



**MASSEY
KNAKAL**

Realty Services

PropertySalesReport

MANHATTAN

1st Quarter 2011

www.masseyknakal.com

Below are all sales completed during the 1st Quarter of 2011

During the first quarter of 2011, there was \$3.9B in NYC property sales, a 45% increase from 1Q10 but 30% off the 2 year high of \$5.6B set in 4Q10. Thus far, there have been 433 properties sold, representing an annualized turnover of 1.06%. Brooklyn has out paced all markets with 146 property sales through 1Q11, or 36% of total properties sold. Manhattan leads all markets in terms of dollar volume with \$3.1B of sales or 79% of the \$3.9B sold citywide.

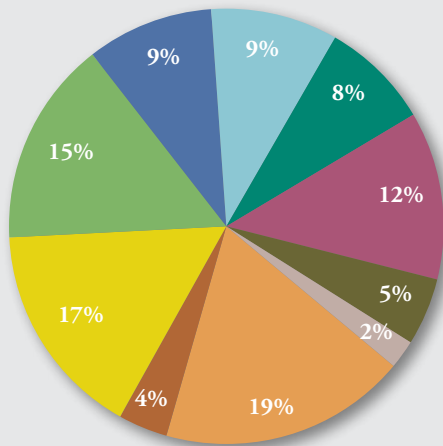
Property Sales Volume & Turnover

During 1Q11, the Manhattan property sales market (south of 96th St. east of Central Park and south of 110th St. west of Central Park) saw 118 transactions occur, a 48% increase over 1Q10 and an increase of 2% over 4Q10. Of those transactions, there were 137 properties sold, an increase of 10% from 4Q10 and 34% from 1Q10. The projected turnover rate in Manhattan through 1Q11 was 1.98% of the total stock of properties, up 18% from 2010.

Dollar Volume

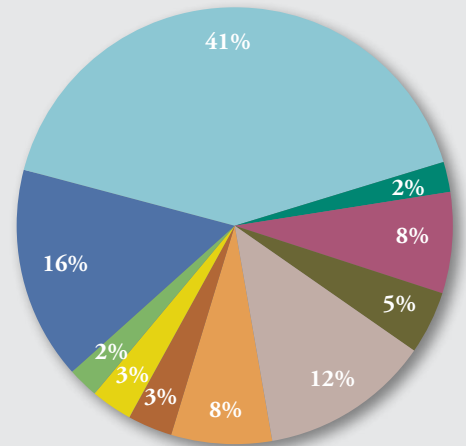
The aggregate sales consideration in 1Q11 was \$3.1B, an increase of 40% over 1Q10, but 37% off the \$4.8B from 4Q10, which produced the highest quarterly dollar volume in the past 10 quarters. Average price per property in Manhattan was just shy of \$22.5M. Institutional class office buildings in Manhattan continue to carry volume across all property classes in New York City, making up 41% of all volume in Manhattan and 33% citywide. Additionally, nine properties over \$100M have traded in 1Q11 (excluding recapitalization deals), equaling 2009's total output of sales over \$100M.

