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NEW YORK OBSERVER

Video Gamer Has \$6.25 M. for Soho Penthouse

Dan Houser, a pioneer of splendidly violent video games, has paid **\$6.25 million** for a high-tech duplex penthouse at 20 Greene Street. According to city records, the seller is **Charles Ferguson**, who sold his firm Vermeer Technologies to Microsoft for \$130 million before becoming a documentary filmmaker.

Despite its seven rooms, two terraces and a media room with a wood-burning fireplace, Mr. Ferguson never moved into the loft.

Broker **Roger Erickson**, senior managing director at **Sotheby's International Realty**, wouldn't discuss the deal—though he described the long-empty apartment's details, like a 1,000-square-foot terrace off the second-floor master bedroom.

"All with floor-to-ceiling glass," he said, "where no one can look in because you're actually higher than the building across the street." (Sexy Soho grandeur can be very grand like that.) There happens to be even more space upstairs—plus a panoramic view of Manhattan—via the private roof garden.

The fire-lit media room has a high-definition projection system. "Still kind of rare to find in people's residences," Mr. Erickson said. "It's there, ready to be hooked up." Plus, the apartment is wired with "every kind of conceivable" home technology.

So Mr. Houser, who co-founded Rockstar Games in 1998, will be able to play his company's artful but bloody best-sellers like *The Warriors* or *Grand Theft Auto: Vice City*.

Three years ago, the Californian art dealer Serge Sorokko and wife Tatiana—witnesses to Steve Wynn's recent Picasso elbowing—flipped the apartment for \$4.7 million. "He decided not to do the bicoastal thing," said Mr. Erickson, the listing broker in both deals.

Maybe the Sorokkos' buyer, Mr. Ferguson, felt the same way: The sales deed puts his address in California. Will he be a movie man? This January, he won a Special Jury Prize at Sundance for his Iraq War documentary *No End in Sight*.

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