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January 24, 2011

**Landmarks Preservation Commission
Certificate of Appropriateness Public Hearing
Testimony by Tara Kelly**

Re: 429 East 64th Street & 430 East 65th Street, First Avenue Estate Hardship Application

Mr. Chair and Honorable Commissioners:

The owners of the individually designated City and Suburban Homes First Avenue Estate have submitted an application for the demolition of 429 East 64th Street and 430 East 65th Street on the ground that they do not generate a sufficient economic return. This is only the 18th hardship application that has been submitted to the Landmarks Preservation Commission since the Landmarks Law was enacted in 1965.

The Landmarks Commission should only be asked to grant the demolition of a landmark under the most strenuous of circumstances, when the economic hardship is genuine and all other possible solutions have been exhausted. This application does not meet those criteria.

The owner's opposition to preservation began over two decades ago:

- The City and Suburban Homes First Avenue Estate (the full-block complex from First to York Avenues between East 64th and East 65th Streets) was constructed between 1898 and 1915 to address the need for a more dignified and humane type of low-income housing. The model tenement complex was one of the largest in the world and the first to be financed with private funds.
- Significant for its design, as well as its pioneering role in social housing reform, the First Avenue Estate was designated as individual New York City landmarks in April 1990.
- Just three months later, in one of its last moves before being dissolved, the Board of Estimate overturned the designation of two buildings in the complex: 429 East 64th Street and 430 East 65th Street.
- In 2006, with the urging of FRIENDS and Council Member Jessica Lappin, the LPC began the process of re-designating these two properties.
- The owner then defaced the buildings by stripping them of their architectural details and resurfacing the exterior with garish red stucco.
- Despite the applicant's attempt to frustrate the Commission's designation process, the LPC re-designated the buildings in November 2006, citing their seminal importance in the history of the development of affordable housing as well as their architectural merit.
- The owner sued to overturn the designation, and lost their final appeal on June 25, 2010.
- In October 2010, the owner submitted a hardship application to the Landmarks Preservation Commission.



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In support of the application for demolition, the owner submitted reports by real estate consultants Cushman & Wakefield that claim they cannot make the 6% return on investment that is the threshold for a hardship determination.

They assert, that after a **\$4.5 million** renovation (amounting to over **\$41,000** per unit) that the average achievable rent is between **\$600-\$888** per unit per month with a **10-24%** vacancy rate, in each scenario respectively comparing the subject buildings to NYCHA and Mitchell-Lama properties or the adjacent properties in Block 1459, also owned by Stahl Real Estate.

At the end of their reports, Cushman & Wakefield offer a caveat statement: "The information contained in the Report or upon which the Report is based has been gathered from sources the Appraiser assumes to be reliable and accurate. The owner of the Property may have provided some of such information. Neither the Appraiser nor C&W shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits and factual matters."

This begs the question: Exactly what information has been provided by the owner? And who is responsible for the correctness of this information?

Rather than rely on the owners, who have demonstrated sustained opposition to preserving these buildings, our consultants have used real data to discern more accurate values for the market rent and vacancy rates. HR&A found that the average rent for a comparable apartment ranged from **\$1,450 to \$2,250** in 2009. This was further discounted by 12.5% resulting in an average market rent of **\$1,500**. Meanwhile, the average vacancy rate on the Upper East Side has been **1.5%** for the past five years. In the test year, it was **2.38%**. By conservatively adjusting the market rent and vacancy rates alone, a return on investment of almost **13%** is achieved – twice the threshold for hardship determination. The applicant's purported inability to earn a reasonable return is belied by this data.

The hardship provision of the Landmarks Law is clear and unambiguous: to qualify for hardship relief an applicant must establish that the subject improvement parcel, as it exists at the time the hardship application is filed, is not capable of earning a reasonable return to the satisfaction of this Commission.

Anticipating instances in which an applicant might attempt to circumvent the purpose of the law, the statute defines the phrase "capable of earning a reasonable return" as "having the capacity, **under reasonably efficient and prudent management**, of earning a reasonable return." The statute further provides that while the net annual return yielded by an improvement parcel in a given test year is presumed to be that parcel's earning capacity, that presumption only arises in the **absence** of substantial grounds for a contrary determination by the Commission.

As demonstrated by Council Member Lappin and others who will come before you today, the applicant's continued efforts to frustrate the Commission's designation of the buildings and its highly questionable reports by Cushman & Wakefield are more than sufficient grounds for this Commission



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to reach a contrary determination with respect to the applicant's capacity to earn a reasonable return.

Upon examination of a truly objective reasonable return analysis, this Commission will have no choice but to reject this application, as the Landmarks Law provides for hardship relief only where an applicant is *incapable* of earning a reasonable return, not, as here, where an applicant is *unwilling* to do so.

We urge the Commission to deny this application.



Analyze Advise Act

99 Hudson Street, 3rd Floor, New York, NY 10013-2815

T: 212-977-3597 | F: 212-977-6202 | www.hraadvisors.com

MEMORANDUM

To: Friends of the Upper East Side Historic Districts

From: HR&A Advisors, Inc.

Date: January 24, 2012

Re: 429 East 64th Street and 430 East 65th Hardship Application Review

PROJECT OVERVIEW

On behalf of Friends of the Upper East Side Historic Districts, HR&A Advisors, Inc. (HR&A) has evaluated the hardship application submitted to the New York City Landmarks Preservation Commission (LPC) to allow demolition and redevelopment of two buildings located at 429 East 64th Street and 430 East 65th ("Subject Properties"). These landmarked properties, within the First Avenue Estate complex, were built in 1915 and are typologically representative of pre-war, low-rise, six floor walk-up buildings. They were developed by City and Suburban Homes Company and are considered to be among the oldest examples of apartment buildings built and financed by private companies to address the housing problems of the nation's working poor.

HR&A's principal task was to analyze the LPC's method of determining hardship and then test the assumptions that the applicant has relied upon to make its hardship claim. Our market research and analysis focuses on two key factors: residential vacancy rates and residential rental rates.

SUMMARY OF RESULTS

- **HR&A has estimated that the Subject Properties could achieve a return of at least 13% on their assessed value in 2009. This result is based on a 5% vacancy rate and a rent of \$49 per square foot, or approximately \$1,500 a month for the average apartment in the Subject Properties.** To achieve a return on investment of 6% or less, HR&A calculated that the Subject Properties would need to be rented at rates 28% below the market average, assuming a 5% vacancy rate.

The following document is divided into eight sections. The first describes the methodology LPC previously used when evaluating KISKA Developers' hardship application for the properties located at 351, 352 and 353 Central Park West. The second reviews the assumptions used by Cushman & Wakefield (C&W) in their 2011 letter in the Owner's response to LPC, dated July 1, 2011. The third provides a review of the residential rental market in the Upper East Side over the last 5 years. The fourth section describes HR&A's operating income estimation, and the fifth describes the methodology used to estimate total investment.

Section six presents the pro-forma analysis developed by HR&A to estimate the return on investment and section seven provides a sensitivity analysis for different vacancy and rental rates. To conclude, the eighth section addresses recommendations for further research on topics beyond HR&A's core practice.

1. Defining Hardship: Return on Investment

Under the Landmarks Law, a hardship application must be granted if the applicant demonstrates that the relevant improvements parcel does not have the capacity, under reasonably efficient and prudent management, of earning a net annual return of six percent on the parcel's assessed value¹. LPC's review of previous hardship applications, such as the one presented by KISKA Developers INC. for the properties located at 351, 352 and 353 Central Park West, has established a methodology to estimate return on investment for hardship applications. This methodology focuses on the property's operating return on investment under normalized conditions for a "test year." For LPC, the return on investment as defined for hardship applications reviews is the net operating income divided by the property's assessed value. For the case of the Subject Properties, 2009 has been established as the test year.

The return on investment methodology can be summarized as the estimation of a numerator, the net operating income; and a denominator, the property's assessed value. The most relevant variables to estimate the numerator are the cash flow generated by rental units, real estate taxes, operating expenses, and depreciation. According to LPC guidelines, depreciation must be estimated as two percent of the property assessed value and real estate taxes are the test year applicable tax rate times the property assessed value. The denominator is estimated as 45 percent of the sum of New York City Department of Finance's property market assessed value plus the renovation expenditures required to bring vacant units to rentable conditions. It is important to note that the property assessed value also plays a role in the operating expenses as it is the base for the property tax and depreciation factor estimation. Figure 1 shows the methodology used to estimate return on investment on KISKA's hardship application.

Figure 1: Return on Investment methodology used by KISKA Developers

$$\text{ROI} = \frac{\text{Operating Income}}{\text{Property Assessed Value}}$$

$$\text{Operating Income} = \left(\begin{array}{l} \text{Full occupancy cash flow} \\ \text{at test year market rates} \\ \text{rents} \end{array} \right) - \left(\begin{array}{l} \text{Maintenance} \\ \text{Real Estate Taxes} \\ \text{Depreciation} \end{array} \right)$$

$$\text{Property Assessed Value} = .45 \times (\text{Estimated Market Value} + \text{Total Renovation Costs})$$

¹ Section 25-309 of the Administrative Code of the City of New York

2. Review of Owner's Hardship Application Assumptions

The latest version of the Owner's hardship application, as expressed in the July 1, 2011 Owner's response to LPC, presents two scenarios under which return on investment was estimated. Both scenarios differ in the rent values and vacancy rate used. The main assumptions C&W used in their analysis are described below.

Number of vacant units: 97

Residential Rental Rates

Scenario 1: \$600 per unit per month. This number is supported by comparing the Subject Properties to properties operated by the New York City Housing Authority (NYCHA) and former Mitchell-Lama projects. These properties achieve rents of between \$15 to \$30 per square foot². C&W used these properties as comparables under the assumption that their floor layouts are similar to the ones found at the Subject Properties³. The fact that NYCHA and Mitchell Lama offer subsidized units was not considered in the analysis. This monthly rent estimation yields an average rent of \$20 per square foot per year.

Scenario 2: \$888.25 per unit per month. This was the **average rent of market and regulated units for the rest of the apartments** controlled by the Stahl Organization on Block 1459⁴.

Vacancy Rates

Scenario 1: 10%. C&W's historical assessment of Manhattan's vacancy rate is less than 5%⁵. The former assessment was raised to 10% to account for the lower than average performance C&W has observed for pre-war walk up properties⁶. This vacancy rate is **more than four times the Upper East Side's reported 2.38% vacancy rate for 2009**⁷.

Scenario 2: 24%. This was the vacancy rate for the rest of the properties controlled by the Stahl Organization on Block 1459. This estimation is **ten times the average vacancy rate for the Upper East Side in 2009**.

Rehabilitation Costs

Rehabilitation costs were based on a report by Project Consult dated March 23, 2011. Their estimations only considered bringing the Subject Properties to compliance with the building code. It is relevant to note that **no discount was applied to the 2011 renovation budget in order to bring it to 2009 values**.

Project Consult's total renovation budget included the renovation of 110 vacant apartments. The total budget was later reduced to \$4,018,385 to account for the 97 units that were vacant in 2009.

² C&W May 2010 report page 23.

³ C&W May 1, 2010 report page 24.

⁴ The Subject Properties are also located on Block 1459.

⁵ City-Habitat 5 Year Residential Market Report shows Manhattan's average vacancy rate has never go beyond 2% for properties below 96th St. in the last 5 years. Source: <http://www.citi-habitats.com/media/pdf/rentals-five-year-study-2008-2010.pdf>

⁶ Cushman & Wakefield May 1, 2010 report page 26.

⁷ City-Habitat 2010 Black and White Report. Source: <http://www.citi-habitats.com/media/pdf/bw2010.pdf>

Assessed Value

The Subject Properties' assessed value was calculated as 45 percent of the sum of the properties' New York City Department of Finance market assessed value for 2009 of \$5,630,000 and the overall renovation costs. The final value of \$4,341,773 includes hard and soft renovation costs as well as profit and overhead.

Real Estate Taxes

Real estate taxes were estimated as 13.353 percent of the property's assessed value, or \$579,757.

Depreciation Factor

The depreciation factor was estimated as two percent of the property's assessed value or \$131,038.

3. HR&A Market Research

HR&A gathered information from City-Habitats' annual "The Black & White Report" and MNS' "The Manhattan Rental Market Report" to describe rental properties market trends in the Upper East Side for the last 5 years. Table 1 summarizes the firm's findings. The numbers for years 2007 to 2010 correspond to City-Habitat's average rent for Upper East Side walk up buildings. Since this information is not yet available for 2011, HR&A used the average rents for the Upper East Side non-doorman buildings from the MNS report as proxy for the first two quarters of 2011.

Table 1: Upper East Side Average Rents for Walk-up and Non-Doorman Buildings

Year	Studio	1 Bed	2 Bed
2007	\$1,657	\$1,982	\$2,618
2008	\$1,680	\$1,964	\$2,648
2009	\$1,432	\$1,787	\$2,363
2010	\$1,491	\$1,763	\$2,322
2011	\$1,812	\$2,219	\$3,140

By setting 2009 as a base year, HR&A estimated that rents have increased between 10 to 20 percent since 2009. Table 2 show rents as a percentage of 2009 levels

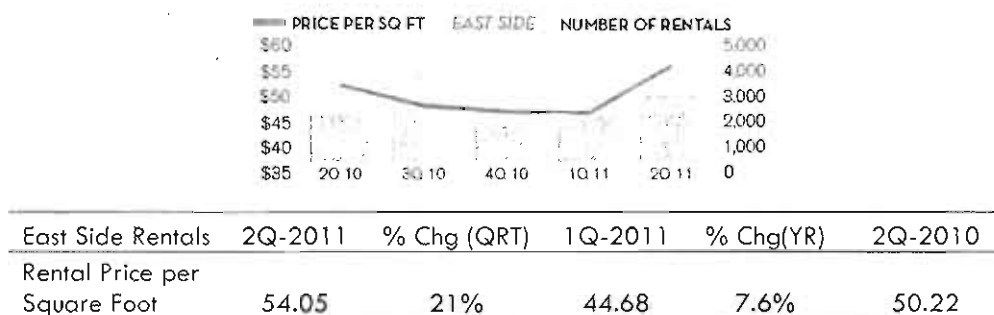
Table 2: Annual Rents Compared to 2009

Year	Studio	1 Bed	2 Bed
2007	116%	111%	111%
2008	117%	110%	112%
2009	100%	100%	100%
2010	104%	99%	98%
2011 ⁸	111%	113%	120%

⁸ 2011 values reflect the average rent for the Upper East Side Non-Doorman Buildings as a percentage of the 2009 rental price of same type of units in the Upper East Side.

The previous data was validated by comparing it to Prudential's "Douglas Elliman Report." The report presents a decrease in rental prices per square foot for Manhattan's East Side during 2010, together with a recovery in the first two quarters of 2011. Figure 2 shows current rates on a per square foot basis to be well above their 2010 level.

Figure 2: Douglas Elliman 2Q2011 East Side Rental Report



4. The Numerator: Revenue and Operating Income

In order to estimate the Subject Properties' operating income, HR&A performed a rental market analysis on comparable properties on the Upper East Side and analyzed the area's vacancy rate for 2009.

Residential Market Rents

HR&A used two different methodologies to estimate the market rental rate for the Subject Properties in 2009.

Comparable Properties: HR&A visited the area around the Subject Properties and developed a list of 72 comparables between York and 2nd Avenues and between 61st and 69th Streets. Only low-rise pre-war walkups were included. HR&A then obtained records on 409 rent transactions for nine of these properties from 2007 onwards. Of these, 52 records correspond to studios, 295 to one-bedrooms, and 62 to two-bedroom apartments. The information was obtained by a combination of local brokers and online records posted on brokers' sites and NYbits.com.⁹ Appendix 1 lists the 72 comparable properties and Appendix 2 lists rents and their posting date.

Comparable Complex: The City and Suburban Homes Company built a complex similar to the Subject Properties at E. 79th street. The two complexes are almost the same age and were built as low-cost worker housing. The comparable complex location, between York Av. and FDR Drive and between 78th and 79th Streets, is considered less appealing than the 1st Av. complex due to further distance from transit and its northern and eastern location. Regardless of this caveat, rates at these landmarked properties are likely to provide a reference for the Subject Properties' rents. Using publicly available data found at NYbits.com, HR&A compiled 539 records listed from 2009 onwards. Of these, 290 correspond to studios, 226 to one-bedrooms, and 23 to two-bedroom apartments. Appendix 3 provides a list of rents at the comparable complex.

⁹ NYbits.com is an aggregator of broker apartment postings. They keep current and historical records for a large number of NYC properties.

In order to comply with the test year methodology, HR&A adjusted rents for years other than 2009 to their projected 2009 values. This was done by dividing the listed rent by its year's appreciation/depreciation factor with relation to 2009 rents. The factors used are listed on Table 2.

Table 3 shows the adjusted market prices estimated through both methodologies for each apartment type.

Table 3: 2009 Market Rent Estimation for Different Methodologies

Comparable	Studio	1-Bed	2-Bed
Comparable Properties Average Rate	\$1,610	\$1,884	\$2,254
Comparable Complex Average Rate	\$1,442	\$1,810	\$2,235

HR&A used the average of both methodologies as the market rate for the Subject Properties. Furthermore, to consider the assumptions that the subject apartments offer poorer layouts than other comparable properties,¹⁰ and that the projected renovations will only bring units to compliance with the building code, **the estimated market rents were further reduced by 12.5%**. This number is the same discount used by C&W in their 2009 report.

Table 4 shows HR&A's market rate estimation. The use of a conservative methodology positions these rents on **the lower end of market**.

Table 4: Market Rate Estimation for 429 E. 64th and 430 E. 65th

	Studio	1-Bed	2-Bed
Market Rent Rate	\$1,336	\$1,616	\$1,964

Vacancy Rate

HR&A used City-Habitat data on the Upper East Side to estimate the vacancy rate to be applied on the pro-forma analysis. Table 5 shows average vacancy rates for the Upper East Side from 2007 onwards.

Table 5: City-Habitat Upper East Side Rental Vacancy Rate

	2007	2008	2009	2010	2011 ¹¹
Vacancy Rate	0.89%	1.48%	2.38%	1.70%	1.20%

The low vacancy rates observed for the Upper East Side allowed HR&A to conclude that **a 5% vacancy rate, or more than double the market rate**, would be a conservative estimation. The information presented in Table 5 provides no evidence for the use of a vacancy rate beyond 5 percent since the average vacancy for the last five years has been 1.5%.

¹⁰ C&W 2009 page 26 and C&W 2010, page 21.

¹¹ Average of the first six months of 2011

In addition, **LPC did not consider any vacancy rate in the evaluation of KISKA's hardship application.** This can be observed on page 35 of the Commission's Preliminary Determination dated December 13, 1988, where the expenses considered are depreciation, maintenance and real estate taxes.

Other Operating Income

HR&A used the information presented in the C&W 2011 letter to estimate rents from occupied apartments and other sources of income. Revenues from occupied apartments were considered to be \$969,495 and miscellaneous revenues were set at \$12,500.

Operating Expenses

HR&A used the same operating expenses as provided by the C&W 2011 letter.

5. The Denominator: Total Investment

HR&A followed the same methodology presented by the Owner in the July 1, 2011 response to LPC. **Therefore, the total investment was set at \$4,341,773.**

6. Calculating Return on Investment

HR&A developed a pro-forma analysis to estimate the achievable return on investment in the test year if vacant apartments were to be brought to compliance with the building code.

HR&A based its analysis on the renovation and operating costs provided by C&W's 2011 letter, along with HR&A's market rent estimates. In order to evaluate rent revenues per apartment type, HR&A had to estimate the number of vacant units by type. This was done by using the information provided by Project Consult's report, where 110 vacant units were distributed among 47 studios, 60 one-bedrooms and 3 two-bedroom apartments. Assuming a constant percentage of vacant units by type, HR&A estimated the 97 units vacant in 2009 were distributed among 41 studios, 53 one-bedroom and 3 two-bedroom apartments. HR&A then calculated the total revenues to be obtained by multiplying the rent values shown in Table 4 times the number of vacant units in each category. The assumptions made during this process and the resulting pro-forma can be found on Table 6.

The pro-forma analysis provides a return on investment of 13%. This result indicates that the Owner can obtain more than double the reasonable return on investment defined by the City if vacant units were to be brought into habitable conditions. The analysis shows the Subject Properties' operating income to be \$2,600,638 well beyond the \$2,303,805¹² required to achieve a 6% return on investment under the Owner's renovation and operating cost assumptions.

¹² $0.06 * 4,341,773 + 2,043,299$

Table 6: Pro-forma Analysis	
Assumptions	
Average Unit Size	371
Real Estate Taxes	\$579,757
Capital Renovation Costs	\$4,018,385
Property Assessed Value	\$2,533,500
Total Investment (ROI denominator)	\$4,341,773
# of Units at Market Rate	97
Annual Rent per SF	\$49
Average Unit Monthly Rent	\$1,508
Vacancy Rate	5%
Depreciation Factor	\$131,038
Pro-forma	
Income	
Market Rent Units Revenue	\$1,755,519
Rent Regulated Units Revenue	\$969,495
Miscellaneous Revenue	\$12,500
Total Gross Income	\$2,737,514
Vacancy (5%)	-\$136,876
Effective Gross Income	\$2,600,638
Operating Expenses	
Real Estate Taxes	\$579,757
Insurance	\$135,700
Salary & Benefits	\$296,900
Utilities	\$267,200
Water & Sewer	\$106,000
Repairs and Maintenance	\$339,304
General & Administrative	\$25,400
Legal & Profession Fees	\$29,700
Painting & Supplies	\$47,500
Management Fees	\$63,600
Depreciation Factor	\$131,038
Miscellaneous Expense	\$21,200
Total Expenses	\$2,043,299
Net Operating Income	\$557,340
Return on Investment	13%

7. Sensitivity Analysis

HR&A also performed a sensitivity analysis to test the return on investment under other scenarios.

Return on investment using different vacancy rates: HR&A tested the return of investment under the same assumptions used on Table 6 using different vacancy rates. This was done for a 0% vacancy to adhere more closely to the analysis performed by KISKA Developers as well as for a 10%, the rate proposed by C&W. The result of this analysis can be found on Table 7.

Table 7: Vacancy Rate Sensitivity Analysis

Vacancy Rate	Return on Investment
0%	16%
5%	13%
10%	10%

Achieving the 6% threshold: HR&A also analyzed the minimum rent per square foot required to achieve the six percent return threshold for different vacancy rates. Table 8 shows the results of this analysis as well as the market rate discount associated to each rent level

Table 8: Rents Required to Achieve 6% Return on Investment for Different Vacancy Rates

Vacancy Rate	6% ROI Break Even Rents (\$/SF)	Break Even Rent as Percentage of Market Rents
0%	\$37	66%
5%	\$40	72%
10%	\$44	79%

Renovation of 85 units: Based on the Owner's declaration that "85 of the vacant apartment units could not be occupied unless and until they had rehabilitated to the extent needed to meet minimal standards of habitability and code compliance"¹³, and the fact that the proposed renovation budget just considered bringing the units to compliance with the building code, HR&A tested the returns if only 85 units were to be renovated. Table 9 shows how, under these assumptions, the return on investment rises between 1 and 2 percent

Table 9: Return on Investment for 85 Units Renovation Budget

Vacancy Rate	Return on Investment	6% ROI Break Even Rents (\$/SF)	Break Even Rent as Percentage of Market Rents
0%	18%	\$35	63%
5%	15%	\$39	69%
10%	11%	\$42	76%

¹³ C&W 2010 page 20

8. Recommendations

Given the fact that renovation costs have a double effect over return on investment, by modifying the property's valuation and operating costs, HR&A recommends obtaining a rehabilitation cost estimate from a third party, such as a firm or government agency specializing in upgrades to this type of tenement.


