

# UPPER EAST SIDE NEIGHBORHOOD INTENSIVE

Q 2 / 2 0 1 2

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**PETER VON DER AHE + PARTNERS**

NICHE EXPERTISE | CUSTOMIZED EXECUTION

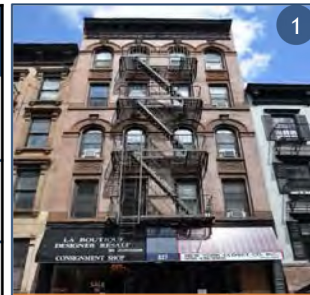
[NewYorkMultifamily.com](http://NewYorkMultifamily.com)

# Manhattan

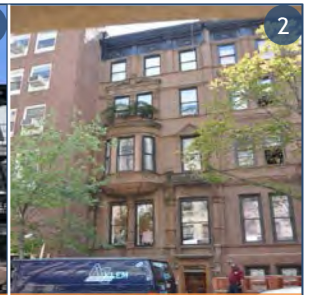
## Upper East Side

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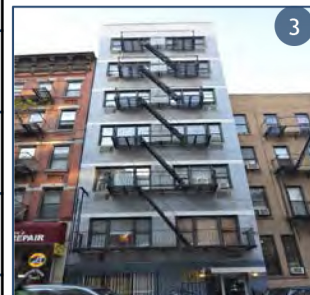
Property	Date	Price	Units	Cap Rate	GRM	SF	\$/SF
227 East 81st Street	Apr-12	\$6,650,000	15	N/A		10,110	\$658
42 East 76th Street	May-12	\$11,199,500	10	SOLD TO END USER		5,715	\$1,960
225 East 82nd Street	May-12	\$6,300,000	27	4.90%	12.00	11,838	\$532
59 East 80th Street	Jun-12	\$9,930,000	17	SOLD TO END USER		7,923	\$1,253
116 East 91st Street	Jun-12	\$6,900,000	5	4.30%	17.00	11,300	\$1,022
206 East 75th Street	Jun-12	\$2,325,000	5	3.20%	18.00	4,320	\$538
1431A York Avenue	Jun-12	\$5,600,000	22	5.50%	12.00	11,300	\$496
1332 3rd Avenue	Jun-12	\$6,080,000	18	N/A		10,150	\$599



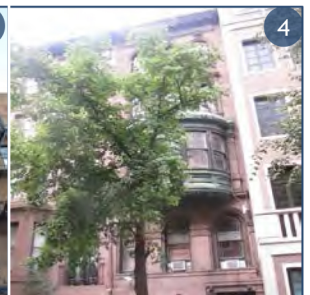
227 East 81st Street



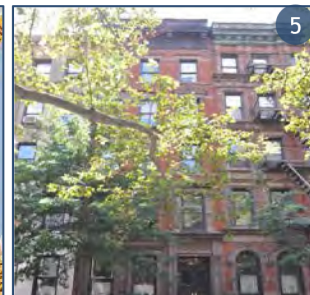
42 East 76th Street



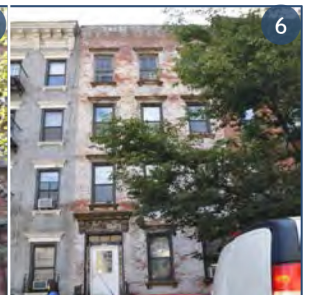
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59 East 80th Street



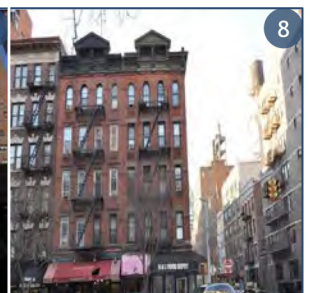
116 East 91st Street



206 East 75th Street



1431A York Avenue



1332 3rd Avenue



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