



**MASSEY
KNAKAL**

Realty Services

PropertySalesReport

BROOKLYN

1st Half 2011

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

During the first half of 2011 (1Q-2Q11), there was \$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.

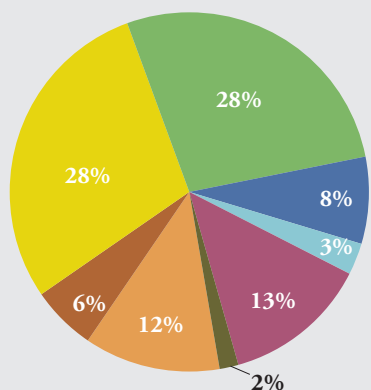
Property Sales Volume & Turnover

During 1H11, the Brooklyn property sales market saw 286 transactions occur, an 8% increase over 2H10 with 145 transactions occurring within 2Q11. Of those 286 transactions, 336 properties sold, an increase of 14% from 2H10 with 172 properties sold during 2Q11. The projected turnover rate in Brooklyn through the first half of the year was 1.03% of the total stock of properties, up 18% from 2010.

Dollar Volume

The aggregate sales consideration in 1H11 was \$700M, an increase of 54% from 2H10 and 38% from the same period last year. 2Q11 has seen \$360M trade, up 6% from the previous quarter and marks the most productive quarter, dollar volume wise, since 4Q08. Brooklyn is on pace to close the year with \$1.4B in sales, the highest dollar volume since 2008 when \$2B was sold.

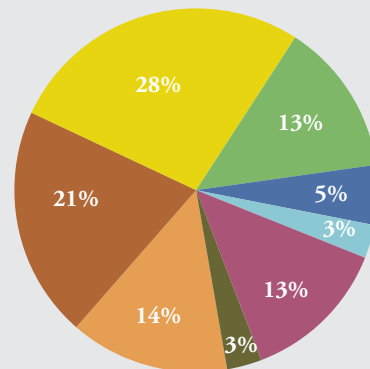
% OF PROPERTIES SOLD BY TYPE



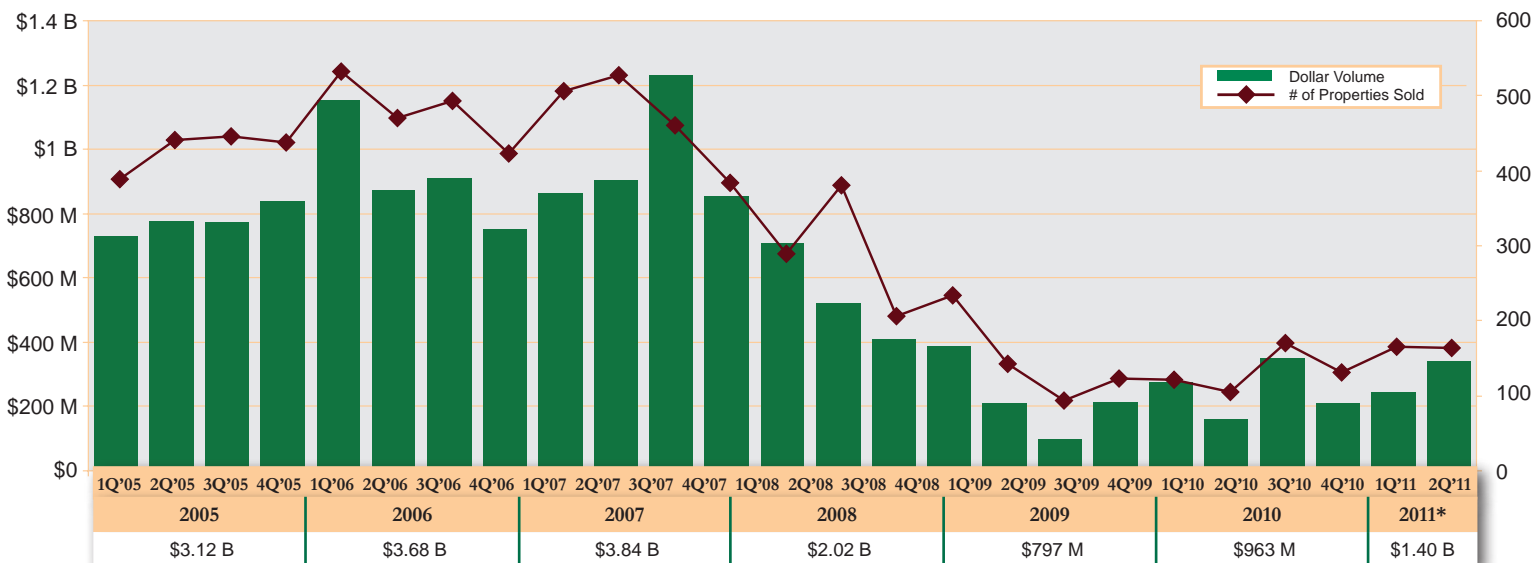
(1ST HALF 2011)