% OF PROPERTIES SOLD BY TYPE

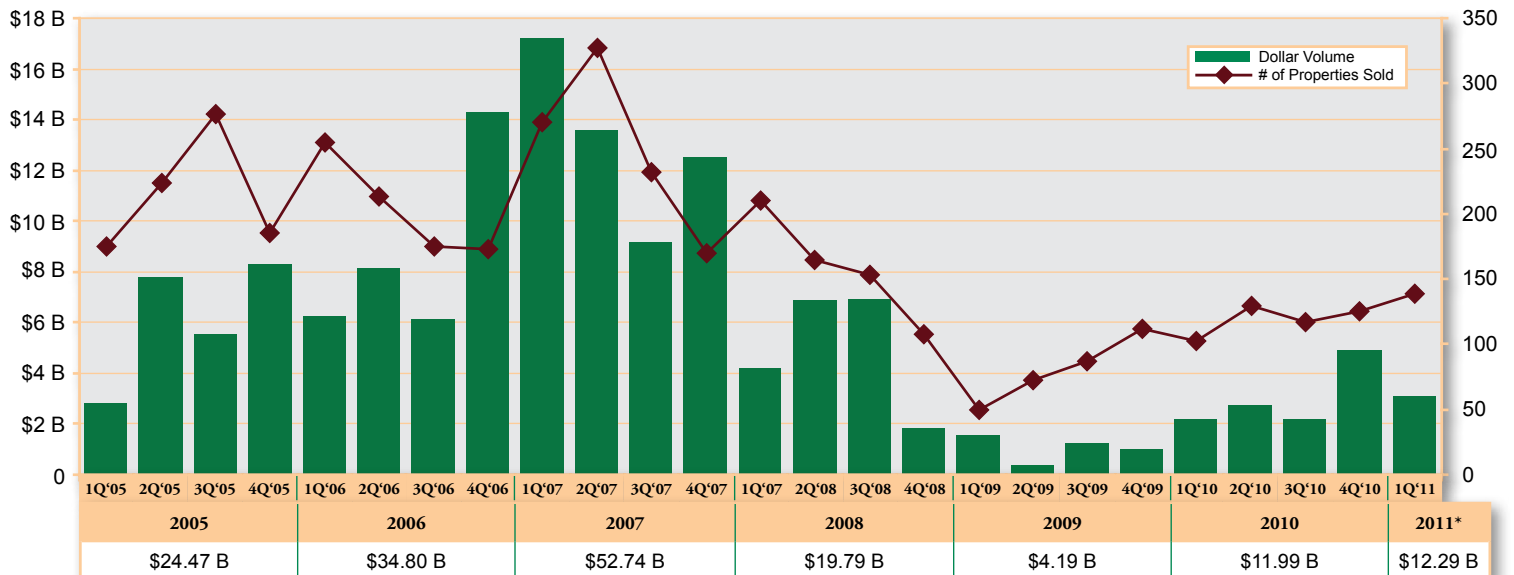


25	I-4 Family	\$ 230,597,000
5	Elevator	\$ 105,460,000
22	Walk-Up	\$ 89,664,000
21	Mixed-Use	\$ 68,675,916
13	Retail	\$ 483,234,773
13	Office	\$ 1,264,956,836
11	Office Condo	\$ 71,884,550
17	Development	\$ 231,402,412
3	Hotel	\$ 383,387,555
7	Specialty Use	\$ 142,219,362
137	TOTAL	\$ 3,071,482,404

% OF DOLLAR VOLUME BY TYPE



DOLLAR VOLUME & NUMBER OF PROPERTIES SOLD



* Annualized

While the volume figures above reflect activity across all property types, below we examine pricing trends based on product type.

1-4 Family Buildings

- 1Q11 dollar volume was \$230M, up 36% from 4Q10 and up 72% from 1Q10
- 25 properties have sold thus far in 2011, down 4% from 4Q10, but up 25% from 1Q10
- \$/SF in 1Q11 was \$1,665, up 24% from 2010

Elevator Apartment Buildings

- 1Q11 dollar volume was \$105.5M, down 35% from 4Q10. 5 properties were sold equaling both 1Q & 4Q10's properties sales volume respectively
- Cap Rates averaged 4.22%, down 62 bps from 4.84%. The Gross Rent Multiplier (GRM) increased to 14.40x from 12.74x in 2010.
- \$/SF in 1Q11 was \$518, up 18% from 2010

Walk-Up Apartment Buildings

- 1Q11 dollar volume was \$89.6M, down 5% from 4Q10 but up 147% from 1Q10.
- 22 properties were sold, up 5% from 4Q10 and up 175% from the 8 sold in 1Q10
- Cap Rates averaged 5.81%, up 3 bps from 2010; GRM was 11.70x, down from 11.87x in 2010.
- \$/SF in 1Q11 was \$592, up 13% from 2010

Mixed Use Buildings

- 1Q11 dollar volume at \$69M, down 52% from 4Q10, but up 39% from 1Q10.
- 21 properties were sold up 31% from 4Q10 and 91% from 1Q10.
- Cap Rates averaged 6.09%, down 19 bps from 2010, GRM was 13.05x up from 11.88x in 2010.
- \$/SF in 1Q11 was \$505, down 32% from 2010

Retail/Retail Condo

- 1Q11 dollar volume was \$483M, equaling 83% of total dollar volume in 2010 and up 156% over 4Q10.
- The 13 properties sold was down from the 15 sales that occurred in 4Q10
- Cap Rates average 5.68%, down 119 bps from 6.87% in 2010
- \$/SF in 1Q11 was \$2,235, up an impressive 92% from 2010

Office

- 1Q11 dollar volume was \$1.26B (excludes recapitalizations); 13 properties were sold, which was up 18% from 4Q10 and more than doubled 1Q10 building sales volume
- Cap Rates averaged 5.22% in 2011, down 118 bps from 6.40% in 2010
- \$/SF in 1Q11 was \$562, up 5% from 2010

Hotel

- 1Q11 dollar volume was \$383M, down 41% from 4Q10.
- 3 properties sold in 4Q10, on par with 2010 quarterly averages
- \$/SF in 1Q11 was \$889, up 15% from 2010.

