

MIDTOWN EAST / GRAMERCY NEIGHBORHOOD INTENSIVE

Q 2 / 2 0 1 2

Marcus & Millichap
Real Estate Investment Services

PETER VON DER AHE

Tel: 212.430.5114

pvonderahe@mmreis.com

SCOTT EDELSTEIN

Tel: 212.430.5137

sedelstein@mmreis.com

JOE KOICIM

Tel: 212.430.5147

jkoicim@mmreis.com

DAVID LLOYD

Tel: 212.430.5185

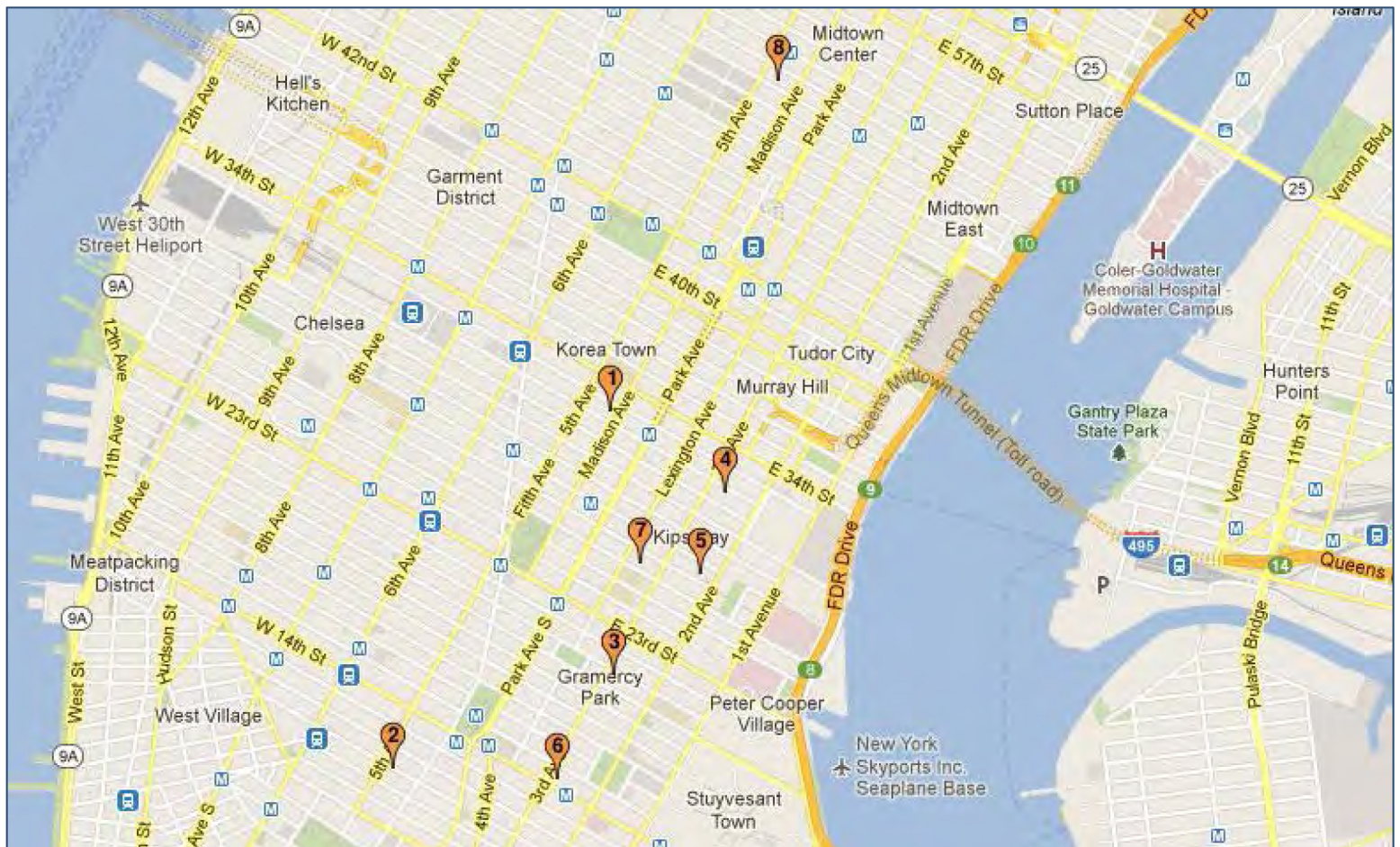
dlloyd@mmreis.com

PETER VON DER AHE + PARTNERS

NICHE EXPERTISE | CUSTOMIZED EXECUTION

NewYorkMultifamily.com

Property	Date	Price	Units	Cap Rate	GRM	SF	\$ / SF
202 East 21st Street	Apr-12	\$5,945,000	27	N/A		14,721	\$404
216 East 32nd Street	Apr-12	\$3,600,000	5	SOLD TO END USER		5,063	\$711
160 Madison Avenue	May-12	\$4,000,000	8	6.00%	9.00	14,427	\$277
235 East 27th Street	May-12	\$4,550,000	20	N/A		9,685	\$470
14 East 11th Street	May-12	\$8,950,000	4	SOLD TO END USER		14,708	\$1,646
203 East 14th Street	May-12	\$3,800,000	9	N/A		7,670	\$495
5 East 51st Street	Jun-12	\$12,600,000	16	N/A		14,708	\$857
145 East 26th Street	Jun-12	\$4,500,000	19	5.00%	12.00	19,717	\$228



Manhattan

Midtown East / Gramercy

PETER VON DER AHE + PARTNERS

NICHE EXPERTISE | CUSTOMIZED EXECUTION

NewYorkMultiFamily.com



1

202 East 21st Street



2

216 East 32nd Street



3

160 Madison Avenue



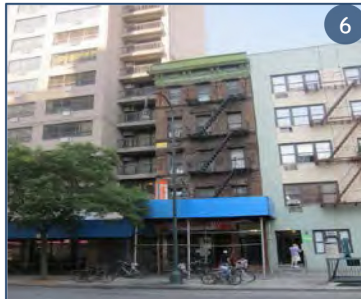
4

235 East 27th Street



5

14 East 11th Street



6

203 East 14th Street



7

5 East 51st Street



8

145 East 26th Street



PETER VON DER AHE

Tel: 212.430.5114

pvonderahe@mmreis.com



SCOTT EDELSTEIN

Tel: 212.430.5137

sedelstein@mmreis.com



JOE KOICIM

Tel: 212.430.5147

jkoicim@mmreis.com



DAVID LLOYD

Tel: 212.430.5185

dlloyd@mmreis.com