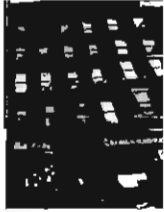


In particular, HR&A noticed the following potential issues concerning Project Consult's report.


- Project Consult conducted an **inspection of 14 of the 110 vacant apartments (13%)**.
- **The Owner** distributed vacant apartments into four categories according to their refurbishment requirements and **defined the refurbishment needs of each particular apartment**.
- A 15% design contingency allowance was included. **This contingency allowance is 50% higher than the one KISKA presented in their hardship application.**

Appendix 1: List of Comparable Properties

Address	Address	Address
1099 1st Avenue	1229 1st Avenue	406 E. 64th Street
1101 1st Avenue	1235 1st Avenue	408 E. 64th Street
1103 1st Avenue	1267 1st Avenue	410 E. 64th Street
1105 1st Avenue	1269 1st Avenue	412 E. 64th Street
1107 1st Avenue	1270 1st Avenue	330 E. 65th Street
1109 1st Avenue	1278 1st Avenue	334 E. 65th Street
1121 1st Avenue	322 E. 61th Street	335 E. 65th Street
1122 1st Avenue	324 E. 61th Street	338 E. 65th Street
1123 1st Avenue	336 E. 61th Street	339 E. 65th Street
1132 1st Avenue	338 E. 61th Street	344 E. 65th Street
1133 1st Avenue	340 E. 61th Street	346 E. 65th Street
1138 1st Avenue	345 E. 61th Street	347 E. 65th Street
1140 1st Avenue	347 E. 61th Street	350 E. 65th Street
1142 1st Avenue	349 E. 61th Street	343 E. 66th Street
1143 1st Avenue	304 E. 62th Street	346 E. 66th Street
1149 1st Avenue	314 E. 62th Street	324 E. 68th Street
1154 1st Avenue	316 E. 62th Street	332 E. 68th Street
1156 1st Avenue	342 E. 62th Street	336 E. 68th Street
1158 1st Avenue	344 E. 62th Street	338 E. 68th Street
1160 1st Avenue	346 E. 62th Street	350 E. 68th Street
1162 1st Avenue	355 E. 62th Street	403 E. 69th Street
1164 1st Avenue	404 E. 63th Street	405 E. 69th Street
1207 1st Avenue	406 E. 63th Street	407 E. 69th Street
1209 1st Avenue	400 E. 64th Street	409 E. 69th Street

Appendix 2: Rental Rates for Comparable Properties

Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
1154 - 56 1st Avenue			\$2,400	20-Jun-09	General Property Management 
1154 - 56 1st Avenue		\$2,100		15-Dec-08	
1154 - 56 1st Avenue		\$2,100		12-Dec-08	
1154 - 56 1st Avenue		\$2,100		18-Nov-08	
326 E. 61st Street		\$1,750		25-Jan-11	Rent Manhattan 
326 E. 61st Street		\$2,500		21-Jan-11	
326 E. 61st Street		\$1,800		6-Dec-10	
326 E. 61st Street		\$1,850		9-Jul-10	
326 E. 61st Street		\$1,600		26-May-10	
326 E. 61st Street			\$2,500	25-Jan-11	
326 E. 61st Street			\$2,225	21-Jun-10	
304 E. 62 st Street		\$1,650		19-Oct-10	Gatsby Realty, LLC 
304 E. 62 st Street		\$1,595		13-Jan-10	
304 E. 62 st Street		\$1,625		19-Nov-09	
304 E. 62 st Street		\$1,775		15-Sep-09	
304 E. 62 st Street			\$2,450	18-Feb-10	
304 E. 62 st Street			\$2,450	11-Feb-10	
304 E. 62 st Street			\$2,195	19-Nov-09	
304 E. 62 st Street			\$2,550	15-Sep-09	
400 E. 64th Street		\$1,400		9-Apr-10	The Real Estate Group 
400 E. 64th Street		\$1,400		8-Apr-10	
400 E. 64th Street		\$1,400		29-Mar-10	
400 E. 64th Street			\$2,400	9-Apr-10	
400 E. 64th Street			\$2,400	8-Apr-10	
400 E. 64th Street			\$2,400	29-Mar-10	

Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
322 - 24 E. 61st Street		\$1,850		4-Mar-11	Aimco
322 - 24 E. 61st Street		\$1,790		16-Jun-10	Aimco
322 - 24 E. 61st Street		\$1,769		7-May-10	
322 - 24 E. 61st Street		\$1,795		7-May-10	
322 - 24 E. 61st Street		\$1,795		14-Apr-10	
322 - 24 E. 61st Street		\$1,825		13-Apr-10	
322 - 24 E. 61st Street		\$1,750		3-Feb-10	
322 - 24 E. 61st Street		\$1,695		2-Feb-10	
322 - 24 E. 61st Street		\$1,750		25-Jan-10	
322 - 24 E. 61st Street		\$1,795		13-Jan-10	
322 - 24 E. 61st Street		\$1,499		16-Dec-09	
322 - 24 E. 61st Street		\$1,545		8-Dec-09	
322 - 24 E. 61st Street		\$1,550		11-Nov-09	Aimco
322 - 24 E. 61st Street		\$1,650		11-Nov-09	
322 - 24 E. 61st Street		\$1,695		10-Nov-09	
322 - 24 E. 61st Street		\$1,595		9-Nov-09	
322 - 24 E. 61st Street		\$1,695		6-Nov-09	
322 - 24 E. 61st Street		\$1,695		6-Nov-09	
322 - 24 E. 61st Street		\$1,750		30-Oct-09	
322 - 24 E. 61st Street		\$1,799		24-Oct-09	
322 - 24 E. 61st Street		\$1,700		24-Oct-09	
322 - 24 E. 61st Street		\$1,840		17-Oct-09	
322 - 24 E. 61st Street		\$1,895		6-Oct-09	Aimco
322 - 24 E. 61st Street		\$1,650		19-Sep-09	Aimco
322 - 24 E. 61st Street		\$1,850		15-Sep-09	Aimco
322 - 24 E. 61st Street		\$1,850		15-Sep-09	Aimco
322 - 24 E. 61st Street		\$1,895		4-Sep-09	Aimco
322 - 24 E. 61st Street		\$1,825		22-Jul-09	Aimco
322 - 24 E. 61st Street		\$1,850		8-May-09	Aimco
322 - 24 E. 61st Street		\$1,895		2-Apr-09	Aimco
322 - 24 E. 61st Street		\$2,150		9-Mar-09	Aimco
322 - 24 E. 61st Street		\$1,995		16-Dec-08	Aimco
322 - 24 E. 61st Street		\$1,995		15-Sep-08	Aimco
322 - 24 E. 61st Street		\$1,995		10-Sep-08	Aimco
322 - 24 E. 61st Street		\$1,945		30-Jul-08	Aimco
322 - 24 E. 61st Street		\$1,795		1-Jul-08	Aimco
322 - 24 E. 61st Street		\$1,895		1-Jul-08	Aimco
322 - 24 E. 61st Street		\$1,975		4-Mar-08	Aimco
322 - 24 E. 61st Street		\$2,100		2-Mar-08	Aimco

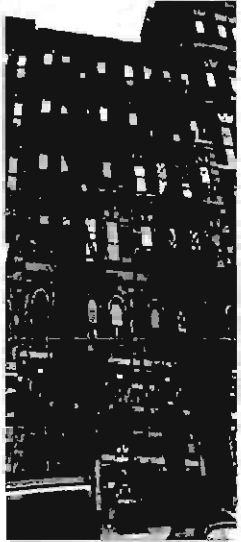
Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
322 - 24 E. 61st Street		\$2,100		20-Feb-08	Aimco
322 - 24 E. 61st Street		\$2,125		4-Feb-08	Aimco
322 - 24 E. 61st Street		\$2,250		4-Feb-08	Aimco
322 - 24 E. 61st Street		\$2,375		25-Jan-08	Aimco
322 - 24 E. 61st Street		\$2,150		24-Jan-08	Aimco
322 - 24 E. 61st Street		\$2,250		3-Jan-08	Aimco
322 - 24 E. 61st Street			\$2,180	17-Oct-09	Aimco
322 - 24 E. 61st Street			\$2,250	6-Oct-09	Aimco
322 - 24 E. 61st Street			\$2,250	8-Aug-09	Aimco
322 - 24 E. 61st Street			\$2,150	5-Jun-09	Aimco
322 - 24 E. 61st Street			\$2,195	3-Jul-08	Aimco
322 - 24 E. 61st Street			\$2,195	2-Jul-08	Aimco
322 - 24 E. 61st Street			\$2,250	2-Jun-08	Aimco
322 - 24 E. 61st Street	\$1,595			3-Feb-11	Aimco
322 - 24 E. 61st Street	\$1,567			7-May-10	Aimco
322 - 24 E. 61st Street	\$1,499			8-Dec-09	Aimco
322 - 24 E. 61st Street	\$1,550			7-Dec-09	Aimco
322 - 24 E. 61st Street	\$1,550			21-Nov-09	Aimco
322 - 24 E. 61st Street	\$1,550			20-Nov-09	Aimco
322 - 24 E. 61st Street	\$1,650			4-Sep-09	Aimco
322 - 24 E. 61st Street	\$1,695			20-Mar-09	Aimco
322 - 24 E. 61st Street	\$1,725			6-Feb-09	Aimco
322 - 24 E. 61st Street	\$1,725			2-Feb-09	Aimco
322 - 24 E. 61st Street	\$1,750			15-Jan-09	Aimco
322 - 24 E. 61st Street	\$1,795			6-Jan-09	Aimco
322 - 24 E. 61st Street	\$1,895			31-Dec-08	Aimco
322 - 24 E. 61st Street	\$1,750			20-Oct-08	Aimco
322 - 24 E. 61st Street	\$1,895			21-Jul-08	Aimco
322 - 24 E. 61st Street	\$1,775			6-Mar-08	Aimco
322 - 24 E. 61st Street	\$1,725			3-Jan-08	Aimco
322 - 24 E. 61st Street	\$1,875			8-Nov-07	Aimco
322 - 24 E. 61st Street	\$1,875			30-Oct-07	Aimco

Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
340 E. 61st Street		\$2,400		3-Aug-11	Icon Realty Management LLC
340 E. 61st Street		\$2,200		20-Jul-11	
340 E. 61st Street		\$2,300		2-May-11	
340 E. 61st Street		\$2,300		3-Mar-11	
340 E. 61st Street		\$2,250		2-Feb-11	
340 E. 61st Street		\$2,400		13-Oct-10	
340 E. 61st Street		\$2,400		13-Oct-10	
340 E. 61st Street		\$2,200		21-Sep-10	
340 E. 61st Street		\$2,200		20-Sep-10	
340 E. 61st Street		\$2,200		15-Sep-10	
340 E. 61st Street		\$2,200		13-Sep-10	
340 E. 61st Street		\$2,200		10-Sep-10	
340 E. 61st Street		\$2,200		8-Sep-10	
340 E. 61st Street		\$2,200		20-May-10	
340 E. 61st Street		\$2,200		19-May-10	
340 E. 61st Street		\$2,200		17-May-10	
340 E. 61st Street		\$2,200		7-May-10	
340 E. 61st Street		\$2,200		6-May-10	
340 E. 61st Street		\$2,200		5-May-10	
340 E. 61st Street		\$2,200		4-May-10	
340 E. 61st Street		\$2,200		4-May-10	Icon Realty Management LLC
340 E. 61st Street		\$2,200		15-Mar-10	Icon Realty Management LLC
340 E. 61st Street		\$1,600		2-Mar-10	Icon Realty Management LLC
340 E. 61st Street		\$2,200		22-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$1,600		18-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$1,600		15-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$1,700		11-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$1,700		8-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$1,700		5-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$1,700		5-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$2,200		5-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$1,700		4-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$2,200		4-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$1,700		2-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$2,200		2-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$1,700		1-Feb-10	Icon Realty Management LLC
340 E. 61st Street		\$1,700		25-Jan-10	Icon Realty Management LLC
340 E. 61st Street		\$1,833		21-Jan-10	Icon Realty Management LLC
340 E. 61st Street		\$1,833		13-Jan-10	Icon Realty Management LLC



Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
340 E. 61st Street		\$1,833		12-Jan-10	Icon Realty Management LLC
340 E. 61st Street		\$2,100		12-Jan-10	Icon Realty Management LLC
340 E. 61st Street		\$1,833		11-Jan-10	Icon Realty Management LLC
340 E. 61st Street		\$2,100		11-Jan-10	Icon Realty Management LLC
340 E. 61st Street		\$1,833		7-Jan-10	Icon Realty Management LLC
340 E. 61st Street		\$2,100		7-Jan-10	Icon Realty Management LLC
340 E. 61st Street		\$1,833		5-Jan-10	Icon Realty Management LLC
340 E. 61st Street		\$2,100		5-Jan-10	Icon Realty Management LLC
340 E. 61st Street		\$2,100		9-Sep-09	Icon Realty Management LLC
340 E. 61st Street		\$2,100		1-Sep-09	Icon Realty Management LLC
340 E. 61st Street		\$2,100		31-Aug-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		27-Aug-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		24-Aug-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		18-Aug-09	Icon Realty Management LLC
340 E. 61st Street		\$2,300		11-Aug-09	Icon Realty Management LLC
340 E. 61st Street		\$2,300		10-Aug-09	Icon Realty Management LLC
340 E. 61st Street		\$2,300		4-Aug-09	Icon Realty Management LLC
340 E. 61st Street		\$2,300		29-Jul-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		4-Mar-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		3-Mar-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		17-Feb-09	Icon Realty Management LLC
340 E. 61st Street		\$2,100		3-Feb-09	Icon Realty Management LLC
340 E. 61st Street		\$2,100		3-Feb-09	Icon Realty Management LLC
340 E. 61st Street		\$2,100		2-Feb-09	Icon Realty Management LLC
340 E. 61st Street		\$2,100		29-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,100		29-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,100		28-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,100		28-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		27-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		27-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		23-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		23-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		14-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		14-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		12-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		12-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		9-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		9-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		6-Jan-09	Icon Realty Management LLC


Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
340 E. 61st Street		\$2,200		6-Jan-09	Icon Realty Management LLC
340 E. 61st Street		\$2,200		30-Dec-08	Icon Realty Management LLC
340 E. 61st Street		\$2,200		30-Dec-08	Icon Realty Management LLC
340 E. 61st Street		\$2,200		15-Dec-08	Icon Realty Management LLC
340 E. 61st Street		\$2,200		15-Dec-08	Icon Realty Management LLC
340 E. 61st Street		\$2,200		8-Dec-08	Icon Realty Management LLC
340 E. 61st Street		\$2,200		5-Dec-08	Icon Realty Management LLC
340 E. 61st Street		\$2,200		1-Dec-08	Icon Realty Management LLC
340 E. 61st Street		\$2,300		1-Dec-08	Icon Realty Management LLC
340 E. 61st Street		\$2,300		24-Nov-08	Icon Realty Management LLC
340 E. 61st Street		\$2,400		24-Nov-08	Icon Realty Management LLC
340 E. 61st Street		\$2,300		21-Nov-08	Icon Realty Management LLC
340 E. 61st Street		\$2,400		21-Nov-08	Icon Realty Management LLC
340 E. 61st Street		\$2,400		17-Nov-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		17-Nov-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		25-Aug-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		21-Aug-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		21-Aug-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		20-Aug-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		20-Aug-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		18-Aug-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		18-Aug-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		18-Aug-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		18-Aug-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		15-Aug-08	Icon Realty Management LLC
340 E. 61st Street		\$2,500		15-Aug-08	Icon Realty Management LLC


Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
342 E. 62nd Street		\$1,850		2-Aug-11	
342 E. 62nd Street		\$1,895		26-Jul-11	
342 E. 62nd Street		\$1,925		25-Jul-11	
342 E. 62nd Street		\$2,450		25-Jul-11	
342 E. 62nd Street		\$2,495		25-Jul-11	
342 E. 62nd Street		\$1,925		19-Jul-11	
342 E. 62nd Street		\$1,975		15-Jul-11	
342 E. 62nd Street		\$1,950		13-Jul-11	
342 E. 62nd Street		\$1,995		6-Jul-11	
342 E. 62nd Street		\$1,795		21-Jun-11	
342 E. 62nd Street		\$2,350		8-Jun-11	
342 E. 62nd Street		\$2,395		2-Jun-11	
342 E. 62nd Street		\$2,395		1-Jun-11	
342 E. 62nd Street		\$1,625		25-May-11	
342 E. 62nd Street		\$1,650		18-May-11	
342 E. 62nd Street		\$1,795		18-May-11	
342 E. 62nd Street		\$2,450		18-May-11	
342 E. 62nd Street		\$1,695		14-May-11	
342 E. 62nd Street		\$2,495		14-May-11	
342 E. 62nd Street		\$1,925		15-Sep-10	Sky Management
342 E. 62nd Street		\$1,975		24-Aug-10	Sky Management
342 E. 62nd Street		\$1,695		18-Aug-10	Sky Management
342 E. 62nd Street		\$1,525		8-Jun-10	Sky Management
342 E. 62nd Street		\$1,750		7-Jun-10	Sky Management
342 E. 62nd Street		\$1,550		1-Jun-10	Sky Management
342 E. 62nd Street		\$1,550		25-May-10	Sky Management
342 E. 62nd Street		\$1,595		11-May-10	Sky Management
342 E. 62nd Street		\$1,550		9-Apr-10	Sky Management
342 E. 62nd Street		\$1,595		31-Mar-10	Sky Management
342 E. 62nd Street		\$1,650		24-Mar-10	Sky Management
342 E. 62nd Street		\$1,695		17-Mar-10	Sky Management
342 E. 62nd Street		\$1,725		4-Mar-10	Sky Management
342 E. 62nd Street		\$1,750		23-Feb-10	Sky Management
342 E. 62nd Street		\$1,450		20-Aug-09	Sky Management
342 E. 62nd Street		\$1,550		14-Aug-09	Sky Management
342 E. 62nd Street		\$1,450		5-Aug-09	Sky Management
342 E. 62nd Street		\$1,495		3-Aug-09	Sky Management
342 E. 62nd Street		\$1,495		31-Jul-09	Sky Management
342 E. 62nd Street		\$1,550		22-Jul-09	Sky Management

Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
342 E. 62st Street		\$1,595		1-Jul-09	Sky Management
342 E. 62st Street		\$1,650		29-Jun-09	Sky Management
342 E. 62st Street		\$1,650		17-Jun-09	Sky Management
342 E. 62st Street		\$1,795		5-Jun-09	Sky Management
342 E. 62st Street		\$1,595		3-Jun-09	Sky Management
342 E. 62st Street		\$1,695		2-Jun-09	Sky Management
342 E. 62st Street		\$1,650		1-Jun-09	Sky Management
342 E. 62st Street		\$1,650		27-May-09	Sky Management
342 E. 62st Street		\$1,695		20-May-09	Sky Management
342 E. 62st Street		\$1,795		19-May-09	Sky Management
342 E. 62st Street		\$1,795		15-May-09	Sky Management
342 E. 62st Street		\$1,550		13-May-09	Sky Management
342 E. 62st Street		\$1,595		6-May-09	Sky Management
342 E. 62st Street		\$1,625		6-May-09	Sky Management
342 E. 62st Street		\$1,625		1-May-09	Sky Management
342 E. 62st Street		\$1,625		29-Apr-09	Sky Management
342 E. 62st Street		\$1,650		29-Apr-09	Sky Management
342 E. 62st Street		\$1,695		24-Apr-09	Sky Management
342 E. 62st Street		\$1,695		22-Apr-09	Sky Management
342 E. 62st Street		\$1,750		17-Apr-09	Sky Management
342 E. 62st Street		\$1,750		16-Apr-09	Sky Management
342 E. 62st Street		\$1,750		16-Apr-09	Sky Management
342 E. 62st Street		\$1,795		7-Apr-09	Sky Management
342 E. 62st Street		\$1,795		7-Apr-09	Sky Management
342 E. 62st Street		\$1,850		1-Apr-09	Sky Management
342 E. 62st Street		\$1,895		25-Mar-09	Sky Management
342 E. 62st Street		\$1,895		23-Mar-09	Sky Management
342 E. 62st Street		\$1,895		27-Aug-08	Sky Management
342 E. 62st Street		\$1,895		22-Aug-08	Sky Management
342 E. 62st Street		\$1,950		22-Aug-08	Sky Management
342 E. 62st Street		\$1,950		20-Aug-08	Sky Management
342 E. 62st Street		\$2,050		20-Aug-08	Sky Management
342 E. 62st Street		\$2,050		19-Aug-08	Sky Management
342 E. 62st Street		\$1,695		14-Aug-08	Sky Management
342 E. 62st Street		\$1,795		13-Aug-08	Sky Management
342 E. 62st Street		\$1,895		7-Aug-08	Sky Management
342 E. 62st Street		\$1,950		1-Aug-08	Sky Management
342 E. 62st Street		\$1,950		30-Jul-08	Sky Management
342 E. 62st Street		\$1,995		23-Jul-08	Sky Management


Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
342 E. 62st Street		\$2,050		9-Jul-08	Sky Management
342 E. 62st Street		\$2,195		3-Jul-08	Sky Management
342 E. 62st Street		\$2,195		17-Jun-08	Sky Management
342 E. 62st Street		\$2,250		5-Jun-08	Sky Management
342 E. 62st Street		\$2,250		30-May-08	Sky Management
342 E. 62st Street		\$2,295		9-May-08	Sky Management
342 E. 62st Street		\$2,295		28-Apr-08	Sky Management
342 E. 62st Street		\$1,950		28-Aug-07	Sky Management
342 E. 62st Street		\$1,995		28-Aug-07	Sky Management
342 E. 62st Street		\$1,995		24-Aug-07	Sky Management
342 E. 62st Street		\$2,050		24-Aug-07	Sky Management
342 E. 62st Street		\$2,150		23-Aug-07	Sky Management
342 E. 62st Street		\$2,095		22-Aug-07	Sky Management
342 E. 62st Street		\$2,095		21-Aug-07	Sky Management
342 E. 62st Street		\$2,195		17-Aug-07	Sky Management
342 E. 62st Street		\$2,195		17-Aug-07	Sky Management
342 E. 62st Street			\$2,295	19-Aug-10	Sky Management
342 E. 62st Street			\$2,250	17-Jun-10	Sky Management
342 E. 62st Street			\$2,295	8-Jun-10	Sky Management
342 E. 62st Street			\$2,350	12-May-10	Sky Management
342 E. 62st Street			\$2,395	1-May-10	Sky Management
342 E. 62st Street			\$2,395	22-Apr-10	Sky Management
342 E. 62st Street			\$2,450	14-Apr-10	Sky Management
342 E. 62st Street			\$2,495	31-Mar-10	Sky Management
342 E. 62st Street			\$1,695	6-Aug-09	Sky Management
342 E. 62st Street			\$2,150	5-Aug-09	Sky Management
342 E. 62st Street			\$2,295	31-Jul-09	Sky Management
342 E. 62st Street			\$2,495	14-Jan-09	Sky Management
342 E. 62st Street			\$2,550	2-Jan-09	Sky Management
342 E. 62st Street			\$2,350	20-Aug-08	Sky Management
342 E. 62st Street			\$2,495	15-Aug-08	Sky Management
342 E. 62st Street			\$2,495	13-Aug-08	Sky Management
342 E. 62st Street			\$2,595	5-Aug-08	Sky Management
342 E. 62st Street			\$2,895	15-Apr-08	Sky Management
342 E. 62st Street			\$2,995	11-Apr-08	Sky Management
342 E. 62st Street			\$2,995	8-Apr-08	Sky Management
342 E. 62st Street			\$3,050	1-Apr-08	Sky Management
342 E. 62st Street			\$3,095	16-Mar-08	Sky Management
342 E. 62st Street			\$2,695	23-Aug-07	Sky Management
342 E. 62st Street			\$2,750	17-Aug-07	Sky Management

Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
342 E. 62st Street			\$2,750	14-Aug-07	Sky Management
342 E. 62st Street			\$2,850	7-Aug-07	Sky Management
342 E. 62st Street			\$2,895	4-Aug-07	Sky Management
342 E. 62st Street	\$1,595			30-Jun-10	Sky Management
342 E. 62st Street	\$1,625			22-Jun-10	Sky Management
342 E. 62st Street	\$1,625			11-Jun-10	Sky Management
342 E. 62st Street	\$1,625			12-May-10	Sky Management
342 E. 62st Street	\$1,650			28-Apr-10	Sky Management
342 E. 62st Street	\$1,650			14-Apr-10	Sky Management
342 E. 62st Street	\$1,695			31-Mar-10	Sky Management
342 E. 62st Street	\$1,695			17-Apr-09	Sky Management
342 E. 62st Street	\$1,695			16-Apr-09	Sky Management
342 E. 62st Street	\$1,750			9-Apr-09	Sky Management
342 E. 62st Street	\$1,750			7-Apr-09	Sky Management
342 E. 62st Street	\$1,850			23-Feb-09	Sky Management
342 E. 62st Street	\$1,650			20-Aug-08	Sky Management
342 E. 62st Street	\$1,695			15-Aug-08	Sky Management
342 E. 62st Street	\$1,795			14-Aug-08	Sky Management
342 E. 62st Street	\$1,795			13-Aug-08	Sky Management
342 E. 62st Street	\$1,850			5-Aug-08	Sky Management
342 E. 62st Street	\$1,795			30-May-08	Sky Management
342 E. 62st Street	\$1,850			28-May-08	Sky Management
342 E. 62st Street	\$1,895			20-May-08	Sky Management
342 E. 62st Street	\$1,995			12-May-08	Sky Management
342 E. 62st Street	\$1,750			18-Sep-07	Sky Management
342 E. 62st Street	\$1,795			11-Sep-07	Sky Management
342 E. 62st Street	\$1,850			11-Sep-07	Sky Management
342 E. 62st Street	\$1,850			4-Sep-07	Sky Management
342 E. 62st Street	\$1,895			4-Sep-07	Sky Management
342 E. 62st Street	\$1,850			28-Aug-07	Sky Management
342 E. 62st Street	\$1,895			28-Aug-07	Sky Management
342 E. 62st Street	\$1,895			24-Aug-07	Sky Management
342 E. 62st Street	\$1,950			24-Aug-07	Sky Management
342 E. 62st Street	\$1,975			23-Aug-07	Sky Management
342 E. 62st Street	\$1,995			23-Aug-07	Sky Management
342 E. 62st Street	\$2,095			21-Aug-07	Sky Management

Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
404 E. 63rd Street		\$1,595		24-Feb-11	Harlington Realty, LLC
404 E. 63rd Street		\$1,645		1-Feb-11	
404 E. 63rd Street		\$1,645		19-Jan-11	
404 E. 63rd Street		\$1,195		13-Jan-10	
404 E. 63rd Street		\$1,295		23-Dec-09	
404 E. 63rd Street		\$1,495		25-Nov-09	
404 E. 63rd Street		\$1,595		21-Oct-09	
404 E. 63rd Street		\$1,645		19-Oct-09	
404 E. 63rd Street		\$1,750		29-Oct-08	
404 E. 63rd Street		\$1,850		15-Oct-08	
404 E. 63rd Street		\$1,895		8-Oct-08	
404 E. 63rd Street		\$1,900		24-Sep-08	
404 E. 63rd Street		\$1,995		17-Sep-08	
404 E. 63rd Street		\$1,995		3-Sep-08	
404 E. 63rd Street		\$1,995		13-Aug-08	
404 E. 63rd Street		\$2,095		5-Aug-08	Harlington Realty, LLC
404 E. 63rd Street		\$2,295		1-Nov-07	Harlington Realty, LLC
404 E. 63rd Street		\$2,395		24-Oct-07	Harlington Realty, LLC
404 E. 63rd Street		\$2,495		11-Oct-07	Harlington Realty, LLC
404 E. 63rd Street			\$2,195	26-Jan-11	Harlington Realty, LLC
404 E. 63rd Street			\$2,395	25-Jan-11	Harlington Realty, LLC
404 E. 63rd Street			\$1,995	5-Jan-11	Harlington Realty, LLC
404 E. 63rd Street			\$1,995	1-Dec-10	Harlington Realty, LLC
404 E. 63rd Street			\$2,195	25-Aug-10	Harlington Realty, LLC
404 E. 63rd Street			\$2,287	28-Jul-10	Harlington Realty, LLC
404 E. 63rd Street			\$2,287	21-Jul-10	Harlington Realty, LLC
404 E. 63rd Street			\$1,995	28-Apr-10	Harlington Realty, LLC
404 E. 63rd Street			\$1,895	9-Dec-09	Harlington Realty, LLC
404 E. 63rd Street			\$1,737	1-Dec-09	Harlington Realty, LLC
404 E. 63rd Street			\$1,553	25-Nov-09	Harlington Realty, LLC
404 E. 63rd Street			\$1,950	21-Oct-09	Harlington Realty, LLC
404 E. 63rd Street			\$1,645	19-Oct-09	Harlington Realty, LLC
404 E. 63rd Street			\$1,950	19-Oct-09	Harlington Realty, LLC
404 E. 63rd Street			\$2,287	16-Sep-09	Harlington Realty, LLC
404 E. 63rd Street			\$2,495	12-Aug-08	Harlington Realty, LLC
404 E. 63rd Street			\$2,295	16-Jan-08	Harlington Realty, LLC
404 E. 63rd Street			\$2,395	17-Dec-07	Harlington Realty, LLC

Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
347 E. 65th Street		\$1,800		29-Dec-10	Vickers Realty Ltd
347 E. 65th Street		\$1,900		16-Nov-10	
347 E. 65th Street		\$1,800		10-Sep-10	
347 E. 65th Street		\$1,800		2-Sep-10	
347 E. 65th Street		\$1,700		18-Mar-10	
347 E. 65th Street		\$1,500		24-Feb-10	
347 E. 65th Street		\$1,600		17-Feb-10	
347 E. 65th Street		\$1,600		12-Feb-10	
347 E. 65th Street		\$1,750		12-Feb-10	Vickers Realty Ltd
347 E. 65th Street		\$1,750		1-Feb-10	Vickers Realty Ltd
347 E. 65th Street		\$1,900		1-Feb-10	Vickers Realty Ltd
347 E. 65th Street		\$1,600		5-Nov-09	Vickers Realty Ltd
347 E. 65th Street		\$1,700		5-Nov-09	Vickers Realty Ltd
347 E. 65th Street		\$1,650		20-Oct-09	Vickers Realty Ltd
347 E. 65th Street		\$1,750		8-Oct-09	Vickers Realty Ltd
347 E. 65th Street		\$1,800		25-Sep-09	Vickers Realty Ltd
347 E. 65th Street		\$1,850		31-Aug-09	Vickers Realty Ltd
347 E. 65th Street		\$1,950		10-Aug-09	Vickers Realty Ltd

Appendix 3: Rental Rates for Comparable Complex

Address	Studio	1 bedroom	2 Bedroom	Date Posted	Management Company
1480 York Avenue		\$2,175		8-Jun-11	SW Management / City & Suburban 
1480 York Avenue		\$2,095		16-Feb-11	
1480 York Avenue		\$1,895		30-Jan-11	
1480 York Avenue		\$1,750		2-Oct-10	
1480 York Avenue		\$1,795		29-Sep-10	
1480 York Avenue		\$1,810		28-Sep-10	
1480 York Avenue		\$1,825		23-Sep-10	
1480 York Avenue		\$1,830		22-Sep-10	
1480 York Avenue		\$1,925		3-Jun-10	
1480 York Avenue	\$1,675			2-Aug-11	
1480 York Avenue	\$1,810			2-Aug-11	SW Management
1480 York Avenue	\$1,655			21-Jun-11	
1480 York Avenue	\$1,650			31-May-11	
1480 York Avenue	\$1,765			28-May-11	
1480 York Avenue	\$1,595			11-Mar-11	
1480 York Avenue	\$1,625			4-Mar-11	
1480 York Avenue	\$1,610			3-Mar-11	
1480 York Avenue	\$1,625			24-Feb-11	
1480 York Avenue	\$1,525			24-Feb-11	
1480 York Avenue	\$1,450			10-Dec-10	
1480 York Avenue	\$1,455			4-Dec-10	
1480 York Avenue	\$1,475			4-Dec-10	
1480 York Avenue	\$1,475			29-Nov-10	
1480 York Avenue	\$1,495			29-Nov-10	
1480 York Avenue	\$1,495			29-Nov-10	
1480 York Avenue	\$1,510			25-Nov-10	
1480 York Avenue	\$1,535			24-Nov-10	
1480 York Avenue	\$1,575			23-Nov-10	
1480 York Avenue	\$1,525			13-Nov-10	
1480 York Avenue	\$1,535			11-Nov-10	
1480 York Avenue	\$1,575			8-Nov-10	
1480 York Avenue	\$1,535			11-Sep-10	
1480 York Avenue	\$1,460			28-Aug-10	
1480 York Avenue	\$1,475			28-Aug-10	
1480 York Avenue	\$1,550			19-Jul-10	
1480 York Avenue	\$1,575			9-Jul-10	
1480 York Avenue	\$1,450			20-May-10	
1480 York Avenue	\$1,485			13-May-10	
1480 York Avenue	\$1,395			12-Mar-09	

Date	Unit	Recorded Sales	Previous Listings (may or may not have sold)			
		Closing Price	Listing Price	Status	Bedrooms	Baths Sqft
04/28/2006	#4H	subscribe	-			
03/21/2006	#6P	subscribe	-			
01/04/2006	#4L	subscribe	-			
12/28/2005	#5K	subscribe	-			
11/14/2005	#2M	subscribe	-			
10/20/2005	#6Q	subscribe	-			
10/11/2005	#3F	subscribe	-			
09/20/2005	#6E	subscribe	-			
08/23/2005	#4E	subscribe	-			
07/13/2005	#4J	subscribe	-			
07/12/2005	#1B	subscribe	-			
07/07/2005	#1C	subscribe	-			
07/05/2005	#2GH	subscribe	-			
05/27/2005	#6K	subscribe	-			
05/11/2005	#1I	subscribe	-			
04/27/2005	#5B	subscribe	-			
04/07/2005	#2D	subscribe	-			
03/15/2005	#4A	subscribe	-			
03/08/2005	#5N	subscribe	-			
02/24/2005	#6D	subscribe	-			
12/15/2004	#3G	subscribe	-			
11/05/2004	#5I	subscribe	-			
10/26/2004	#5G	subscribe	-			
10/13/2004	#6A	subscribe	-			
09/13/2004	#1M	subscribe	-			
08/11/2004	#3I	subscribe	-			
07/16/2004	#4M	subscribe	-			
05/26/2004	#6K	subscribe	-			
05/11/2004	#2O	subscribe	-			
05/05/2004	#2I	subscribe	-			
04/19/2004	#2L	subscribe	-			

* Non-market sales (sales between related parties, auctions, foreclosures and income restricted sales) are excluded from building statistics

Date	Unit	Price	Beds	Baths	Sqft
11/18/2011	#4CD	\$3,200	2 beds	2 baths	
10/08/2011	#3I	\$1,900	1 bed	1 bath	
07/12/2011	#6P	\$1,395	studio	1 bath	500 ft²
06/23/2011	#4G	\$1,700	1 bed	1 bath	
04/12/2011	#3I	\$1,900	1 bed	1 bath	
03/17/2011	#4P	\$1,895	1 bed	1 bath	
03/09/2011	#5M	\$1,700	1 bed	1 bath	
02/24/2011	#3G	\$2,000 ↓	1 bed	1 bath	
02/04/2011	#3H	\$2,350 ↑	1 bed	1 bath	
01/14/2011	#2GH	\$3,000 ↓	2 beds	2 baths	
12/10/2010	#4H	\$2,175	1 bed	1 bath	
12/03/2010	#6E	\$1,800 ↓	studio	1 bath	425 ft²
10/26/2010	#6F	\$2,395 ↑	2 beds	1 bath	
10/24/2010	#1M	\$1,735 ↓	1 bed	1 bath	340 ft²
10/04/2010	#1MU	\$1,595 ↓	1 bed	1 bath	
09/09/2010	#4G	\$1,750	1 bed	1 bath	
08/26/2010	#4G	\$1,750	1 bed	1 bath	
08/24/2010	#1C	\$1,450	studio	1 bath	
08/20/2010	#1C	\$1,400	studio	1 bath	
08/13/2010	#1C	\$1,450	studio	1 bath	
08/10/2010	#4G	\$1,850	1 bed	1 bath	
07/28/2010	#3I	\$1,795	1 bed	1 bath	

Date	Unit	Price	Beds	Baths	Sqft
07/27/2010	#4C	\$2,000	1 bed	1 bath	
06/24/2010	#6P	\$1,295	studio	1 bath	500 ft²
05/24/2010	#11	\$1,900 ↓	2 beds	1 bath	400 ft²
04/21/2010		\$1,500 ↓	1 bed	1 bath	
04/18/2010		\$2,300 ↓	1 bed	1 bath	
04/02/2010		\$1,590 ↓	1 bed	1 bath	
03/31/2010		\$2,150	1 bed	1 bath	
03/31/2010		\$2,150	1 bed	1 bath	
03/03/2010		\$2,000 ↓	1 bed	1 bath	
02/23/2010		\$1,600 ↓	studio	1 bath	
02/23/2010		\$1,600 ↓	studio	1 bath	
02/03/2010		\$1,800 ↓	2 beds	1 bath	
01/16/2010	#3L	\$1,895 ↑	2 beds	1 bath	
01/01/2010	#1C	\$1,500	studio	1 bath	
11/07/2009	#4F	\$1,875	1 bed	1 bath	575 ft²
09/03/2009	#1M	\$1,695 ↓	1 bed	1 bath	340 ft²
08/08/2009	#5E	\$1,690 ↓	1 bed	1 bath	
08/07/2009		\$1,690 ↓	1 bed	1 bath	
07/15/2009	#6K	\$1,900	1 bed	1 bath	400 ft²
06/06/2009	#4B	\$12,500	2 beds	1 bath	600 ft²
05/30/2009	#3I	\$1,750 ↓	1 bed	1 bath	
04/30/2009	#3M	\$1,850		1 bath	
03/22/2009	#1M	\$299,000	1 bed	1 bath	340 ft²
02/24/2009	#4P	\$1,795 ↓	1 bed	1 bath	411 ft²
10/31/2008	#4A	\$2,900 ↓	1 bed	1 bath	
10/31/2008	#4A	\$2,350	1 bed	1 bath	
10/06/2008	#6P	\$2,295 ↓	2 beds	1 bath	
08/13/2008	#5E	\$1,895	1 bed	1 bath	
08/07/2008	#4C	\$1,950		1 bath	
01/31/2008		\$1,950	1 bed	1 bath	
10/26/2007		\$2,095	2 beds	1 bath	
06/12/2007		\$1,895	1 bed	1 bath	
08/18/2006		\$1,895	1 bed	1 bath	

ON THE WEB

Local political contributions
 Upper East Side stats
 Upper East Side crime stats

DISCUSSIONS

No discussions yet.