41	Industrial	\$	\$98,350,210
20	Elevator	\$	\$143,756,692
97	Walk-Up	\$	\$189,698,485
94	Mixed-Use	\$	\$96,400,297
25	Retail	\$	\$36,812,666
9	Office	\$	\$22,551,187
44	Development	\$	\$91,700,556
6	Specialty Use	\$	\$20,517,300
336	TOTAL	\$	\$699,787,393

% OF DOLLAR VOLUME BY TYPE



DOLLAR VOLUME & NUMBER OF PROPERTIES SOLD



* Annualized

Industrial Buildings

- 1H11 dollar volume was \$98M, up 6% from 2H10 and up 74% from 1H10
- 41 properties have sold thus far in 2011, down 11% from 2H10, but up 10% from 1H10
- \$/SF in 1H11 was \$240, up 35% from 2010

Elevator Apartment Buildings

- 1H11 dollar volume was \$144M, up 43% from 2010's total volume
- 20 properties were sold also surpassing 2010's total of 17 properties sold
- Cap Rates averaged 7.44%, up 35 bps from 7.09% in 2010. The Gross Rent Multiplier (GRM) increased to 11.55x from 8.19x in 2010
- \$/SF in 1H11 was \$144, down 25% from 2010

Walk-up Apartment Buildings

- 1H11 dollar volume was \$189M, up 84% from 2H10 and up 95% from 1H10
- 97 properties were sold, up 15% from 2H10 and up 55% from the 63 sold in 1H10
- Cap Rates averaged 6.92%, down 18 bps from 2010; GRM is 8.55x, down from 10.12x in 2010
- \$/SF in 1H11 averaged \$167, down 2% from 2010

Mixed-Use Buildings

- 1H11 dollar volume at \$96M, up 28% from 2H10 and up 25% from 1H10
- 94 properties were sold up 13% from 2H10 and 13% from 1H10
- Cap Rates averaged 6.88%, down 38 bps from 2010; GRM is 10.13x, down from 10.78x in 2010.
- \$/SF in 1H11 was \$255, down 4% from 2010

Retail Buildings

- 1H11 dollar volume was \$37M, down 37% from 2H10 and down 70% from 1H10
- The 25 properties sold was down 18% from the 32 sales that occurred in 2H10
- \$/SF in 1H11 averaged \$293, down 13% from 2010

