



**MASSEY
KNAKAL**

Realty Services

PropertySalesReport

NORTHERN MANHATTAN & THE BRONX

1st Half 2011

www.masseyknakal.com

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

During the first half of 2011 (1Q-2Q11), there were \$12.6B in NYC sales, a 52% increase over 2H10 and a 103% increase over 1H10. Thus far, there have been 960 properties sold, up 15% from the same period last year, representing an annualized turnover of 1.16%. In 2Q11 there was \$8.6B worth of real estate sold citywide, the highest dollar total since 4Q07. The investment sales market has seen improvement in fundamentals across all property classes, with the office sector responsible for the majority of the dollar volume thus far in 2011. The \$5.4B from the office sector has made up over 43% of the entire market's dollar volume activity, with dollar volume on pace to match 2008 levels. Within the different markets Massey Knakal tracks, the Bronx has outpaced all other markets when compared to the previous year. The Bronx has seen 114 buildings sold in 1H11, up 18% from 2H10 and 21% from 1H10.

Property Sales Volume & Turnover

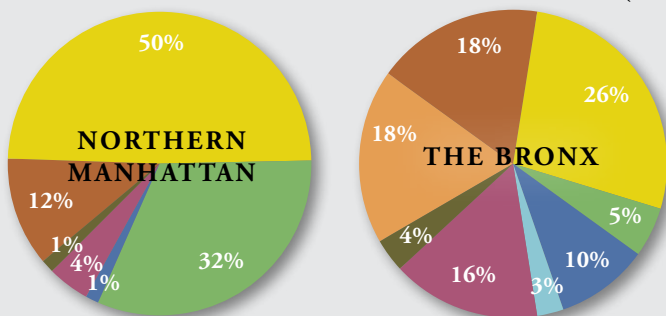
During the first half of 2011, the Northern Manhattan property sales market (north of 96th St east of Central Park and north of 110th St. west of Central Park) saw 44 transactions occur, down 12% from 2H10. Of those 44 transactions, 69 properties sold, an increase of 5% from 2H10. The projected turnover rate in Northern Manhattan through the first half of the year was 1.98%, up 9% from 2010. The Bronx saw 85 transactions occur, a 12% increase over 2H10. Of those 85 transactions, 114 properties sold, an increase of 18% from 2H10. The projected turnover rate in the Bronx through the first half of the year was 1.07% of the total stock of properties, up 19% from 2010.

Dollar Volume

The aggregate sales consideration in Northern Manhattan for 1H11 was \$167M, down 4% from 2H10 and 50% from the same period last year. 2Q11 has seen \$60M trade, down 44% from the previous quarter, and down 72% when compared to 2Q10.

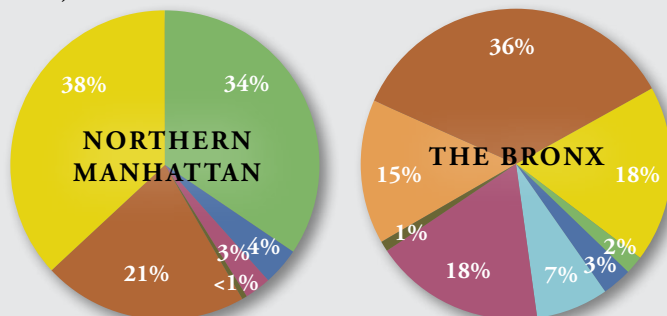
The Bronx market saw \$283M in sales, down 3% from 2H10, but up 46% from the same period last year. 2Q11 has seen \$102M trade, down 43% from the previous quarter, and down 18% when compared to 2Q10.

% OF PROPERTIES SOLD BY TYPE (1ST HALF 2011)



