



**MASSEY
KNAKAL**

Realty Services

PropertySalesReport

NORTHERN MANHATTAN & THE BRONX

1st Half 2013

www.masseyknakal.com

During the first half of 2013, the New York City investment sales market saw 1,343 properties change hands for a total aggregate value of \$13.2B. The number of properties sold was down 5% from the same period last year. Annual projections put year-end volume near 2,700 sales, a decrease of 34% from 2012. On a submarket level, Brooklyn contributed 526 properties or 39% of total sales with 123 of the properties sold being development sites. During the last 18 months, development has been a major component of the property sales market throughout New York City. Development focus is on multifamily properties with the demand for residential condos remaining strong. In addition, there has been a sustained push into the emerging submarkets within Brooklyn, Queens, and Northern Manhattan. Of the \$13.2B in sales in 1H13, Manhattan was responsible for \$10.5B largely due to several billion dollar office transactions. On an annualized basis we can expect New York City to achieve a total north of \$26.5B, a reduction of 35% from 2012. The investment sales market fundamentals are stable, and we expect sales and dollar volume in 2H13 to exceed that of 1H13. Despite a recent uptick in interest rates, demand for property will remain strong as the improving economy will trigger increasing rental growth for commercial and residential real estate.

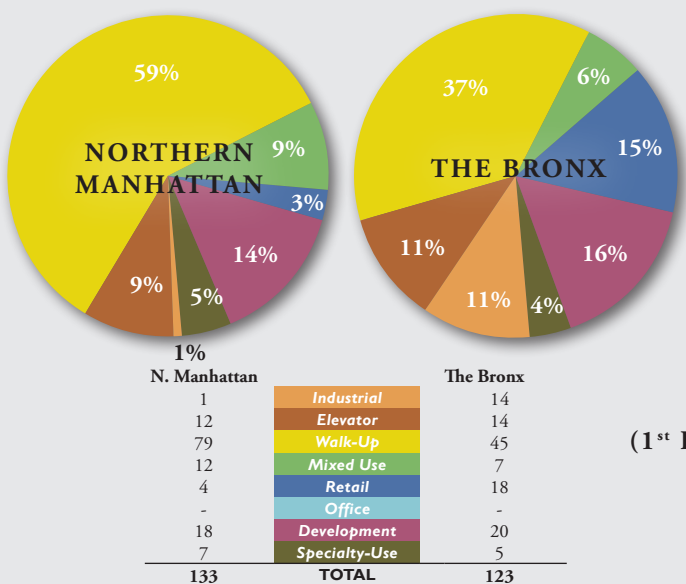
Property Sales Volume & Turnover

In 1H13, the Northern Manhattan Property sales market (north of 96th St. east of Central Park and north of 110th St. west of Central Park) had 80 closed transactions consisting of 133 properties. The number of properties that have sold thus far is an increase of 11% from 1H12 but down 18% from 2012 when annualized. The turnover rate for Northern Manhattan in 1H13 was 3.82% of the total stock of property on an annualized basis. In 1H13, the Bronx property sales market had 96 closed transactions consisting of 123 properties. The number of properties sold thus far is a 5% decrease from 1H12 and 44% below 2012 when annualized. The turnover for the Bronx in 1H13 was 1.15% of the total stock of property on an annualized basis.