Development

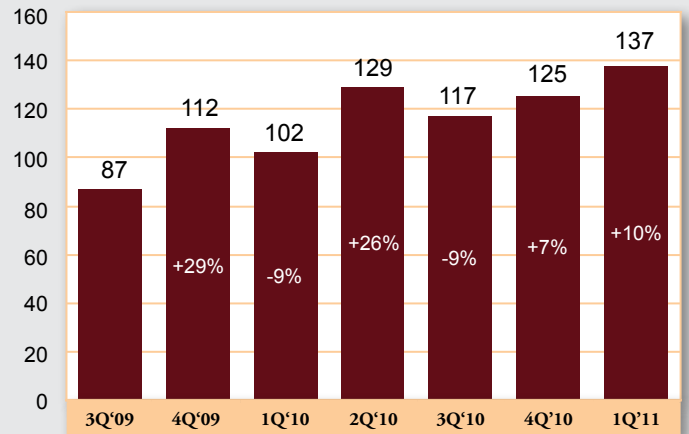
- 1Q11 dollar volume was \$231M, down 5% from 4Q10
- 17 properties sold in 1Q11 vs. 14 in 4Q10
- \$/BSF in 1Q11 was \$275, down 16% from 2010

Other Property Types

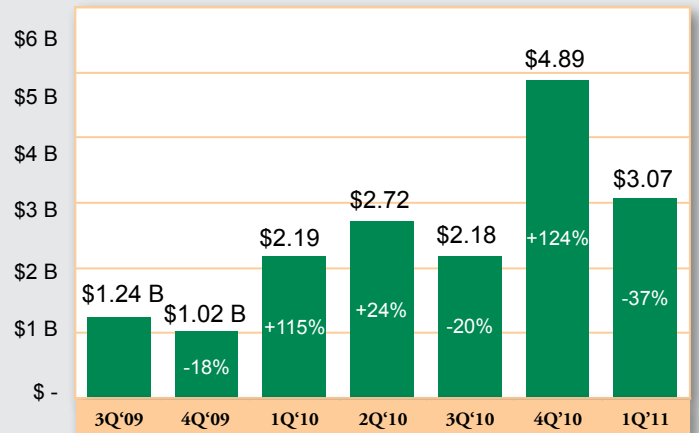
- 11 office condo's sold for \$71M, averaging \$1,001 \$/SF. This represents an 15% increase in \$/SF from 2010
- 7 Specialty Use/Conversion properties sold for \$142M, averaging \$681 \$/SF in 1Q10

Below are all sales completed during the 1st Quarter of 2011

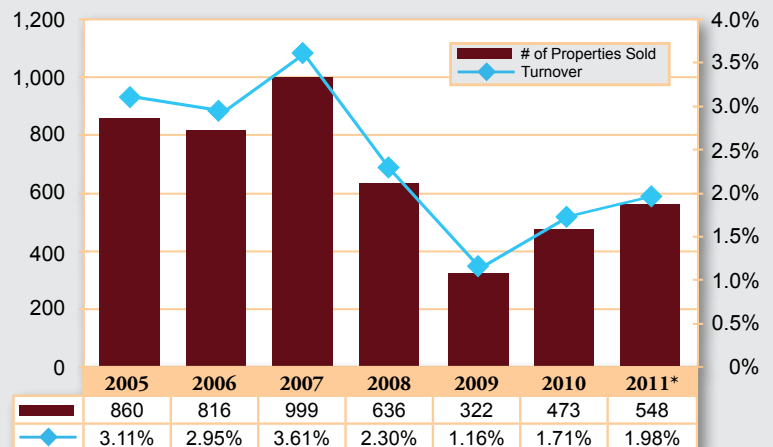
NUMBER OF PROPERTIES SOLD (QUARTERLY)



DOLLAR VOLUME (QUARTERLY)