Development Properties

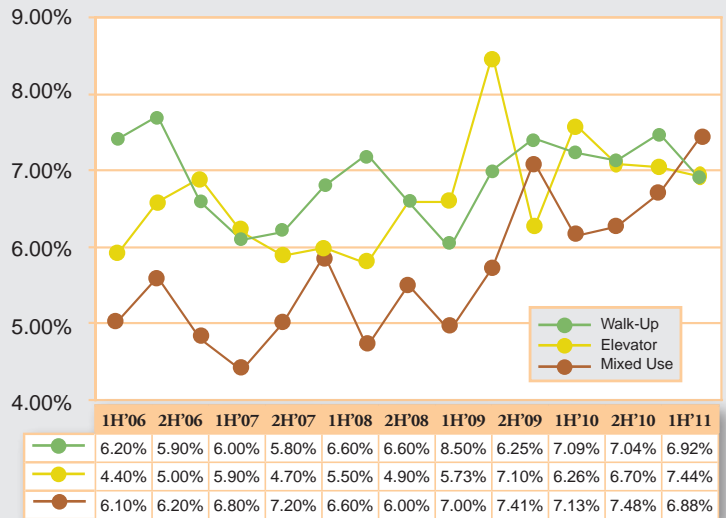
- 1H11 dollar volume was \$92M, up 75% from 2H10 and an impressive 206% from 1H10
- 44 properties sold in 1H11, up 15% from 2H10 and 69% from 1H10
- \$/BSF in 1H11 was \$140, up 37% from 2010

Other Property Types

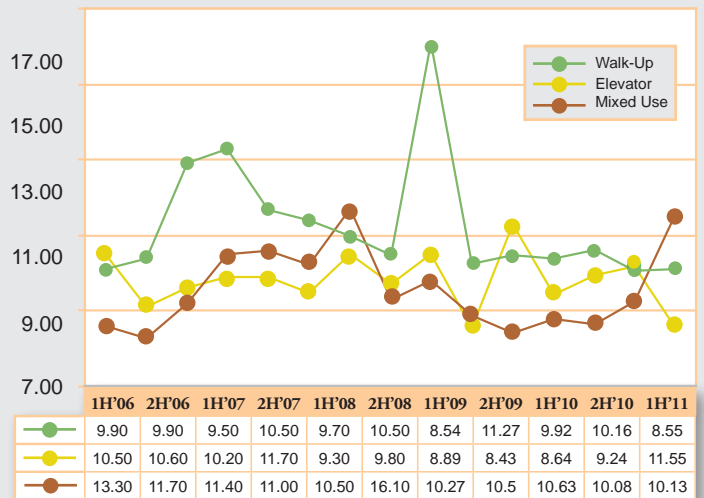
- 9 office properties sold for \$22.5M, averaging \$243 \$/SF
- 6 Specialty Use/Conversion properties sold for \$20.5M, averaging \$283 \$/SF in 1H10

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

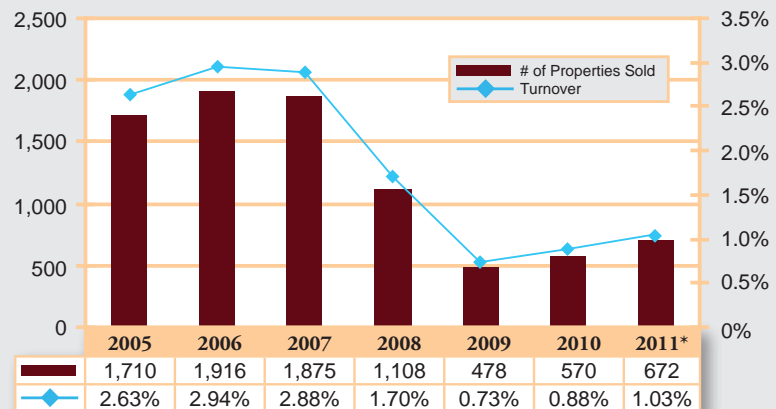
CAP RATES



GROSS RENT MULTIPLE

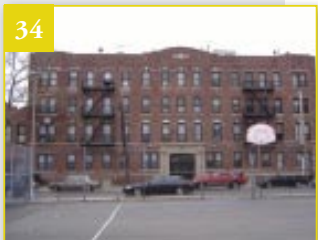
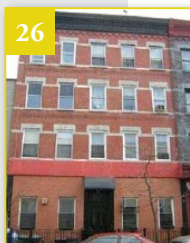
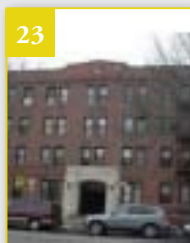


