

Address	Size Info	Buyer	Representative	Seller	Representative	Price	Notes	Issue
10th Ave and 15th St map	20,000 sf development site	Real Estate Equities	n/a	Milk Studios	n/a	\$60.0M	The site of a Mobil gas station and a car wash sold for about \$60 million.	Jan-09
38 West 32nd St map	16-story, 132,844 sf office bldg	38 Roosevelt Lee LLC	n/a	n/a	n/a	\$56.5M	The commercial building sold for \$56.5 million, or \$425 per square foot. The property last sold for \$27 million four years ago.	Jan-09
37 West 24th St (Wyndham Garden Hotel Manhattan Chelsea West) map	17-story hotel, 124 rooms total	Gemini Real Estate Advisors	n/a	McSam Hotel Group	n/a	\$39.06M	The hotel sold for \$39.06 million. It opened in early November.	Jan-09
419-35 and 445 Hicks St (Brooklyn) map	Nine 6-story apt. bldgs, 188 units total	Hudson Companies	n/a	n/a	Kenneth Freeman, Massey Knakal	\$34.0M	The portfolio of adjacent walk-up buildings was sold to a joint venture in a transaction valued at \$34 million. The apartment complex, known as Cobble Hill Towers, contains 186 rent-stabilized units and two free-market units.	Jan-09
7 Teleport Dr (Staten Island) map	Two 3-story office bldgs, 300,000 sf total	Local developer	n/a	Murray Construction; Silverstein Properties	n/a	\$25.0M	The two vacant office buildings sold for \$25 million. The properties, formerly known as Teleport I and II, will undergo a \$10 to \$15 million renovation and will be renamed Corporate Commons I and II.	Jan-09

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220 East 65th St map	20,000 sf office condo	Noyack Medical Partners	n/a	n/a	n/a	\$13.5M	The commercial portion of the condo building sold for \$13.5 million, or \$675 per square foot.	Jan-09
318 West 22nd St (Colonial House Inn) map	20-room hotel	318 West 22nd Street LLC	C. Crowley, Olshan Realty; W. Newell, Reilly Mann Newell Realty Group	n/a	n/a	\$6.58M	The bed-and-breakfast inn sold for \$6.58 million.	Jan-09
2115 Ryer Ave (The Bronx) map	6-story, 59,520 sf apt. bldg, 69 units total	n/a	Joshua Zellner, Zellner Realty Corp.	n/a	Joshua Zellner, Zellner Realty Corp.	\$6.2M	The elevator building sold for \$6.2 million, or \$104 per square foot. The price represents a capitalization rate of 8 percent and a gross rent multiple of 7.8.	Jan-09
464 Greenwich St map	5-story, 7,040 sf mixed-use bldg	n/a	n/a	n/a	James Nelson, Massey Knakal	\$5.5M	The walk-up loft building with ground-level retail sold for \$5.5 million, or \$781 per square foot.	Jan-09
179-26/44 Jamaica Ave (Queens) map	Development site	Storage Deluxe	n/a	179-50 Jamaica Avenue LLC	n/a	\$5.5M	The development site sold for \$5.5 million. The buyer plans a self-storage facility of more than 100,000 square feet.	Jan-09

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208-220 Clarkson Ave (Brooklyn) map	2-story, 43,200 sf comm. bldg	n/a	n/a	n/a	Rene Santiago, Massey Knakal	\$4.95M	The property sold for \$4.95 million, or \$115 per square foot. The building is occupied by a garage on the second floor and by a retail tenant on the ground floor.	Jan-09
442 Sixth Ave map	3-story, 3,762 sf apt. bldg	n/a	Inbal Himelblau, Itzhaki Properties	n/a	Ivan Hakimian, Itzhaki Properties	\$4.58M	The multifamily property with ground-level retail sold for \$4.58 million.	Jan-09
322 West 15th St map	4-story, 5,750 sf mixed-use bldg	n/a	n/a	n/a	Brock Emmetsberger, Massey Knakal	\$4.35M	The property sold for \$4.35 million, or \$757 per square foot. The building has a restaurant space on the ground floor and three free-market units above. A carriage house with two rent-controlled tenants is also part of the property.	Jan-09
27-28 Thomson Ave (Queens) map	41,924 sf garage, 202 spaces total	n/a	E. Anton, R. Solarz, D. Schechtman, Eastern Consolidated	n/a	E. Anton, R. Solarz, D. Schechtman, Eastern Consolidated	\$4.3M	The garage at the base of the Arris Lofts condo building sold for \$4.3 million, or \$103 per square foot.	Jan-09
416 Eighth Ave map	2-story, 2,500 sf retail bldg	The Riese Organization	n/a	Penn Bar & Grill Inc.	n/a	\$4.0M	The corner retail property sold for \$4 million. The buyer exercised its option to purchase the building for a fixed price after having signed a 10-year lease in 2000. The site, which houses a Brother Jimmy's BBQ restaurant, has a maximum buildable square footage of 21,000.	Jan-09