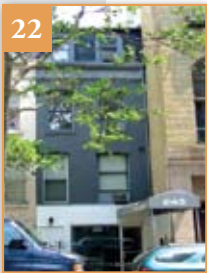
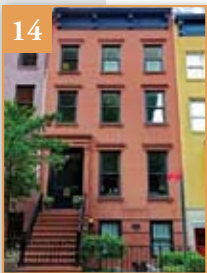
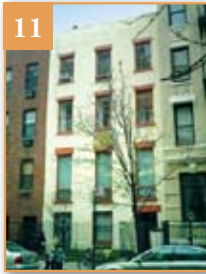
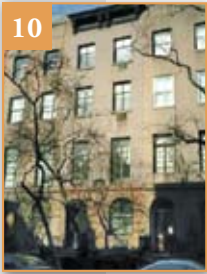
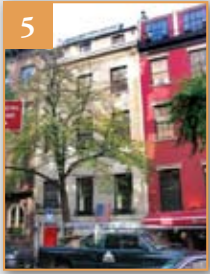
NUMBER OF PROPERTY SALES & PERCENTAGE OF TURNOVER



* Annualized

MANHATTAN PROPERTY SALES | 1ST QUARTER 2011

Below are all sales completed during the 1st Quarter of 2011

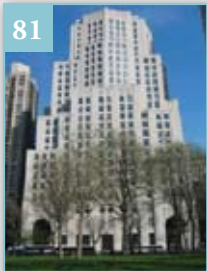
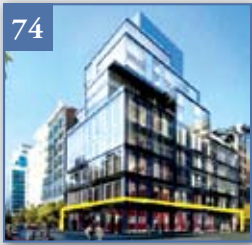


#		AVG. PRICE	GROSS SF	AVG. PRICE / SF
25	1-4 FAMILY	\$9,223,880	134,144	\$1,665
	ADDRESS	PRICE	GROSS SF	PRICE / SF
1	2 1/2 Grove St	\$3,600,000	2,928	\$1,230
2	43 King St	\$4,250,000	4,136	\$1,028
3	23 Perry St	\$11,650,000	3,477	\$3,351
4	109 Waverly Pl	\$17,570,000	5,896	\$2,980
5	60 W 9th St	\$12,000,000	6,965	\$1,723
6	40 W 10th St	\$20,000,000	6,136	\$3,259
7	12 E 11th St	\$7,250,000	6,000	\$1,208
8	110 W 13th St	\$5,700,000	2,800	\$2,036
9	333 E 18th St	\$5,300,000	4,000	\$1,325
10	449 W 21st St	\$4,300,000	3,960	\$1,086
11	242 W 22nd St	\$4,400,000	4,825	\$912
12	432 W 22nd St	\$6,400,000	5,100	\$1,255
13	258 W 24th St	\$5,252,000	3,735	\$1,406
14	133 E 38th St	\$4,550,000	4,370	\$1,041
15	206 E 61st St	\$3,750,000	4,285	\$875
16	19 E 70th St	\$31,000,000	14,280	\$2,171
17	130 E 71st St	\$7,000,000	4,929	\$1,420
18	138 E 71st St	\$7,250,000	4,200	\$1,726
19	41 W 74th St	\$12,500,000	8,175	\$1,529
20	44 E 74th St	\$15,000,000	8,700	\$1,724
21	239 E 78th St	\$5,200,000	2,600	\$2,000
22	243 E 82nd St	\$6,225,000	5,000	\$1,245
23	338 W 84th St	\$3,700,000	5,488	\$674
24	13 E 94th St	\$12,500,000	6,420	\$1,947
25	14 E 95th St	\$14,250,000	5,739	\$2,483

#		AVG. PRICE	GROSS SF	AVG. PRICE / SF				
5	5+ FAMILY ELEVATOR	\$21,092,000	223,453	\$518				
	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
26	107 E 37th St	\$5,250,000	8,296	\$633	6	\$875,000	3.36%	17.35
27	250 E 77th St	\$13,250,000	21,000	\$630	12	\$1,104,167	-	-
28	140 W 86th St	\$28,000,000	66,614	\$420	47	\$595,745	-	-
29	431-39,441 3rd Ave	\$21,000,000	51,397	\$409	64	\$328,125	3.90%	13.7
30	863 9th Ave	\$37,960,000	76,146	\$499	95	\$399,579	5.40%	12.15