NUMBER OF PROPERTY SALES & PERCENTAGE OF TURNOVER



* Annualized

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



#	INDUSTRIAL	AVG. PRICE	GROSS SF	AVG. PRICE / SF
12		\$2,617,917	227,038	\$171.31
	ADDRESS	PRICE	GROSS SF	PRICE / SF
1	1300 Metropolitan Ave	\$16,100,000	113,000	\$142.48
2	133 Conover St AKA 159 Pioneer St	\$3,700,000	27,566	\$134.22
3	23 Ferris St	\$2,950,000	4,928	\$598.62
4	46-48 Park St	\$1,610,000	10,500	\$153.33
5	656 Atkins Ave	\$1,420,000	16,000	\$88.75
6	33-37 Franklin Ave	\$1,210,000	9,600	\$126.04
7	428 Troutman St	\$900,000	7,500	\$120.00
8	2335 Pitkin Ave	\$830,000	10,000	\$83.00
9	149 Hamilton Ave	\$800,000	3,200	\$250.00
10	484 Euclid Ave	\$725,000	17,334	\$41.83
11	178 Somers St	\$670,000	4,350	\$154.02
12	3394 Atlantic Ave	\$500,000	3,060	\$163.40

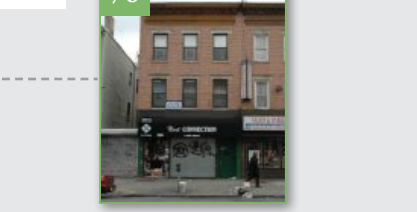
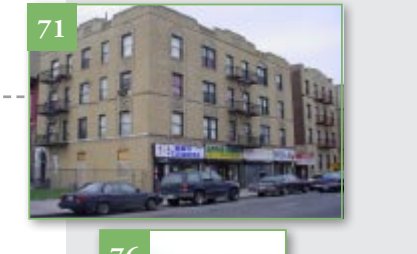
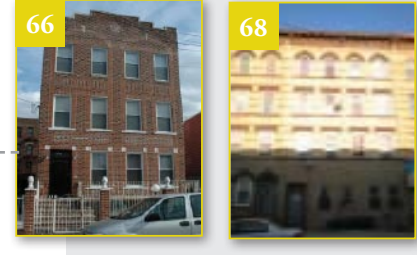
#	5+ FAMILY ELEVATOR	AVG. PRICE	GROSS SF	AVG. PRICE / SF	UNITS	CAP	GRM
8		\$8,240,999	489,001	\$128.46			
	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	CAP	GRM
13	268 Bay 38 St	\$20,535,742	149,174	\$137.66	20	-	-
14	2440 E 29 St	\$16,325,025	117,500	\$138.94	48	-	-
15	4190 Bedford Ave	\$13,220,723	75,000	\$176.28	30	-	-
16	475 Ocean Ave	\$4,900,000	54,854	\$89.33	10	-	-
17	1620 Caton Ave	\$3,800,000	28,530	\$133.19	29	-	-
18	851-53 Halsey St	\$3,200,000	17,142	\$186.68	140	-	-
19	726 Ocean Ave	\$3,000,000	34,926	\$85.90	113	8.93%	11.2
20	93 Seigel St	\$946,500	11,875	\$79.71	83	8.40%	11.9