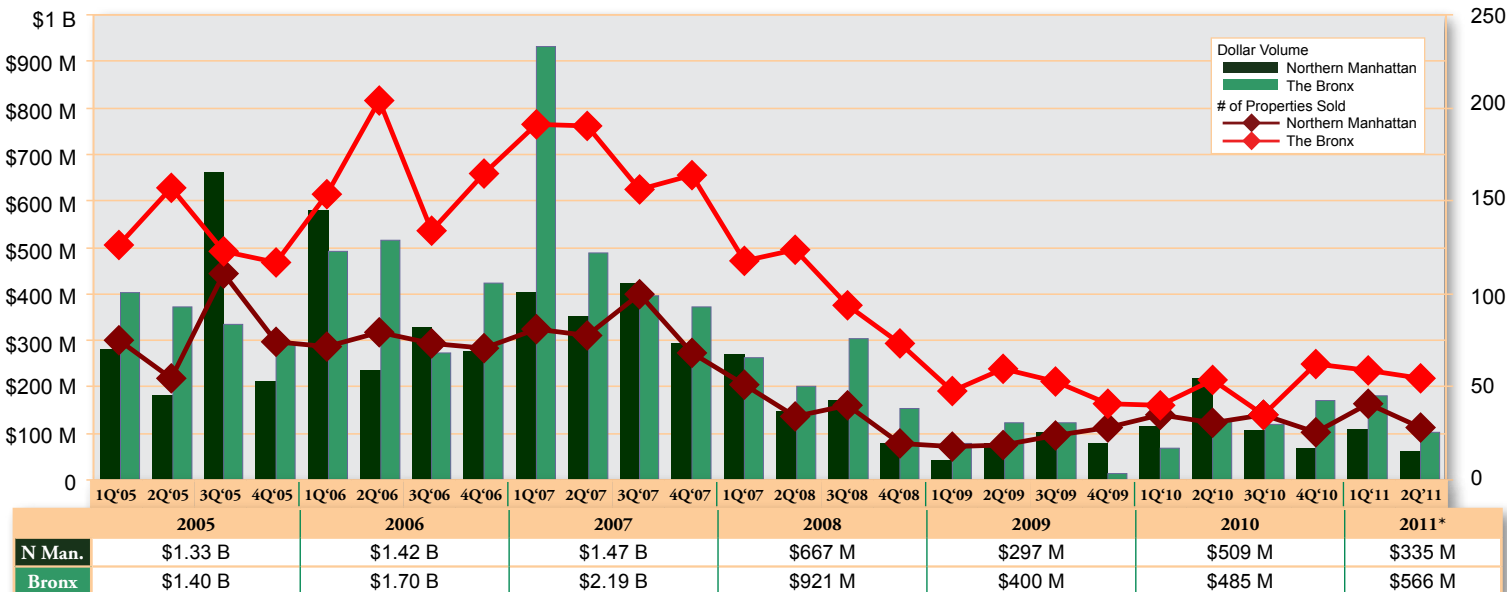
N. Manhattan		The Bronx
-	Industrial	21
8	Elevator	20
34	Walk-Up	31
22	Mixed-Use	6
1	Retail	11
-	Office	3
3	Development	18
1	Specialty Use	4
69	TOTAL	114

% OF DOLLAR VOLUME BY TYPE



N. Manhattan		The Bronx
\$ -	Industrial	\$ 42,379,174
\$ 35,975,000	Elevator	\$ 99,794,370
\$ 61,700,730	Walk-Up	\$ 51,909,539
\$ 57,649,000	Mixed-Use	\$ 5,115,000
\$ 6,500,000	Retail	\$ 9,225,000
\$ -	Office	\$ 20,900,000
\$ 4,901,800	Development	\$ 49,920,000
\$ 700,000	Specialty Use	\$ 3,510,000
\$ 167,426,530	TOTAL	\$ 282,753,083

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.

NORTHERN MANHATTAN

Elevator Apartment Buildings

- 1H11 dollar volume was \$36M, down 63% from 2H10 and down 84% from 1H10
- 8 properties were sold, down 56% from 2H10 and down 53% from 1H10
- Cap Rates averaged 5.94%, down 33 bps from 6.27% in 2010. The Gross Rent Multiplier (GRM) decreased from 8.75x in 2010 to 8.35x in 1H11
- \$/SF in 1Q11 averaged \$188, up 57% from 2010

Walk-Up Apartment Buildings

- 1H11 dollar volume was \$62M, up 15% from 2H10 but down 19% from 1H10
- 34 properties were sold, up 17% from 2H10, but down 6% from the 36 sold in 1H10
- Cap Rates averaged 6.57%, down 91 bps from 2010; GRM is 7.71x, up from 7.51x in 2010
- \$/SF in 1Q11 averaged \$169, up 3% from 2010