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227-33 West 17th St map	Retail co-op	Italian kitchen manufacturer	n/a	n/a	Brock Emmetsberger, Massey Knakal	\$3.9M	The ground-level retail co-op with 100 feet of frontage sold for \$3.9 million. The buyer plans to use the space as a showroom.	Jan-09
1090 Leggett Ave (The Bronx) map	43,636 sf industrial bldg	Industrial user	n/a	n/a	Nick Burns, Massey Knakal	\$3.0M	The property sold for \$3 million, or \$108 per square foot. The site has a 27,790-square-foot structure and vacant land totaling 15,846 square feet. The property is zoned M3-1 with a floor-area ratio of 2, and an as-of-right industrial development of up to 87,274 square feet is permitted.	Jan-09
411 17th St (Brooklyn) map	12-unit apt. bldg	n/a	Matthew Fotis, Marcus & Millichap	n/a	Matthew Fotis, Marcus & Millichap	\$2.37M	The multifamily property sold for \$2.37 million, or \$237 per square foot. The new owner plans to renovate the building, which was delivered vacant.	Jan-09
201 East Mosholu Pkwy (The Bronx) map	6-story apt. bldg, 20 units total	201 Mosholu LLC	n/a	201 East Mosholu LLC	B. Reilly, W. Newell, Reilly Mann Newell Realty	\$2.0M	The multifamily property sold for \$2 million, or \$81 per square foot. The price represents a capitalization rate of 6 percent and a gross rent multiple of 9.	Jan-09
41-50 46th St (Queens) map	4-story, 11,532 sf apt. bldg, 16 units total	Local investor	n/a	n/a	Stephen Preuss, Massey Knakal	\$1.65M	The walk-up property sold for \$1.65 million, or \$142 per square foot. The rent-stabilized building contains 12 two-bedrooms and four one-bedrooms.	Jan-09

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305 East 88th St map	700 sf office co-op	n/a	Tim Parkkila, NYCRS	Terris Management	Eva Eng, Prudential Douglas Elliman	n/a	The fourth-floor commercial co-op sold for an undisclosed price.	Jan-09
148 West 48th St map	6-story, 48,700 sf garage	The Rockefeller Group Development Corporation	n/a	Sun Garage Company	n/a	\$62.5M	The garage sold for \$62.5 million, or \$1,283 per square foot. The buyer holds a 99-year lease on a neighboring building. The garage site has a maximum buildable square footage of 90,373.	Dec-08
59 West 35th St map	146-unit hotel	MMG-35 LLC	n/a	McSam Hotel Group	n/a	\$46.34M	The recently opened Hampton Inn hotel sold for \$46.34 million. McSam had purchased the property in 2005 for \$13.25 million.	Dec-08
1390 Third Ave map	7,300 sf retail co-op	Local investor	n/a	n/a	G. Dana, R. Dana, A. Lederman, Prudential Douglas Elliman	\$20.0M	The retail portion of the co-op apartment building sold for around \$20 million.	Dec-08
204 West 108th St map	6-story, 42,186 sf apt. bldg, 49 units total	LM 204 W. 108 LLC	David Kalish, Eastern Consolidated	IGPF Canterbury LLC	D. Guttoff, R. Rogovin, B. Ezratty, Eastern Consolidated	\$16.75M	The prewar apartment building sold for \$16.75 million, or \$397 per square foot. The seller had acquired the property three years earlier for \$10.4 million.	Dec-08