#	5+ FAMILY WALK-UP	AVG. PRICE	GROSS SF	AVG. PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
48		\$2,117,443	612,835	\$175.18				
	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
21	289 21 St	\$720,000	3,750	\$192.00	6	\$120,000	-	-
22	149 Engert Ave	\$750,000	5,670	\$132.28	6	\$125,000	-	-
23	2530 Ocean Ave	\$5,016,810	34,000	\$147.55	43	\$116,670	9.24%	6.09
24	909 Avenue T	\$3,433,190	26,254	\$130.77	33	\$104,036	5.17%	9.45
25	546 Midwood St	\$3,650,000	30,400	\$120.07	42	\$86,905	-	-
26	262 Franklin St	\$1,200,000	6,930	\$173.16	8	\$150,000	7.07%	9.78
27	90 Clay St	\$1,075,000	6,500	\$165.38	8	\$134,375	-	-
28	624 Marlborough Rd	\$832,000	5,750	\$144.70	8	\$104,000	9.67%	-
29	521 83 St	\$820,000	5,325	\$153.99	6	\$136,667	-	-
30	2040 73 St	\$900,000	5,305	\$169.65	6	\$150,000	-	-
31	257 Cooper St	\$800,000	8,100	\$98.77	12	\$66,667	-	-
32	169 E 96 St	\$3,053,333	24,300	\$125.65	43	\$71,008	6.86%	7.13
33	836 Linden Blvd	\$2,946,667	34,000	\$86.67	39	\$75,556	6.85%	7.43
34	386 E 94 St	\$2,960,000	29,108	\$101.69	39	\$75,897	6.64%	7.16
35	94 Rockaway Pkwy	\$2,753,333	29,108	\$94.59	39	\$70,598	6.84%	7.05
36	1580-88 President St	\$5,000,000	43,920	\$113.84	48	\$104,167	-	-

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

5+ FAMILY WALK-UP

	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
37	1433 72 St	\$1,100,000	4,680	\$235.04	6	\$183,333	-	-
38	816 Prospect Pl	\$540,000	6,540	\$82.57	8	\$67,500	-	-
39	474 60 St	\$1,050,000	6,760	\$155.33	8	\$131,250	-	-
40	397 1 St	\$2,575,000	8,800	\$292.61	8	\$321,875	6.68%	11.13
41	157 Jefferson Ave	\$693,500	5,200	\$133.37	8	\$86,688	-	-
42	367 E 48 St	\$550,000	6,000	\$91.67	6	\$91,667	-	-
43	110 Martense St	\$2,375,000	19,564	\$121.40	28	\$84,821	-	-
44	699 Eastern Pkwy	\$600,000	3,000	\$200.00	5	\$120,000	-	-
45	153 Bleecker St	\$550,000	5,100	\$107.84	6	\$91,667	-	-
46	137 Nelson St	\$595,750	4,800	\$124.11	7	\$85,107	5.30%	9.2
47	229 S 3 St	\$1,681,121	14,355	\$117.11	17	\$98,889	-	-
48	181 Clarkson Ave	\$4,125,000	54,000	\$76.39	54	\$76,389	-	-
49	172 Lefferts Pl	\$785,000	2,700	\$290.74	6	\$130,833	-	-
50	519 Macon St	\$750,000	2,363	\$317.39	5	\$150,000	-	-
51	6018 4 Ave	\$900,000	4,455	\$202.02	6	\$150,000	-	-
52	22 E 96 St	\$1,157,501	17,600	\$65.77	17	\$68,088	7.96%	5.25
53	169 9 St	\$1,250,000	5,544	\$225.47	8	\$156,250	-	-
54	1014 Park Pl	\$1,350,000	15,000	\$90.00	16	\$84,375	-	-
55	44 Berry St	\$27,204,187	44,000	\$618.28	48	\$566,754	5.74%	14.32
56	173 N 8 St	\$925,000	4,125	\$224.24	6	\$154,167	-	-
57	212 Kent St	\$650,000	3,750	\$173.33	5	\$130,000	-	-
58	153 Dupont St	\$585,000	3,750	\$156.00	6	\$97,500	-	-
59	864 Driggs Ave	\$4,250,000	10,390	\$409.05	6	\$708,333	-	-
60	730 60 St	\$1,200,000	5,250	\$228.57	6	\$200,000	-	-
61	473 Humboldt St	\$1,145,000	3,750	\$305.33	5	\$229,000	7.21%	10.97
62	8753 19 Ave #6	\$910,000	5,100	\$178.43	6	\$151,667	-	-
63	279 Linden St	\$565,000	4,500	\$125.56	6	\$94,167	-	-
64	107 Prospect Park W #8	\$2,700,000	8,117	\$332.64	8	\$337,500	-	-
65	7510 20 Ave	\$1,019,000	5,400	\$188.70	6	\$169,833	-	-
66	497 Dean St	\$970,000	7,152	\$135.63	8	\$121,250	-	-
67	1235 Halsey St	\$600,000	6,890	\$87.08	8	\$75,000	-	-
68	729 Knickerbocker Ave	\$500,000	8,112	\$61.64	8	\$62,500	-	-