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
502 E. 79th Street		\$2,110		3-Jun-11	SW Management
502 E. 79th Street		\$2,110		22-May-11	SW Management
502 E. 79th Street		\$2,110		21-May-11	SW Management
502 E. 79th Street		\$1,950		3-Nov-10	SW Management
502 E. 79th Street		\$1,975		27-Oct-10	SW Management
502 E. 79th Street		\$1,995		30-Sep-10	SW Management
502 E. 79th Street		\$1,775		4-Jun-10	SW Management
502 E. 79th Street			\$2,425	18-Sep-10	SW Management
502 E. 79th Street			\$2,495	17-Sep-10	SW Management
502 E. 79th Street			\$2,450	15-Sep-10	SW Management
502 E. 79th Street			\$2,495	28-May-10	SW Management
502 E. 79th Street	\$1,595			2-Jun-11	SW Management
502 E. 79th Street	\$1,495			4-May-11	SW Management
502 E. 79th Street	\$1,525			8-Apr-11	SW Management
502 E. 79th Street	\$1,595			31-Mar-11	SW Management
502 E. 79th Street	\$1,595			29-Mar-11	SW Management
502 E. 79th Street	\$1,535			6-Oct-10	SW Management
502 E. 79th Street	\$1,450			27-Jul-10	SW Management
502 E. 79th Street	\$1,495			16-Jul-10	SW Management
502 E. 79th Street	\$1,555			27-Jun-10	SW Management
502 E. 79th Street	\$1,565			26-Jun-10	SW Management
502 E. 79th Street	\$1,350			19-Apr-10	SW Management
515 E. 78th Street			\$2,725	23-Jun-11	SW Management
515 E. 78th Street			\$2,525	3-Feb-11	SW Management
515 E. 78th Street			\$2,375	11-Nov-10	SW Management
515 E. 78th Street			\$2,425	28-Oct-10	SW Management
515 E. 78th Street			\$2,450	20-Oct-10	SW Management
515 E. 78th Street			\$2,495	14-Oct-10	SW Management
515 E. 78th Street			\$2,525	9-Oct-10	SW Management
515 E. 78th Street	\$1,575			24-May-11	SW Management
515 E. 78th Street	\$1,495			8-Apr-11	SW Management
515 E. 78th Street	\$1,555			2-Apr-11	SW Management
515 E. 78th Street	\$1,535			5-Mar-11	SW Management
515 E. 78th Street	\$1,550			4-Mar-11	SW Management
515 E. 78th Street	\$1,525			10-Dec-10	SW Management
515 E. 78th Street	\$1,620			11-Nov-10	SW Management
515 E. 78th Street	\$1,655			3-Nov-10	SW Management
515 E. 78th Street	\$1,410			10-Aug-10	SW Management
515 E. 78th Street	\$1,595			13-Jul-10	SW Management
515 E. 78th Street	\$1,495			8-Jul-10	SW Management
515 E. 78th Street	\$1,525			10-Jun-10	SW Management
515 E. 78th Street	\$1,375			31-May-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
512 E. 79th Street		\$2,150		1-Jul-11	SW Management
512 E. 79th Street		\$2,150		25-Jun-11	SW Management
512 E. 79th Street		\$2,025		4-Jun-11	SW Management
512 E. 79th Street		\$2,595		4-Mar-11	SW Management
512 E. 79th Street		\$1,850		15-Dec-10	SW Management
512 E. 79th Street		\$1,875		13-Dec-10	SW Management
512 E. 79th Street		\$1,845		2-Oct-10	SW Management
512 E. 79th Street		\$1,875		24-Sep-10	SW Management
512 E. 79th Street			\$2,559	4-Mar-11	SW Management
512 E. 79th Street	\$1,675			4-Jun-11	SW Management
512 E. 79th Street	\$1,675			24-May-11	SW Management
512 E. 79th Street	\$1,510			20-May-11	SW Management
512 E. 79th Street	\$1,525			6-May-11	SW Management
512 E. 79th Street	\$1,495			4-Mar-11	SW Management
512 E. 79th Street	\$1,695			24-Feb-11	SW Management
512 E. 79th Street	\$1,550			6-Jan-11	SW Management
512 E. 79th Street	\$1,555			4-Jan-11	SW Management
512 E. 79th Street	\$1,550			24-Dec-10	SW Management
512 E. 79th Street	\$1,550			28-Aug-10	SW Management
512 E. 79th Street	\$1,545			26-Aug-10	SW Management
512 E. 79th Street	\$1,565			26-Aug-10	SW Management
512 E. 79th Street	\$1,395			7-Aug-10	SW Management
512 E. 79th Street	\$1,395			1-Aug-10	SW Management
512 E. 79th Street	\$1,550			1-Aug-10	SW Management
512 E. 79th Street	\$1,550			1-Aug-10	SW Management
512 E. 79th Street	\$1,610			9-Jul-10	SW Management
512 E. 79th Street	\$1,510			28-May-10	SW Management
501 E. 78 th Street		\$2,075		2-Apr-11	SW Management
501 E. 78 th Street		\$1,875		22-Dec-10	SW Management
501 E. 78 th Street		\$1,975		20-Oct-10	SW Management
501 E. 78 th Street		\$2,025		16-Oct-10	SW Management
501 E. 78 th Street		\$2,225		28-Aug-10	SW Management
501 E. 78 th Street		\$1,925		20-Aug-10	SW Management
501 E. 78 th Street		\$1,945		19-Aug-10	SW Management
501 E. 78 th Street		\$1,595		5-Aug-10	SW Management
501 E. 78 th Street		\$1,710		7-Apr-10	SW Management
501 E. 78 th Street		\$1,725		3-Apr-10	SW Management
501 E. 78 th Street	\$1,710			3-Feb-11	SW Management
501 E. 78 th Street	\$1,525			29-Sep-10	SW Management
501 E. 78 th Street	\$1,475			30-Jul-10	SW Management
501 E. 78 th Street	\$1,675			24-Jun-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
501 E. 78 th Street		\$2,075		2-Apr-11	SW Management
501 E. 78 th Street		\$1,875		22-Dec-10	SW Management
501 E. 78 th Street		\$1,975		20-Oct-10	SW Management
501 E. 78 th Street		\$2,025		16-Oct-10	SW Management
501 E. 78 th Street		\$2,225		28-Aug-10	SW Management
501 E. 78 th Street		\$1,925		20-Aug-10	SW Management
501 E. 78 th Street		\$1,945		19-Aug-10	SW Management
501 E. 78 th Street		\$1,595		5-Aug-10	SW Management
501 E. 78 th Street		\$1,710		7-Apr-10	SW Management
501 E. 78 th Street		\$1,725		3-Apr-10	SW Management
501 E. 78 th Street	\$1,710			3-Feb-11	SW Management
501 E. 78 th Street	\$1,525			29-Sep-10	SW Management
501 E. 78 th Street	\$1,475			30-Jul-10	SW Management
501 E. 78 th Street	\$1,675			24-Jun-10	SW Management
519 E. 78th Street		\$2,025		23-Jun-11	SW Management
519 E. 78th Street		\$1,925		13-Apr-11	SW Management
519 E. 78th Street		\$2,025		28-Mar-11	SW Management
519 E. 78th Street		\$2,050		26-Mar-11	SW Management
519 E. 78th Street		\$2,065		17-Mar-11	SW Management
519 E. 78th Street		\$1,925		3-Aug-10	SW Management
519 E. 78th Street			\$2,050	3-Mar-11	SW Management
519 E. 78th Street	\$1,575			21-Jun-11	SW Management
519 E. 78th Street	\$1,535			19-Jun-11	SW Management
519 E. 78th Street	\$1,595			19-Jun-11	SW Management
519 E. 78th Street	\$1,595			19-Jun-11	SW Management
519 E. 78th Street	\$1,550			21-Mar-11	SW Management
519 E. 78th Street	\$1,525			3-Mar-11	SW Management
519 E. 78th Street	\$1,475			9-Oct-10	SW Management
519 E. 78th Street	\$1,475			8-Oct-10	SW Management
519 E. 78th Street	\$1,465			2-Oct-10	SW Management
519 E. 78th Street	\$1,485			30-Sep-10	SW Management
519 E. 78th Street	\$1,495			29-Sep-10	SW Management
519 E. 78th Street	\$1,510			24-Sep-10	SW Management
519 E. 78th Street	\$1,455			30-Jul-10	SW Management
519 E. 78th Street	\$1,275			8-Mar-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
520 E. 79th Street		\$1,925		22-Jun-11	SW Management
520 E. 79th Street		\$1,895		3-Jun-11	SW Management
520 E. 79th Street		\$2,150		24-May-11	SW Management
520 E. 79th Street		\$1,925		1-Mar-11	SW Management
520 E. 79th Street		\$1,950		16-Feb-11	SW Management
520 E. 79th Street		\$1,795		20-Jan-11	SW Management
520 E. 79th Street		\$1,850		9-Oct-10	SW Management
520 E. 79th Street		\$1,975		28-Sep-10	SW Management
520 E. 79th Street		\$1,925		23-Sep-10	SW Management
520 E. 79th Street	\$1,635			26-Apr-11	SW Management
520 E. 79th Street	\$1,650			19-Apr-11	SW Management
520 E. 79th Street	\$1,510			8-Mar-11	SW Management
520 E. 79th Street	\$1,515			5-Mar-11	SW Management
520 E. 79th Street	\$1,525			4-Mar-11	SW Management
520 E. 79th Street	\$1,520			3-Mar-11	SW Management
520 E. 79th Street	\$1,675			3-Mar-11	SW Management
520 E. 79th Street	\$1,635			23-Feb-11	SW Management
520 E. 79th Street	\$1,695			23-Feb-11	SW Management
520 E. 79th Street	\$1,655			18-Feb-11	SW Management
520 E. 79th Street	\$1,710			14-Feb-11	SW Management
520 E. 79th Street	\$1,565			11-Feb-11	SW Management
520 E. 79th Street	\$1,665			3-Feb-11	SW Management
520 E. 79th Street	\$1,450			6-Jan-11	SW Management
520 E. 79th Street	\$1,375			31-Dec-10	SW Management
520 E. 79th Street	\$1,395			28-Dec-10	SW Management
520 E. 79th Street	\$1,410			18-Dec-10	SW Management
520 E. 79th Street	\$1,425			10-Dec-10	SW Management
520 E. 79th Street	\$1,425			10-Dec-10	SW Management
520 E. 79th Street	\$1,435			8-Dec-10	SW Management
520 E. 79th Street	\$1,485			3-Dec-10	SW Management
520 E. 79th Street	\$1,455			1-Dec-10	SW Management
520 E. 79th Street	\$1,520			11-Sep-10	SW Management
520 E. 79th Street	\$1,610			19-Aug-10	SW Management
520 E. 79th Street	\$1,535			12-Aug-10	SW Management
520 E. 79th Street	\$1,310			6-Mar-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
1482 York Avenue		\$2,095		4-Aug-11	SW Management
1482 York Avenue		\$2,125		3-Aug-11	SW Management
1482 York Avenue					SW Management
1482 York Avenue		\$2,150		23-Jul-11	
1482 York Avenue		\$1,910		8-Apr-11	SW Management
1482 York Avenue		\$1,835		5-Mar-11	SW Management
1482 York Avenue		\$1,850		1-Mar-11	SW Management
1482 York Avenue		\$1,875		28-Feb-11	SW Management
1482 York Avenue		\$1,885		24-Feb-11	SW Management
1482 York Avenue		\$1,925		18-Feb-11	SW Management
1482 York Avenue		\$1,995		17-Jan-11	SW Management
1482 York Avenue		\$1,895		13-Jan-11	SW Management
1482 York Avenue		\$1,910		11-Jan-11	SW Management
1482 York Avenue		\$1,875		7-May-10	SW Management
1482 York Avenue	\$1,575			14-Jul-11	SW Management
1482 York Avenue	\$1,575			7-Jul-11	SW Management
1482 York Avenue	\$1,625			30-Jun-11	SW Management
1482 York Avenue	\$1,650			29-Jun-11	SW Management
1482 York Avenue	\$1,675			3-Jun-11	SW Management
1482 York Avenue	\$1,560			2-Jun-11	SW Management
1482 York Avenue	\$1,450			29-Nov-10	SW Management
1482 York Avenue	\$1,475			29-Nov-10	SW Management
1482 York Avenue	\$1,495			24-Nov-10	SW Management
1482 York Avenue	\$1,495			20-Nov-10	SW Management
1482 York Avenue	\$1,510			20-Nov-10	SW Management
1482 York Avenue	\$1,525			19-Nov-10	SW Management
1482 York Avenue	\$1,525			13-Nov-10	SW Management
1482 York Avenue	\$1,535			11-Nov-10	SW Management
1482 York Avenue	\$1,575			8-Nov-10	SW Management
1482 York Avenue	\$1,525			7-Oct-10	SW Management
1482 York Avenue	\$1,520			18-Sep-10	SW Management
1482 York Avenue	\$1,535			3-Sep-10	SW Management
1482 York Avenue	\$1,495			17-Jun-10	SW Management
1482 York Avenue	\$1,445			5-Jun-10	SW Management
1482 York Avenue	\$1,425			2-Jun-10	SW Management
1482 York Avenue	\$1,455			2-Jun-10	SW Management
1482 York Avenue	\$1,435			29-May-10	SW Management
1482 York Avenue	\$1,475			29-May-10	SW Management
1482 York Avenue	\$1,350			28-May-10	SW Management
1482 York Avenue	\$1,450			26-May-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
1482 York Avenue	\$1,475			13-May-10	SW Management
1482 York Avenue	\$1,495			13-May-10	SW Management
1482 York Avenue	\$1,495			7-May-10	SW Management
1482 York Avenue	\$1,510			30-Apr-10	SW Management
508 E. 79th Street		\$1,875		9-Jul-11	SW Management
508 E. 79th Street		\$1,895		7-Jul-11	SW Management
508 E. 79th Street		\$1,675		2-May-11	SW Management
508 E. 79th Street		\$1,925		30-Apr-11	SW Management
508 E. 79th Street		\$1,575		21-Apr-11	SW Management
508 E. 79th Street		\$1,650		12-Apr-11	SW Management
508 E. 79th Street		\$1,650		21-Mar-11	SW Management
508 E. 79th Street		\$1,825		17-Feb-11	SW Management
508 E. 79th Street		\$1,925		1-Dec-10	SW Management
508 E. 79th Street		\$1,950		20-Nov-10	SW Management
508 E. 79th Street		\$1,975		20-Nov-10	SW Management
508 E. 79th Street		\$1,995		17-Nov-10	SW Management
508 E. 79th Street		\$2,095		3-Sep-10	SW Management
508 E. 79th Street		\$1,525		16-Apr-10	SW Management
508 E. 79th Street			\$2,190	9-Jun-11	SW Management
508 E. 79th Street			\$2,190	8-Jun-11	SW Management
508 E. 79th Street			\$2,275	6-Jun-11	SW Management
508 E. 79th Street			\$2,075	14-Jun-10	SW Management
508 E. 79th Street	\$1,475			18-Feb-11	SW Management
508 E. 79th Street	\$1,495			3-Feb-11	SW Management
508 E. 79th Street	\$1,575			19-Nov-10	SW Management
508 E. 79th Street	\$1,425			16-Nov-10	SW Management
508 E. 79th Street	\$1,455			13-Nov-10	SW Management
508 E. 79th Street	\$1,475			13-Nov-10	SW Management
508 E. 79th Street	\$1,495			11-Nov-10	SW Management
508 E. 79th Street	\$1,525			8-Nov-10	SW Management
508 E. 79th Street	\$1,610			13-Sep-10	SW Management
508 E. 79th Street	\$1,450			30-Aug-10	SW Management
508 E. 79th Street	\$1,415			1-Jul-10	SW Management
508 E. 79th Street	\$1,435			25-Jun-10	SW Management
508 E. 79th Street	\$1,555			15-May-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
516 E. 79th Street		\$1,995		25-Jun-11	SW Management
516 E. 79th Street		\$2,025		20-Jun-11	SW Management
516 E. 79th Street		\$1,950		19-Jun-11	SW Management
516 E. 79th Street		\$1,975		11-Jun-11	SW Management
516 E. 79th Street		\$1,975		9-Jun-11	SW Management
516 E. 79th Street		\$1,895		21-May-11	SW Management
516 E. 79th Street		\$1,895		18-May-11	SW Management
516 E. 79th Street		\$1,975		16-May-11	SW Management
516 E. 79th Street		\$1,995		4-May-11	SW Management
516 E. 79th Street		\$1,895		5-Jan-11	SW Management
516 E. 79th Street		\$1,725		10-Dec-10	SW Management
516 E. 79th Street		\$1,755		29-Nov-10	SW Management
516 E. 79th Street		\$1,795		17-Nov-10	SW Management
516 E. 79th Street		\$1,710		28-Aug-10	SW Management
516 E. 79th Street		\$1,725		20-Aug-10	SW Management
516 E. 79th Street		\$1,755		14-Aug-10	SW Management
516 E. 79th Street		\$1,810		24-Jul-10	SW Management
516 E. 79th Street		\$1,675		18-May-10	SW Management
516 E. 79th Street		\$1,775		5-May-10	SW Management
516 E. 79th Street		\$1,795		29-Apr-10	SW Management
516 E. 79th Street		\$1,795		19-Apr-10	SW Management
516 E. 79th Street		\$1,650		9-Apr-10	SW Management
516 E. 79th Street		\$1,735		3-Apr-10	SW Management
516 E. 79th Street		\$1,750		29-Mar-10	SW Management
516 E. 79th Street		\$1,775		26-Mar-10	SW Management
516 E. 79th Street	\$1,595			17-Mar-11	SW Management
516 E. 79th Street	\$1,695			17-Jan-11	SW Management
516 E. 79th Street	\$1,395			5-Jan-11	SW Management
516 E. 79th Street	\$1,435			15-Dec-10	SW Management
516 E. 79th Street	\$1,450			3-Dec-10	SW Management
516 E. 79th Street	\$1,570			11-Nov-10	SW Management
516 E. 79th Street	\$1,595			3-Nov-10	SW Management
516 E. 79th Street	\$1,605			1-Nov-10	SW Management
516 E. 79th Street	\$1,620			29-Oct-10	SW Management
516 E. 79th Street	\$1,575			27-Oct-10	SW Management
516 E. 79th Street	\$1,625			20-Oct-10	SW Management
516 E. 79th Street	\$1,645			16-Oct-10	SW Management
516 E. 79th Street	\$1,610			12-Oct-10	SW Management
516 E. 79th Street	\$1,595			9-Oct-10	SW Management
516 E. 79th Street	\$1,655			17-Sep-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
516 E. 79th Street	\$1,525			11-Sep-10	SW Management
516 E. 79th Street	\$1,555			9-Sep-10	SW Management
516 E. 79th Street	\$1,575			7-Sep-10	SW Management
516 E. 79th Street	\$1,395			27-Jul-10	SW Management
516 E. 79th Street	\$1,450			19-Jul-10	SW Management
516 E. 79th Street	\$1,465			17-Jul-10	SW Management
516 E. 79th Street	\$1,515			3-Jul-10	SW Management
516 E. 79th Street	\$1,535			1-Jul-10	SW Management
516 E. 79th Street	\$1,555			27-Jun-10	SW Management
516 E. 79th Street	\$1,575			25-Jun-10	SW Management
524 E. 79th Street		\$1,875		20-Apr-11	SW Management
524 E. 79th Street		\$1,910		8-Apr-11	SW Management
524 E. 79th Street		\$1,865		11-Nov-10	SW Management
524 E. 79th Street		\$1,895		5-Nov-10	SW Management
524 E. 79th Street		\$1,935		5-Nov-10	SW Management
524 E. 79th Street		\$1,950		29-Oct-10	SW Management
524 E. 79th Street		\$1,695		24-May-10	SW Management
524 E. 79th Street		\$1,555		17-Mar-10	SW Management
524 E. 79th Street			\$2,195	3-Sep-10	SW Management
524 E. 79th Street	\$1,675			13-Jul-11	SW Management
524 E. 79th Street	\$1,550			29-Jun-11	SW Management
524 E. 79th Street	\$1,550			4-Jun-11	SW Management
524 E. 79th Street	\$1,495			8-Mar-11	SW Management
524 E. 79th Street	\$1,510			4-Mar-11	SW Management
524 E. 79th Street	\$1,425			3-Jan-11	SW Management
524 E. 79th Street	\$1,450			30-Dec-10	SW Management
524 E. 79th Street	\$1,425			25-Nov-10	SW Management
524 E. 79th Street	\$1,425			24-Nov-10	SW Management
524 E. 79th Street	\$1,435			20-Nov-10	SW Management
524 E. 79th Street	\$1,450			20-Nov-10	SW Management
524 E. 79th Street	\$1,450			20-Nov-10	SW Management
524 E. 79th Street	\$1,460			19-Nov-10	SW Management
524 E. 79th Street	\$1,460			16-Nov-10	SW Management
524 E. 79th Street	\$1,495			14-Nov-10	SW Management
524 E. 79th Street	\$1,475			2-Oct-10	SW Management
524 E. 79th Street	\$1,495			24-Sep-10	SW Management
524 E. 79th Street	\$1,555			22-Sep-10	SW Management
524 E. 79th Street	\$1,565			28-Aug-10	SW Management
524 E. 79th Street	\$1,425			10-Jul-10	SW Management
524 E. 79th Street	\$1,375			26-May-10	SW Management
524 E. 79th Street	\$1,395			15-May-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
527 E. 78th Street		\$1,835		3-Feb-11	SW Management
527 E. 78th Street		\$1,875		19-Jan-11	SW Management
527 E. 78th Street		\$1,835		8-Dec-10	SW Management
527 E. 78th Street		\$1,865		3-Dec-10	SW Management
527 E. 78th Street		\$1,775		2-Oct-10	SW Management
527 E. 78th Street		\$1,810		30-Sep-10	SW Management
527 E. 78th Street		\$2,275		18-Sep-10	SW Management
527 E. 78th Street		\$2,325		17-Sep-10	SW Management
527 E. 78th Street		\$1,925		19-Jun-10	SW Management
527 E. 78th Street		\$1,750		24-Mar-10	SW Management
527 E. 78th Street			\$2,200	12-May-11	SW Management
527 E. 78th Street	\$1,650			25-Jun-11	SW Management
527 E. 78th Street	\$1,675			22-Jun-11	SW Management
527 E. 78th Street	\$1,495			3-Jun-11	SW Management
527 E. 78th Street	\$1,695			3-Jun-11	SW Management
527 E. 78th Street	\$1,545			2-Jun-11	SW Management
527 E. 78th Street	\$1,495			28-May-11	SW Management
527 E. 78th Street	\$1,465			24-May-11	SW Management
527 E. 78th Street	\$1,475			16-Nov-10	SW Management
527 E. 78th Street	\$1,505			13-Nov-10	SW Management
527 E. 78th Street	\$1,510			11-Nov-10	SW Management
527 E. 78th Street	\$1,550			5-Nov-10	SW Management
527 E. 78th Street	\$1,695			29-Oct-10	SW Management
527 E. 78th Street	\$1,550			23-Aug-10	SW Management
527 E. 78th Street	\$1,395			27-Jul-10	SW Management
527 E. 78th Street	\$1,400			26-Jul-10	SW Management
527 E. 78th Street	\$1,410			19-Jul-10	SW Management
527 E. 78th Street	\$1,420			14-Jul-10	SW Management
527 E. 78th Street	\$1,455			10-Jul-10	SW Management
527 E. 78th Street	\$1,425			10-Jul-10	SW Management
527 E. 78th Street	\$1,455			7-Jul-10	SW Management
527 E. 78th Street	\$1,495			5-May-10	SW Management
527 E. 78th Street	\$1,495			4-May-10	SW Management
527 E. 78th Street	\$1,235			8-Apr-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
536 E. 79th Street		\$1,650		8/8/2011	SW Management
536 E. 79th Street		\$1,895		13-Jul-11	SW Management
536 E. 79th Street		\$1,950		13-Jul-11	SW Management
536 E. 79th Street		\$1,895		8-Jul-11	SW Management
536 E. 79th Street		\$1,950		4-Jul-11	SW Management
536 E. 79th Street		\$1,975		3-Jun-11	SW Management
536 E. 79th Street		\$1,975		2-Jun-11	SW Management
536 E. 79th Street		\$1,965		21-May-11	SW Management
536 E. 79th Street		\$1,750		8-Apr-11	SW Management
536 E. 79th Street		\$1,850		11-Jan-11	SW Management
536 E. 79th Street		\$1,685		4-Dec-10	SW Management
536 E. 79th Street		\$1,725		8-Nov-10	SW Management
536 E. 79th Street		\$1,825		29-Oct-10	SW Management
536 E. 79th Street		\$1,855		26-Oct-10	SW Management
536 E. 79th Street		\$1,875		25-Oct-10	SW Management
536 E. 79th Street		\$1,895		20-Oct-10	SW Management
536 E. 79th Street		\$1,925		14-Oct-10	SW Management
536 E. 79th Street		\$1,750		9-Oct-10	SW Management
536 E. 79th Street		\$1,950		5-Oct-10	SW Management
536 E. 79th Street		\$1,725		11-Sep-10	SW Management
536 E. 79th Street		\$1,745		3-Sep-10	SW Management
536 E. 79th Street		\$1,765		1-Sep-10	SW Management
536 E. 79th Street		\$1,750		20-Aug-10	SW Management
536 E. 79th Street		\$1,775		13-Aug-10	SW Management
536 E. 79th Street		\$1,725		4-Aug-10	SW Management
536 E. 79th Street		\$1,750		30-Jul-10	SW Management
536 E. 79th Street		\$1,455		10-Jul-10	SW Management
536 E. 79th Street		\$1,655		5-Jun-10	SW Management
536 E. 79th Street		\$1,695		26-May-10	SW Management
536 E. 79th Street		\$1,775		26-May-10	SW Management
536 E. 79th Street		\$1,595		5-May-10	SW Management
536 E. 79th Street		\$1,620		30-Apr-10	SW Management
536 E. 79th Street		\$1,625		24-Apr-10	SW Management
536 E. 79th Street		\$1,650		21-Apr-10	SW Management
536 E. 79th Street		\$1,650		19-Apr-10	SW Management
536 E. 79th Street		\$1,495		9-Apr-10	SW Management
536 E. 79th Street		\$1,710		6-Apr-10	SW Management
536 E. 79th Street		\$1,710		3-Apr-10	SW Management
536 E. 79th Street		\$1,510		16-Mar-10	SW Management
536 E. 79th Street	\$1,660			13-Jul-11	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
536 E. 79th Street	\$1,660			11-Jul-11	SW Management
536 E. 79th Street	\$1,675			7-Jul-11	SW Management
536 E. 79th Street	\$1,575			24-Feb-11	SW Management
536 E. 79th Street	\$1,665			3-Feb-11	SW Management
536 E. 79th Street	\$1,545			20-Jan-11	SW Management
536 E. 79th Street	\$1,510			5-Jan-11	SW Management
536 E. 79th Street	\$1,565			30-Dec-10	SW Management
536 E. 79th Street	\$1,475			16-Dec-10	SW Management
536 E. 79th Street	\$1,525			3-Dec-10	SW Management
536 E. 79th Street	\$1,550			29-Nov-10	SW Management
536 E. 79th Street	\$1,595			20-Nov-10	SW Management
536 E. 79th Street	\$1,610			19-Nov-10	SW Management
536 E. 79th Street	\$1,595			11-Nov-10	SW Management
536 E. 79th Street	\$1,625			5-Nov-10	SW Management
536 E. 79th Street	\$1,635			28-Sep-10	SW Management
536 E. 79th Street	\$1,625			23-Sep-10	SW Management
536 E. 79th Street	\$1,475			21-Sep-10	SW Management
536 E. 79th Street	\$1,495			17-Sep-10	SW Management
536 E. 79th Street	\$1,510			15-Sep-10	SW Management
536 E. 79th Street	\$1,595			14-Aug-10	SW Management
536 E. 79th Street	\$1,420			4-Aug-10	SW Management
536 E. 79th Street	\$1,435			2-Aug-10	SW Management
536 E. 79th Street	\$1,650			29-Jul-10	SW Management
536 E. 79th Street	\$1,455			28-Jul-10	SW Management
536 E. 79th Street	\$1,675			27-Jul-10	SW Management
536 E. 79th Street	\$1,555			23-Jul-10	SW Management
536 E. 79th Street	\$1,475			19-Jul-10	SW Management
536 E. 79th Street	\$1,495			10-Jul-10	SW Management
536 E. 79th Street	\$1,485			26-May-10	SW Management
536 E. 79th Street	\$1,365			8-Apr-10	SW Management
536 E. 79th Street	\$1,375			8-Mar-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
535 E. 79th Street		\$2,025		3-Jun-11	SW Management
535 E. 79th Street		\$2,025		3-Jun-11	SW Management
535 E. 79th Street		\$2,025		16-May-11	SW Management
535 E. 79th Street		\$2,050		11-May-11	SW Management
535 E. 79th Street		\$2,075		22-Apr-11	SW Management
535 E. 79th Street		\$2,095		19-Apr-11	SW Management
535 E. 79th Street		\$2,175		16-Apr-11	SW Management
535 E. 79th Street		\$1,925		27-Jan-11	SW Management
535 E. 79th Street		\$1,910		23-Jan-11	SW Management
535 E. 79th Street		\$1,895		5-Jan-11	SW Management
535 E. 79th Street		\$1,795		19-Nov-10	SW Management
535 E. 79th Street		\$1,795		29-Sep-10	SW Management
535 E. 79th Street		\$1,810		28-Sep-10	SW Management
535 E. 79th Street		\$1,825		23-Sep-10	SW Management
535 E. 79th Street		\$1,855		18-Sep-10	SW Management
535 E. 79th Street		\$1,875		18-Sep-10	SW Management
535 E. 79th Street		\$1,895		28-Aug-10	SW Management
535 E. 79th Street		\$1,910		28-Aug-10	SW Management
535 E. 79th Street		\$1,925		25-Aug-10	SW Management
535 E. 79th Street		\$2,010		23-Aug-10	SW Management
535 E. 79th Street		\$2,050		14-Aug-10	SW Management
535 E. 79th Street		\$1,955		3-Aug-10	SW Management
535 E. 79th Street		\$1,975		10-Jul-10	SW Management
535 E. 79th Street		\$1,710		3-Apr-10	SW Management
535 E. 79th Street		\$1,750		3-Apr-10	SW Management
535 E. 79th Street			\$2,075	3-Nov-10	SW Management
535 E. 79th Street	\$1,650			22-Jul-11	SW Management
535 E. 79th Street	\$1,495			3-Jun-11	SW Management
535 E. 79th Street	\$1,605			5-Mar-11	SW Management
535 E. 79th Street	\$1,650			3-Mar-11	SW Management
535 E. 79th Street	\$1,615			3-Mar-11	SW Management
535 E. 79th Street	\$1,625			28-Feb-11	SW Management
535 E. 79th Street	\$1,635			24-Feb-11	SW Management
535 E. 79th Street	\$1,655			19-Feb-11	SW Management
535 E. 79th Street	\$1,550			16-Nov-10	SW Management
535 E. 79th Street	\$1,575			12-Nov-10	SW Management
535 E. 79th Street	\$1,625			5-Nov-10	SW Management
535 E. 79th Street	\$1,310			16-Mar-10	SW Management
535 E. 79th Street	\$1,355			8-Mar-10	SW Management
535 E. 79th Street	\$1,750			6-Mar-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
510 E. 79th Street		\$2,075		15-Jul-11	SW Management
510 E. 79th Street		\$2,125		13-Jul-11	SW Management
510 E. 79th Street		\$2,125		7-Jul-11	SW Management
510 E. 79th Street		\$2,150		6-Jul-11	SW Management
510 E. 79th Street		\$2,114		7-Mar-11	SW Management
510 E. 79th Street		\$1,875		13-Jan-11	SW Management
510 E. 79th Street		\$1,895		11-Jan-11	SW Management
510 E. 79th Street		\$1,850		13-Dec-10	SW Management
510 E. 79th Street		\$1,650		10-Dec-10	SW Management
510 E. 79th Street		\$1,675		3-Dec-10	SW Management
510 E. 79th Street		\$1,995		8-Nov-10	SW Management
510 E. 79th Street		\$2,075		29-Oct-10	SW Management
510 E. 79th Street		\$2,035		28-Sep-10	SW Management
510 E. 79th Street		\$1,835		24-Sep-10	SW Management
510 E. 79th Street		\$1,875		15-Sep-10	SW Management
510 E. 79th Street		\$1,885		14-Sep-10	SW Management
510 E. 79th Street		\$1,795		11-Sep-10	SW Management
510 E. 79th Street		\$1,810		11-Sep-10	SW Management
510 E. 79th Street		\$1,825		8-Sep-10	SW Management
510 E. 79th Street		\$1,835		3-Sep-10	SW Management
510 E. 79th Street		\$2,050		31-Aug-10	SW Management
510 E. 79th Street		\$1,850		28-Aug-10	SW Management
510 E. 79th Street		\$1,875		25-Aug-10	SW Management
510 E. 79th Street		\$1,895		23-Aug-10	SW Management
510 E. 79th Street		\$1,750		23-Jul-10	SW Management
510 E. 79th Street		\$1,810		15-May-10	SW Management
510 E. 79th Street		\$1,735		1-Apr-10	SW Management
510 E. 79th Street	\$1,775			22-Jun-11	SW Management
510 E. 79th Street	\$1,795			22-Jun-11	SW Management
510 E. 79th Street	\$1,465			7-Sep-10	SW Management
510 E. 79th Street	\$1,265			7-Sep-10	SW Management