Mixed Use Buildings

- 1H11 dollar volume at \$58M, surpassing the \$16.7M sold in all of 2010
- 22 properties compared to 6 sold in all of 2010
- Cap Rates averaged 6.60%, up 16 bps from 2010; GRM is 8.03x down from 9.13x in 2010
- \$/SF in 1Q11 averaged \$185, up 8% from 2010

Development Properties

- 1H11 dollar volume was \$5M, down 18% from 2H10, and down 77% from 1H10
- 3 properties sold 1H11 with an average \$/BSF of \$54

Other Property Types

- 1 retail property sold in 1H11 for \$6.5M
- 1 specialty use property sold for \$700k

THE BRONX

Industrial

- 1H11 dollar volume was \$42M, up 37% from 2H10
- 21 properties have sold thus far in 2011, up 62% from 2H10, and up 50% from 1H10
- \$/SF in 1H11 averaged \$138, up 14% from 2010

Elevator Apartment Buildings

- 1H11 dollar volume was \$99.7M, down 18% from 2H10, but up 11% from 1H10.
- 20 properties were sold, down 13% from 2H10, but up 11% from the 18 properties sold in 1H10
- Cap Rates averaged 6.76%, down 117 bps from 7.93% in 2010. The Gross Rent Multiplier (GRM) increased to 7.41x from 7.36x in 2010.
- \$/SF in 1H11 averaged \$87, up 29% from 2010

Walk-Up Apartment Buildings

- 1H11 dollar volume was \$52M, up 9% from 2H10
- 31 properties were sold, down 6% from 2H10 and down 9% from the 34 sold in 1H10
- Cap Rates averaged 8.69%, up 65 bps from 2010; GRM is 5.87x, down from 6.62x in 2010.
- \$/SF in 1Q11 averaged \$96, up 10% from 2010

Development Properties

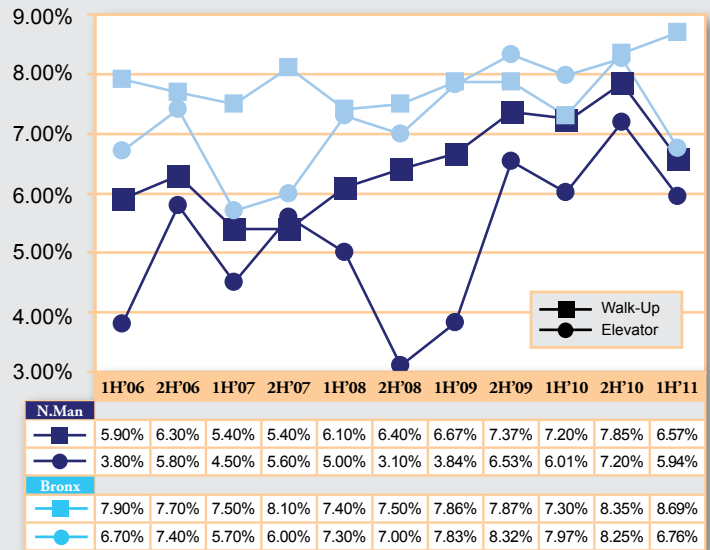
- 1H11 dollar volume was \$50M, surpassing 2010's total of \$11.1M
- 18 properties have sold thus far in 2011, up 157% from 2H10, and up 200% from 1H10
- \$/BSF in 1H11 averaged \$36, down 15% from 2010

Other Property Types

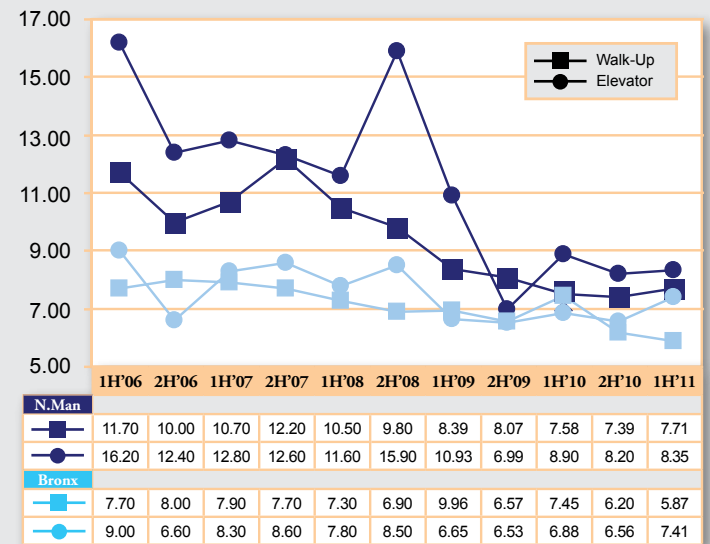
- 11 retail properties sold for \$9.2M, averaging \$205 \$/SF.
- 4 Specialty Use/Conversion properties sold for \$3.5M, averaging \$159 \$/SF in 1H10
- 6 mixed use properties sold for \$5M, averaging \$211 \$/SF
- 3 office properties sold for \$30M, averaging \$274 \$/SF. This represents an increase in \$/SF of 74% over 2010