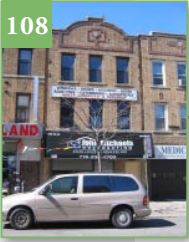
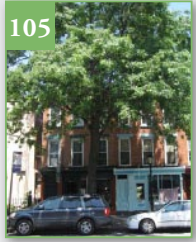
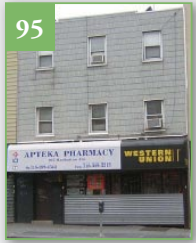
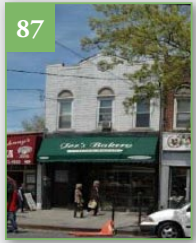


#	MIXED-USE	AVG. PRICE	GROSS SF	AVG. PRICE / SF
55		\$1,220,961	257,838	\$239.83

	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PRICE / UNIT	CAP RATE	GRM
69	341 Ridgewood Ave	\$550,000	3,700	\$148.65	5	\$110,000	-	-
70	868-870 De Kalb Ave	\$600,000	5,400	\$111.11	10	\$60,000	8.50%	5.73
71	195 Lenox Rd	\$1,133,275	15,360	\$73.78	17	\$66,663	-	-
72	654 Myrtle Ave	\$598,540	2,640	\$226.72	3	\$199,513	-	-
73	7517 3 Ave	\$1,100,000	2,888	\$380.89	5	\$220,000	-	-
74	811 54 St	\$1,000,000	6,100	\$163.93	7	\$142,857	-	-
75	4906 New Utrecht Ave	\$600,000	3,000	\$200.00	3	\$200,000	-	-
76	2081 Nostrand Ave	\$520,000	3,300	\$157.58	5	\$193,333	-	-
77	217 Schenectady Ave	\$565,000	3,453	\$163.63	5	\$113,000	-	-
78	6001 4 Ave	\$850,000	3,987	\$213.19	2	\$425,000	-	-
79	1068 Rutland Rd	\$3,416,667	34,914	\$97.86	42	\$81,349	7.02%	7.29

