for \$148,383,298.

Property	Property Type	Sale Price
Office / Retail		
88 Hamilton Avenue, Stamford, CT	154,000 RSF Office/Industrial; 100% Occupied	\$26,870,581.51
1 Atlantic Street, Stamford, CT	81,000 RSF Office Retail Building; 93% Occupied	\$18,000,000.00
300 Main Street, Stamford, CT	81,000 RSF Office/Retail Building with parking garage	\$11,650,000.00
220 Elm Street, New Canaan, CT	18,500 RSF Multi-tenant Office Building; 93% Occupied	\$6,957,717.00
Multi-family		
Clocktower Condo Units, Stamford, CT	6 Residential Condominiums Units	\$655,000.00
100 Prospect Street, Stamford, CT	Multifamily Mid-Rise Building with 82 Units	\$18,250,000.00
101 Summer Street, Stamford, CT	Multifamily Mid-Rise Building with 143 Units	\$40,000,000.00
Hotel		
275 Summer Street, Stamford, CT	Marriott Courtyard with 115 guest rooms	\$26,000,000.00
Total		\$148,383,298.51