Address	Studio	1 bedroom	2 bedroom	Date Posted	Management Company
511 E. 78th Street		\$1,975		7-May-11	SW Management
511 E. 78th Street		\$2,075		7-May-11	SW Management
511 E. 78th Street		\$1,825		5-Jan-11	SW Management
511 E. 78th Street		\$1,810		18-Sep-10	SW Management
511 E. 78th Street		\$1,820		16-Sep-10	SW Management
511 E. 78th Street		\$1,825		11-Sep-10	SW Management
511 E. 78th Street		\$1,835		11-Sep-10	SW Management
511 E. 78th Street		\$1,850		10-Sep-10	SW Management
511 E. 78th Street		\$1,860		3-Sep-10	SW Management
511 E. 78th Street		\$1,895		1-Sep-10	SW Management
511 E. 78th Street		\$1,925		25-Aug-10	SW Management
511 E. 78th Street		\$1,935		20-Aug-10	SW Management
511 E. 78th Street		\$1,955		19-Aug-10	SW Management
511 E. 78th Street		\$1,975		7-Aug-10	SW Management
511 E. 78th Street		\$1,810		4-May-10	SW Management
511 E. 78th Street		\$1,750		8-Apr-10	SW Management
511 E. 78th Street			\$2,750	13-Jul-11	SW Management
511 E. 78th Street			\$2,750	29-Jun-11	SW Management
511 E. 78th Street			\$2,275	4-Jun-10	SW Management
511 E. 78th Street	\$1,650			2-Jun-11	SW Management
511 E. 78th Street	\$1,575			21-May-11	SW Management
511 E. 78th Street	\$1,610			26-Apr-11	SW Management
511 E. 78th Street	\$1,620			25-Apr-11	SW Management
511 E. 78th Street	\$1,635			8-Apr-11	SW Management
511 E. 78th Street	\$1,675			2-Apr-11	SW Management
511 E. 78th Street	\$1,710			8-Nov-10	SW Management
511 E. 78th Street	\$1,575			12-Sep-10	SW Management
511 E. 78th Street	\$1,595			3-Sep-10	SW Management
511 E. 78th Street	\$1,610			1-Sep-10	SW Management



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(1982 – 1991)

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Executive Director

CURRENT RENTAL LISTINGS FOR TWO COMPARABLE UPPER EAST SIDE LIGHT-COURT TENEMENT COMPLEXES WHICH ARE ALSO DESIGNATED INDIVIDUAL LANDMARKS

City and Suburban Homes Company, Avenue A (York Avenue) Estate

Conceived, constructed and owned by the same company as the First Avenue Estate, these two complexes have clear similarities in terms of construction dates, floor plans, location and amenities, making it perhaps the most comparable property in the city. Current rental listings in this individually-designated complex range from \$1,525/month for a studio to \$2,050/month for a one bedroom.

"Built between 1901 and 1913, City and Suburban Homes Company's Avenue A Estate was the largest low-income housing project in the world at the time of its completion...Its developer, the City and Suburban Homes Company was the most successful of the privately financed limited-dividend companies which attempted to address the housing problems of the nation's working poor at the turn of the century. The company's investors...agreed to voluntarily limit their profits in order to provide wage-earners with comfortable, safe, hygienic, well-maintained housing at market rates. By paying a dividend, the company attempted to establish what its president E.R.L. Gould described as 'a middle ground between pure philanthropy and pure business' and encourage others to invest in housing of an equally high caliber." – from the 1990 NYC LPC Designation Report

Cherokee Apartments

Now known as the Cherokee Apartments, this complex was built during the same period as the City and Suburban First Avenue Estate, has similar design ideas, and is located just thirteen blocks uptown. Current rental listings in this individually-designated complex range from \$2,500/month for a one bedroom to \$3,600/month for a two bedroom.

"The Shively Sanitary Tenements (also known as the East River Homes) are the product of a unique architectural approach to the major societal and medical problems caused by tuberculosis in the early twentieth century. Conceived by the prominent physician Dr. Henry these buildings embody his progressive ideas for providing a healthful living environment for sick persons as a means of attacking the disease at its source. The innovative planning ideas of Henry Atterbury Smith are incorporated with an unusual façade design which provides a beautiful and sensitive answer to the special needs of the original residents." – from the 1985 NYC LPC Designation Report

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504 E. 79TH ST. N.Y.C. 6G

504 East 79th Street
New York, NY

bedrooms: 1BD
bathrooms: 1
price: \$1,825
fee: no
laundry: yes
video intercom: yes
live-in super: yes
doorman: no
parking: no
elevator: no
pets: yes

Contact: [SWM WEB SITE](#)



Manhattan - UES

Junior One Bedroom.

Pictures and Description Coming SOON!

OUR SQUARE BLOCK OF NEW YORK LANDMARK BUILDINGS LOCATED ON 78/79TH STREET (between York & East End) OFFERS:

- >>a large laundry facility for the complex tenants.
- >>An on-site management office, which is open 7 days a week and houses a package room for the tenant's convenience. *When the Management office closes for the day, we have a member of staff on call.*
- >> Security, which looks over our block between the hours of 10pm and 6am.

The rent for this apartment includes utilities (gas, electric, heat and hot water) so the tenant is liable for their cable and telephone should they choose to avail themselves of such services. The only time this changes, is on the installation of an a/c, as per the DHCR.

On the installation of an a/c, a monthly fee of \$29.13 per unit will be charged. This is due from the moment an a/c is installed until the expiration of the lease. The fee is determined by the DHCR and subject to change every October.

There are currently 19 listings that match your search criteria.

[First](#)

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Listing 19 of 19

[home](#)[about us](#)[search](#)[contact us](#)[application](#)[blog](#)[Back to Results](#)**520 E. 79TH ST. N.Y.C.
1G**520 E.79 St
New York, NY 10075bedrooms: 1BD
bathrooms: 1
price: \$1,925
fee: nolaundry: yes
video intercom: yes
live-in super: yes
doorman: no
parking: no
elevator: no
pets: yesContact: [City & Suburban](#)
Phone: 212 517 3000

Manhattan - UES

New to preview - one bedroom with separate kitchen and full bathroom.

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[First](#)[Previous](#)[Next](#)[Last](#)

Listing 10 of 19



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523 E. 78th ST. N.Y.C.
1F
Application Pending

523 East 78th Street
New York, NY 10075

bedrooms: Studio	laundry: yes	Contact: City & Suburban Phone: 212 517 3000
bathrooms: 1	video intercom: yes	
price: \$1,525	live-in super: yes	
fee: no	doorman: no	
	parking: no	
	elevator: no	
	pets: yes	



Manhattan - UES

[Tweet](#)

Description and Pictures coming SOON!

OUR SQUARE BLOCK OF NEW YORK LANDMARK BUILDINGS LOCATED ON 78/79TH STREET (between York & East End) OFFERS:

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524 E. 79TH ST. N.Y.C.
4E

524 EAST 79TH STREET
NEW YORK, NY 10075

bedrooms: 1BD
bathrooms: 1
price: \$2,050
fee: no

laundry: yes
video intercom: yes
live-in super: yes
doorman: no
parking: no
elevator: no
pets: yes

Contact: [City & Suburban](#)
Phone: 212 517 3000



Manhattan - UES

Large renovated windowed kitchen offers lots of counter space and storage.

OUR SQUARE BLOCK OF NEW YORK LANDMARK BUILDINGS LOCATED ON 78/79TH STREET (between York & East End) OFFERS:

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524 E. 79TH ST. N.Y.C. 2A

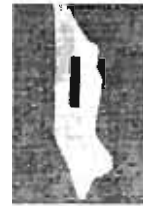
Application Pending

524 East 79th Street
New York, NY

bedrooms: Studio
bathrooms: 1
price: \$1,795
fee: no

laundry: yes
video intercom: yes
live-in super: yes
doorman: no
parking: no
elevator: no
pets: yes

Contact: [City & Suburban](#)
Phone: 212 517 3000



Manhattan - UES

[Tweet](#)*Biggest on the Block!*

Available to preview while work is carried out.

OUR SQUARE BLOCK OF NEW YORK LANDMARK BUILDINGS LOCATED ON 78/79TH STREET (between York & East End) OFFERS:

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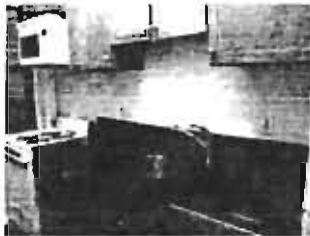
On the installation of an a/c, a monthly fee of \$29.13 per unit will be charged. This is due from the moment an a/c is installed until the expiration of the lease. The fee is determined by the DHCR and subject to change every October.

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527 E. 78th ST. N.Y.C.
To view 917.475.6890
uesmarch1@gmail.com

527 East 78th Street
New York, NY 10075

bedrooms: Studio
bathrooms: 1
price: \$1,650
fee: no

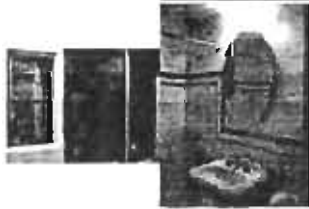
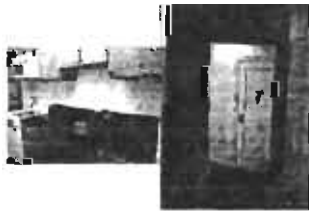
laundry: yes
video intercom: yes
live-in super: yes
doorman: no
parking: no
elevator: no
pets: yes

Contact: [City & Suburban](#)
Phone: 212 517 3000



Manhattan - UES

View now for Feb 15th -March 1st Occupancy please contact tenant 917.475.6890 uesmarch1@gmail.com. This unit offers granite counters & exposed brick.



OUR SQUARE BLOCK OF NEW YORK LANDMARK BUILDINGS LOCATED ON 78/79TH STREET (between York & East End) OFFERS:

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>>An on-site management office, which is open 7 days a week and houses a package room for the tenant's convenience. "When the Management office closes for the day, we have a member of staff on call."

>> Security, which looks over our block between the hours of 10pm and 6am.

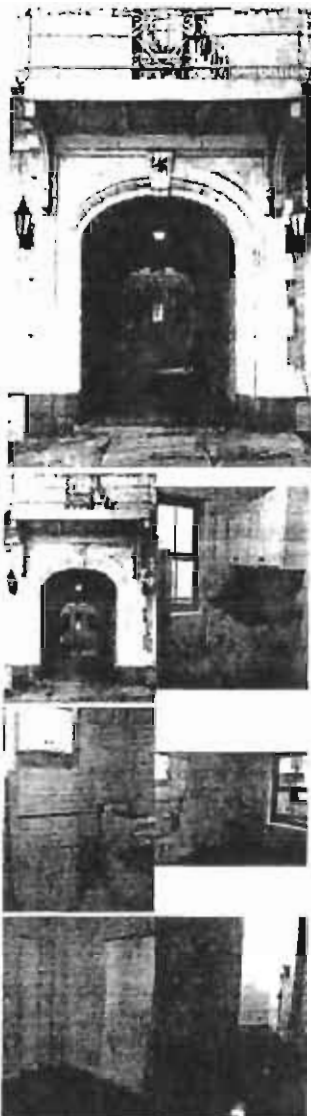
The rent for this apartment includes utilities (gas, electric, heat and hot water) so the tenant is liable for their cable and telephone should they choose to avail themselves of such services. The only time this changes is on the installation of an a/c, as per the DHCR.

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Listing 7 of 19

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536 E. 79TH ST. N.Y.C.
1N

536 East 79th Street
New York, NY

bedrooms: Studio
bathrooms: 1
price: \$1,550
fee: no

laundry: yes
video intercom: yes
live-in super: yes
doorman: no
parking: no
elevator: no
pets: yes

Contact: [City & Suburban](#)
Phone: 212 517 3000



Manhattan - UES

Description and Pictures coming SOON!

OUR SQUARE BLOCK OF NEW YORK LANDMARK BUILDINGS LOCATED ON 78/79TH STREET (between York & East End) OFFERS:

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>> Security, which looks over our block between the hours of 10pm and 6am.

The rent for this apartment includes utilities (gas, electric, heat and hot water) so the tenant is liable for their cable and telephone should they choose to avail themselves of such services. The only time this changes, is on the installation of an a/c, as per the DHCR.

On the installation of an a/c, a monthly fee of \$29.13 per unit will be charged. This is due from the moment an a/c is installed until the expiration of the lease. The fee is determined by the DHCR and subject to change every October.

There are currently 19 listings that match your search criteria.

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539 E. 78th ST. N.Y.C. 3F

Application Pending

539 EAST 78TH STREET
NEW YORK, NY 10075

bedrooms: Studio
bathrooms: 1
price: \$1,625
fee: no

laundry: yes
video intercom: yes
live-in super: yes
doorman: no
parking: no
elevator: no
pets: yes

Contact: [City & Suburban](#)
Phone: 212 517 3000



Manhattan - UES

This two-room studio offers open plan kitchen/living room and separate bedroom. Each room houses a closet. Sorry no bathtub but a great shower.

OUR SQUARE BLOCK OF NEW YORK LANDMARK BUILDINGS LOCATED ON 78/79TH STREET (between York & East End) OFFERS:

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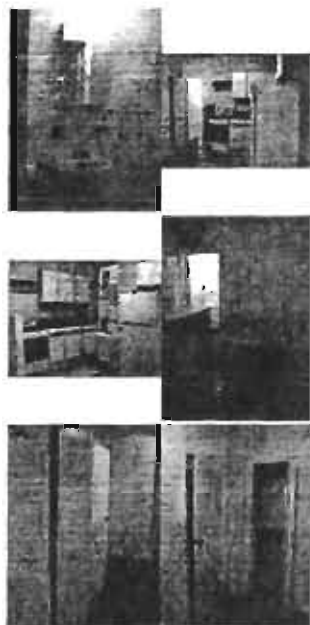
The rent for this apartment includes utilities (gas, electric, heat and hot water) so the tenant is liable for their cable and telephone should they choose to avail themselves of such services. The only time this changes, is on the installation of an a/c, as per the DHCR.

On the installation of an a/c, a monthly fee of \$25.13 per unit will be charged. This is due from the moment an a/c is installed until the expiration of the lease. The fee is determined by the DHCR and subject to change every October.

There are currently 19 listings that match your search criteria.

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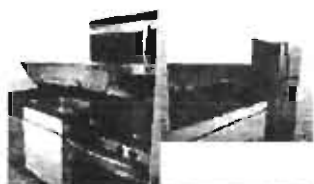


[home](#)[about us](#)[search](#)[contact us](#)[application](#)[blog](#)[Back to Results](#)**555 E. 78th ST. N.Y.C.
2C**555 East 78th Street
NY, NY 10075bedrooms: 1BD
bathrooms: 1
price: \$2,525
fee: nolaundry: yes
video intercom: yes
live-in super: yes
doorman: yes
parking: no
elevator: yes
pets: yesContact: [City & Suburban](#)
Phone: 212 517 3000

Manhattan - UES

Fabulous one bedroom apartment with big living room, spacious bedroom perfect for King size bed, full bathroom with a tub and full kitchen with brand new stainless steel appliances: micro hood, full size frdge and full size dishwasher. On top of it all, great closet space.

0.429



[Back to Results](#)



555 E. 78th ST. N.Y.C.
2GH

555 East 78th Street
New York, NY

- | | |
|----------------|--------------------|
| bedrooms: 3BD | laundry: yes |
| bathrooms: 2 | video intercom: no |
| price: \$5,250 | live-in super: yes |
| fee: no | doorman: yes |
| | parking: no |
| | elevator: yes |
| | pets: yes |

Contact: [City & Suburban](#)
Phone: 212 517 3000



Manhattan - UES

Description and Pictures coming SOON!

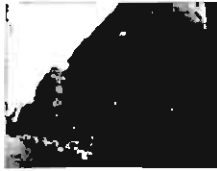


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Printed from StreetEasy.com at 02:24 PM, Jan 19 2012
http://streeteasy.com/nyc/building/the-cherokee-508-east-78-street-new_york

Building: The Cherokee at 508 East 78th Street in Upper East Side



The Cherokee is a unique group of four walk-up buildings. The six-story buildings have cast-iron balconies supported by curved brackets and a green tile roof.

There are 286 units at 509 East 77th Street. Maintenance includes electricity. The Cherokee has a large planted courtyard, and central laundry room. You are just steps away from John Jay Pool and Recreation, one of the best public pool and playground in Manhattan.

Building Description Provided by Perry Roth

Co-op
 Upper East Side

6 floorplans available
 Past sales

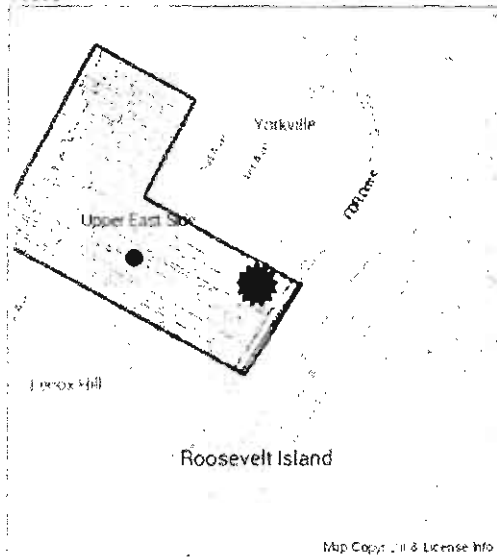
Owned by CHEROKEE OWNERS CORP.
 384 units
 6 stories
 2 buildings
 Built in 1910

Building Amenities: Laundry in Building

Other buildings in this complex: 509 East 77th Street

LOCATION

The Cherokee at 508 East 78th Street, New York, NY 10075



MARKET DATA

2 active sales listings:	\$723 per ft² (avg)
5 active rentals listings:	\$2,740 (avg price)
20 previous sales listings:	\$735 per ft² (avg)
31 previous rentals listings:	\$47 per ft² (avg)
41 recorded sales:	\$317,000 (avg price)

LOCAL SCHOOLS

Schools zoned for this address:
 PS 158 Bayard Taylor (K-6)
 JHS 167 Robert F Wagner (6-8)

TOP AGENTS IN THIS BUILDING

Sales: Mary McCarthy, Karen Zizler-Cohen, Simona Stanica, Deanna Kory and Marilyn Karpoff

Rentals: Gary Posyikin, Victoria Vinokur, Satsuki Yasuda, Mariola Hodun and Fern Hamberger

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
 4 5 6 at 86th St (0.7 miles)
 F at Lexington Av (0.9 miles)
 N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

SALES LISTINGS FOR THIS BUILDING

Active Listings (2)

508 E 78th Street #6G	1 bed	450 ft²	\$305,000
508 East 78th Street #1C	studio	350 ft²	\$274,000

Listings in Contract (0)

None

RENTALS LISTINGS FOR THIS BUILDING

Active Listings (5)

508 East 78th Street	2 beds	1	\$3,600
508 E 78th Street	2 beds		\$2,700
508 E 78th Street	1 bed	1	\$2,500
508 E 78th Street	1 bed		\$2,500
508 E 78th Street	2 beds		\$2,400

Listings in Contract (0)

None

PAST ACTIVITY FOR THIS BUILDING

Date	Unit	Recorded Sales		Previous Listings (may or may not have sold)				
		Closing Price		Listing Price	Status	Bedrooms	Baths	Sqft
01/08/2012	#3M	-		\$280,000 ↓		1 bed	1 bath	
08/23/2011	#6D	\$350,000	-1.4%	\$355,000 ↓	Sold	1 bed	1 bath	
06/09/2011	#5C/508	-		\$300,000 ↓		1 bed	1 bath	
06/07/2011	#5C	\$290,000		-				
12/16/2010	#2GH	\$664,000	-0.8%	\$669,000 ↓	Sold	2 beds	2 baths	1,000 ft²

Showing only the first 40 out of 51 records. Show all records.