MANHATTAN PROPERTY SALES | 1ST QUARTER 2011

Below are all sales completed during the 1st Quarter of 2011



#	RETAIL / RETAIL CONDO	AVG. PRICE	GROSS SF	AVG. PRICE / SF	
12		\$37,171,906	137,302	\$2,234.64	
	ADDRESS	PRICE	GROSS SF	PRICE / SF	CAP RATE
67	215 Ave B #1001*	\$952,981	1,000	\$953	-
68	2201-2205 Broadway	\$37,000,000	13,140	\$2,816	5.79%
69	99 Canal St	\$15,000,000	44,405	\$338	-
70	211-215 Columbus Ave	\$30,000,000	5,522	\$5,433	5.31%
71	36 Hudson St #C1*	\$6,300,000	6,598	\$955	-
72	1352 Lexington Ave	\$3,300,000	2,932	\$1,126	-
73	32 Rutgers St	\$845,000	1,925	\$439	-
74	15 Union Square W #COMA,B,C,D*	\$57,880,000	14,494	\$3,993	4.50%
75	82 University Pl	\$1,542,867	2,280	\$677	-
76	465 W 23rd St #15A,B*	\$1,751,425	2,514	\$697	-
77	915-919 2nd Ave	\$3,850,000	3,742	\$1,029	7.12%
78	666 5 Ave, Retail 1/Ground*	\$324,000,000	38,750	\$8,361	-

*Retail Condo

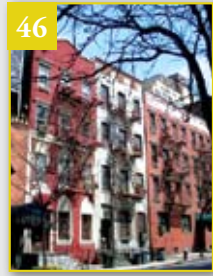
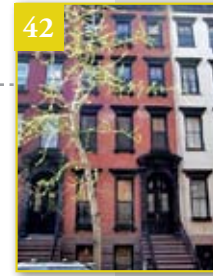
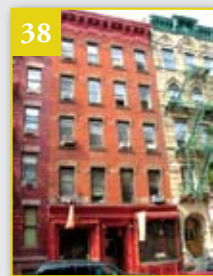
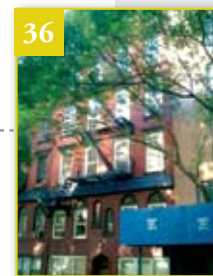
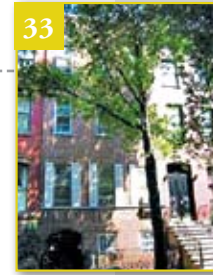
#	OFFICE	AVG. PRICE	GROSS SF	AVG. PRICE / SF	
13		\$97,304,372	3,980,160	\$1,207	
	ADDRESS	PRICE	GROSS SF	PRICE / SF	
79	636-640 Ave/Americas	\$45,230,000	69,836	\$648	
80	70 Broad St	\$18,000,000	18,261	\$986	
81	11 Madison Ave**	\$469,440,000	1,630,256	\$576	
82	288-290 Madison Ave	\$11,250,000	29,250	\$385	
83	1 Park Ave**	\$165,000,000	926,921	\$178	
84	158 W 27th St	\$25,050,000	117,000	\$214	
85	34-36 E 51st St	\$30,000,000	38,000	\$789	
86	45 W 57th St	\$29,550,000	31,583	\$936	
87	685 3rd Ave	\$100,332,536	559,755	\$179	
88	384 5th Ave	\$11,500,000	22,847	\$503	
89	521 5th Ave	\$122,604,300	408,901	\$300	
90	600 5th Ave	\$165,000,000	19,875	\$8,301	
91	1414 6th Ave	\$72,000,000	107,675	\$669	

**Partial Interest

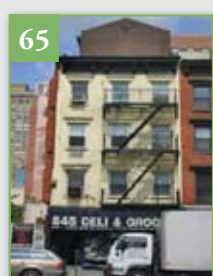
#	OFFICE CONDO	AVG. PRICE	GROSS SF	AVG. PRICE / SF	
9		\$7,987,172	309,444	\$1,001	
	ADDRESS	PRICE	GROSS SF	PRICE / SF	
92	139 Centre St #708	\$1,471,269	743	\$1,980	
93	139 Centre St #710	\$1,471,269	695	\$2,117	
94	11 E Broadway #6D,E	\$2,107,047	2,045	\$1,030	
95	6 W 20th St #11S	\$1,400,000	2,000	\$700	
96	135 W 27th St #10	\$1,850,000	4,004	\$462	
97	240 E 38th St	\$49,700,000	285,000	\$174	
98	110 E 40th St	\$2,163,525	2,785	\$777	
99	10 W 46th St #10	\$2,400,000	3,400	\$706	
100	55 E 59th St #10A,B,C	\$9,321,440	8,772	\$1,063	