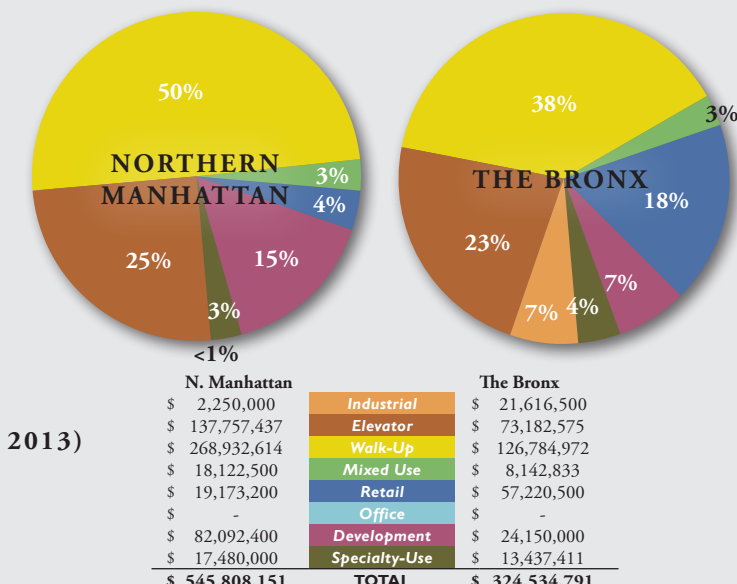
Dollar Volume

The aggregate sales consideration in Northern Manhattan in 1H13 was \$546M, an increase of 33% from 1H12 and down 2% from 2012 when annualized. The average price per property was \$4.1M, up 20% from 2012's average of \$3.4M per property. If we examine this data on an annualized basis, we can expect the Northern Manhattan submarket to reach \$1.1B in dollar volume. The aggregate sales consideration in the Bronx in 1H13 was \$325M, a decrease of 16% from 1H12 and down 55% from 2012 when annualized. Walk-up properties contributed 38% of the total volume. The average price per property was \$2.6M down 20% from \$3.3M in 2012.

% OF PROPERTIES SOLD BY TYPE

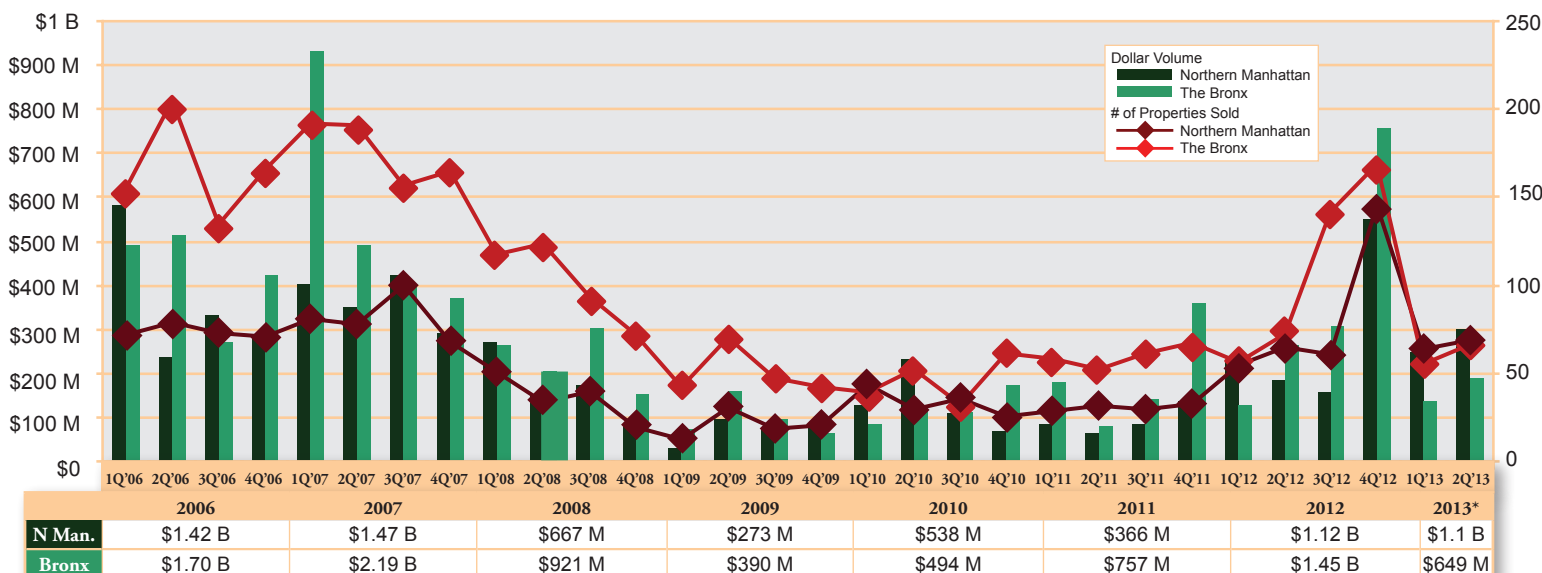


% OF DOLLAR VOLUME BY TYPE



(1st Half 2013)

