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## G4 Capital Partners Closes \$101.5 Million Acquisition Loan for 47 Hall Street, a Full-Block Mixed-Use Development Site in Brooklyn, New York

*Financing Supports Purchase of 876,362 ZFA Development Site in Brooklyn's Wallabout Neighborhood*

**NEW YORK, NY – April 28, 2026** – G4 Capital Partners (“G4”) announced the closing of a \$101.50 million acquisition loan to YS Developers, led by Isaac Schwartz, for the purchase of 47 Hall Street, a full-block development site in Brooklyn’s Wallabout neighborhood.

The 113,833-square-foot site encompasses 876,362 zoning floor area (ZFA) and was acquired in an off-market transaction for \$121.38 million.

The property recently completed the ULURP process, securing approvals for a large-scale mixed-use development. The planned six-building project is expected to total approximately 1.09 million gross square feet, including condominium units, affordable rental units, office, retail, and community space.

“This transaction reflects our conviction in Brooklyn’s residential market and Isaac’s ability to execute complex developments,” said Chris Goetz, Senior Managing Director at G4.

This marks G4’s fourth transaction with the sponsor. G4 has also agreed to provide \$325 million in construction financing for the project.

### **About G4 Capital Partners**

G4 Capital Partners is a New York-based real estate credit firm. Since 2005, the firm has originated nearly \$6 billion in senior secured commercial real estate loans, primarily across the NYC metro area and select major markets. G4 leverages deep local market expertise, long-standing borrower relationships, and a legal-driven approach to deliver disciplined, asset-backed lending solutions.