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ESG Kullen does bulk condo buy in Delray Beach

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NY firm plans to upgrade and sell units for more than twice the purchase price

ESG Kullen just closed on a bulk condo deal in Delray Beach, and plans to immediately renovate and sell them off individually.

The New York-based real estate firm, headed by Eric Granowsky and Thomas DelPonti, paid $7.5 million for 93 units at the 275-unit Murano at Delray Beach, according to Mark Meland, an attorney who represented the firm. The seller was USO Norge Murano LLC, an affiliate of Norwegian investment firm Obligo. The deal at 15005 Michelangelo Boulevard comes out to about $81,000 a unit.

MidCap Financial Services provided an $8.4 million loan.

ESG will upgrade the condos and hopes to sell them starting in June 2019 for about $200,000 each, Granowsky said.

Records show the Obligo affiliate sold the units at a loss. It paid $8.8 million for the units in 2009.

In October, ESG bought 118 units of the 219-unit Monteverde at Renaissance in Boynton Beach for nearly $18 million.

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