DOLLAR VOLUME & NUMBER OF PROPERTIES SOLD



*Annualized

Northern Manhattan

Elevator Buildings

- 1H13 dollar volume was \$138M, down 13% from 1H12 and 30% from 2012 when annualized
- 12 properties sold in 1H13, down 43% from 1H12
- Cap Rates averaged 4.60%, down 74bps from 2012 and has seen year over year decreases since 2010. GRM has increased from 10.18x in 2012 to 11.83x
- \$/SF averaged \$245 thus far in 2013, up 40% over 2012

Walk-Up Buildings

- 1H13 dollar volume was \$269M, up 133% over 1H12
- 79 properties sold in 1H13, up 65% over 1H12 with 158 properties projected to sell in 2013
- Cap Rates averaged 5.08%, down 111bps from 2012. GRM increased from 8.64x in 2012 to 10.21x
- \$/SF averaged \$210, up 3% over 2012

Mixed-Use Buildings

- 1H13 dollar volume was \$18M, down 79% from 1H12
- 12 properties sold in 1H13, down 65% from 1H12
- Cap Rates averaged 6.31%, down 10bps from 2012. GRM increased from 9.67x in 2012 to 9.81x
- \$/SF averaged \$251, up 19% over 2012

Development Sites

- 1H13 dollar volume was \$82M, up 600% over 1H12 and 153% over 2012 when annualized
- 18 sites sold in 1H13, up 100% over 1H12 and on par with 2012 when annualized
- \$/BSF averaged \$167, up 56% over 2012

Other Property Types

- 7 Specialty-Use/Conversion properties sold for \$17M. \$/SF averaged \$259 in 1H13
- 4 Retail properties sold for \$19M, up 33% over 1H12. \$/SF averaged \$527 in 1H13

The Bronx

Industrial Buildings

- 1H13 dollar volume was \$22M, down 78% from 1H12
- 14 properties sold in 1H13, down 18% from 1H12
- \$/SF averaged \$131, up 14% over 2012

Elevator Buildings

- 1H13 dollar volume was \$73M, down 31% from 1H12 and 74% from 2012 when annualized
- 14 properties sold in 1H13, down 22% from 1H12
- Cap Rates averaged 6.22%, down 34bps from 2012. GRM has decreased from 8.14x to 7.32x
- \$/SF averaged \$84 thus far in 2013, down 13% from 2012

Walk-Up Buildings

- 1H13 dollar volume was \$127M, up 78% over 1H12
- 45 properties sold in 1H13, up 13% over 1H12 with 90 properties projected to sell in 2013 down 39% from 2012
- Cap Rates averaged 7.84%, down 48bps from 2012. GRM increased from 6.49x in 2012 to 6.81x
- \$/SF averaged \$111, up 12% over 2012

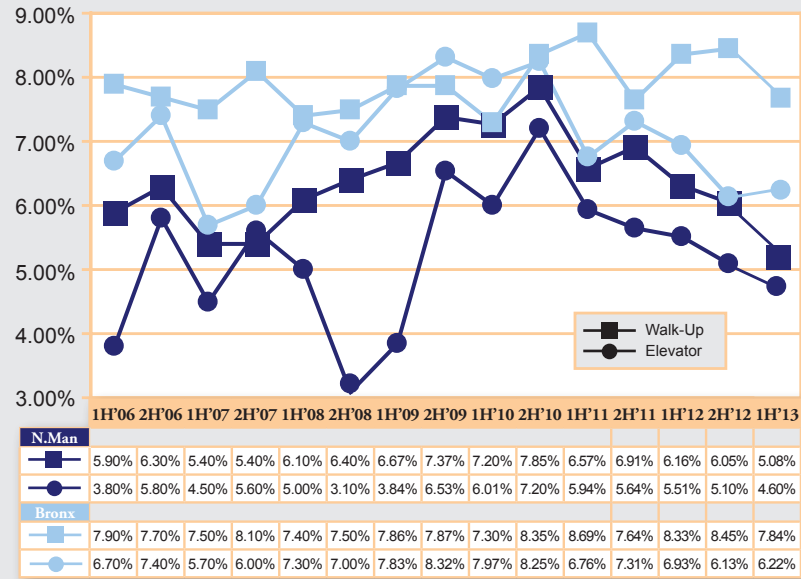
Mixed-Use Buildings

- 1H13 dollar volume was \$8M, down 57% from 1H12
- 7 properties sold in 1H13, down 50% from 1H12
- Cap Rates averaged 12.31%, up 277bps from 2012
- \$/SF averaged \$179, up 15% over 2012