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2338 Hermany Ave (The Bronx) map	193,000 sf industrial bldg	Clarendon Holdings	Crosstown Realty	Atlantic Development	Peter Cokin, NAI Friedland Realty	\$14.0M	The property sold for \$14 million.	Dec-08
49 West 33rd St map	4-story, 17,160 sf office bldg	KC129-09 LLC	n/a	4933 Realty LLC	n/a	\$10.5M	The property sold for \$10.5 million. The seller had acquired the building in June 2007 for \$7 million.	Dec-08
42-43 Ithaca St (Queens) map	6-story apt. bldg, 67 units total	Queens investor	Yosef Katz, GFI Realty	n/a	Yosef Katz, GFI Realty	\$8.5M	The property sold for \$8.5 million, or about \$127,000 per unit. The building has an indoor parking garage.	Dec-08
700 Ocean Ave (Brooklyn) map	6-story apt. bldg, 66 units total	Local investor	Michael Kerwin, GFI Realty	n/a	Michael Kerwin, GFI Realty	\$7.5M	The elevator building sold for \$7.5 million, or around \$113,000 per unit. The price represents a gross rent multiple of 11.2. The buyer plans to renovate the property.	Dec-08
327 and 329 West 22nd St map	Two 4-story apt. bldgs, 16 units total	Manhattan user	n/a	n/a	J. Nelson, B. Emmetsberger, Massey Knakal	\$7.35M	The two adjacent properties sold for \$7.35 million, or \$727 per square foot. The buildings include 10 free-market units, five rent-stabilized units and one rent-controlled unit.	Dec-08

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32-21/32-25 Francis Lewis Blvd (Queens) map	2-story, 24,000 sf retail bldg	Monroe LLC	Adam Stupak, Winick Realty	n/a	Adam Stupak, Winick Realty	\$7.3M	The retail building sold for \$7.3 million, or \$304 per square foot. The property contains nine ground-floor retail units as well as commercial space on the upper floor.	Dec-08
590 West 204th St map	6-story, 44,795 sf mixed-use bldg, 57 units total	n/a	Joshua Zellner, Zellner Realty Corp.	n/a	Joshua Zellner, Zellner Realty Corp.	\$7.08M	The property sold for \$7.08 million, or \$158 per square foot. The price represents a capitalization rate of 6.4 percent and a gross rent multiple of 10.5. The average monthly rent per apartment is \$851.	Dec-08
38 East 57th St map	13-story, 30,000 sf office bldg	Macklowe Properties affiliate	n/a	Sovereign Partners	n/a	\$5.35M	The lease on the property sold for \$5.35 million. Macklowe Properties had purchased the building for \$60 million in February 2007 to include it in the Park Avenue Drake Hotel development, but Sovereign Partners held a lease for the entire property.	Dec-08
47-60 39th Pl (Queens) map	4-story apt. bldg, 32 units total	n/a	Nadeem Haque, Extreme Realty	n/a	Nadeem Haque, Extreme Realty	\$4.43M	The walk-up property sold for \$4.43 million. Twenty-two of the 32 apartments were delivered vacant.	Dec-08
227-33 West 17th St map	4,000 sf retail co-op	n/a	n/a	n/a	Brock Emmetsberger, Massey Knakal	\$3.9M	The ground-floor commercial unit sold for \$3.9 million, or \$975 per square foot.	Dec-08

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32-47 Queens Blvd (Queens) map	2-story, 14,375 sf industrial bldg	Queens developer	n/a	n/a	Stephen Preuss, Massey Knakal	\$3.8M	The property sold for \$3.8 million, or \$264 per square foot. The buyer plans to demolish the building to make way for a 60-room hotel.	Dec-08
748 St. Marks Ave (Brooklyn) map	6-story apt. bldg, 36 units total	n/a	Rosewood Realty	n/a	Rosewood Realty	\$3.0M	The elevator building sold for \$3 million. The price represents a gross rent multiple of 7.7.	Dec-08
366 Myrtle Ave (Brooklyn) map	4-story, 3,400 sf mixed-use bldg	Local user	n/a	n/a	Massey Knakal	\$1.1M	The property sold for \$1.1 million, or \$324 per square foot. The building has two vacant commercial spaces and six apartments, including four two-bedrooms and two one-bedrooms. The property has an additional 2,000 square feet of air rights.	Dec-08
22-44 Church Ave (Brooklyn) map	23,000 sf retail bldg	Brooklyn investor	Allison Chambers, Kalmon Dolgin Affiliates	n/a	Bob Klein, Kalmon Dolgin Affiliates	n/a	The investor purchased a 49-year ground lease for the vacant property. The price was not disclosed. An IHOP restaurant will replace a shuttered White Castle on the site.	Dec-08
200 East 66th St (Manhattan House) map	102,842 sf retail condo	Madison Capital	n/a	O'Connor Capital Partners	Eastdil Secured	\$86.0M	The commercial portion of the property sold for \$86 million. The purchase includes seven ground-level stores, four professional office spaces and a parking garage. Manhattan House is undergoing a \$1.1 billion conversion to condos.	Nov-08