* Non-market sales (sales between related parties, auctions, foreclosures and income restricted sales) are excluded from building statistics

Date	Unit	Recorded Sales	Previous Listings (may or may not have sold)				
		Closing Price	Listing Price	Status	Bedrooms	Baths	Sqft
11/08/2010	#4F	subscribe	-				
09/23/2010	#5K	subscribe	-				
07/23/2010	#4D	subscribe	-				
04/23/2010	#5C508	-	\$375,000		1 bed	1 bath	
03/04/2010	#1L	subscribe	-				
01/30/2010	#6E	-	\$299,000		studio	1 bath	420 ft²
12/04/2009	#1	-	\$299,000	Off-Market	1 bed	1 bath	350 ft²
12/01/2009	#3C	subscribe	\$345,000	Sold	1 bed	1 bath	
09/01/2009	#1C	subscribe	\$239,000 ↓	Sold	studio	1 bath	350 ft²
08/01/2009	#6A	-	\$329,000 ↓		1 bed	1 bath	
07/08/2009	#5L	subscribe	\$339,000	Sold	1 bed	1 bath	
04/08/2009	#3I	subscribe	-				
03/11/2009	#4G	-	\$349,000 ↓		1 bed	1 bath	450 ft²
01/11/2009	#4D	-	\$429,000 ↓		1 bed	1 bath	
11/20/2008	#6G	subscribe	-				
02/29/2008	#6P	subscribe	-				
12/06/2007	#6E	subscribe	\$299,000 ↓	Sold	studio	1 bath	400 ft²
10/26/2007	#2F	subscribe	-				
08/27/2007	#3M	subscribe	\$299,000 ↓	Sold	studio	1 bath	
07/20/2007	#4C	subscribe	-				
05/30/2007	#3D	subscribe	\$389,000 ↓	Sold	studio	1 bath	
02/28/2007	#1B	subscribe	\$555,000 ↓	Sold	2 beds	1 bath	
02/13/2007	#4D	subscribe	-				
01/26/2007	#3H	subscribe	\$375,000	Sold	studio	1 bath	400 ft²
01/05/2007	#3K	subscribe	-				
10/25/2006	#6E	-	\$339,000 ↑		studio	1 bath	
08/22/2006	#3H	subscribe	\$315,000	Sold		1 bath	
07/25/2006	#4E	subscribe	-				
04/28/2006	#6G	subscribe	\$335,000	Sold	1 bed	1 bath	
03/03/2006	#5D	subscribe	\$369,000	Sold	1 bed	1 bath	460 ft²
01/24/2006	#2A	subscribe	-				
01/04/2006	#3L	subscribe	-				
12/08/2005	#2CH	subscribe	-				
09/22/2005	#2M	subscribe	-				
07/20/2005	#3O	subscribe	-				

Showing only the first 40 out of 51 records. Show all records.

* Non-market sales (sales between related parties, auctions, foreclosures and income restricted sales) are excluded from building statistics

Date	Unit	Price	Beds	Baths	Sqft
01/17/2012	#4D	\$3,600 ↑	2 beds	1 bath	
01/12/2012	#5A	\$2,195	2 beds	1 bath	
01/12/2012	#5AX	\$2,050 ↓	2 beds	1 bath	
01/12/2012	#5AX	\$2,200 ↓	2 beds	1 bath	
11/18/2011	#3K	\$2,700	2 beds	1 bath	
09/14/2011	#5C	\$2,150	1 bed	1 bath	500 ft²
07/20/2011	#1L	\$1,500 ↓	studio	1 bath	
07/20/2011	#1L	\$1,500	studio	1 bath	
05/11/2011	#3D	\$1,995 ↓	studio	1 bath	
05/04/2011	#4E	\$2,100 ↑	1 bed	1 bath	
05/02/2011	#5D	\$2,100	1 bed	1 bath	
12/20/2010	#3K	\$2,600 ↑	2 beds	1 bath	
11/03/2010	#4D	\$2,200 ↓	2 beds	1 bath	
10/09/2010	#5A	\$2,200 ↑	2 beds	1 bath	
10/01/2010	#2P	\$2,000 ↑	studio	1 bath	
09/03/2010	#3	\$2,175	2 beds	1 bath	
07/27/2010	#4D	\$2,300	2 beds	1 bath	

Date	Unit	Price	Beds	Baths	Sqft
04/22/2010	#4E	\$2,000 ↓	1 bed	1 bath	
04/13/2010		\$1,900 ↓	studio	1 bath	
01/30/2010	#6E	\$1,350 ↓	studio	1 bath	420 ft²
10/01/2009	#3K	\$1,800 ↑	2 beds	1 bath	
10/01/2009	#5A	\$1,900 ↓	2 beds	1 bath	
08/03/2009		\$2,300	2 beds	1 bath	
04/22/2009	#4G	\$1,495 ↓	1 bed	1 bath	450 ft²
03/08/2009	#5L	\$1,900 ↓	1 bed	1 bath	450 ft²
12/09/2008	#4E	\$2,300	1 bed	1 bath	
10/06/2008	#6I	\$1,925		1 bath	
08/25/2008	#3I	\$2,495	2 beds	1 bath	
08/12/2008	#3L	\$1,850	1 bed	1 bath	
08/12/2008	#3L	\$1,850	1 bed	1 bath	
06/28/2006	#5A509	\$1,800	2 beds	1 bath	400 ft²

ON THE WEB

Local political contributions
Upper East Side stats
Upper East Side crime stats

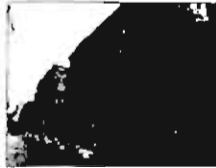
DISCUSSIONS

No discussions yet.



Printed from StreetEasy.com at 02:19 PM, Jan 19 2012
http://streeteasy.com/nyc/building/the-chokeee-509-east-77-street-new_york

Building: The Cherokee at 509 East 77th Street in Upper East Side



The Cherokee is a unique group of four walk-up buildings. The six-story buildings have cast-iron balconies supported by curved brackets and a green tile roof.

There are 286 units at 509 East 77th Street. Maintenance includes electricity. The Cherokee has a large planted courtyard, and central laundry room. You are just steps away from John Jay Pool and Recreation, one of the best public pool and playground in Manhattan.

Building description provided by Perry Roth

Co-op
 Upper East Side

23 floorplans available
 Past sales

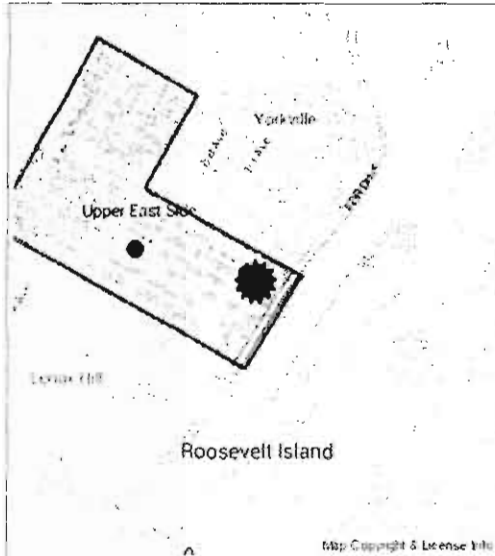
Owned by CHEROKEE OWNERS CORP.
 286 units
 6 stories
 2 buildings
 Built in 1900

Building Amenities: Laundry in Building

Other buildings in this complex: 508 East 78th Street

LOCATION

The Cherokee at 509 East 77th Street, New York, NY 10075



MARKET DATA

5 active sales listings:	\$598 per ft² (avg)
4 active rentals listings:	\$50 per ft² (avg)
47 previous sales listings:	\$743 per ft² (avg)
56 previous rentals listings:	\$748 per ft² (avg)
73 recorded sales:	\$694 per ft² (avg)

LOCAL SCHOOLS

Schools zoned for this address:
 PS 158 Bayard Taylor (K-6)
 JHS 167 Robert F. Wagner (6-8)

TOP AGENTS IN THIS BUILDING

Sales: Lisa D'amico, Karen Zizler-Cohen, Gina Sabio ^{CRD}, The Perry Roth Team, President ^{CRD} and Mary McCarthy

Rentals: Ignazio Leone, Svetlana K. Choi, Takeshi Yamaguchi ^{CRD}, Ariel Cohen ^{CRD} and Josh Doyle ^{CRD}

Other Pro Agents: Lorna Leibowitz, Mariko DeCouto, Sandra Balan and The Marissa Saporta Group, President

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
 4 5 6 at 86th St (0.7 miles)
 F at Lexington Av (0.9 miles)
 N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

SALES LISTINGS FOR THIS BUILDING

Active Listings (3)

517 East 77th Street #4H	studio	\$330,000
509 East 77th Street #3H	1 bed	\$310,000
517 East 77th Street #5E	1 bed 500 ft²	\$299,000

Listings In Contract (2)

509 East 77th Street #3GG	1 bed	\$299,000
509 East 77th Street #6H	2 beds	\$239,000

PAST ACTIVITY FOR THIS BUILDING

Date	Unit	Recorded Sales		Previous Listings (may or may not have sold)				
		Closing Price		Listing Price	Status	Bedrooms	Baths	Sqft
12/16/2011	#3H	-		\$310,000	↓	1 bed	1 bath	
12/15/2011	#5L	\$299,000	-8.0%	\$325,000	↓	Sold	1 bed	1 bath 450 ft²
12/07/2011	#1B	-		\$475,000			1 bed	1 bath 650 ft²
11/11/2011	#2H	\$366,666	+12.0%	\$327,500	↓	Sold	1 bed	1 bath

Showing only the first 40 out of 91 records. Show all records.

* Non-market sales (sales between related parties, auctions, foreclosures and income restricted sales) are excluded from building statistics

Date	Unit	Recorded Sales		Previous Listings (may or may not have sold)				
		Closing Price		Listing Price	Status	Bedrooms	Baths	Sqft
09/29/2011	#5E	-		\$299,000		1 bed	1 bath	500 ft²
09/19/2011	#5D	\$328,500	-3.1%	\$339,000 ↓	Sold	1 bed	1 bath	
09/01/2011	#3I	-		\$360,000		1 bed	1 bath	
09/01/2011	#5J	subscribe		\$349,000 ↓	Sold	1 bed	1 bath	550 ft²
08/23/2011	#3G	subscribe		\$299,000 ↓	Sold	studio	1 bath	
08/05/2011	#6M	-		\$259,000 ↓		1 bed	1 bath	
07/19/2011	#5E	-		\$319,000 ↓		1 bed	1 bath	500 ft²
07/19/2011	#3I	-		\$360,000		1 bed	1 bath	
06/07/2011	#3P	subscribe		\$309,000	Sold	1 bed	1 bath	
05/31/2011	#4I	subscribe		-				
04/13/2011	#5L	-		\$330,000		1 bed	1 bath	
02/03/2011	#1BGROUND	-		\$475,000 ↓	Sold	2 beds	1 bath	
01/27/2011	#1B	subscribe		\$475,000 ↓	Sold	1 bed	1 bath	650 ft²
01/20/2011	#6N	-		\$299,000	Sold	1 bed	1 bath	625 ft²
01/14/2011	#1M	-		\$350,000 ↓		1 bed	1 bath	340 ft²
11/30/2010	#4A	subscribe		\$219,000 ↓	Sold	studio	1 bath	
11/13/2010	#3H	-		\$325,000 ↑		studio	1 bath	
11/02/2010	#6M	-		\$299,000		1 bed	1 bath	
09/29/2010	#6K	subscribe		\$329,000 ↓	Sold	1 bed	1 bath	400 ft²
09/23/2010	#1M	subscribe		-				
08/31/2010	#3D	subscribe		-				
08/16/2010	#1I	subscribe		\$299,000	Sold	2 beds	1 bath	400 ft²
04/27/2010	#5G	subscribe		\$299,000 ↓	Sold	1 bed	1 bath	
02/12/2010	#3M	subscribe		\$249,000 ↓	Sold	studio	1 bath	
01/15/2010	#3H	subscribe		-				
12/22/2009	#4D	subscribe		\$299,000	Sold	1 bed	1 bath	
10/26/2009	#1M	subscribe		\$260,000 ↓	Sold	1 bed	1 bath	340 ft²
10/19/2009	#2G	subscribe		\$339,000 ↓	Sold	1 bed	1 bath	
09/14/2009	#3L	subscribe		\$325,000 ↓	Sold	studio	1 bath	
09/02/2009	#5F	subscribe		\$440,000 ↓	Sold	2 beds	1 bath	
08/26/2009	#2P	subscribe		\$325,000	Sold	1 bed	1 bath	
08/13/2009	#1B	-		\$499,000 ↓	Off-Market	1 bed	1 bath	600 ft²
06/22/2009	#3N	subscribe		\$410,000 ↓	Sold	1 bed	1 bath	
04/02/2009	#6K	-		\$399,000	Sold	1 bed	1 bath	450 ft²
03/24/2009	#3E	subscribe		\$375,000	Sold	studio	1 bath	
03/05/2009	#5C	subscribe		\$399,000 ↓	Sold	1 bed	1 bath	572 ft²

Showing only the first 40 out of 91 records. Show all records.

* Non-market sales (sales between related parties, auctions, foreclosures and income restricted sales) are excluded from building statistics

Date	Unit	Price	Beds	Baths	Sqft
11/18/2011	#4CD	\$3,200	2 beds	2 baths	
10/08/2011	#3I	\$1,900	1 bed	1 bath	
07/12/2011	#6P	\$1,395	studio	1 bath	500 ft²
06/23/2011	#4G	\$1,700	1 bed	1 bath	
04/12/2011	#3I	\$1,900	1 bed	1 bath	
03/17/2011	#4P	\$1,895	1 bed	1 bath	
03/09/2011	#5M	\$1,700	1 bed	1 bath	
02/24/2011	#3G	\$2,000 ↓	1 bed	1 bath	
02/04/2011	#3H	\$2,350 ↑	1 bed	1 bath	
01/14/2011	#2CH	\$3,000 ↓	2 beds	2 baths	
12/10/2010	#4H	\$2,175	1 bed	1 bath	
12/03/2010	#6E	\$1,800 ↓	studio	1 bath	425 ft²
10/26/2010	#6F	\$2,395 ↑	2 beds	1 bath	
10/24/2010	#1M	\$1,735 ↓	1 bed	1 bath	340 ft²
10/04/2010	#1MU	\$1,595 ↓	1 bed	1 bath	

Showing only the first 40 out of 55 records. Show all records.

Date	Unit	Price	Beds	Baths	Sqft
09/09/2010	#4G	\$1,750	1 bed	1 bath	
08/26/2010	#4G	\$1,750	1 bed	1 bath	
08/24/2010	#1C	\$1,450	studio	1 bath	
08/20/2010	#1C	\$1,400	studio	1 bath	
08/13/2010	#1C	\$1,450	studio	1 bath	
08/10/2010	#4G	\$1,850	1 bed	1 bath	
07/28/2010	#3I	\$1,795	1 bed	1 bath	
07/27/2010	#4G	\$2,000	1 bed	1 bath	
06/24/2010	#6P	\$1,295	studio	1 bath	500 ft ²
05/24/2010	#1I	\$1,900 ↑	2 beds	1 bath	400 ft ²
04/21/2010		\$1,500 ↓	1 bed	1 bath	
04/18/2010		\$2,300 ↑	1 bed	1 bath	
04/02/2010		\$1,590 ↓	1 bed	1 bath	
03/31/2010		\$2,150	1 bed	1 bath	
03/31/2010		\$2,150	1 bed	1 bath	
03/03/2010		\$2,000 ↓	1 bed	1 bath	
02/23/2010		\$1,600 ↓	studio	1 bath	
02/23/2010		\$1,600 ↓	studio	1 bath	
02/03/2010		\$1,800 ↓	2 beds	1 bath	
01/16/2010	#3L	\$1,895 ↑	2 beds	1 bath	
01/01/2010	#1C	\$1,500	studio	1 bath	
11/07/2009	#4F	\$1,875	1 bed	1 bath	575 ft ²
09/03/2009	#1M	\$1,695 ↓	1 bed	1 bath	340 ft ²
08/08/2009	#5E	\$1,690 ↓	1 bed	1 bath	
08/07/2009		\$1,690 ↓	1 bed	1 bath	

Showing only the first 40 out of 55 records. [Show all records.](#)

ON THE WEB

[Local political contributions](#)
[Upper East Side stats](#)
[Upper East Side crime stats](#)

DISCUSSIONS

No discussions yet.



Printed from StreetEasy.com at 02:28 PM, Jan 19 2012
http://streeteasy.com/nyc/building/516-east-78-street-new_york

Building: 516 East 78th Street in Upper East Side



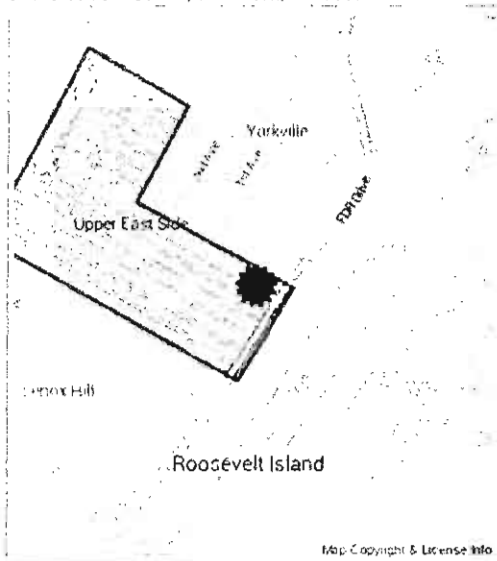
We don't have a description for this building yet.

Co-op
Upper East Side

10 floorplans available
Past sales

LOCATION

516 East 78th Street, New York, NY 10075



MARKET DATA

3 active sales listings	\$627 per ft² (avg)
1 active rentals listings:	\$2,300
19 previous sales listings:	\$764 per ft² (avg)
16 previous rentals listings:	\$2,087 (avg price)
31 recorded sales:	\$347,000 (avg price)

TOP AGENTS IN THIS BUILDING

Sales: Karen Zizler-Cohen, Lisa D'amico, Mary McCarthy, Helen Arden and Doug Eichman

Rentals: Charlie Doolan, Josh Doyle, Jae Muk Chung, Jeremiah Doyle and Ignazio Leone

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
4 5 6 at 86th St (0.7 miles)
F at Lexington Av (1.0 mile)
N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

SALES LISTINGS FOR THIS BUILDING

Active Listings (3)

516 East 78th Street #3B	1 bed 700 ft²	\$439,000
516 East 78th Street #3C	1 bed	\$349,000
516 East 78th Street #6G	1 bed	\$339,000

Listings in Contract (0)

None

RENTALS LISTINGS FOR THIS BUILDING

Active Listings (1)

516 East 78th Street	studio	\$2,300
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Listings in Contract (0)

None

PAST ACTIVITY FOR THIS BUILDING

Date	Unit	Recorded Sales		Previous Listings (may or may not have sold)			
		Closing Price		Listing Price	Status	Bedrooms	Baths Sqft
06/22/2011	#4G	\$230,000	-3.8%	\$239,000	Sold	1 bed	1 bath
05/26/2011	#4J	\$400,000	-4.8%	\$420,000	Sold	1 bed	1 bath 550 ft²
04/05/2011	#5D	\$313,622	+14.0%	\$275,000	Sold	studio	1 bath
01/27/2011	#5K	-		\$299,000	Sold	2 beds	1 bath
12/31/2010	#4B	-		\$429,000		1 bed	1 bath
05/27/2010	#2CD	subscribe		\$719,000	Sold	2 beds	2 baths
11/24/2009	#2E	subscribe		\$310,000	Sold	studio	1 bath
11/24/2008	#2J	subscribe		-			
07/22/2008	#2G	subscribe		\$399,000	Sold	1 bed	1 bath
05/29/2008	#3P	subscribe		-			
03/31/2008	#6B	subscribe		\$495,000	Sold	1 bed	1 bath 650 ft²
01/31/2008	#3J	subscribe		-			

* Non-market sales (sales between related parties, auctions, foreclosures and income restricted sales) are excluded from building statistics

Date	Unit	Recorded Sales	Previous Listings (may or may not have sold)				
		Closing Price	Listing Price	Status	Bedrooms	Baths	Sqft
01/22/2008	#4A	subscribe	\$299,000 ↓	Sold	1 bed	1 bath	
01/16/2008	#3B	subscribe	\$469,000	Sold	1 bed	1 bath	700 ft²
06/06/2007	#4P	subscribe	-				
02/18/2007	#3H	-	\$375,000	Sold	studio	1 bath	400 ft²
01/17/2007	#3EF	-	\$878,000 ↓		3 beds	2 baths	
01/12/2007	#3E	subscribe	\$329,000 ↓	Sold	1 bed	1 bath	
12/07/2006	#3F	subscribe	\$549,000 ↓	Sold	2 beds	1 bath	
11/03/2006		-	\$555,000 ↓	Sold	2 beds	1 bath	
06/07/2006	#3M	-	\$339,000		1 bed	1 bath	
05/05/2006	#6G	-	\$335,000	Sold	1 bed	1 bath	
03/01/2006	#4H	subscribe	-				
12/21/2005	#6I	subscribe	\$375,000	Sold	1 bed	1 bath	
10/20/2005	#6C	subscribe	-				
09/09/2005	#5N	subscribe	-				
08/16/2005	#4B	subscribe	-				
05/05/2005	#1F	subscribe	-				
02/24/2005	#6E	subscribe	-				
01/27/2005	#6G	subscribe	-				
11/16/2004	#4D	subscribe	-				
10/06/2004	#2H	subscribe	-				
08/17/2004	#2P	subscribe	-				
07/27/2004	#4M	subscribe	-				
07/27/2004	#1L	subscribe	-				
05/20/2004	#4P	subscribe	-				
03/08/2004	#3O	subscribe	-				
03/08/2004	#2A	subscribe	-				

* Non-market sales (sales between related parties, auctions, foreclosures and income restricted sales) are excluded from building statistics

Date	Unit	Price	Beds	Baths	Sqft
07/14/2011	#2G	\$1,900 ↓	1 bed	1 bath	
02/04/2011	#1O	\$1,800	studio	1 bath	
12/18/2010	#6A	\$1,500 ↓	1 bed	1 bath	
10/06/2010	#3B	\$2,300	1 bed	1 bath	
08/20/2010	#6C	\$1,850	studio	1 bath	
07/27/2010	#6C	\$1,850	studio	1 bath	
05/08/2010	#2G	\$1,800	1 bed	1 bath	
04/18/2010		\$1,800	1 bed	1 bath	
02/04/2010	#2CD	\$3,350	2 beds	2 baths	
01/16/2010	#5L	\$1,750 ↓	2 beds	1 bath	
12/21/2009		\$1,850 ↓	1 bed	1 bath	
10/16/2009	#5F	\$2,600	2 beds	1 bath	
09/11/2009	#6L	\$1,750	studio	1 bath	
06/16/2009		\$1,750 ↓	2 beds	1 bath	
09/13/2008	#2G	\$1,950	1 bed	1 bath	
06/25/2007	#2CD	\$3,600 ↓	2 beds	2 baths	

ON THE WEB

Local political contributions
Upper East Side stats
Upper East Side crime stats

DISCUSSIONS

No discussions yet.



Printed from StreetEasy.com at 02:23 PM, Jan 19 2012
http://streeteasy.com/nyc/building/the-chokeee-509-east-77-street-new_york?show_all=true&show_tab=rentals&sort_by=closed_at

Building: The Cherokee at 509 East 77th Street in Upper East Side



The Cherokee is a unique group of four walk-up buildings. The six-story buildings have cast-iron balconies supported by curved brackets and a green tile roof.

There are 286 units at 509 East 77th Street. Maintenance includes electricity. The Cherokee has a large planted courtyard, and central laundry room. You are just steps away from John Jay Pool and Recreation, one of the best public pool and playground in Manhattan.