BROOKLYN PROPERTY SALES | 2ND QUARTER 2011

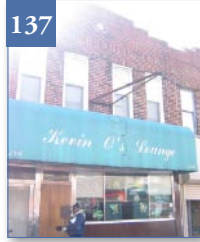
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#	MIXED-USE (CONT'D)	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PRICE / UNIT	CAP RATE	GRM
80		92 Rockaway Pkwy	\$3,053,333	34,235	\$89.19	45	\$67,852	7.45%	6.72
81		272 Court St	\$1,400,000	3,048	\$459.32	3	\$466,667	-	-
82		2511 Atlantic Ave	\$500,000	5,700	\$87.72	6	\$83,333	-	-
83		3801 13 Ave	\$600,777	3,163	\$189.94	5	\$120,155	-	-
84		6718 14 Ave #9	\$950,000	5,520	\$172.10	8	\$118,750	-	-
85		5005 5 Ave	\$2,700,000	5,700	\$473.68	8	\$337,500	-	-
86		701 Avenue U	\$1,100,000	2,800	\$392.86	3	\$366,667	-	-
87		119 Avenue U	\$730,000	2,800	\$260.71	3	\$243,333	-	-
88		416 Bay Ridge Pkwy	\$760,000	3,006	\$252.83	2	\$380,000	-	-
89		667 A 5 Ave	\$925,000	3,000	\$308.33	3	\$308,333	-	-
90		1070 Nostrand Ave	\$557,714	3,000	\$185.90	3	\$185,905	-	-
91		531 Graham Ave & 106 Engert Ave	\$1,750,000	8,880	\$197.07	8	\$218,750	9.31%	8.7
92		490 Humboldt St	\$985,000	5,170	\$190.52	4	\$246,250	-	-
93		7606 5 Ave	\$973,000	3,300	\$294.85	3	\$324,333	5.97%	12.97
94		1755 Bath Ave	\$630,000	2,565	\$245.61	5	\$126,000	-	-
95		937 Manhattan Ave	\$1,075,000	2,850	\$377.19	3	\$358,333	-	-
96		1215 Mc Donald Ave	\$575,000	3,700	\$155.41	3	\$191,667	-	-
97		1117 Manhattan Ave	\$560,000	4,750	\$117.89	3	\$186,667	-	-
98		622 Metropolitan Ave	\$895,000	2,850	\$314.04	3	\$298,333	-	-
99		8644 18 Ave	\$738,000	3,681	\$200.49	3	\$246,000	-	-
100		2262 Church Ave	\$675,000	3,200	\$210.94	6	\$112,500	-	-
101		1220 Liberty Ave	\$550,000	2,000	\$275.00	2	\$275,000	-	-
102		550 Court St	\$1,050,000	3,000	\$350.00	3	\$350,000	-	-
103		365 Marcy Ave	\$780,000	7,067	\$110.37	7	\$111,429	-	-
104		525-541 Atlantic Ave	\$10,000,000	24,000	\$416.67	34	\$294,118	5.00%	11.9
105		405-407 Atlantic Ave	\$1,880,000	4,635	\$405.61	6	\$313,333	4.87%	15.46
106		537 Atlantic Ave	\$925,000	2,835	\$326.28	3	\$308,333	-	-
107		8026 5 Ave	\$1,405,000	6,195	\$226.80	6	\$234,167	-	-
108		6812 3 Ave	\$835,000	2,746	\$304.08	3	\$278,333	-	-
109		2066 Flatbush Ave	\$860,000	3,200	\$268.75	3	\$286,667	6.97%	-
110		3322 Church Ave	\$600,000	2,500	\$240.00	3	\$200,000	-	-
111		5902 Avenue N	\$550,000	2,000	\$275.00	4	\$137,500	-	-
112		728 Franklin Ave	\$2,200,000	7,668	\$286.91	10	\$220,000	-	-