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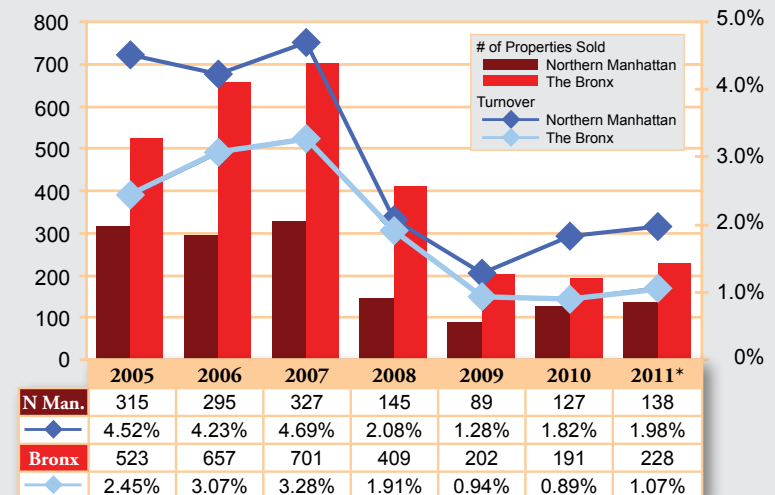
CAP RATES



GROSS RENT MULTIPLE



NUMBER OF PROPERTY SALES & PERCENTAGE OF TURNOVER



* Annualized

NORTHERN MANHATTAN & THE BRONX PROPERTY SALES | 2ND QUARTER 2011

Below are all sales completed during the 2nd Quarter of 2011

NM = Northern Manhattan
BX = The Bronx



#	INDUSTRIAL	AVG. PRICE	GROSS SF	AVG. PRICE / SF
6		\$4,336,667	283,880	\$185
	ADDRESS	PRICE	GROSS SF	PRICE / SF
1	2255-2265 E Tremont Ave	BX \$3,750,000	33,600	\$112
2	4506-4510 Park Ave	BX \$2,145,000	8,590	\$250
3	1313 Viele Ave	BX \$1,500,000	5,000	\$300
4	1321 Viele Ave	BX \$825,000	3,600	\$229
5	367 Southern Blvd	BX \$17,000,000	227,590	\$75
6	759 E 132nd St	BX \$800,000	5,500	\$145



#	5+ FAMILY ELEVATOR	AVG. PRICE	GROSS SF	AVG. PRICE / SF				
4		\$11,518,750	767,298	\$83				
	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
7	55 W 129th St, 2560-2572 Adam C Powell Blvd, 224 W 141st St, 216 W 141st St, 144 W 144th St	NM \$7,450,000	103,186	\$72	106	\$70,283	6.27%	-
8	974 St Nicholas Ave	NM \$6,225,000	56,598	\$110	48	\$129,688	-	-
9	1901 Grand Concourse	BX \$4,650,000	46,437	\$100	57	\$81,579	7.90%	7.60
10	Milbank Portfolio	BX \$27,750,000	561,077	\$49	556	\$49,910	-	-