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Upper Manhattan portfolio map	21 apt. bldgs, 418,230 sf total	n/a	n/a	n/a	R. Knakal, R. Shapiro, S. Shkury, Massey Knakal	\$54.0M	sold for \$54 million. The properties are located at 463-467 West 159th Street; 2180-2182 Amsterdam Avenue; 503-507 West 176th Street; 531 West 179th Street; 704 West 180th Street; 559-561 West 183rd Street; 510-524 West 184th Street; 507 West 184th Street; 515 West 184th Street; 516-520 West 188th Street; 283-285 Audubon Avenue; 70-72	Nov-08
210 West 76th St map	Development site	2148 Broadway Holdings LLC; 210 West 76th St Continental LLC	J. Rosales, R. Ancona, Lee Odell Real Estate	Downtown Realty Associates	J. Rosales, R. Ancona, Lee Odell Real Estate	\$36.5M	The garage sold for \$36.5 million. The developers acquired an adjacent site at 2148 Broadway with plans for a 24-story, 260,000-square-foot residential tower.	Nov-08
7 West 51st St map	9-story, 43,000 sf office bldg	Parkoff Organization	n/a	Banco Popular North America	n/a	\$28.0M	The commercial property sold for \$28 million, or \$651 per square foot. The seller, a division of Puerto Rico's largest bank, Popular, originally acquired the building in 1971. It operates a retail bank on the property's first floor.	Nov-08
11 West 51st St map	4-story, 18,598 sf retail bldg	11 West 51 Realty	n/a	JPMorgan Chase	n/a	\$28.0M	The property sold for \$28 million. The buyer applied for permits to build a 14-story hotel at the site with first-floor commercial space, but the plans were disapproved September 19, according to public records.	Nov-08
406 East 91st St map	81,828 buildable sf development site	The Convent of the Sacred Heart	n/a	Verizon New York	n/a	\$23.0M	The property sold for \$23 million, or \$280 per buildable square foot. The lot has a footprint of 12,500 square feet. The buyer, a Catholic school, plans to build offices, a gym and a pool on the site.	Nov-08

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261 West 47th St (The Biltmore) map	4-story theater	The Manhattan Theater Club	n/a	Biltmore Theater LLC	n/a	\$21.9M	The 650-seat theater sold for \$21.9 million.	Nov-08
124 West 23rd St map	Development site	Anbau Enterprises affiliate	n/a	Franpearl Equities Corp.	n/a	\$19.3M	The property sold for \$19.3 million. The buyer plans a 16-story residential building with 34 units. Franpearl Equities acquired the site, which currently has a five-story building, in 2004 for \$10.6 million.	Nov-08
3247 Broadway map	10-story, 62,200 sf warehouse	Columbia University	n/a	Despatch Moving & Storage	n/a	\$14.8M	The industrial property sold for \$14.8 million, or \$235 per square foot.	Nov-08
1600 Central Ave (Queens) map	5-story, 36,312 sf office bldg	Brooklyn investor	n/a	n/a	Brian Sarath, Massey Knakal	\$12.15M	The commercial property sold for \$12.15 million, or \$335 per square foot. The building is 90 percent leased, and the seller plans to lease back the remaining space for one year upon closing the deal.	Nov-08
2026 Ocean Ave (Brooklyn) map	7-story mixed-use bldg	Herald Realty	Rosewood Realty	IJD Realty	Rosewood Realty	\$11.25M	The building sold for \$11.25 million. The property has 58 residential and seven commercial units. The price represents a gross rent multiple of 12.7.	Nov-08