Below are all sales completed during the 1st Quarter of 2011

#	5+ FAMILY WALK-UP	AVG. PRICE	GROSS SF	AVG. PRICE / SF				
18		\$5,274,353	164,946	\$592				
	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
31	560 Amsterdam Ave (aka 201 W 87 St)	\$7,900,000	19,200	\$411	61	\$129,508	-	-
32	51 Catherine St	\$2,400,000	11,215	\$214	22	\$109,091	-	-
33	75 Charles St	\$2,900,000	4,024	\$721	8	\$362,500	1.18%	31.63
34	174 Delancey St	\$2,500,000	9,575	\$261	14	\$178,571	5.60%	8.33
35	79 Horatio St	\$6,000,000	6,370	\$942	10	\$600,000	-	-
36	8 Jones St	\$5,200,000	11,022	\$472	24	\$216,667	-	-
37	137 Sullivan St	\$9,800,000	15,515	\$632	30	\$326,667	-	-
38	96 E 7th St	\$4,200,000	7,676	\$547	11	\$381,818	6.60%	11.94
39	327, 329, 331, 333, 335 E 9th St	\$12,850,000	25,888	\$496	34	\$377,941	-	-
40	3 E 10th St	\$6,634,000	8,300	\$799	12	\$552,833	-	-
41	382 E 10th St	\$7,000,000	9,075	\$771	20	\$350,000	-	-
42	222 E 18th St	\$4,680,000	4,940	\$947	8	\$585,000	5.10%	15.79
43	303 W 18th St	\$3,600,000	4,400	\$818	5	\$720,000	-	-
44	354 W 20th St	\$2,000,000	4,767	\$420	9	\$222,222	5.94%	10.75
45	115 E 37th St	\$3,000,000	5,620	\$534	5	\$600,000	4.51%	13.53
46	453 & 455 W 56th St	\$4,350,000	7,399	\$588	5	\$870,000	-	-
47	518 E 81st St	\$4,100,000	9,630	\$426	14	\$292,857	-	-
48	337 W 87th St	\$3,550,000	5,950	\$597	5	\$710,000	-	-

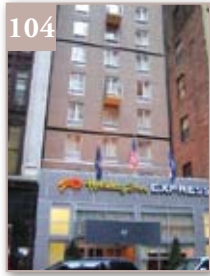


#	MIXED USE	AVG. PRICE	GROSS SF	AVG. PRICE / SF			
18		\$4,039,760	143,877	\$505			
	ADDRESS	PRICE	GROSS SF	PRICE / SF	CAP RATE	GRM	
49	11 Allen St	\$2,300,000	7,785	\$295	-	-	
50	134 Orchard St	\$2,600,000	8,900	\$292	8.42%	8.67	
51	75 St Marks Pl	\$849,956	5,260	\$162	-	-	
52	157-159 Suffolk St	\$8,800,000	20,000	\$440	-	-	
53	173 W Broadway	\$4,100,000	6,500	\$631	-	-	
54	283 W Broadway	\$8,272,960	12,100	\$684	-	-	
55	44 E 1st St	\$2,430,000	7,020	\$346	3.90%	18.1	
56	318 E 11th St	\$4,000,000	10,392	\$385	-	-	
57	372 W 11th St	\$2,225,000	2,700	\$824	-	-	
58	10 W 28th St	\$2,400,000	8,031	\$299	-	-	
59	47 W 37th St	\$3,850,000	5,975	\$644	-	-	
60	221 1st Ave	\$4,400,000	3,954	\$1,113	6.40%	13.35	
61	321-27 1st Ave	\$11,200,000	19,645	\$570	6.07%	12.08	
62	1373 1st Ave	\$2,375,000	5,408	\$439	-	-	
63	1431 1st Ave	\$3,503,000	7,930	\$442	-	-	
64	1522 1st Ave	\$2,800,000	6,100	\$459	-	-	
65	545 2nd Ave	\$3,150,000	4,052	\$777	5.64%	13.05	
66	1462 2nd Ave	\$3,520,000	8,625	\$408	-	-	

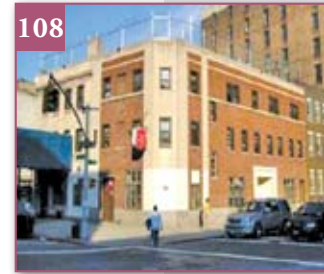


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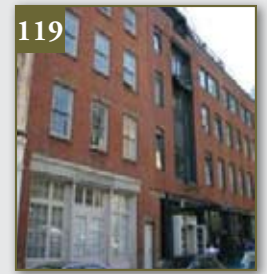
#	HOTEL	AVG. PRICE	GROSS SF	AVG. PRICE / SF		
4		\$127,795,852	557,209	\$889		
	ADDRESS	PRICE	GROSS SF	PRICE / SF	ROOMS	PR / ROOM
101	1568 Broadway	\$268,600,000	447,123	\$601	460	\$119,885
102	25 Cooper Sq	\$70,921,875	65,250	\$1,087	145	\$489,116
103	214 E 42nd St	\$313,500,000	502,158	\$624	773	\$405,563
104	15 W 45th St	\$43,865,680	44,836	\$978	124	\$353,755