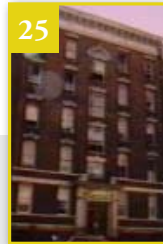
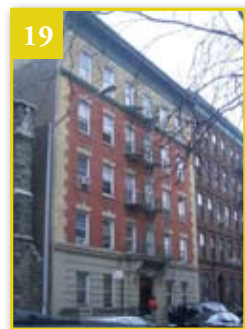
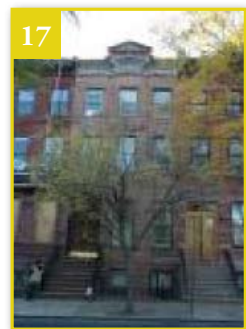
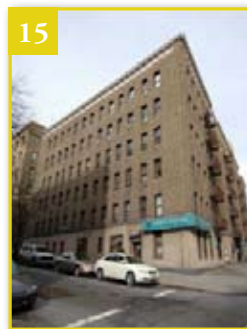
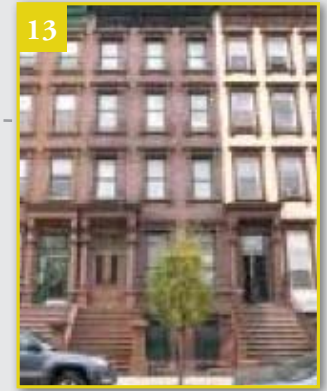


NORTHERN MANHATTAN & THE BRONX PROPERTY SALES | 2ND QUARTER 2011

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 BX = The Bronx

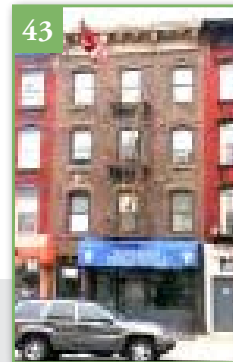
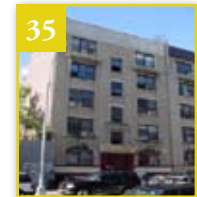
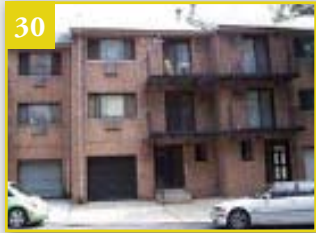
Below are all sales completed during the 2nd Quarter of 2011

#	5+ FAMILY WALK-UP		AVG. PRICE	GROSS SF	AVG. PRICE / SF				
27			\$1,944,778	500,996	\$124				
	ADDRESS		PRICE	GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
11	682 Academy St	NM	\$3,205,000	22,650	\$142	30	\$106,833	6.96%	7.75
12	14 Convent Ave	NM	\$530,000	1,850	\$286	10	\$53,000	-	-
13	1990 Madison Ave	NM	\$525,000	4,400	\$119	15	\$35,000	-	-
14	440-446 St Nicholas Ave	NM	\$4,200,000	29,190	\$144	40	\$105,000	5.10%	8.46
15	285 Ft Washington Ave	NM	\$6,000,000	37,170	\$161	62	\$96,774	7.32%	8.96
16	151 W 119th St	NM	\$955,000	4,144	\$230	6	\$159,167	-	-
17	20 W 120th St	NM	\$750,000	5,500	\$136	5	\$150,000	-	-
18	210 W 133rd St	NM	\$2,170,000	12,800	\$170	17	\$127,647	-	-
19	174 W 137th St	NM	\$2,450,000	17,550	\$140	21	\$116,667	5.90%	8.10
20	404 W 145th St	NM	\$510,000	3,168	\$161	5	\$102,000	-	-
21	630 W 172nd St	NM	\$2,140,000	22,585	\$95	25	\$85,600	6.07%	7.43
22	610 W 180th St	NM	\$890,000	10,854	\$82	10	\$89,000	6.10%	7.06
23	1153 Boynton Ave	BX	\$1,620,000	18,720	\$87	25	\$64,800	-	-
24	1247 1249 Bradford Ave	BX	\$1,075,000	7,664	\$140	12	\$89,583	7.60%	7.30
25	1182 Clay Ave	BX	\$590,000	10,640	\$55	12	\$49,167	-	-
26	2353-2357 Crotona Ave	BX	\$3,450,000	34,000	\$101	42	\$82,143	-	-
27	1355, 1359 Findlay Ave	BX	\$1,775,000	17,500	\$101	21	\$84,524	11.00%	5.00
28	3422 Knox Pl	BX	\$3,000,000	44,000	\$68	47	\$63,830	8.50%	5.50