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1095 East 45th St (Brooklyn) map	60,000 sf industrial bldg	Nightingale Properties	Crosstown Realty	Farragut Realty	M.C. O'Brien	\$11.15M	The property sold for \$11.15 million. The price represents a capitalization rate of 8 percent.	Nov-08
31-33 Oliver St map	6-story, 15,729 sf mixed-use bldg	Local investors	D. Yaghoubi, E. Yaghoubi, City Prime Realty	n/a	n/a	\$6.7M	The corner property went into contract for \$6.7 million, or \$426 per square foot. The building has 25 residential units and four commercial units.	Nov-08
303-305 Broome St map	6-story, 18,055 sf apt. bldg, 22 units total	n/a	D. Gluck, M. Santos, M. Guarino Jr., Extreme Realty	n/a	George Niblock, Friedman-Roth Realty Corp.	\$6.45M	The walk-up building with ground-level retail sold for \$6.45 million, or \$357 per square foot. The apartments rent at an average rate of \$1,130 per month.	Nov-08
1553 Westchester Ave (The Bronx) map	10,000 sf retail bldg	Crown Acquisitions	n/a	n/a	n/a	\$6.0M	The property sold for \$6 million, or \$600 per square foot. AT&T will occupy 2,500 square feet on the corner; the remaining spaces will become available over the next year.	Nov-08
1961-67 Amsterdam Ave map	Three 4-story apt. bldgs	n/a	Scott Edelstein, Marcus & Millichap	n/a	Nicole Carra, NLC Realty	\$5.78M	The buildings sold for \$5.78 million.	Nov-08

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301 East 69th St map	6-story, 18,750 sf garage	n/a	n/a	n/a	Robert Knakal, Massey Knakal	\$5.4M	The parking garage sold for \$5.4 million, or \$288 per square foot. The garage has 40 parking spaces and a net monthly income of \$32,000.	Nov-08
107 East 35th St map	7,715 sf apt. bldg	European investor	D. Ogden, M. Prandoni, Corbel Capital	n/a	John Ciraulo, Massey Knakal	\$4.6M	The walk-up building sold for \$4.6 million, or \$596 per square foot. The property consists of four two-bedrooms, two one-bedrooms and three studios, as well as floor-through units in the penthouse and basement space. Seven of the units are free market, and four are rent stabilized.	Nov-08
191 Madison St map	6-story, 11,910 sf apt. bldg	Manhattan nonprofit	n/a	n/a	T. Gammino, M. DeCheser, Massey Knakal	\$3.69M	The elevator building sold for \$3.69 million, or \$310 per square foot. The price represents a capitalization rate of 4 percent and a gross rent multiple of 16. The property has 24 apartments, 22 of which are rent stabilized and two of which are rent controlled.	Nov-08
221-25 West 116th St map	3-story, 8,500 sf office bldg	n/a	E. Perry, M. Alexander, Weichert Realtors	n/a	V. Sozio, S. Shkury, Massey Knakal	\$3.65M	The property sold for \$3.65 million, or \$429 per square foot. The previous owner had been cleared to develop a 23,000-square-foot mixed-use building on the site, but the buyer plans to use the property for his commercial lighting business.	Nov-08
182-186-188 State St (Brooklyn) map	3 apt. bldgs, 21 units total	n/a	M. Langone, M. Guarino Sr., Extreme Realty	n/a	M. Langone, M. Guarino Sr., Extreme Realty	\$3.2M	The three-building package sold for \$3.2 million. The properties include two three-story walk-ups and one four-story walk-up.	Nov-08

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1733 Sheepshead Bay Rd (Brooklyn) map	9,843 sf office bldg	Brooklyn investor	n/a	n/a	Brian Hanson, Massey Knakal	\$3.1M	The property sold for \$3.1 million, or \$315 per square foot. The building was most recently used as an office and was delivered vacant.	Nov-08
3507 Laconia Ave (The Bronx) map	4-story, 20,081 sf apt. bldg, 17 units total	Queens investor	n/a	n/a	Karl Brumback, Massey Knakal	\$1.73M	The walk-up property with ground-floor retail sold for \$1.73 million, or \$86 per square foot.	Nov-08
154 Highland Pl (Brooklyn) map	18,000 sf apt. bldg, 20 units total	n/a	C. Liebman, Z. Felson, Marcus & Millichap	n/a	C. Liebman, Z. Felson, Marcus & Millichap	\$1.58M	The multifamily property sold for \$1.58 million, or \$88 per square foot. The price represents a capitalization rate of 7.1 percent and a gross rent multiple of 7.9.	Nov-08
192-194 Malcolm X Blvd (Brooklyn) map	17,600 sf apt. bldg, 18 units total	n/a	n/a	n/a	Michael Amirkhanian, Massey Knakal	\$1.34M	The property sold for \$1.34 million, or \$76 per square foot. The building includes 18 residential units, three of which were delivered vacant, and ground-floor retail space.	Nov-08
478 Kings Highway (Brooklyn) map	3,400 sf mixed-use bldg	Local investor	n/a	n/a	Brian Hanson, Massey Knakal	\$1.3M	The corner property sold for \$1.3 million, or \$382 per square foot. The building has one three-bedroom apartment and three retail spaces. There is an additional 2,450 square feet of air rights.	Nov-08