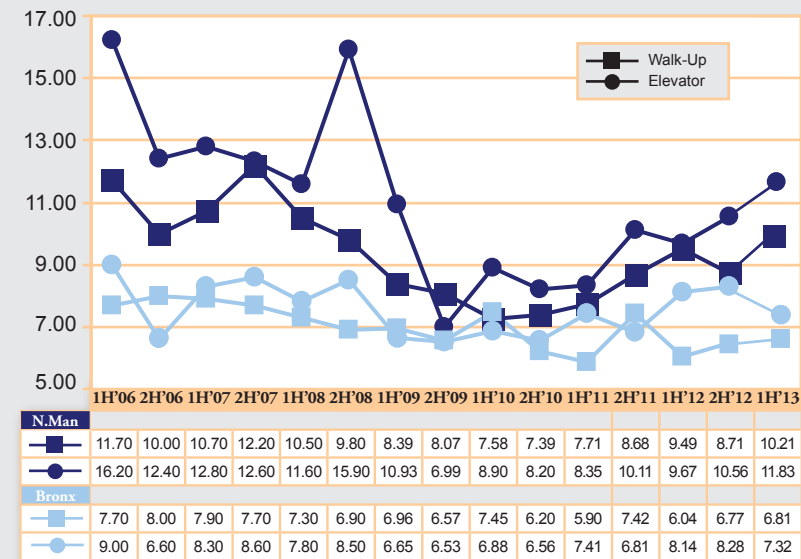
Other Property Types

- 18 Retail properties sold for \$57M. \$/SF averaged \$418 in 1H13
- 20 Development properties sold for \$24M. \$/SF averaged \$45 \$/BSF in 1H13