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5+ FAMILY WALK-UP									
	ADDRESS		PRICE	GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
29	2048-52 Mapes Ave	BX	\$1,552,000	23,496	\$66	26	\$59,692	11.50%	4.23
30	3570 Netherland Ave	BX	\$975,000	4,191	\$233	5	\$195,000	-	-
31	1425 Noble Ave	BX	\$625,000	6,264	\$100	6	\$104,167	-	-
32	2330 Ryer Ave	BX	\$2,587,000	26,095	\$99	36	\$71,861	-	-
33	540 Southern Blvd	BX	\$4,500,000	59,240	\$76	69	\$65,217	-	-
34	1309-1311 Thieriot Ave	BX	\$1,030,000	9,600	\$107	14	\$73,571	10.10%	5.94
35	1211 Wheeler Ave	BX	\$870,000	10,800	\$81	11	\$79,091	-	-
36	351 E 152nd St	BX	\$3,550,000	46,500	\$76	48	\$73,958	-	-
37	422 E 161st St	BX	\$985,000	10,425	\$94	10	\$98,500	5.03%	-

#	MIXED USE		AVG. PRICE	GROSS SF	AVG. PRICE / SF		
7			\$1,994,375	94,785	\$200		
	ADDRESS		PRICE	GROSS SF	PRICE / SF	CAP RATE	GRM
38	2073 Adam C Powell Blvd	NM	\$1,200,000	5,200	\$231	6.42%	7.36
39	1973 Amsterdam Ave	NM	\$4,300,000	23,020	\$187	6.99%	8.58
40	2108 Amsterdam Ave	NM	\$1,700,000	11,355	\$150	6.99%	8.01
41	26 Macombs Pl	NM	\$3,675,000	30,624	\$120	-	-
42	110 E 116th St	NM	\$1,250,000	9,955	\$126	-	-
43	2336 2nd Ave	NM	\$1,080,000	3,840	\$281	-	-
44	660 E Fordham Rd	BX	\$1,050,000	5,200	\$202	-	-
45	149 E 149th St	BX	\$1,700,000	5,591	\$304	-	-

NORTHERN MANHATTAN & THE BRONX PROPERTY SALES | 2ND QUARTER 2011

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#	RETAIL		AVG. PRICE	GROSS SF	AVG. PRICE / SF
5			\$2,350,000	43,912	\$233
ADDRESS		PRICE	GROSS SF	PRICE / SF	
46	156-160 W 110th St	NM	\$6,500,000	15,000	\$433
47	1504-1506 Jerome Ave 5 E 172nd St	BX	\$1,900,000	6,500	\$292
48	1052 Morris Park Ave	BX	\$875,000	5,000	\$175
49	605 Southern Blvd	BX	\$1,875,000	11,600	\$162
50	3619 White Plains Rd	BX	\$600,000	5,812	\$103



#	OFFICE		AVG. PRICE	GROSS SF	AVG. PRICE / SF
1			\$1,800,000	4,744	\$379
ADDRESS		PRICE	GROSS SF	PRICE / SF	
51	3472 & 3468 Bailey Ave	BX	\$1,800,000	4,744	\$379



#	DEVELOPMENT		AVG. PRICE	GROSS BSF	AVG. PRICE / BSF			
2			\$1,112,500	123,826	\$42			
ADDRESS		PRICE	ZONING	LOT AREA	FAR	BSF	PR / BSF	
52	318-320 E 112nd St	NM	\$1,500,000	R7A	5,049	4	20,184	\$74
53	1356 - 1364 Fulton Ave	BX	\$1,800,000	R6	27,093	2.43	65,839	\$27
54	464 E 144th St	BX	\$625,000	R6	10,602	2.43	25,763	\$24
55	531 E 167th St	BX	\$525,000	M1-1/R7-2/ MX-7/R6	3,500	3.44	12,040	\$44



#	SPECIALTY USE / CONVERSION		AVG. PRICE	GROSS SF	AVG. PR / SF
4			\$897,500	24,400	\$167
ADDRESS		PRICE	GROSS SF	PRICE / SF	
56	1250 St Nicholas Ave	NM	\$700,000	3,270	\$214
57	486 Howe Ave	BX	\$1,200,000	9,956	\$121
58	1807 Mahan Ave	BX	\$690,000	3,400	\$203
59	569 E 184th St	BX	\$1,000,000	7,774	\$129



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 6/15/11. The "second quarter" herein covers the period 3/15/11 through 6/15/11. These transactions occurred at a minimum sales price of \$500,000 and were located in the Bronx or in Manhattan north of 96th Street east of Central Park and north 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:

- Industrial properties: E, F and G classes.
- 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: L1, L8, L9, K, O, R5, R7 and R8.
- Office properties and commercial condos: O, R5, R7 and R8.
- Development properties: VO, V1, V2 and other properties that were purchased for development.
- 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.