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741 Ocean Pkwy (Brooklyn) map	Development site	Brooklyn user	n/a	n/a	Eric Greenfield, Massey Knakal	\$1.0M	The property sold for \$1 million, or \$91 per square foot. There is a single-family home on the site, but zoning allows for about 10,940 square feet of residential construction.	Nov-08
145 Greene St map	2,000 sf retail condo	n/a	Inbal Himelblau, IP Realty	n/a	I. Hakimian, E. Haliva, IP Realty	n/a	The property sold with the retail tenant, Aroma Espresso Bar, already in place. The price was not disclosed.	Nov-08
14 East 4th St map	1,100 sf comm. unit	Stanton Young	Deborah Stewart, NYCRS	n/a	Harry DiOrio, Prudential Douglas Elliman	n/a	The dentist purchased the professional space for an undisclosed price.	Nov-08
316 Third Ave map	21-story, 260,000 sf apt. bldg	New York University	n/a	JD Carlisle Development Corp.	n/a	\$275.0M	The residential property sold for \$275 million, or \$1,058 per square foot. NYU will use the building to house 900 undergraduate students. The facility includes a study lounge on floors three through five as well as a large space for events and activities. The sub-level space will open in spring 2009 with a gym, private study rooms and a TV lounge.	Oct-08
814 Madison Ave map	11-story apt. bldg, 44 units total	Abro Management affiliates	n/a	Madison 68 Corporation of Manhattan	n/a	\$191.8M	the property ranged over the past two years from \$3,100 for a one-bedroom to \$30,000 for a five-bedroom unit, according to StreetEasy. Abro Management also purchased two apartment buildings at 103-109 East 86th Street and 115-119 East 82nd Street for \$85 million. In addition, Abro recently sold two apartment buildings at 34 Hillside	Oct-08

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370 Lexington Ave map	27-story, 305,000 sf office bldg	Sherwood Equities; JPMorgan Chase	Represented in-house	Broad Street Development	C&W	\$155.0M	The office tower sold for \$155 million, or \$508 per square foot. Broad Street Development acquired the property for \$97.5 million two years ago. Asking rents at the building range from \$64 to \$68 per square foot.	Oct-08
23 Wall St/15 Broad St map	42-story, 725,803 sf apt. bldg	Far East investment fund	n/a	Africa Israel Investments	n/a	\$150.0M	Africa Israel sold its entire stake in the property for \$150 million. The Israel-based company also sold minority shares of 5 Madison Avenue for \$150 million and the former New York Times Building at 229 West 43rd Street for \$49 million to help finance redevelopment projects for the buildings (see below).	Oct-08
5 Madison Ave map	41-story, 267,000 sf office bldg	Far East investment fund	n/a	Africa Israel Investments	n/a	\$150.0M	A 49.9 percent interest in the Clock Tower portion of the property sold for \$150 million. The sale will help finance the planned conversion of the building into luxury apartments. Africa Israel paid \$200 million for the building last year.	Oct-08
98 Montague St map	14-story, 140,000 sf hotel, 224 rooms total	RAL Companies & Affiliates	n/a	Jehovah's Witnesses	n/a	\$92.0M	The former Hotel Bossert went into contract for \$92 million. The buyer plans to convert the property into student housing and then sell or lease the building to a university.	Oct-08
360 Lexington Ave map	26-story, 240,000 sf office bldg	AEW	n/a	Himmel + Meringoff Properties	D. Stacom, B. Shanahan, CBRE	\$90.0M	The office tower sold for \$90 million plus the assumption of a \$38.6 million mortgage. The building was built in 1958 and is home to such tenants as the Afghanistan Consulate General, the Permanent Mission of the Republic of Namibia and Sumitomo Electric Finance.	Oct-08