#	SPECIALTY USE / CONVERSION	AVG. PRICE	GROSS SF	AVG. PR / SF	
7		\$23,703,227	407,226	\$682	
	ADDRESS	PRICE	GROSS SF	PRICE / SF	
115	41 Amsterdam Ave	\$7,250,000	10,995	\$659	
116	123 Greenwich St & 78 Trinity Pl	\$65,000,000	271,565	\$239	
117	607 Hudson St	\$33,369,362	56,800	\$587	
118	225 Rector Pl #GAR	\$6,500,000	27,987	\$232	
119	237-241 Water St	\$15,100,000	31,984	\$472	
120	117-119 E 69th St	\$23,000,000	12,118	\$1,898	
121	60 E 86th St	\$15,000,000	7,895	\$1,900	



#	DEVELOPMENT	AVG. PRICE	GROSS BSF	AVG. PRICE / BSF			
10		\$12,140,241	814,160	\$274.97			
	ADDRESS	PRICE	ZONING	LOT AREA	FAR	BSF	PR / BSF
105	49-55 Amsterdam Ave	\$125,000,000	C4-7	9,946	10	409,889	\$305
106	180-186 Ave/Americas	\$17,088,312	C1-5/R7-2	9,360	5.44	40,000	\$427
107	305 Bleecker St	\$4,000,000	C4-5	1,725	3.44	5,934	\$674
108	347 Bowery	\$7,600,000	C6-1	4,937	6	29,622	\$257
109	447 Lexington Ave	\$12,500,000	C5-3	2,250	15	34,223	\$365
110	147-153 W 21st St	\$17,414,100	C6-3A	7,724	7.52	58,084	\$300
111	21 E 26th St (aka 16 E 27th St)	\$13,500,000	C5-2	5,925	10	67,500	\$200
112	524-6 W 29th St	\$12,000,000	C6-3/WCH	12,344	7.52	92,827	\$129
113	431-439 W 37th St	\$18,700,000	R8A/C2-5	14,241	6.5	98,977	\$189
114	129 E 58th St	\$3,600,000	C5-2	1,266	10	12,660	\$284



METHODOLOGY

The Cap Rates, Gross Rent Multipliers, Average Price per Square Foot and Total Volume presented in this report pertain to closed sales, including partial sales, researched or sold by Massey Knakal Realty Services through 3/15/11. The "first quarter" herein covers the period 12/15/10 through 3/15/11. These transactions occurred at a minimum sales price of \$500,000 and were located in Manhattan south of 96th Street east of Central Park, and south of 110th Street west of Central Park. These sales may be found in the public record and were reported by ACRIS, CoStar and other sources deemed reliable. This information has been compiled for informational purposes only and Massey Knakal Realty Services shall not be liable for any reliance thereon.

We use the following City of New York classifications:

- 1-4 Family properties: A, B, CO and C3.
- 5+ Family Walk-Up properties: C1, C2, C4, C5, C7, C8 and C9 (excluding C6 which represent Co-Ops).
- 5+ Family Elevator properties: D1, D2, D3, D5, D6, D8 and D9 (excluding D0, D4 which represent Co-Ops).
- Mixed-Use properties: K and S classes.
- Retail properties / retail condominiums: L1, L8, L9, K, O, R5, R7 and R8.
- Office properties: O.
- Office condominiums: R5, R7 and R8.
- Hotel properties: H classes.
- Development properties: VO, V1, V2 and other properties that were purchased for development.
- Specialty Use properties: properties that, because of their intended uses (such as religious, medical, government, educational, non-profit uses), do not fall into any of the above property classes.

Each sale was analyzed and categorized on a case by case basis.

Cap Rate: net operating income divided by the sales price.

Gross Rent Multiplier: sales price divided by the gross income.

Median Price Per Square Foot: sales price divided by gross property area above grade, as reported in the public record.

Average Price Per Square Foot: sales price divided by the property's gross square feet.

