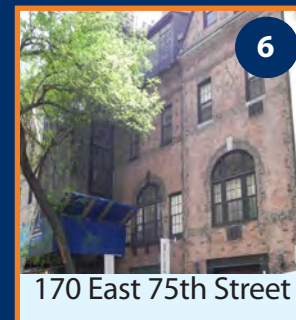
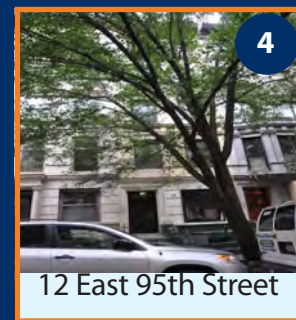
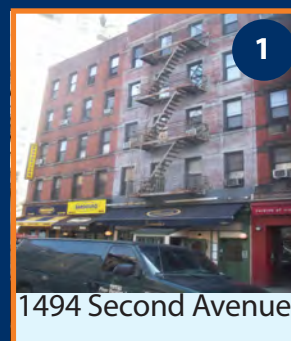
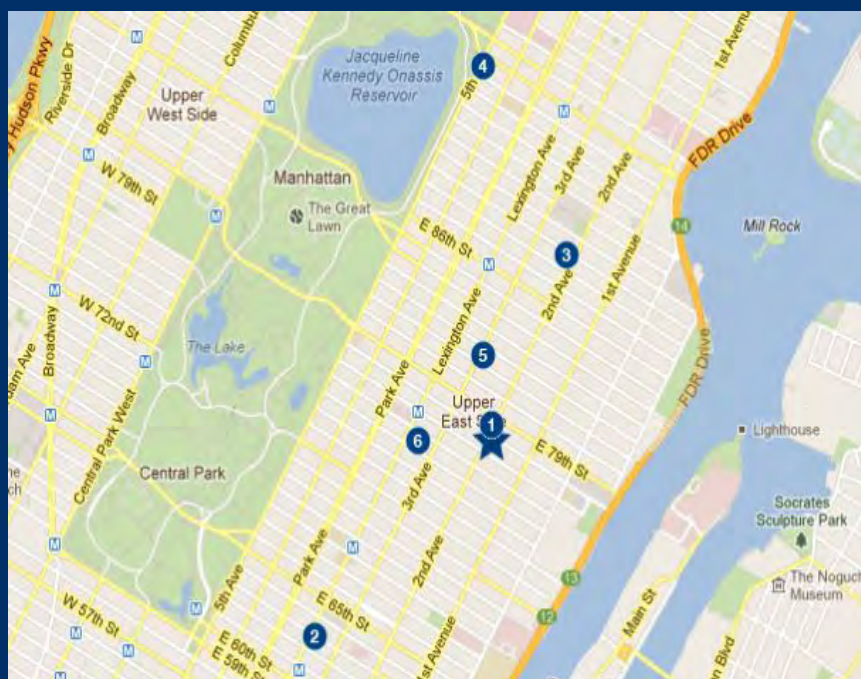


## Upper East Side

ADDRESS	DATE	PRICE	CAP RATE	GRM	# OF UNITS	SF	\$/PSF
1494 Second Avenue	Jan-12	\$7,800,000	Redevelopment		17	7,970	\$979
163 East 62nd Street	Jan-12	\$4,500,000	Sold to End User		4	3,520	\$1,278
1703-1705 Second Avenue	Jan-12	\$8,045,000	Retail Vacant/Repositioned		18	14,850	\$542
12 East 95th Street	Jan-12	\$3,900,000	Redevelopment		10	4,015	\$971
222 East 81st Street	Jan-12	\$3,750,000	-	-	5	7,146	\$525
170 East 75th Street	Feb-12	\$5,127,500	Sold to End User		6	5,600	\$916





## Upper East Side (continued)

ADDRESS	DATE	PRICE	CAP RATE	GRM	# OF UNITS	SF	\$/PSF
249-251 East 82nd Street	Feb-12	\$5,127,500	Sold to End User		3	5,223	\$1,005
427-431 East 73rd Street	Feb-12	\$10,900,000	5.00%	11.0	57	32,350	\$337
1110 Park Avenue	Mar-12	\$16,500,000	Redevelopment		-	5,100	\$3,055
408 East 88th / 233 East 80th Street	Mar-12	\$7,600,000	6.00%	10.5	-	20,636	\$368
1482 First Avenue	Mar-12	\$3,010,000	Distressed Sale		8	6,888	\$437

