

THE REAL DEAL

FACT

Ten to 15 percent of all home loan applications involve some fraud or misrepresentation.

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\$3.00

DEAL Commercial Deals NYC SHEET

Deals are listed from largest to smallest in square feet leased or bought. The Deal Sheet covers transactions from 9-15-04 to 10-15-04

Please submit future deals to deals@trdeal.com

Address	Square feet	Tenant/Representative	Landlord/Representative	Notes
430 West 14th St	2,507	E-Motion Group/ Jonathan Fein, Adams & Co	n/a Howard Kessler, Newmark	Auto PR group moves to Meatpacking; asking rents \$29/sf
545 Fifth Ave	2,500	Coletica Inc/ S. Anderson, B. Weinstabel, CBRE	n/a	French cosmetics R&D company expands into city
110 West 40th St	2,400	RT Sourcing/ n/a	Adams & Co/ Represented in-house	Provider of cosmetic packaging doubles space
5 Hanover Square	2,000	Child Abuse Prevention Program Inc/ Mitchell Waldman, Realty Advisors	Swig Burris Equities/ Cushman & Wakefield	n/a
237 West 37th St	1,854	Timing Group Inc/ David West, Grubb & Ellis	MTS Associates Inc/ n/a	n/a
110 West 40th St	1,600	Entertainment Link/ n/a	Adams & Co/ Represented in-house	Online discount theater ticket seller expands
45 Main St (Dumbo)	740	Nest Studio LLC/ n/a	Two Trees Management/ C. Havens and C. Theband, Two Trees	Research company leases office space

BUYS

Address	Size	Buyer/Representative	Seller/Representative	Notes
222 East 41st St	327,000 sf office building	Anglo-Irish Development/ n/a	n/a	Buyers lease on tower for \$212M; first U.S. buy
1466 Broadway (Knickerbocker Htl)	298,000 sf office bldg	Sit Asset Management and Steven S. Sutton/ n/a	SL Green Realty/ n/a	Sold for \$160M
61 Broadway	33-story, 653,000 sf office bldg	Investors led by Raymond Chalme, Adam Popper/ n/a	Crown Properties/ Yoron Cohen, C&W	Sold for \$131M
71 Broadway	23-story, 238-unit apt. building	Equity Residential/ n/a	Partnership inc. World-wide Holdings/ Douglas Harmon, Eastdil	Sold for \$100M; Sam Zell REIT's first buy Downtown
17 Battery Place North	22-story office building	Moinian Group affiliate/ n/a	SL Green/ Cohen, Baxter, Caplan, Latham, Brownfeld, C&W	Sold for \$70M
170 East 77th St	77-unit elevator building	Dominion Management/ n/a	Diamond family estate/ n/a	Sold for more than \$40M; rent-stabilized
1265-1269 Broadway	8-story office building	n/a	n/a	\$15.2 million
50 East 57th St	7-story vacant office building	Host Marriott/ n/a	Holland & Holland/ Private Client Group, CBRE	Sold for \$14.25M
216-228 Duffield St (Downtown Brooklyn)	Office development site	Metro One Hotel of Queens n/a	n/a Brian Leary, Massey Knakal	Includes 180,000 buildable sf, sold for \$9M
250 West 105th St	5-story, 20,340 sf apt. building	Ron and Henry Chernay/ Marc Lewis, MAI Investment Properties	n/a Marc Lewis, MAI Investment Properties	36 apartments; sold for \$6M
242-244 West 61st St	Two 5-story walkups	MCI Realty LLC/ Ralph Trionfo, Upside Ventures	Seventh Frogmouth Corp/ n/a	Sold for \$5.6M; Total of 22 units, with 10,500 sf develop rights
36 East 7th St	6-story, 11,232 sf bldg	n/a	n/a D. Shorenstein, M. Forrest, CH Commercial	East Village walk-up sold for \$3.6M, 16 apts
Flatbush/Nostrand (Brooklyn)	146,000 sf site	Triangle Equities Development/ n/a	City of New York/ n/a	Sold for \$2.2M; Likely 3-story retail center with Target