Average Price Per Buildable Square Foot: sales price divided by the property's maximum buildable square feet as allowed by the zoning of New York City.

Turnover Rate: number of sales divided by total inventory.

Total Inventory: 27,649 area properties.

When expenses were not available for calculating the cap rate and gross rent multiplier for multi-family properties, we used the following guidelines:

	6-20 Units	21-50 Units	51+ Units
Real Estate Tax:	Actual	Actual	Actual
Vacancy & Credit Loss:	1.5%	1.5%	1.5%
Water & Sewer:	\$.50 / sf	\$.50 / sf	\$.50 / sf
Insurance:	\$500 / unit	\$400 / unit	\$375 / unit
Fuel:	\$1.60 / sf	\$1.60 / sf	\$1.60 / sf
Electric:	\$.25 / sf	\$.25 / sf	\$.25 / sf
Payroll:	\$4,800 / year	\$20,000 / year	\$20,000 / year
Cleaning & Maintenance:	\$300 / month	\$400-\$600 / month	\$1,000 / month
Elevator Maintenance:	\$4,000 elev / yr	\$5,000 elev / yr	\$5,000 elev / yr
Repairs:	\$550 unit / yr	\$550 unit / yr	\$550 unit / yr
Management:	5%	4%	3%



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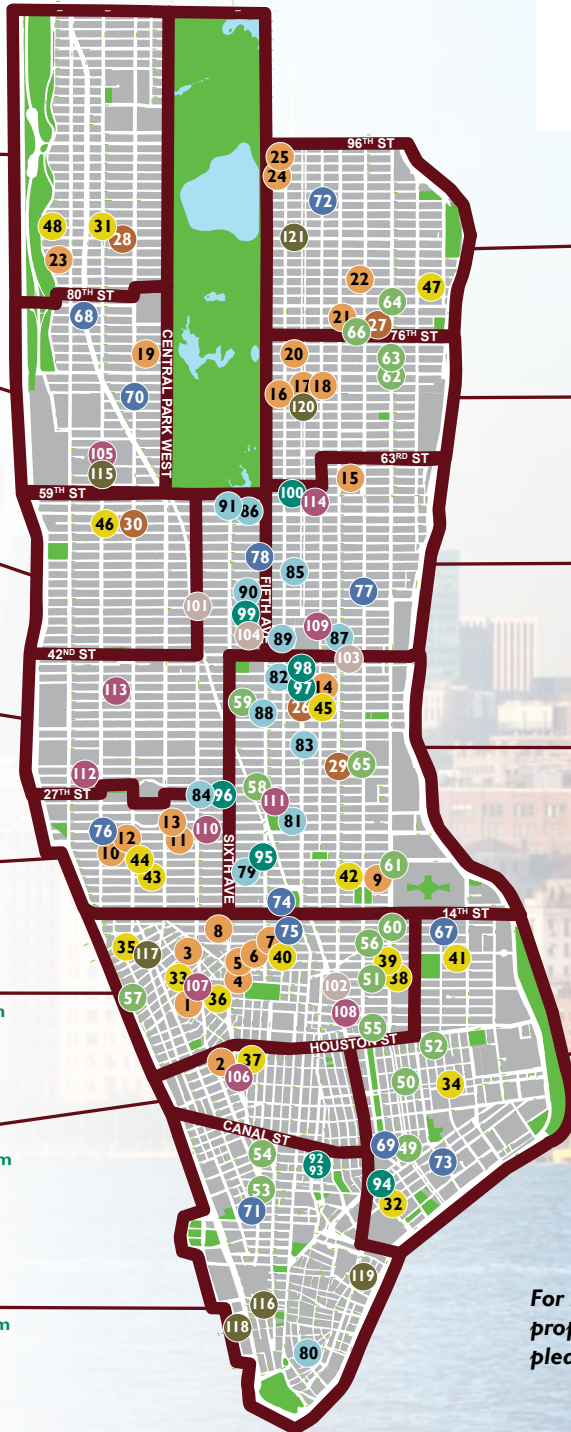
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Alphabet City

- 1-4 Family
- 5+ Family Elevator
- 5+ Family Walk-Up
- Mixed-Use
- Retail / Retail Condo
- Office
- Office Condo
- Development
- Hotel
- Specialty Use



For more information or a complimentary property evaluation in today's market, please contact:

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Massey Knakal is uniquely able to produce this comprehensive sales report because of our exclusive Territory System. Each sales agent continuously tracks all property sales that occur in his or her territory. For more information about particular transactions, contact a neighborhood sales agent above.