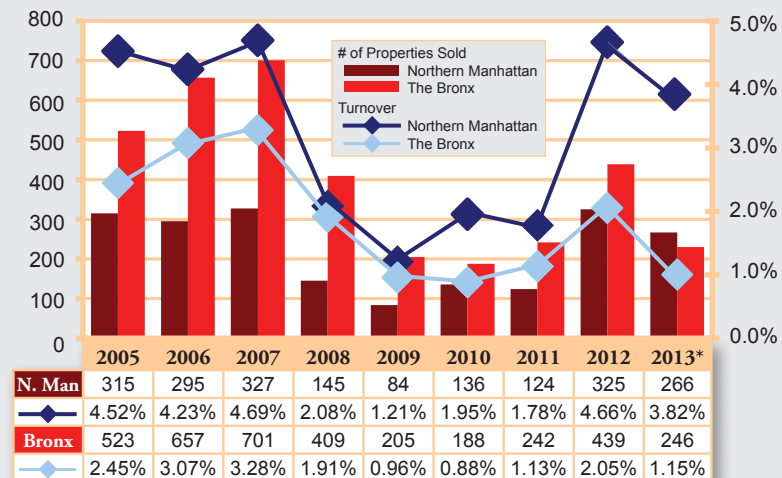
CAP RATES



GROSS RENT MULTIPLE



NUMBER OF PROPERTY SALES & PERCENTAGE OF TURNOVER

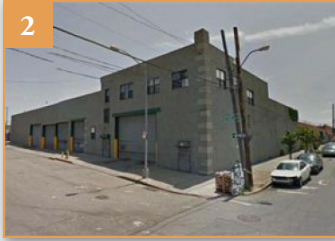


*Annualized

NORTHERN MANHATTAN & THE BRONX PROPERTY SALES | 2ND QUARTER 2013

Below are all sales completed during the 2nd Quarter of 2013

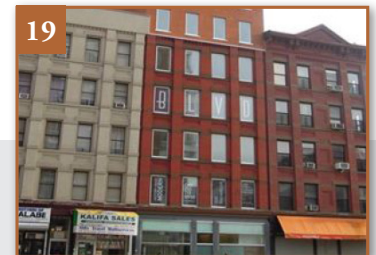
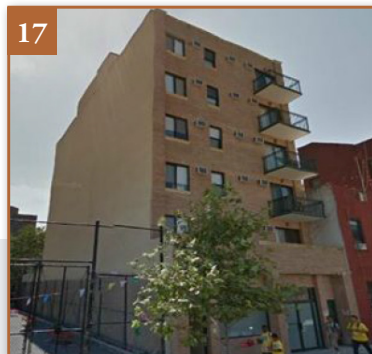
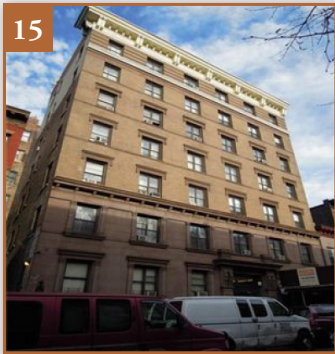
NM = Northern Manhattan
BX = The Bronx



#	INDUSTRIAL		AVG. SALE PRICE	GROSS SF	AVG. PRICE / SF
9			\$1,703,333	79,485	\$145.05
	ADDRESS	SOLD		GROSS SF	PRICE / SF
1	425-431 W 218 St	NM	\$2,250,000	10,000	\$225.00
2	1260 Oak Point Ave	BX	\$3,100,000	22,500	\$137.78
3	1320 Zerega Ave	BX	\$2,900,000	22,576	\$128.45
4	1571-1579 Bronx River Ave	BX	\$2,300,000	37,600	\$61.17
5	902 Westchester Ave	BX	\$1,400,000	5,287	\$264.80
6	3256 Bruner Ave	BX	\$1,120,000	7,900	\$141.77
7	3441 Kingsbridge Ave	BX	\$1,100,000	11,500	\$95.65
8	1360 Garrison Ave	BX	\$926,500	10,200	\$90.83
9	383 Wales Ave	BX	\$800,000	5,000	\$160.00



#	5+ FAMILY ELEVATOR		AVG. SALE PRICE	GROSS SF	AVG. PRICE / SF				
15			\$8,190,038	636,509	\$193.01				
	ADDRESS	SOLD		GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
10	1423 Amsterdam Ave, 489 W 130 St	NM	\$17,000,000	120,570	\$141.00	130	\$130,769	5.00%	-
11	3621-3629 Broadway	NM	\$16,000,000	65,050	\$245.96	52	\$307,692	5.50%	10.72
12	4720 Broadway	NM	\$11,350,000	52,378	\$217.00	50	\$227,000	4.38%	12.81
13	1-15 Bennett Ave	NM	\$11,000,000	43,749	\$251.43	61	\$180,328	3.76%	-
14	138-142 E 112 St	NM	\$9,935,000	23,553	\$421.81	21	\$473,095	-	-
15	545 W 148 St	NM	\$6,875,000	39,845	\$172.54	36	\$190,972	-	-
16	617-623 W 141 St	NM	\$6,210,500	42,270	\$146.92	43	\$144,430	4.33%	11.96
17	204 E 110 St	NM	\$5,000,000	11,896	\$420.31	11	\$454,545	-	-
18	415 W 150 St	NM	\$5,000,000	29,529	\$169.33	17	\$294,118	-	-
19	2192 Fredrick Douglass Blvd	NM	\$3,700,000	14,031	\$263.70	8	\$462,500	-	-
20	1005 Jerome Ave, 2320 Aqueduct Ave E	BX	\$22,800,000	263,008	\$86.69	272	\$83,824	-	-
21	1777 Grand Concourse	BX	\$16,911,575	172,032	\$98.30	172	\$98,323	7.54%	-
22	853 Walton Ave, 975 Sherman, 1487 Teller Ave, 1841 Mohegan	BX	\$10,271,000	116,251	\$88.35	143	\$71,825	-	-
23	1710-1730 Popham Ave	BX	\$5,900,000	67,600	\$87.28	73	\$80,822	6.41%	7.13
24	2968 Perry Ave	BX	\$2,900,000	34,320	\$84.50	31	\$93,548	-	-

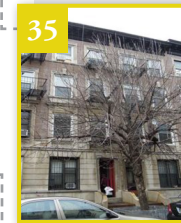
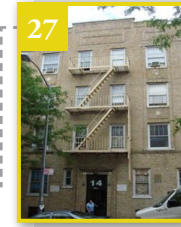