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

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%



Realty Services

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New York, NY 10016

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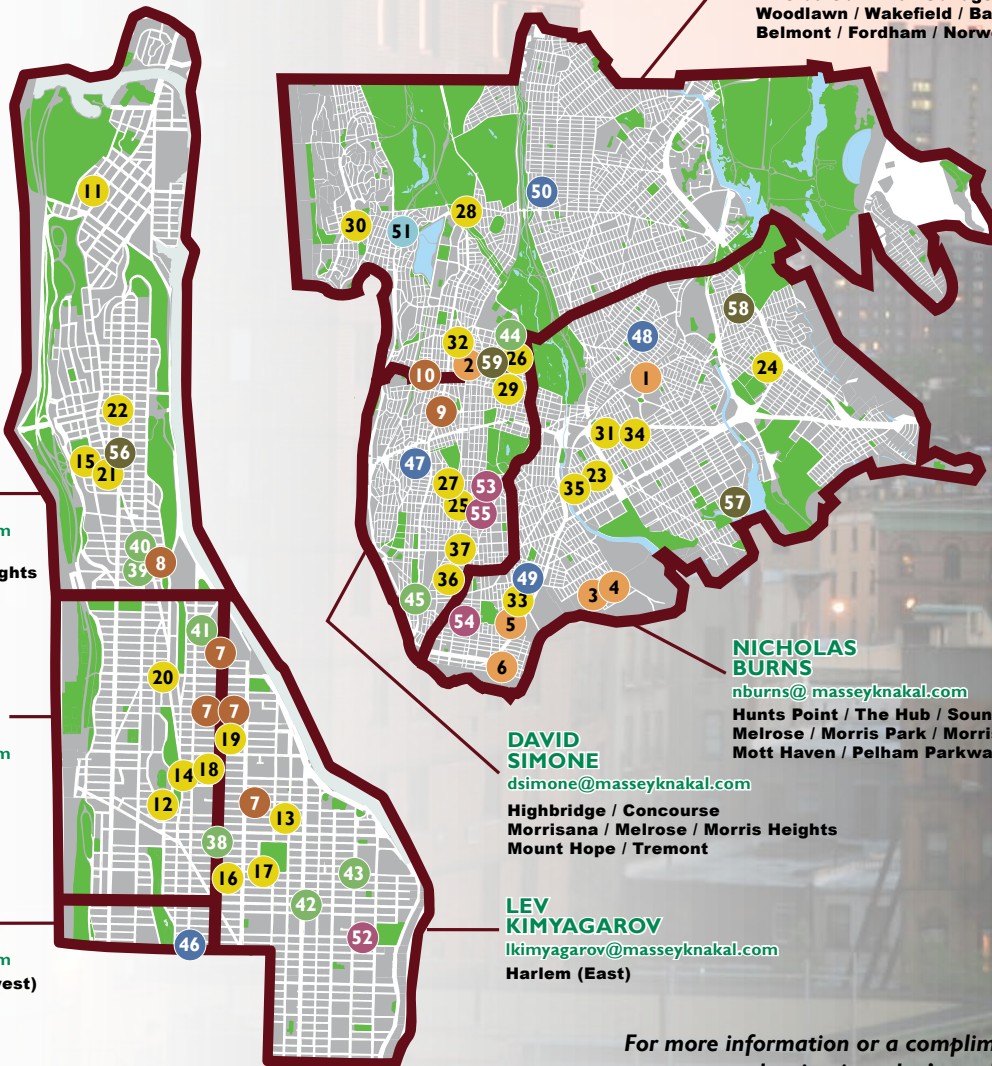
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MANHATTAN

THE BRONX

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Harlem (East)

- Industrial
- 5+ Family Elevator
- 5+ Family Walk-Up
- Mixed-Use
- Retail
- Office
- Development
- Specialty Use / Conversion

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.