Building description provided by Perry Roth

Co-op
Upper East Side

23 floorplans available
Past sales

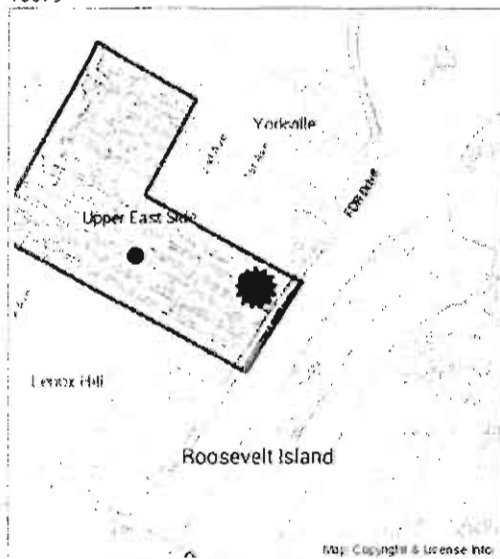
Owned by CHEROKEE OWNERS CORP.
286 units
6 stories
2 buildings
Built in 1900

Building Amenities: Laundry in Building

Other buildings in this complex: 508 East 78th Street

LOCATION

The Cherokee at 509 East 77th Street, New York, NY 10075





MARKET DATA

5 active sales listings:	\$598 per ft² (avg)
5 active rentals listings:	\$54 per ft² (avg)
47 previous sales listings:	\$743 per ft² (avg)
55 previous rentals listings:	\$811 per ft² (avg)
73 recorded sales:	\$694 per ft² (avg)

LOCAL SCHOOLS

Schools zoned for this address:
 PS 158 Bayard Taylor (K-6)
 JHS 167 Robert F Wagner (6-8)

TOP AGENTS IN THIS BUILDING

Sales: Lisa D'amico, Karen Zizler-Cohen, Gina Sabio , The Perry Roth Team, President  and Mary McCarthy

Rentals: Ignazio Leone, Svetlana K Choi, Takeshi Yamaguchi , Ariel Cohen  and Josh Doyle 

Other Pro Agents: Lorna Leibowitz, Mariko DeCouto, Sandra Balan and The Marissa Saporta Group, President

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
 4 5 6 at 86th St (0.7 miles)
 F at Lexington Av (0.9 miles)
 N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

SALES LISTINGS FOR THIS BUILDING

Active Listings (3)

517 East 77th Street #4H	studio	\$330,000
509 East 77th Street #3H	1 bed	\$310,000
517 East 77th Street #5E	1 bed 500 ft²	\$299,000

Listings in Contract (2)

509 East 77th Street #3CC	1 bed	\$299,000
509 East 77th Street #6H	2 beds	\$239,000

RENTALS LISTINGS FOR THIS BUILDING

Active Listings (4)

509 East 77th Street	1 bed 500 ft²	\$2,350
Open House: Sat, Jan 21 (12:00 - 1:30)		Avail: immediate
517 East 77th Street	1 bed	\$2,200
517 East 77th Street	1 bed 550 ft²	\$2,100
517 East 77th Street	2 beds	\$2,100

Listings in Contract (0)

None

PAST ACTIVITY FOR THIS BUILDING

Date	Unit	Recorded Sales		Previous Listings (may or may not have sold)			
		Closing Price		Listings Price	Status	Bedrooms	Baths Sqft
12/16/2011	#3H	-		\$310,000 ↓		1 bed	1 bath
12/15/2011	#5L	\$299,000	-8.0%	\$325,000 ↓	Sold	1 bed	1 bath 450 ft²
12/07/2011	#1B	-		\$475,000		1 bed	1 bath 650 ft²
11/11/2011	#2H	\$366,666	+12.0%	\$327,500 ↓	Sold	1 bed	1 bath
09/29/2011	#5E	-		\$299,000		1 bed	1 bath 500 ft²

* Non-market sales (sales between related parties, auctions, foreclosures and income restricted sales) are excluded from building statistics

Date	Unit	Recorded Sales		Previous Listings (may or may not have sold)				
		Closing Price		Listing Price	Status	Bedrooms	Baths	Sqft
09/19/2011	#5D	\$328,500	-3.1%	\$339,000 ↓	Sold	1 bed	1 bath	
09/01/2011	#5I	subscribe		\$349,000 ↓	Sold	1 bed	1 bath	550 ft²
09/01/2011	#3I	-		\$360,000		1 bed	1 bath	
08/23/2011	#3G	subscribe		\$299,000 ↓	Sold	studio	1 bath	
08/05/2011	#6M	-		\$259,000 ↓		1 bed	1 bath	
07/19/2011	#3I	-		\$360,000		1 bed	1 bath	
07/19/2011	#5E	-		\$319,000 ↓		1 bed	1 bath	500 ft²
06/07/2011	#3P	subscribe		\$309,000	Sold	1 bed	1 bath	
05/31/2011	#4I	subscribe		-				
04/13/2011	#5L	-		\$330,000		1 bed	1 bath	
02/03/2011	#18GROUND	-		\$475,000 ↓	Sold	2 beds	1 bath	
01/27/2011	#1B	subscribe		\$475,000 ↓	Sold	1 bed	1 bath	650 ft²
01/20/2011	#6N	-		\$299,000	Sold	1 bed	1 bath	625 ft²
01/14/2011	#1M	-		\$350,000 ↓		1 bed	1 bath	340 ft²
11/30/2010	#4A	subscribe		\$219,000 ↓	Sold	studio	1 bath	
11/13/2010	#3H	-		\$325,000 ↑		studio	1 bath	
11/02/2010	#6M	-		\$299,000		1 bed	1 bath	
09/29/2010	#6K	subscribe		\$329,000 ↓	Sold	1 bed	1 bath	400 ft²
09/23/2010	#1M	subscribe		-				
08/31/2010	#3D	subscribe		-				
08/16/2010	#1I	subscribe		\$299,000	Sold	2 beds	1 bath	400 ft²
04/27/2010	#5G	subscribe		\$299,000 ↓	Sold	1 bed	1 bath	
02/12/2010	#3M	subscribe		\$249,000 ↓	Sold	studio	1 bath	
01/15/2010	#3H	subscribe		-				
12/22/2009	#4D	subscribe		\$299,000	Sold	1 bed	1 bath	
10/26/2009	#1M	subscribe		\$260,000 ↓	Sold	1 bed	1 bath	340 ft²
10/19/2009	#2G	subscribe		\$339,000 ↓	Sold	1 bed	1 bath	
09/14/2009	#3L	subscribe		\$325,000 ↓	Sold	studio	1 bath	
09/02/2009	#5F	subscribe		\$440,000 ↓	Sold	2 beds	1 bath	
08/26/2009	#2P	subscribe		\$325,000	Sold	1 bed	1 bath	
08/13/2009	#1B	-		\$499,000 ↓	Off-Market	1 bed	1 bath	600 ft²
06/22/2009	#3N	subscribe		\$410,000 ↓	Sold	1 bed	1 bath	
04/02/2009	#6K	-		\$399,000	Sold	1 bed	1 bath	450 ft²
03/24/2009	#3E	subscribe		\$375,000	Sold	studio	1 bath	
03/05/2009	#5C	subscribe		\$399,000 ↓	Sold	1 bed	1 bath	572 ft²
12/10/2008	#1K	subscribe		-				
10/21/2008	#6D	subscribe		\$320,000	Sold	studio	1 bath	500 ft²
08/19/2008	#6P	subscribe		\$439,000	Sold	1 bed	1 bath	
07/16/2008	#3J	-		\$625,000		1 bed	1 bath	600 ft²
06/26/2008	#1D	subscribe		-				
04/15/2008	#3F	subscribe		\$449,000 ↓	Sold	1 bed	1 bath	650 ft²
02/28/2008	#6O	subscribe		-				
10/10/2007	#6F	subscribe		-				
10/10/2007	#2L	subscribe		-				
08/08/2007	#3I	subscribe		\$319,000	Sold	studio	1 bath	
07/18/2007	#2N	subscribe		-				
03/26/2007	#SEF	subscribe		\$699,000	Sold	2 beds	2 baths	1,025 ft²
01/08/2007	#6D	subscribe		\$410,000 ↓	Sold	1 bed	1 bath	400 ft²
09/08/2006	#5J	subscribe		\$599,000	Sold	2 beds	1 bath	800 ft²
08/29/2006	#3J	subscribe		-				
08/01/2006	#2G	subscribe		\$307,000 ↓	Sold	1 bed	1 bath	
07/28/2006	#3F	-		\$425,000		1 bed	1 bath	
06/13/2006	#4G	subscribe		\$309,000	Sold	1 bed	1 bath	
05/24/2006	#5I	subscribe		-				
05/04/2006	#5D	subscribe		-				

* Non-market sales (sales between related parties, auctions, foreclosures and income restricted sales) are excluded from building statistics

Date	Unit	Recorded Sales	Previous Listings (may or may not have sold)			
		Closing Price	Listing Price	Status	Bedrooms	Baths Sqft
04/28/2006	#4H	subscribe	-			
03/21/2006	#6P	subscribe	-			
01/04/2006	#4L	subscribe	-			
12/28/2005	#5K	subscribe	-			
11/14/2005	#2M	subscribe	-			
10/20/2005	#6O	subscribe	-			
10/11/2005	#3F	subscribe	-			
09/20/2005	#6E	subscribe	-			
08/23/2005	#4E	subscribe	-			
07/13/2005	#4J	subscribe	-			
07/12/2005	#1B	subscribe	-			
07/07/2005	#1C	subscribe	-			
07/05/2005	#2GH	subscribe	-			
05/27/2005	#6K	subscribe	-			
05/11/2005	#1I	subscribe	-			
04/27/2005	#5B	subscribe	-			
04/07/2005	#2D	subscribe	-			
03/15/2005	#4A	subscribe	-			
03/08/2005	#5N	subscribe	-			
02/24/2005	#6D	subscribe	-			
12/15/2004	#3G	subscribe	-			
11/05/2004	#5I	subscribe	-			
10/26/2004	#5G	subscribe	-			
10/13/2004	#6A	subscribe	-			
09/13/2004	#1M	subscribe	-			
08/11/2004	#3I	subscribe	-			
07/16/2004	#4M	subscribe	-			
05/26/2004	#6K	subscribe	-			
05/11/2004	#2O	subscribe	-			
05/05/2004	#2I	subscribe	-			
04/19/2004	#2L	subscribe	-			

* Non-market sales (sales between related parties, auctions, foreclosures and income restricted sales) are excluded from building statistics

Date	Unit	Price	Beds	Baths	Sqft
11/18/2011	#4CD	\$3,200	2 beds	2 baths	
10/08/2011	#3I	\$1,900	1 bed	1 bath	
07/12/2011	#6P	\$1,395	studio	1 bath	500 ft²
06/23/2011	#4G	\$1,700	1 bed	1 bath	
04/12/2011	#3I	\$1,900	1 bed	1 bath	
03/17/2011	#4P	\$1,895	1 bed	1 bath	
03/09/2011	#5M	\$1,700	1 bed	1 bath	
02/24/2011	#3G	\$2,000 ↓	1 bed	1 bath	
02/04/2011	#3H	\$2,350 ↑	1 bed	1 bath	
01/14/2011	#2GH	\$3,000 ↓	2 beds	2 baths	
12/10/2010	#4H	\$2,175	1 bed	1 bath	
12/03/2010	#6E	\$1,800 ↓	studio	1 bath	425 ft²
10/26/2010	#6F	\$2,395 ↑	2 beds	1 bath	
10/24/2010	#1M	\$1,735 ↓	1 bed	1 bath	340 ft²
10/04/2010	#1MU	\$1,595 ↓	1 bed	1 bath	
09/09/2010	#4G	\$1,750	1 bed	1 bath	
08/26/2010	#4G	\$1,750	1 bed	1 bath	
08/24/2010	#1C	\$1,450	studio	1 bath	
08/20/2010	#1C	\$1,400	studio	1 bath	
08/13/2010	#1C	\$1,450	studio	1 bath	
08/10/2010	#4G	\$1,850	1 bed	1 bath	
07/28/2010	#3I	\$1,795	1 bed	1 bath	

Date	Unit	Price	Beds	Baths	Sqft
07/27/2010	#4G	\$2,000	1 bed	1 bath	
06/24/2010	#6P	\$1,295	studio	1 bath	500 ft²
05/24/2010	#11	\$1,900 ↑	2 beds	1 bath	400 ft²
04/21/2010		\$1,500 ↓	1 bed	1 bath	
04/18/2010		\$2,300 ↑	1 bed	1 bath	
04/02/2010		\$1,590 ↓	1 bed	1 bath	
03/31/2010		\$2,150	1 bed	1 bath	
03/31/2010		\$2,150	1 bed	1 bath	
03/03/2010		\$2,000 ↓	1 bed	1 bath	
02/23/2010		\$1,600 ↓	studio	1 bath	
02/23/2010		\$1,600 ↓	studio	1 bath	
02/03/2010		\$1,800 ↓	2 beds	1 bath	
01/16/2010	#3L	\$1,895 ↑	2 beds	1 bath	
01/01/2010	#1G	\$1,500	studio	1 bath	
11/07/2009	#4F	\$1,875	1 bed	1 bath	575 ft²
09/03/2009	#1M	\$1,695 ↓	1 bed	1 bath	340 ft²
08/08/2009	#5E	\$1,690 ↓	1 bed	1 bath	
08/07/2009		\$1,690 ↓	1 bed	1 bath	
07/15/2009	#6K	\$1,900	1 bed	1 bath	400 ft²
06/06/2009	#4B	\$12,500	2 beds	1 bath	600 ft²
05/30/2009	#3I	\$1,750 ↓	1 bed	1 bath	
04/30/2009	#3M	\$1,850		1 bath	
03/22/2009	#1M	\$299,000	1 bed	1 bath	340 ft²
02/24/2009	#4P	\$1,795 ↓	1 bed	1 bath	411 ft²
10/31/2008	#4A	\$2,900 ↓	1 bed	1 bath	
10/31/2008	#4A	\$2,350	1 bed	1 bath	
10/06/2008	#6P	\$2,295 ↓	2 beds	1 bath	
08/13/2008	#5E	\$1,895	1 bed	1 bath	
08/07/2008	#4G	\$1,950		1 bath	
01/31/2008		\$1,950	1 bed	1 bath	
10/26/2007		\$2,095	2 beds	1 bath	
06/12/2007		\$1,895	1 bed	1 bath	
08/18/2006		\$1,895	1 bed	1 bath	

ON THE WEB

Local political contributions
Upper East Side stats
Upper East Side crime stats

DISCUSSIONS

No discussions yet.



Printed from StreetEasy.com at 02:25 PM, Jan 19 2012
<http://streeteasy.com/nyc/rental/782113-rental-508-e-78th-st-upper-east-side-new-york>

NYC: Manhattan: All Upper East Upper East Side

508 E 78th Street in Upper East Side

\$2,700



All Utilities Inc * Live in English Castle * Steps to Park *
 Landmark Building

Rental
 Upper East Side

2 beds
 1 bath

Move in date, August 1st All Utilities Inc.* Landmark Building * The first thing you will notice upon entering this building is the amazing architecture with large gated Guastavino tiled entry and planted courtyard. Your home has the following features: two EQUAL sized bedrooms that have a bed, night table, large closet and FLOOR TO CEILING WINDOWS * Common area has a couch, dining table, coffee table and flat panel TV. The kitchen features stainless steel appliances, great counter tops space, overhead storage and ample cabinetry The building also features laundry room and resident superintendent. This building was also featured in two movies "Jay" (05) and "The Good Shepherd" (07) For additional information or to schedule a showing, contact Gary at 212-888-6250

Building Amenities
 Laundry in Building

Storage Available

Listing Amenities
 Furnished

Washer/Dryer

Outdoor Space
 Courtyard

Additional Details at www.mironproperties.com

Listed at Miron Properties by Gary Posylkin and Julia Perez

191 days on market in StreetEasy

MORE IN THIS BUILDING

The Cherokee
 508 East 78th Street
 New York, NY 10075

Sales listings: 2 active and 20 previous
 Rentals listings: 5 active and 31 previous

STREETEASY HISTORY

08/25/2009 Previously Listed by JM Preston at \$1,950.
 10/01/2009 JM Preston Listing rented. Last priced at \$1,800.
 10/03/2010 Previously Listed by JM Preston at \$2,300.
 12/20/2010 JM Preston Listing rented. Last priced at \$2,600.
 03/05/2011 Previously Listed by Miron Properties at \$2,700.
 07/12/2011 Listed by Miron Properties at \$2,700.
 08/05/2011 Miron Properties Listing is no longer available.

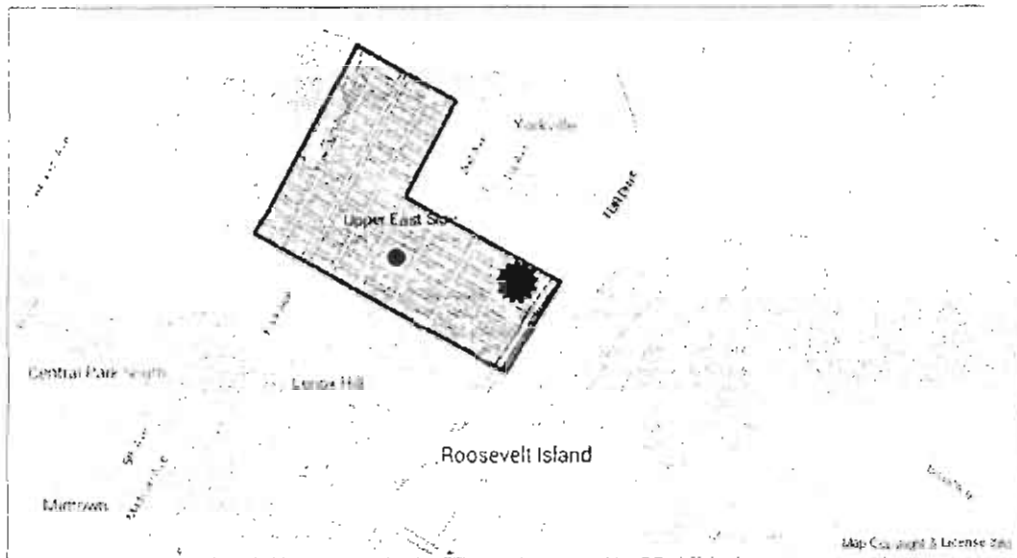
LOCAL SCHOOLS

Schools zoned for this address:
 JHS 167 Robert F Wagner (6-8)
 PS 158 Bayard Taylor (K-6)

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
 4 S 6 at 86th St (0.7 miles)
 F at Lexington Av (0.9 miles)
 N Q R 4 S 6 at Lexington Av-59 St (1.0 mile)

LOCATION





Printed from StreetEasy.com at 02:25 PM, Jan 19 2012
<http://streeteasy.com/nyc/rental/782114-rental-508-e-78th-st-upper-east-side-new-york>

NYC: Manhattan: All Upper East, Upper East Side

508 E 78th Street in Upper East Side

\$2,500



* ALL UTILITIES INC. * Landmark Bldg * Laundry * Steps to Park

ALL UTILITIES INCLUDED* Gut Renovated * Furnished * Located within a Landmark building on a quite tree lined block, just steps from the park. This home is NOT YOUR NORMAL COOKIE CUTTER APARTMENT and is delivered with modern furniture and top of the line finishes. * Living area features: Floor to ceiling windows, High end fixtures, L shaped butter soft white leather couch with matching arm chair, modern coffee, MOUNTED flat panel LCD TV, Crown molding, Large designer painting * Kitchen: Maple wood cabinetry, Granite counter tops with breakfast bar, bar stools, pendant light fixtures, recessed lighting, stainless steel appliances with DISHWASHER. * Windowed Bathroom features a European shower with bench, pedestal sink Bedroom offers a queen sized bed, Oak stripped floors, closet, Window facing the courtyard, Mounted Flat panel LCD TV. ** Landmark building (reminds me of a British castle) offers a courtyard, Resident super with maintenance staff, Laundry facilities, Bike storage. For additional information, please contact Gary at 646-425-4552

Rental
Upper East Side

1 bed
1 bath

Building Amenities
Laundry in Building

Storage Available

Listing Amenities
Dishwasher

Washer/Dryer

Outdoor Space
Courtyard

Additional Details at www.mironproperties.com

Listed at Miron Properties by Gary Posylkin

Price Increased \$200 about 11 weeks ago
191 days on market in StreetEasy

MORE IN THIS BUILDING

The Cherokee
508 East 78th Street
New York, NY 10075

Sales listings: 2 active and 20 previous
Rentals listings: 5 active and 31 previous

STREETEASY HISTORY

12/08/2008 Previously Listed by Citi-Habitats at \$2,300.
12/09/2008 Citi-Habitats Listing rented.
08/25/2009 Previously Listed by JM Preston at \$1,999.
02/02/2010 Previously Listed by JM Preston at \$2,100.
04/22/2010 JM Preston Listing rented. Last priced at \$2,000.
04/17/2011 Also Listed by Miron Properties at \$2,500.
07/12/2011 Listed by Miron Properties at \$2,500.
07/20/2011 Price decreased by 8% to \$2,300.
11/03/2011 Price increased by 9% to \$2,500.
11/17/2011 JM Preston Listing rented. Last priced at \$2,100.

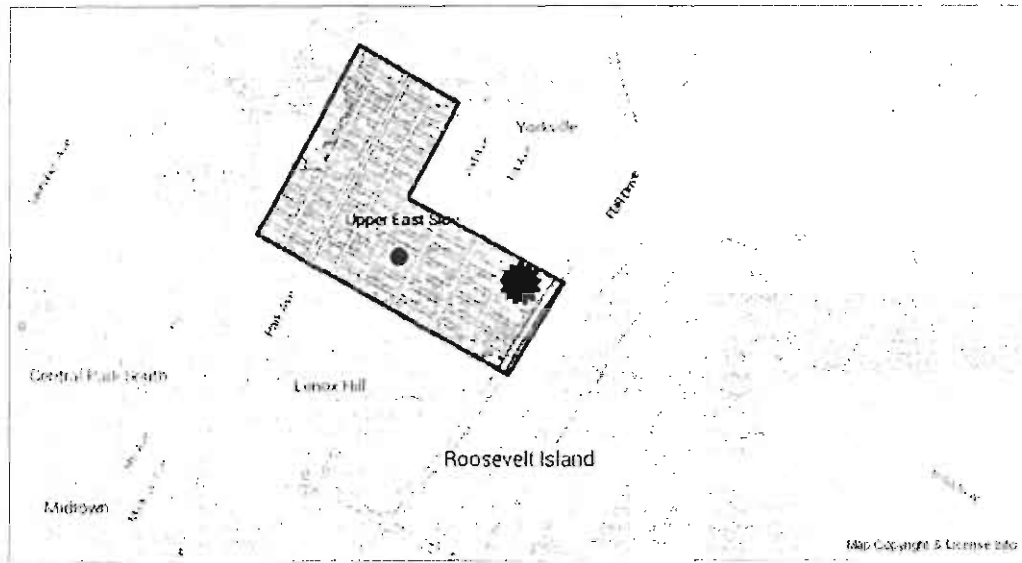
LOCAL SCHOOLS

Schools zoned for this address:
JHS 167 Robert F Wagner (6-8)
PS 158 Bayard Taylor (K-6)

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
4 5 6 at 86th St (0.7 miles)
F at Lexington Av (0.9 miles)
N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

LOCATION





Printed from StreetEasy.com at 02:25 PM, Jan 19 2012
<http://streeteasy.com/nyc/rental/803019-rental-508-e-78th-st-upper-east-side-new-york>

NYC: Manhattan: All Upper East, Upper East Side

508 E 78th Street in Upper East Side

\$2,400



All Utilities Inc * Landmark Building * Steps to Park * True 2 bed

All Utilities Included * Landmark Building * Steps to Park & Pool The first thing you will notice upon entering this building is the amazing architecture. Most people say this building reminds them of an European Castle. You are greeted with a large gated door that leads through a Guastavino tiled hallway that takes you to a landscaped courtyard. Your home has the following features: two EQUAL sized bedrooms with Large closets each room, including living room ** FLOOR TO CEILING WINDOWS * Common area can fit a couch, small desk, coffee table and entertainment center * Separate Windowed Chef's kitchen features ample cabinetry. * Great closet space. * The building also features Laundry, resident superintendent. The building was also featured in two movies "Slay" (05) and "The Good Shepherd" (07) **For additional information or to schedule a showing, contact Gary at 212-888-6250

Building Amenities

Laundry in Building Live-in Super Swimming Pool

Listing Amenities

Washer/Dryer

Outdoor Space

Courtyard

Additional Details at www.mironproperties.com

Listed at Miron Properties by Gary Posykin

117 days on market in StreetEasy

MORE IN THIS BUILDING

The Cherokee
508 East 78th Street
New York, NY 10075

Sales listings: 2 active and 20 previous
Rentals listings: 5 active and 31 previous

STREETEASY HISTORY

07/24/2009 Previously Listed by JM Preston at \$2,100.
10/01/2009 JM Preston Listing rented. Last price at \$1,900.
09/03/2010 Previously Listed by JM Preston at \$2,100.
10/09/2010 JM Preston Listing rented. Last price at \$2,200.
09/24/2011 Listed by Miron Properties at \$2,400.
10/28/2011 Previously Listed by Miron Properties at \$2,195.
01/12/2012 Miron Properties Listing is no longer available.