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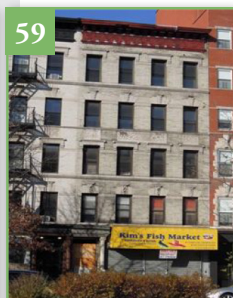
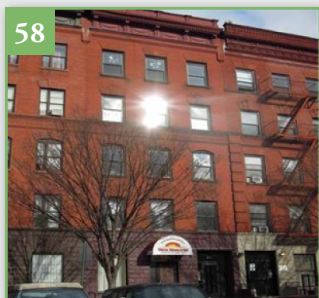
#	5+ FAMILY WALK-UP	AVG. SALE PRICE		GROSS SF				AVG. PRICE / SF	
		SOLD	GRAND TOTAL	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM	
32			\$5,321,035		1,236,834			\$169.43	
ADDRESS									
25	3, 5, 9, 15, 17 W 103 St, 72 W 108 St	NM	\$20,500,000	53,445	\$383.57	83	\$246,988	3.93%	14.21
26	4321-4327 Broadway	NM	\$11,400,000	54,000	\$211.11	74	\$154,054	-	-
27	14-26 Broadway Ter	NM	\$9,000,000	48,640	\$185.03	80	\$112,500	5.00%	9.20
28	324-326 E 117 St	NM	\$8,700,000	42,216	\$206.08	76	\$114,474	-	-
29	500 Ft Washington Ave	NM	\$8,620,000	44,295	\$194.60	56	\$153,929	4.34%	11.28
30	285 Ft Washington Ave	NM	\$7,600,000	38,220	\$198.85	62	\$122,581	-	-
31	1590-1594 Lexington Ave	NM	\$6,800,000	18,613	\$365.34	30	\$226,667	-	-
32	618-620 W 136 St	NM	\$4,250,000	19,390	\$219.19	28	\$151,786	-	-
33	314 E 106 St	NM	\$3,900,000	15,330	\$254.40	30	\$130,000	-	-
34	560 W 151 St	NM	\$3,495,000	25,800	\$135.47	31	\$112,742	-	-
35	513-515 W 150 St	NM	\$2,200,000	6,816	\$322.77	23	\$95,652	-	-
36	510 W 171 St	NM	\$2,190,114	14,810	\$147.88	22	\$99,551	-	-
37	2455 Fredrick Douglass Blvd	NM	\$1,650,000	8,460	\$195.04	8	\$206,250	-	-
38	502 W 167 St	NM	\$1,600,000	8,700	\$183.91	13	\$123,077	6.27%	7.60
39	2312 1 Ave	NM	\$1,500,000	6,041	\$248.30	8	\$187,500	-	-
40	361 W 123 St	NM	\$600,000	3,331	\$180.13	8	\$75,000	-	-
41	2515, 2531, 2541, 2545 Olinville Ave	BX	\$10,800,000	133,814	\$80.71	133	\$81,203	6.52%	7.49
42	115 E Mosholu Pkwy N	BX	\$8,700,000	92,000	\$94.57	95	\$91,579	-	-
43	1133 Boston Rd	BX	\$5,350,000	39,665	\$134.88	54	\$99,074	-	-
44	2342 Ryer Ave, 2261-2263 Morris Ave	BX	\$4,575,000	46,370	\$98.66	64	\$71,484	-	6.96
45	907 E 173 St, 2078 Arthur Ave, 304 E 183 St	BX	\$3,825,000	45,777	\$83.56	76	\$50,329	7.90%	-
46	2350 Creston Ave	BX	\$3,400,000	32,405	\$104.92	41	\$82,927	8.28%	6.62
47	2821 Briggs Ave	BX	\$2,825,000	30,780	\$92.00	32	\$88,281	9.36%	5.86
48	2406 Lorillard Pl	BX	\$2,090,000	19,200	\$108.85	26	\$80,385	7.32%	6.80
49	647 Faile St	BX	\$1,805,000	23,100	\$78.14	27	\$66,852	-	-
50	2367-2369 Hughes Ave	BX	\$1,586,250	14,160	\$112.02	17	\$93,309	7.30%	6.60
51	1243 Webster Ave	BX	\$1,350,000	7,420	\$181.94	16	\$84,375	10.83%	-
52	582 E 187 St	BX	\$1,250,000	11,404	\$109.61	12	\$104,167	-	-
53	2110 Honeywell Ave	BX	\$990,248	12,659	\$78.22	11	\$90,023	-	-
54	2067 Vyse Ave	BX	\$718,963	10,028	\$71.70	9	\$79,885	-	-
55	265 E 235 St	BX	\$709,600	2,640	\$268.79	5	\$141,920	-	-
56	716 Penfield St	BX	\$541,911	5,925	\$91.46	7	\$77,416	7.61%	-



