

West side story: Manhattan's largest January real estate loans

Three Far West Side refis topped the list last month

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Clockwise from the bottom left: The Eugene (435 West 31st Street), the Hudson Yards observation deck condominium and 555 Tenth Avenue (Credit: Google Maps)

The 10 largest Manhattan loans recorded in January totaled \$2.6 billion, less than half of December's total. The island's burgeoning Far West Side dominated the top of the rankings, with financing for two luxury rental towers and the soon-to-open Hudson Yards Observation Deck taking the top three spots.

6. The more things Chang | \$210 million

S3 Capital Partners, an arm of Spruce Capital Partners, lent \$250 million to hotel developer Sam Chang for his upcoming project at 150 West 48th Street near Times

Square, including \$210 million in senior debt and a \$40 million mezzanine tranche. The 974-key project will be the city's largest new hotel in 35 years. Long known as the city's budget hotel king, Chang told the Wall Street Journal last year that he would retire to focus on pigeon racing.