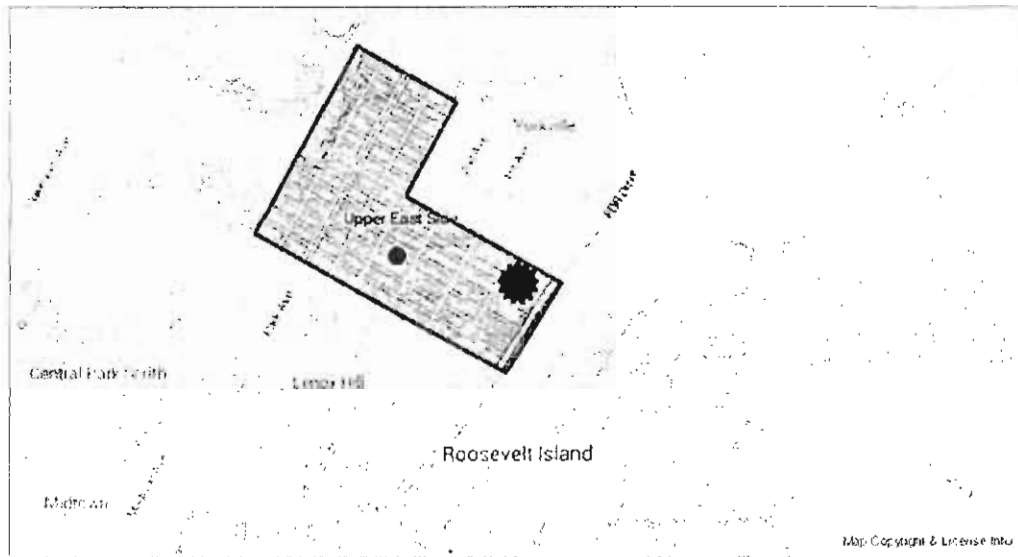
LOCAL SCHOOLS

Schools zoned for this address:
JHS 167 Robert F Wagner (6-8)
PS 158 Bayard Taylor (K-6)

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
4 5 6 at 86th St (0.7 miles)
F at Lexington Av (0.9 miles)
N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

LOCATION





Printed from StreetEasy.com at 02:24 PM, Jan 19 2012
<http://streeteasy.com/nyc/rental/657573-rental-508-east-78th-street-upper-east-side-new-york>

NYC: Manhattan: All Upper East, Upper East Side

508 East 78th Street in Upper East Side

\$3,600



AVAIL JUNE 2012. FLEX TERM OK..FURNISHED OR UNFURNISHED for 2600 /ask. This apartment has it all ..2 queen bedrooms, each has a closet and storage space. 9 foot floor to ceiling windows and great windowed kitchen, windowed bathroom (Shower) . 2 balconies faces north. pets/case by case and avail to move in in December, 2011. call excl broker, karen zizler cohen to view

Rental
Upper East Side

2 beds
1 bath

Building Amenities
Laundry in Building

Outdoor Space
Balcony

Additional Details at www.citi-habitats.com

Listed at Citi Habitats by Karen Zizler-Cohen

Price increased \$900 about 3 months ago
435 days on market In StreetEasy

MORE IN THIS BUILDING

The Cherokee
508 East 78th Street
New York, NY 10075

Sales listings: 2 active and 20 previous
Rentals listings: 5 active and 31 previous

STREETEASY HISTORY

05/26/2010 Listed by Citi-Habitats at \$2,400.
05/27/2010 Price increased by 17% to \$2,800.
06/26/2010 Previously Listed by Citi-Habitats at \$2,300.
07/20/2010 Previously Listed by Citi-Habitats at \$2,300.
07/27/2010 Listing is no longer available.
07/27/2010 Citi-Habitats Listing is no longer available.
11/03/2010 Re-listed by Citi-Habitats.
11/03/2010 Price decreased by 11% to \$2,500.
11/03/2010 Citi-Habitats Listing is no longer available. Last priced at \$2,200.
02/22/2011 Price increased by 8% to \$2,700.
10/12/2011 Price increased by 33% to \$3,600.
01/06/2012 Previously Listed by Citi-Habitats at \$2,450.
01/09/2012 Citi-Habitats Listing is no longer available.
01/12/2012 Listing is no longer available.
01/19/2012 Re-listed by Citi-Habitats.

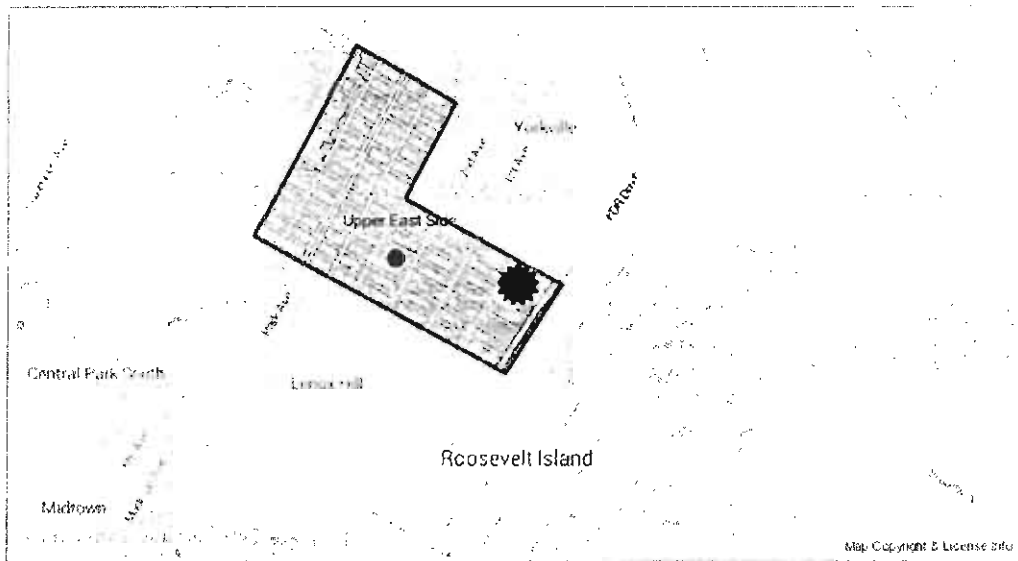
LOCAL SCHOOLS

Schools zoned for this address:
JHS 167 Robert F Wagner (6-8)
PS 158 Bayard Taylor (K-6)

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
4 5 6 at 86th St (0.7 miles)
F at Lexington Av (0.9 miles)
N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

LOCATION





Printed from StreetEasy.com at 02:16 PM, Jan 19 2012
<http://streeteasy.com/nyc/rental/684660-rental-509-e-77th-st-upper-east-side-new-york>

NYC: Manhattan: All Upper East, Upper East Side

509 E 77th Street #1C in Upper East Side

\$1,450

(RENTED)

Rental
Upper East Side

1 bath



LANDMARK BUILDING//ALL UTILITIES INCLUDED//STAINLESS STEEL APPLIANCES

RECESSION PRICED...This fabulous Upper East Side studio is on a beautiful tree lined street and was recently lowered for the recession.

This UpperEast Side large studio is on the 1ST FLOOR AND IN ONE OF THE UPPER EAST SIDES MOST HISTORICAL BUILDING (Cherokee) Apartment features high ceilings and hardwood floors..The apartment has great windows and 3 great closet. Apartment was just renovated with new stainless steel appliance.

This apartment is right next door to John Jay park, has high security, and includes utilities.Close to all transportation and some of the best restaurants, the Upper East Side has to offer. This apartment is a must see. This will go fast. Call Ignazio to View. 917-882-4714 ! ALSO HAVE 3 MORE IN OTHER BUILDINGS.

Building Amenities

Laundry in Building

Live-In Super

Rental

Guarantors Accepted

Additional Details at saldoproperties.com

Listed at Saldo Properties by Ignazio Leone

No longer available as of about 17 months ago
2 days on market in StreetEasy

MORE IN THIS BUILDING

The Cherokee
509 East 77th Street
New York, NY 10075

Sales listings: 3 active, 2 in contract and 47 previous
Rentals listings: 4 active and 55 previous

STREETEASY HISTORY

07/23/2010 Previously Listed by Citi-Habitats at \$1,450.
08/13/2010 Previously Listed by Citi-Habitats at \$1,400.
08/13/2010 Citi-Habitats Listing is no longer available.
08/20/2010 Citi-Habitats Listing is no longer available.
08/21/2010 Listed by Saldo Properties at \$1,450.
08/24/2010 Listing rented.

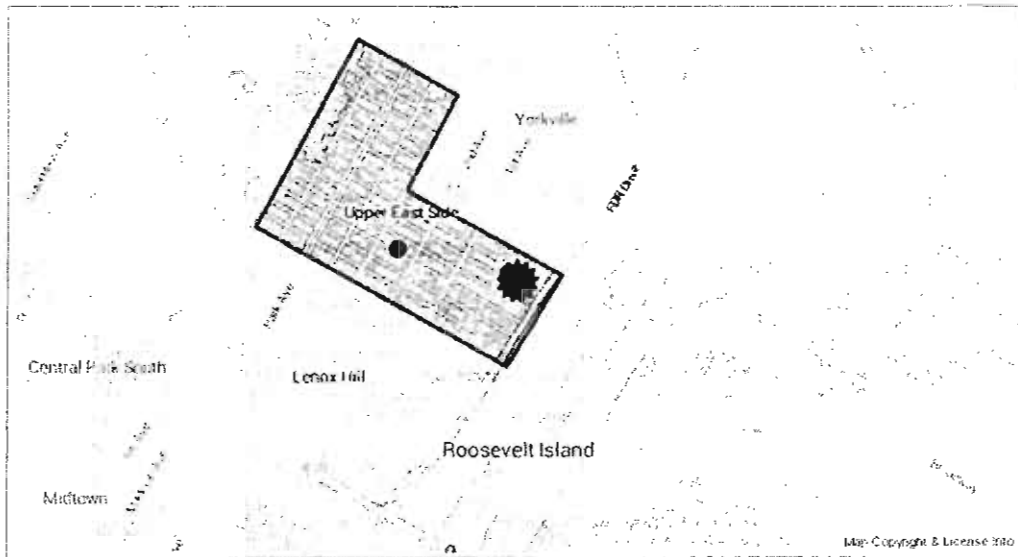
LOCAL SCHOOLS

Schools zoned for this address:
JHS 167 Robert F Wagner (6-8)
PS 158 Bayard Taylor (K-6)

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
4 5 6 at 86th St (0.7 miles)
F at Lexington Av (0.9 miles)
N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

LOCATION





Printed from StreetEasy.com at 02:28 PM, Jan 19 2012
<http://streeteasy.com/nyc/rental/754942-rental-516-east-78th-street-upper-east-side-new-york>

Hey you! Login or Sign Up for a FREE account to save listings and get email updates!

NYC: Manhattan: All Upper East, Upper East Side

516 East 78th Street in Upper East Side

\$2,300



IF RENT BEFORE JAN 1 - RENT IS \$2175!! Junior one bedroom in the Cherokee bldg on east 78th street and york ave. Avail IMMEDIATE to move in to - utilities included: heat, water gas and electricity. WiFi connected and Cable ready. Wood floors, big windows..great closet space. call excl broker, Karen Zizler for your appointment. Let us help you the best for your needs. small balcony off bedroom area. windowed bathroom. painted ,towels, sheets, blanket etc'.also a pull out sofa in living area that just got new covers to it. Coffee maker, silver ware , put and pans and anything you just need for your stay in NY. painted this summer and ready for your stay. call karen for your appt to view.

Building Amenities
 Pets Allowed

Outdoor Space
 Balcony

Additional Details at www.citi-habitats.com

Listed at Citi Habitats by Karen Zizler-Cohen

Rental
 Upper East Side
 1 bath

283 days on market in StreetEasy

MORE IN THIS BUILDING

516 East 78th Street
 New York, NY 10075

Sales listings: 3 active and 19 previous
 Rentals listings: 1 active and 16 previous

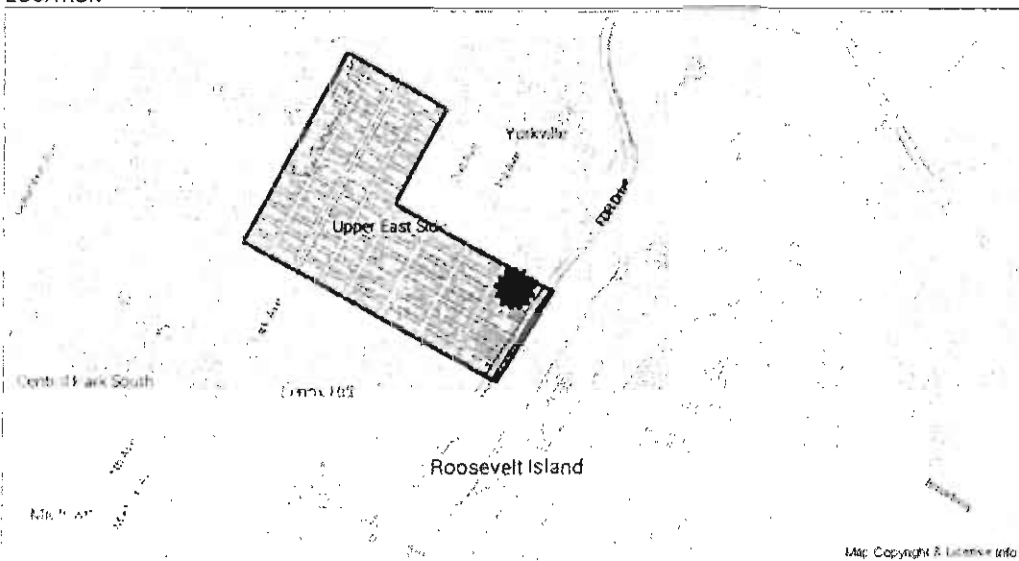
STREETEASY HISTORY

09/17/2010 Previously Listed by Citi-Habitats at \$1,800.
 02/04/2011 Citi-Habitats Listing is no longer available.
 04/11/2011 Listed by Citi-Habitats at \$2,300.

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
 4 5 6 at 86th St (0.7 miles)
 F at Lexington Av (1.0 mile)
 N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

LOCATION





Printed from StreetEasy.com at 02:20 PM, Jan 19 2012
<http://streeteasy.com/nyc/rental/815239-rental-517-east-77th-street-upper-east-side-new-york>

NYC: Manhattan: All Upper East, Upper East Side

517 East 77th Street in Upper East Side

\$2,200



Best cherokee apartment, very unique layout one bedroom . BRAND new renovation A-Z. stainless steel appliances, brand new floors and windowed shower. heat water, gas and ELECTRICITY including in your rent makes this a stress free stay and move right in . call exclusive broker today. showing this friday 1pm.

Building Amenities

Laundry in Building

Pets Allowed

Additional Details at www.citi-habitats.com

Listed at Citi Habitats by Karen Zizler-Cohen

71 days on market in StreetEasy

Rental
Upper East Side

1 bed
1 bath

MORE IN THIS BUILDING

The Cherokee
509 East 77th Street
New York, NY 10075

Sales listings: 3 active, 2 in contract and 47 previous
Rentals listings: 4 active and 55 previous

STREETEASY HISTORY

11/09/2011 Listed by Citi-Habitats at \$2,200.

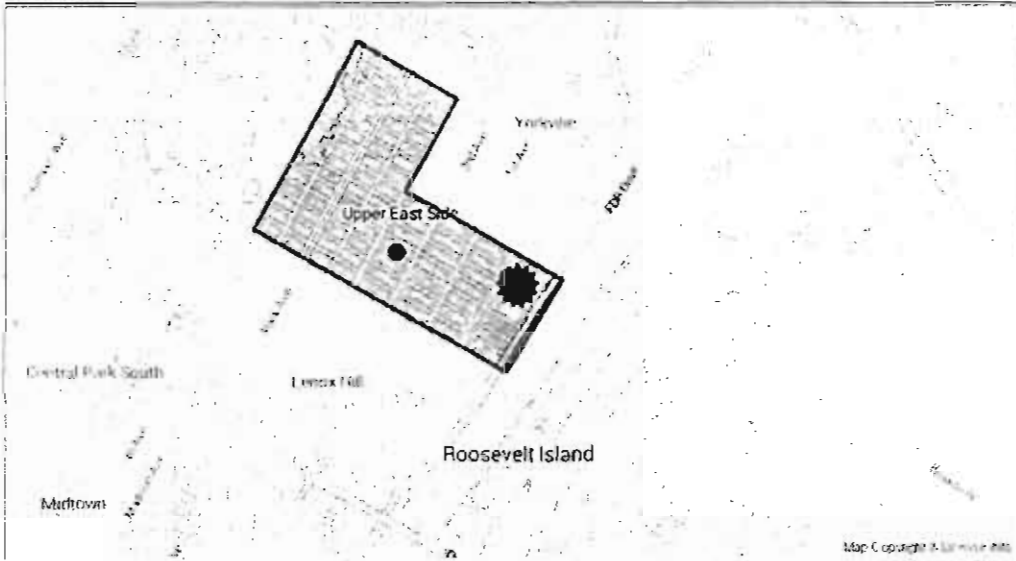
LOCAL SCHOOLS

Schools zoned for this address:
JHS 167 Robert F Wagner (6-8)
PS 158 Bayard Taylor (K-5)

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
4 5 6 at 86th St (0.7 miles)
F at Lexington Av (0.9 miles)
N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

LOCATION





Printed from StreetEasy.com at 02:21 PM, Jan 19 2012
<http://streeteasy.com/nyc/rental/832201-rental-517-east-77th-street-upper-east-side-new-york>

NYC: Manhattan: All Upper East, Upper East Side

517 East 77th Street in Upper East Side

\$2,100



Cherokee conv 2 bedroom apartment with lots of light, balcony off your bedroom faces south, wood floors, high ceilings and all utilities are included: heat, water, gas and electricity. call karen to view. ****NEW TO MARKET** avail immdd.

Building Amenities

Laundry in Building

Pets Allowed

Outdoor Space

Balcony

Additional Details at www.citi-habitats.com

Listed at Citi Habitats by Karen Zizler-Cohen

Rental
Upper East Side

2 beds
1 bath

Price reduced \$50 2 days ago
12 days on market in StreetEasy

MORE IN THIS BUILDING

The Cherokee
509 East 77th Street
New York, NY 10075

Sales listings: 3 active, 2 In contract and 47 previous
Rentals listings: 4 active and 55 previous

STREETEASY HISTORY

08/13/2008 Previously Listed by Citi-Habitats at \$2,495.
10/06/2008 Citi-Habitats Listing is no longer available. Last priced at \$2,295.
06/08/2010 Previously Listed by Prudential Elliman at \$1,295.
06/24/2010 Prudential Elliman Listing is no longer available.
06/29/2011 Previously Listed by Prudential Elliman at \$1,395.
07/13/2011 Prudential Elliman Listing rented.
01/06/2012 Listed by Citi-Habitats at \$2,150.
01/17/2012 Price decreased by 2% to \$2,100.

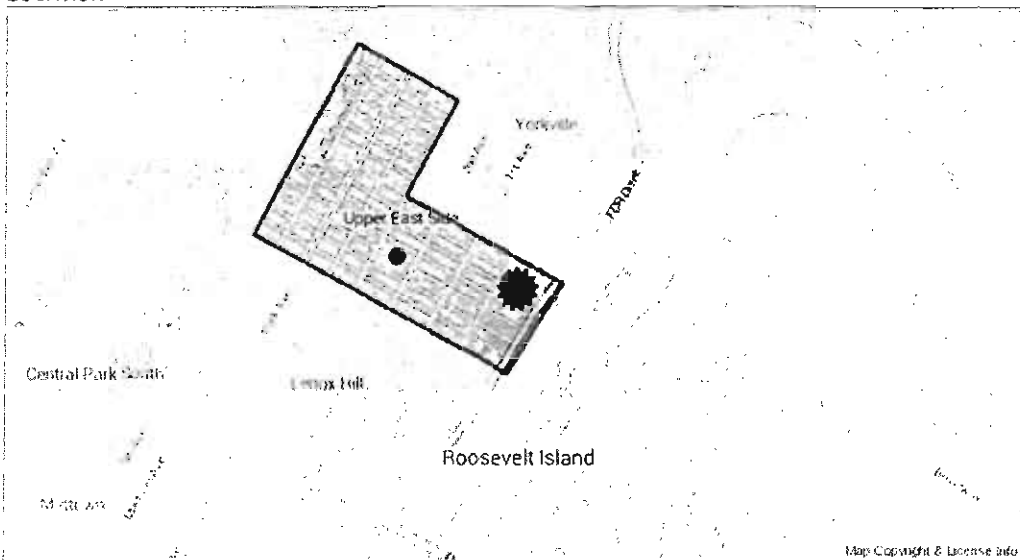
LOCAL SCHOOLS

Schools zoned for this address:
JHS 167 Robert F Wagner (6-8)
PS 158 Bayard Taylor (K-6)

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
4 5 6 at 86th St (0.7 miles)
F at Lexington Av (0.9 miles)
N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

LOCATION





Printed from StreetEasy.com at 02:20 PM, Jan 19 2012
<http://streeteasy.com/nyc/rental/832948-coop-517-east-77th-street-upper-east-side-new-york>

NYC: Manhattan: All Upper East, Upper East Side

517 East 77th Street in Upper East Side

\$2,100



Very clean furnished studio in a quiet location

This unit has all the furniture you will need to start new life in New York. All utilities are included and easy approval process. Please call Zin Mori at 718-413-3171 or mori@livingquestny.com to make an appointment.

Building Amenities
Laundry in Building

Rental
Guarantors Accepted

Sublet

Additional Details at livingquestny.com

Listed at Living Quest Real Estate Inc. by Hiroshi Zin Mori

Co-op
Upper East Side

550 ft²
\$45 per ft²

1 room
1 bed
1 bath

Price reduced \$100 about 14 hours ago
9 days on market in StreetEasy

MORE IN THIS BUILDING

The Cherokee
509 East 77th Street
New York, NY 10075

Sales listings: 3 active, 2 in contract and 47 previous
Rentals listings: 4 active and 55 previous

STREETEASY HISTORY

01/10/2012 Listed by Living Quest Real Estate Inc. at \$2,200.
01/19/2012 Price decreased by 5% to \$2,100.

LOCAL SCHOOLS

Schools zoned for this address:
JHS 167 Robert F Wagner (6-8)
PS 158 Bayard Taylor (K-6)

NEARBY SUBWAYS

6 at 77th St (0.6 miles)
4 5 6 at 86th St (0.7 miles)
F at Lexington Av (0.9 miles)
N Q R 4 5 6 at Lexington Av-59 St (1.0 mile)

LOCATION