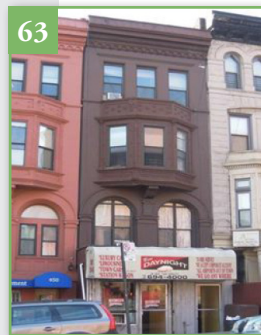
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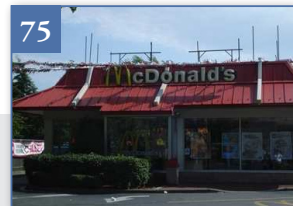
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#	MIXED-USE		AVG. SALE PRICE	GROSS SF	AVG. PRICE / SF		
8			\$1,659,641	108,564	\$264.94		
	ADDRESS	SOLD		GROSS SF	PRICE / SF	CAP RATE	GRM
57	2024-2036 2 Ave	NM	\$5,960,000	25,299	\$235.58	-	-
58	245 W 135 St	NM	\$2,700,000	10,260	\$263.16	6.50%	10.99
59	2248 Adam C Powell Blvd	NM	\$1,650,000	9,400	\$175.53	-	-
60	2265 1 Ave	NM	\$1,500,000	7,865	\$190.72	-	-
61	2060 2 Ave	NM	\$1,475,000	5,451	\$270.59	6.27%	10.89
62	2311 Adam Clayton Powell Jr. Blvd	NM	\$1,267,500	3,332	\$380.40	-	-
63	452 W 145 St	NM	\$1,100,000	3,328	\$330.53	7.00%	10.08
64	730-732 E Tremont Ave	BX	\$2,220,000	8,131	\$273.03	-	-



#	RETAIL		AVG. SALE PRICE	GROSS SF	AVG. PRICE / SF
12			\$3,421,370	86,262	\$501.65
	ADDRESS	SOLD		GROSS SF	PRICE / SF
65	430 W 207 St	NM	\$9,498,200	34,330	\$276.67
66	4910-4916 Broadway	NM	\$6,500,000	9,200	\$706.52
67	1259 St Nicholas Ave	NM	\$2,400,000	2,500	\$960.00
68	67-79 E 161 St	BX	\$17,500,000	11,500	\$1,521.74
69	1800 Williamsbridge Rd	BX	\$11,425,000	13,517	\$845.23
70	3481 Creston Ave	BX	\$6,425,000	14,622	\$439.41
71	1289-99 Louis Nine Blvd	BX	\$1,550,000	12,400	\$125.00
72	1430 Prospect Ave	BX	\$1,000,000	12,376	\$80.80
73	3084-3088 White Plains Rd	BX	\$960,000	4,440	\$216.22
74	938 E Gun Hill Rd	BX	\$945,000	3,000	\$315.00
75	1600-1608 Boston Rd	BX	\$900,000	2,950	\$305.08
76	82-84 W Kingsbridge Rd	BX	\$700,000	3,069	\$228.09