#	DEVELOPMENT	AVG. PRICE	GROSS BSF	AVG. PRICE / BSF			
18		\$3,379,823	763,260	\$134.87			
#	ADDRESS	PRICE	ZONING	LOT AREA	FAR	BSF	PRICE / BSF
113	99 Paidge Ave	\$16,350,000	M3-1	124,800	2	249,600	\$65.50
114	656,660,662,666 Powell St, 6878, 94 New Lots Ave, 257 Hegeman Ave	\$8,180,000	M1-1	91,898	2.4	220,555	\$37.09
115	72 Poplar St	\$7,500,000	R7-1	13,200	-	28,036	\$267.51
116	65-69 N 6 St	\$4,300,000	M1-2/R6A	7,500	3.6/2	27,000	\$159.26
117	203 N 7 St	\$4,219,904	-	3,519	-	7,038	\$599.59
118	524 Coney Island Ave	\$2,950,000	C8-2/OP	10,760	2	21,520	\$137.08
119	279-285 Broadway & 278-282 S 5 St	\$2,875,000	C4-3	13,000	3.4/3.00	44,200	\$65.05
120	36 Putnam Ave	\$2,345,000	R7A	10,000	4	40,000	\$58.63
121	31-39 Madison St	\$1,827,225	-	-	-	2,500	\$730.89
122	184-186 Huron St	\$1,650,000	R6B	7,500	2	15,000	\$110.00
123	724 Bedford Ave	\$1,365,081	R7-1	3,942	3.44	13,560	\$100.67
124	78-82 Irving Pl	\$1,300,000	R7A/C2-4	6,500	4	34,634	\$37.54
125	58 Bushwick Ave	\$1,140,000	R7a/R6b	4,723	4	18,892	\$60.34
126	108-110 Franklin Ave	\$885,000	R6	4,699	1	4,699	\$188.34
127	218 Cook St 967-969 Flushing Ave	\$735,000	M1-2	6,083	2	12,166	\$60.41
128	106 Kings Hwy	\$550,000	C2-3/R6B	1.35/2.0	-	7,360	\$74.73
129	348 Irving Ave	\$512,000	R6	7,500	2.2	16,500	\$31.03
130	142 Dwight St	\$600,000	M1-1	2,500	1	2,500	\$240.00

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



#	RETAIL	AVG. PRICE	GROSS SF	AVG. PRICE / SF
9		\$1,944,767	62,440	\$297.44
	ADDRESS	PRICE	GROSS SF	PRICE / SF
131	2063-61 86 St	\$6,166,667	8,200	\$752.03
132	440 Fulton St	\$5,500,000	12,500	\$440.00
133	209 Empire Blvd	\$2,075,000	16,000	\$129.69
134	2281 86 St	\$2,000,000	5,054	\$395.73
135	1765 East 19 St	\$798,443	4,869	\$163.99
136	997 Broadway	\$700,000	3,967	\$176.46
137	186 Bay Ridge Ave	\$617,556	2,200	\$280.71
138	682 Jamaica Ave	\$590,000	5,590	\$105.55
139	1429 Myrtle Ave	\$550,000	1,575	\$349.21



#	SPECIALTY USE	AVG. PRICE	GROSS SF	AVG. PRICE / SF
2		\$4,365,767	139,968	\$368.83
	ADDRESS	PRICE	GROSS SF	PRICE / SF
140	155 Dean St	\$10,767,300	135,000	\$79.76
141	4213 Avenue U	\$1,700,000	2,108	\$806.45
142	187 Conklin Ave	\$630,000	2,860	\$220.28



#	OFFICE	AVG. PRICE	GROSS SF	AVG. PRICE / SF
4		\$4,108,750	95,008	\$216.28
	ADDRESS	PRICE	GROSS SF	PRICE / SF
143	191 Joralemon St	\$12,350,000	76,916	\$160.56
144	9001,9003,9005 3 Ave	\$1,975,000	9,192	\$214.86
145	5006 Avenue N	\$1,200,000	3,900	\$307.69
146	353 Empire Blvd	\$910,000	5,000	\$182.00

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 Brooklyn. These sales may be found in the public record and were reported by ACRIS 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 of New York classifications:

- **Industrial properties:** 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 Elevatored 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 condos:** L1, L8, L9, 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.
- **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 building 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 the properties' gross square feet.

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

Turnover Rate: number of sales divided by total inventory.

	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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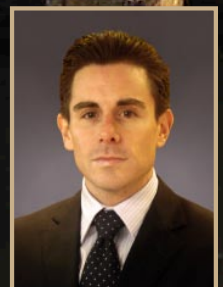
Sheepshead Bay
Coney Island / Homecrest
Brighton Beach
Manhattan Beach

For more information or a complimentary
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- Industrial
- 5+ Family Elevator
- 5+ Family Walk-Up
- Mixed-Use
- Retail / Retail Condo
- Office
- Development
- Specialty Use

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.