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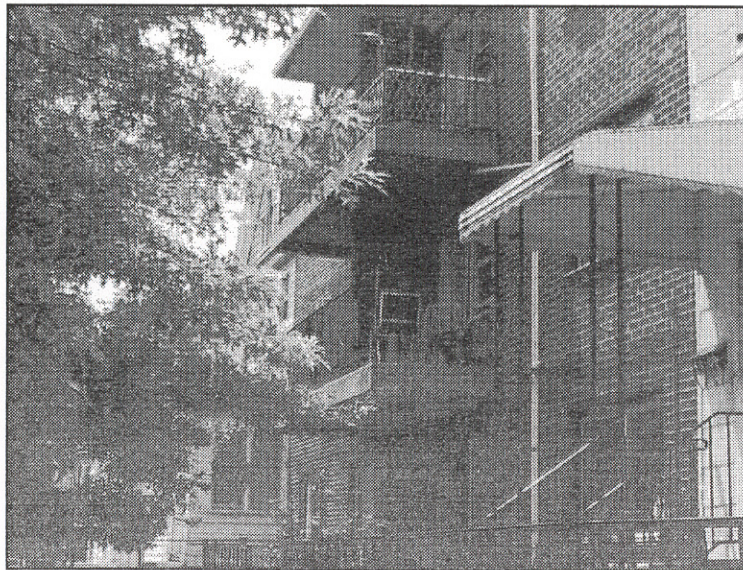
## TRIONFO REP. BOTH BORROWER AND LENDER; SECURED ON BEHALF OF THREE JVS ASSOCIATES

# Trionfo of Upside Ventures arranges \$690,000 in first mortgage financing for a 15-unit apt. building

QUEENS, NY Upside Ventures has arranged a \$690,000 first mortgage on behalf of Three JVs Associates, owners of a 15-unit apartment building at 41-08 108<sup>th</sup> St. in Corona

The loan was placed with the Dime Savings Bank of Williamsburg at a 4.75% fixed rate for a seven-year term with a 15-year amortization schedule. The loan is Upside Ventures' latest financing assignment, according to Ralph Trionfo, president, who represented both the borrower and lender in the transaction.

The three-story brick structure was built in 1975 and acquired by Three JVs in 2002 as 10 apartments and five offices. The owner



has since initiated a renovation plan that includes converting the offices into five residences. All 15 units are free-market one-bedroom rental apartments, and 12 have balconies.

"Apartments located within a one-fare zone are always preferred, and this property is just two blocks from Roosevelt Ave. with express subway lines into mid-town Manhattan," Trionfo said. "Our relationships within the lending community allows us to offer favorable rates and terms to our clients."

"We were able to sell this building for the previous owner, assisted the new owners with the renovation and placed the financing," said Trionfo.

Founder and head of Manhattan-

based Upside Ventures, LLC, Ralph Trionfo is a third generation real estate professional who traces his family business and real estate holdings in New York City back to the 1940s.