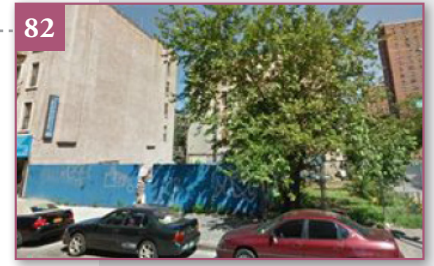


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#	DEVELOPMENT	AVG. SALE PRICE		GROSS BSF		AVG. PRICE / BSF		
19		\$5,343,906		728,652		\$120.40		
	ADDRESS		SOLD	ZONING	LOT AREA	FAR	BSF	PR / BSF
77	122-166 W 146 St	NM	\$20,000,000	C8-3	27,337	2.00	54,674	\$365.80
78	92-94 Morningside Ave	NM	\$18,000,000	R8	10,092	6.02	60,754	\$296.28
79	2420-2430 Amsterdam Ave	NM	\$18,000,000	C8-3	32,925	2	65,850	\$273.35
80	4452-4456 Broadway	NM	\$7,300,000	R7-2 / C2-4	24,280	4 / 2 / 6.5	97,119	\$75.17
81	57-59 E 125 St	NM	\$3,600,000	C4-4D/125	3,730	6.02	22,454	\$160.33
82	1653-55 Madison Ave	NM	\$2,200,000	C1-5/R7-2	3,750	3.44	12,900	\$170.54
83	313 W 117 St	NM	\$1,400,000	R7A	2,523	4.00	10,092	\$138.72
84	314 W 118 St	NM	\$1,050,000	R7A	2,018	4	8,072	\$130.08
85	362 W 127 St	NM	\$975,000	R7-2	2,498	3.44	8,593	\$113.46
86	1674 Park Ave	NM	\$952,500	C1-4/R7-2	2,275	3.44	7,826	\$121.71
87	3735, 3741-3745 Riverdale Ave	BX	\$3,325,000	C1-2/R6	10,653	2.43	25,887	\$128.44
88	3100 Webster Ave	BX	\$2,200,000	C2-4 / R7D	12,500	4.20	52,500	\$41.90
89	6151-6155 Broadway	BX	\$1,800,000	C2-2/R6	10,075	3.00	24,482	\$73.52
90	1095 Southern Blvd	BX	\$1,300,000	R7-1	10,000	3.44	34,000	\$38.24
91	1060-1064 Rev James Polite Ave	BX	\$900,000	R7-1	12,657	3.44	43,540	\$20.67
92	3111 Westchester Ave	BX	\$900,000	5225	5,225	2.43	12,697	\$70.88
93	939-41 Summit Ave	BX	\$600,000	R7-1	9,037	3.44	31,087	\$19.30
94	872 E 227 St	BX	\$600,000	C1-4/R5D	7,426	2	14,852	\$40.40
95	920 University Ave	BX	\$500,000	R7-1 / M1-5	7,735	5	38,673	\$13

#	SPECIALTY USE / CONVERSION	AVG. SALE PRICE		GROSS SF		AVG. PR / SF	
5		\$1,132,000		37,149		\$284.84	
	ADDRESS		SOLD	GROSS SF	PRICE / SF		
96	371 Manhattan Ave	NM	\$1,200,000	4,860	\$246.91		
97	113 W 130 St	NM	\$665,000	3,502	\$189.89		
98	429 W 146 St	NM	\$650,000	2,265	\$286.98		
99	1960 Benedict Ave	BX	\$7,321,474	15,862	\$461.57		
100	4295 Boston Rd	BX	\$1,838,937	7,700	\$238.82		



METHODOLOGY

The Cap Rates, Gross Rent Multipliers, Average Price per Square Foot and Total Volume presented in this report relate to closed sales, including partial sales, researched or sold by Massey Knakal Realty Services through 6/15/13. The "second quarter" herein covers the period 3/15/13 through 6/15/13. These transactions occurred at a minimum sales price of \$500,000 and were located 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

MASSEY KNAKAL
275 Madison Avenue, Third Floor
New York, NY 10016

THE MASSEY KNAKAL TERRITORY SYSTEM™
NORTHERN MANHATTAN
& THE BRONX

NORTHERN
MANHATTAN

THE BRONX

ROBERT SHAPIRO
rshapiro@masseyknakal.com
Inwood
Washington Heights

JOSH LIPTON
jlipton@masseyknakal.com
Harlem (West)

HALL OSTER
hoster@masseyknakal.com
Harlem (Southwest)

KARL BRUMBACK
kbrumback@masseyknakal.com
Riverdale / Williamsbridge / Kingsbridge
Woodlawn / Wakefield / Bathgate
Belmont / Fordham / Norwood / Tremont

NICHOLAS BURNS
nburns@masseyknakal.com
Hunts Point / The Hub / Soundview
Melrose / Morris Park / Morrisana
Mott Haven / Pelham Parkway / Port Morris

DAVID SIMONE
dsimone@masseyknakal.com
Highbridge / Concourse
Morrisana / Melrose / Morris Heights
Mount Hope / Tremont

LEV KIMYAGAROV
lkimyagarov@masseyknakal.com
Harlem (East)

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

Todd Korren
Executive Managing Director
212.696.2500 x7705
tkorren@masseyknakal.com



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.

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy. If any. The value of this investment is dependant upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.