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103-109 East 86th St and 115-119 East 82nd St map	2 apt. bldgs, 86 units total	Abro Management	T. Shafran, L. Sternhell, P. Vanderpool, Capin & Associates	The Jaglom family	T. Shafran, L. Sternhell, P. Vanderpool, Capin & Associates	\$85.0M	The properties sold for \$85 million. The two buildings contain four professional suites in addition to the residential units.	Oct-08
2148 Broadway map	5-story, 60,635 sf mixed-use bldg	Continental Ventures	n/a	Rebak Realty	n/a	\$75.0M	The property sold for \$75 million. The buyer plans a 24-story residential development of 300,000 square feet.	Oct-08
425 Main St (Riverwalk Landing) map	96 apt. units	Memorial Sloan Kettering	n/a	Hudson Companies; The Related Companies	n/a	\$49.51M	The hospital exercised an option to purchase 96 units at the condo for \$49.51 million.	Oct-08
229 West 43rd St map	15-story, 775,000 sf office bldg	Far East investment fund	n/a	Africa Israel Investments	n/a	\$49.0M	Africa Israel sold a 49 percent share in the former New York Times Building for \$49 million. The buyer has an option to purchase an additional 1 percent interest in the property, and will take on a share of the \$711 million in costs for redeveloping the building.	Oct-08
162-164 West 48th St map	4-story, 9,300 sf retail bldg	164 West 48th Street LLC	n/a	Alessandro Carozza	n/a	\$33.4M	The 50-year lease for the property sold for \$33.4 million. A Sam Ash Music store occupies the building's retail space.	Oct-08

Address	Size Info	Buyer	Representative	Seller	Representative	Price	Notes	Issue
62 Madison Ave map	11-story hotel, 81 rooms total	Madison Hotel LLC	n/a	n/a	n/a	\$32.0M	The hotel sold for \$32 million, or \$395,062 per room.	Oct-08
413-15 West Broadway map	6-story, 30,000 sf apt. bldg	Willwest Holdings	Edmond Levy, Cornerstone Property Group	413 West Broadway Corp.	Edmond Levy, Cornerstone Property Group	\$28.5M	The loft property sold for \$28.5 million, or \$950 per square foot. The price represents a capitalization rate of 3.5 percent.	Oct-08
34 Hillside Ave map	6-story, 161,362 sf apt. bldg, 186 units total	Vantage Properties affiliates	Capin and Associates	Abro Management	Capin and Associates	\$23.1M	The elevator building sold for \$23.1 million, or \$143 per square foot. The buyer also acquired an adjacent residential building for \$17.1 million (see below).	Oct-08
11 East 88th St map	8-story, 27,464 sf apt. bldg	Manhattan investor	n/a	J. Nelson, C. Rosenthal, Massey Knakal	n/a	\$19.0M	The elevator property sold for \$19 million, or \$692 per square foot. Of the property's 24 residential units, 12 are rent stabilized and 12 are free market.	Oct-08
231 Bowery map	6-story, 47,067 sf comm. bldg	New Museum of Contemporary Art	n/a	n/a	Robert Burton, Massey Knakal	\$18.6M	The loft building sold for \$18.6 million, or \$395 per square foot. The property will be delivered vacant with the exception of three rent-stabilized artist spaces.	Oct-08

