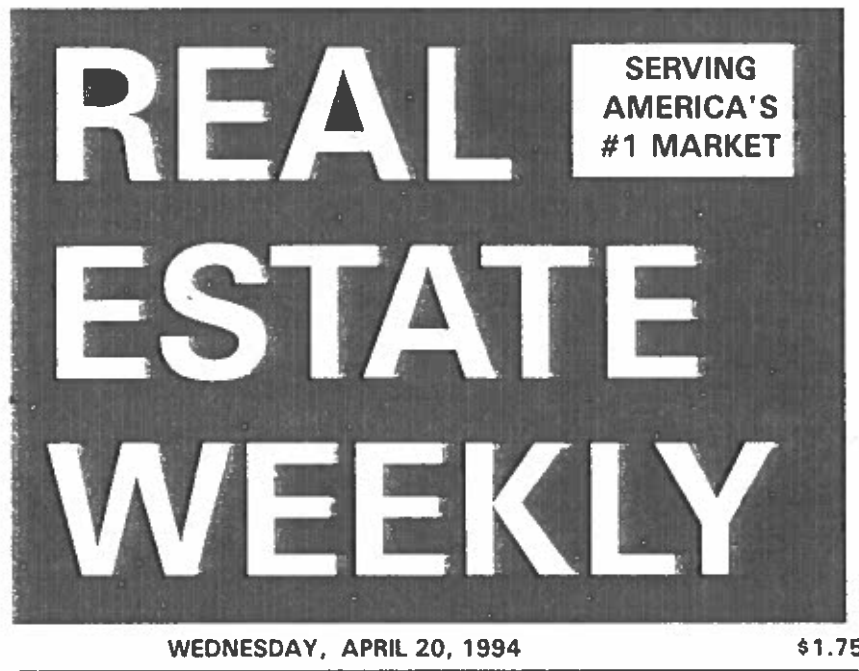


THE ONLY WEEKLY REAL ESTATE NEWSPAPER IN THE U.S.

The image shows the front cover of the Real Estate Weekly newspaper. The title "REAL ESTATE WEEKLY" is printed in large, bold, white, sans-serif capital letters on a dark background. To the right of the title, a white rectangular box contains the text "SERVING AMERICA'S #1 MARKET" in black, bold, sans-serif capital letters. Below the title, a white horizontal bar contains the date "WEDNESDAY, APRIL 20, 1994" on the left and the price "\$1.75" on the right.

REAL ESTATE WEEKLY

SERVING AMERICA'S #1 MARKET

WEDNESDAY, APRIL 20, 1994 \$1.75

Second Ave. buildings sold

In an all cash transaction valued at approximately \$700,000 the two buildings at 1154 and 1156 Second Avenue have been sold, according to a report from Robert A. Knakal, managing director, Massey Knakal Realty Services, Inc. The properties, having a total frontage of 40 feet along Second Avenue, are situated between 60th and 61st Streets on the east side of the avenue. The buildings contain over 9,000 square feet of space and consisted of two retail stores and six residential apartments. The buildings were partially renovated and were fully occupied at the time of sale.

"Given the excellent location of the properties and the strong net income of

over \$80,000 per year, we feel the purchaser made a wise investment in these buildings", said Mark Massey, the agent for Massey Knakal who spearheaded the marketing efforts for the firm. "There were many purchasers vying for these buildings and this competition drove the price up."

Massey Knakal had sold the building next door at 1152 Second Avenue for the Greenberg Estate approximately one year ago.

The purchaser of the properties was an investing client of Massey Knakal Realty Services. Both parties to this transaction were represented by Massey Knakal.