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STATE OF NEW YORK  
OFFICE OF THE STATE COMPTROLLER

## **NEW YORK STATE COMMON RETIREMENT FUND**

**Thomas P. DiNapoli**  
**New York State Comptroller**

### **MONTHLY TRANSACTION REPORT**

**May 2010**

#### **Domestic Equity**

The New York State Common Retirement Fund (CRF) manages a significant share of its domestic public equity holdings internally. CRF also invests with external managers. This report will include significant purchases or sales of CRF's internally managed index funds (as a result of rebalancing actions), as well as additions and terminations of external managers or addition or removal of assets from an existing manager.

There was no activity in CRF's domestic equity portfolio in May 2010.

#### **International Equity**

CRF invests with external managers to meet its international public equity allocation. Significant activity includes adding or reducing allocations to existing managers, as well as adding and terminating managers.

There was no activity in CRF's international equity portfolio in May 2010.

#### **Private Equity**

CRF invests with private equity general partners directly and through managed funds-of-funds organized as separate accounts for CRF. Significant activity includes new and increased commitments to general partners made directly by CRF, and new and increased commitments through funds-of-funds.

DBL – The California Equity Fund, \$7.5 million through the NYSCRF Pioneer Partnership Fund A. This is a new relationship for CRF. No placement agents were involved in CRF's investment. The commitment closed on May 30.

#### **Real Estate**

CRF invests with real estate opportunity funds, affordable housing, mortgages and joint ventures with a property-specific mandate. Significant activity includes new commitments to general partners, investments made through joint ventures and affordable mortgages.

Royal Sunset Townhouse Apts., Webster, NY, a 33-unit affordable housing property, under the Buy-Sell Agreement with the Community Preservation Corporation, mortgage of \$3,516,535 was funded. No placement agents are involved in this type of transaction. The mortgage closed on May 4.

1 Hamaspik Way, Monroe, NY, a 4-unit property with 2 commercial units, under the Buy-Sell Agreement with the Community Preservation Corporation, mortgage of \$4,963,350 was funded. No placement agents are involved in this type of transaction. The mortgage closed on May 10.

651 County Route 6, Clermont, NY, a 5-unit affordable housing property, under the Buy-Sell Agreement with the Community Preservation Corporation, mortgage of \$662,147 was funded. No placement agents are involved in this type of transaction. The mortgage closed on May 11.

32 North White St. & 12 Noxon Street, Poughkeepsie, NY, a 5-unit affordable housing property, under the Buy-Sell Agreement with the Community Preservation Corporation, mortgage of \$413,666 was funded. No placement agents are involved in this type of transaction. The mortgage closed on May 11.

42 Mayer Drive, Highland, NY, a 5-unit affordable housing property, under the Buy-Sell Agreement with the Community Preservation Corporation, mortgage of \$483,231 was funded. No placement agents are involved in this type of transaction. The mortgage closed on May 11.

7 Eight Bells Road, Riverhead, NY, an 8-unit affordable housing property, under the Buy-Sell Agreement with the Community Preservation Corporation, mortgage of \$788,215 was funded. No placement agents are involved in this type of transaction. The mortgage closed on May 13.

146 Route 104, Rochester, NY, a 29-unit affordable housing property, under the Buy-Sell Agreement with the Community Preservation Corporation, mortgage of \$1,026,732 was funded. No placement agents are involved in this type of transaction. The mortgage closed on May 19.

257 Lafayette Ave, Buffalo, NY, a 20-unit affordable housing property, under the Buy-Sell Agreement with the Community Preservation Corporation, mortgage of \$2,296,277 was funded. No placement agents are involved in this type of transaction. The mortgage closed on May 20.

23-25 North Pearl Street, Albany, NY, a 7-unit affordable housing property, under the Buy-Sell Agreement with the Community Preservation Corporation, mortgage of \$648,905 was funded. No placement agents are involved in this type of transaction. The mortgage closed on May 26.

2022 Seneca Street, Buffalo, NY, a 3-unit residential and commercial property, under the Buy-Sell Agreement with the Community Preservation Corporation, mortgage of \$250,000 was funded. No placement agents are involved in this type of transaction. The mortgage closed on May 27.

### **Absolute Return Strategies**

CRF invests with absolute return strategies general partners directly and through managed funds-of-funds organized as separate accounts for CRF. Significant activity includes new and increased commitments to general partners made directly by CRF, and new and increased commitments through funds-of-funds.

There was no activity in CRF's absolute return portfolio in May 2010.

### **Opportunistic Alternatives**

CRF invests with general partners and investment managers who invest across asset classes on an opportunistic basis or in direct transactions. Significant activity includes new and increased commitments to general partners or transactions made directly by CRF, and new and increased commitments through funds-of-funds.

There was no activity in CRF's opportunistic alternatives portfolio in May 2010.