Address	Size Info	Buyer	Representative	Seller	Representative	Price	Notes	Issue
496 Broadway map	5-story office bldg	Idylwood NY	n/a	496 Broadway Realty	n/a	\$18.0M	The loft property sold for \$18 million. The seller in the transaction purchased the building last year from Wo Yee Hing Realty for \$10 million. The first floor is currently occupied by a jewelry shop.	Oct-08
2 Ellwood St map	6-story, 119,788 sf apt. bldg, 155 units total	Vantage Properties affiliates	Capin and Associates	Abro Management	Capin and Associates	\$17.1M	The residential property sold for \$17.1 million, or \$143 per square foot.	Oct-08
154 Delancey St map	5,045 sf development site	Sam Chang	n/a	n/a	Michael DeCheser, Massey Knakal	\$15.75M	The property sold for \$15.75 million, or \$330 per buildable square foot. The current zoning for the site is C6-1, but a proposed C6-2A zoning change could boost the total buildable square footage to 47,706.	Oct-08
180-182 Bowery map	30,000 buildable sf development site	Manhattan investor	n/a	The 114 Bowery Corporation	Robert Burton, Massey Knakal	\$11.78M	The property sold for \$11.78 million, or \$393 per buildable square foot. The site has a three-story, 10,750-square-foot commercial building.	Oct-08
555 Hutchinson River Pkwy (The Bronx) map	2-story, 33,000 sf hotel, 95 rooms total	Baywood Hotels	Laurence Ross, Besen & Associates	Whitestone Motel Co.	Laurence Ross, Besen & Associates	\$11.68M	The Capri Whitestone Motel sold for \$11.68 million, or about \$123,000 per room. The property has 190 feet of frontage and sits on a 98,000-square-foot lot with parking spaces.	Oct-08

Address	Size Info	Buyer	Representative	Seller	Representative	Price	Notes	Issue
212 East 47th St map	24,500 sf garage	Long Island parking company	n/a	n/a	Robert Knakal, Massey Knakal	\$11.5M	The 105-car parking garage sold for \$11.5 million, or \$469 per square foot. The space is currently occupied by Central Parking System, whose lease expires in May 2009 with no renewal options.	Oct-08
125 Maiden Ln map	25,622 sf office condo	The Jewish Forward	Larry Roberts, Arch Brokerage	Empire State Development Corp.	Michael Rudder, Time Equities	\$11.5M	The news organization purchased the entire eight-floor space for \$11.5 million, or \$450 per square foot. The company plans to relocate at the end of the year from 45 East 33rd Street.	Oct-08
East 11th St and Avenue A map	7,500 sf development site	Archdiocese of New York	n/a	The Salesian Society	n/a	\$10.4M	Two of the three playground parcels went into contract for \$10.4 million. The buyer owns the third parcel as well as the adjacent Mary Help of Christians Catholic Church that was closed in May 2007.	Oct-08
75 Greene St map	5-story, 10,000 sf office bldg	Alberto Makali	n/a	The Dorcel Corporation	n/a	\$8.97M	The loft building sold for \$8.97 million. It is currently unoccupied, but the buyer plans to rehabilitate it and offer it for rent this fall. The first floor unit will be leased as retail space and the upper floors as offices.	Oct-08
35-37 West 23rd St map	4,100 sf retail condo	AWN Holding LLC	Roxanne Betesh, Sinvin Realty	n/a	Alan Gallaway, Kurland Realty	\$7.15M	The retail condo sold for \$7.15 million.	Oct-08

Address	Size Info	Buyer	Representative	Seller	Representative	Price	Notes	Issue
1207 49th St (Brooklyn) map	4-story, 36,000 sf mixed-use bldg	Brooklyn Pinnacle Realty Group	Moshe Gottfried, Blue Sky Realty	n/a	Jason Maier, Massey Knakal	\$6.25M	The property sold for \$6.25 million, or \$174 per square foot. The price represents a capitalization rate of 5.55 percent and a gross rent multiple of 11.7. The building has 36 residential units and seven commercial units.	Oct-08
30-59 Steinway St (Queens) map	3-story, 13,968 sf mixed-use bldg	New York investor	n/a	n/a	Alfonso Holloman, Massey Knakal	\$6.1M	The property sold for \$6.1 million, or \$437 per square foot. The site has two stores, a parking lot, warehouse space and 12 apartments.	Oct-08
85 Fifth Ave map	8,500 sf office condo	ABKCO Music and Records	n/a	Cornwall Capital	Matthew Bergey, CBRE	\$6.0M	The 11th-floor commercial condo sold for \$6 million, or \$706 per square foot.	Oct-08
429 Greenwich St map	7,660 sf retail condo	E&G Realty	Roxanne Betesh, Sinvin Realty	LKS Concepts	n/a	\$6.0M	The retail condo sold for \$6 million.	Oct-08
520 West 27th St map	Two 2,400 sf office condos	n/a	n/a	Peter Moore Associates	Roxanne Betesh, Sinvin Realty	\$5.25M	The pair of commercial condos sold for \$5.25 million, or \$1,094 per square foot. The units are located on the 10th and 11th floors, and each has a 370-square-foot terrace.	Oct-08