

# MANHATTAN SALES REPORT

03/28/2006

| ZIP CD | ADDRESS           | CLS | LOT SZ    | BLDG SZ  | HT  | UNITS | BUILT | ZONING | SALE PRICE  | SALE DT    | REC DT     | BLOCK | LOT | SELLER'S NAME      | BUYER'S NAME       | LOAN AMT    | MTGR | TOTAL AV    | DOC ID/ LIB/ PAG |
|--------|-------------------|-----|-----------|----------|-----|-------|-------|--------|-------------|------------|------------|-------|-----|--------------------|--------------------|-------------|------|-------------|------------------|
| 10001  | 246 5 AVE         | O3  | 28X125 I  | 28X125   | 6.0 | 47    | 1920  | M1-6   | 11,000,000  | 04/27/2004 | 08/19/2004 | 829   | 42  | GEDULA 26, LLC     | THE THIRD STRING L | 4,301,450   | 77   | 1,737,000   | 2004050700478001 |
| 10001  | 34 W 32 ST        | O3  | 45X98     | 46X99 E  | 13. | 15    | 1906  | C6-4   | 13,300,000  | 05/17/2004 | 07/05/2004 | 833   | 63  | RCG GOLDMAN COMPAN | ROOSEVELT-LEE LIM  | 1,550,000   | 77   | 2,286,000   | 2004051800577001 |
| 10003  | 708 BROADWAY      | O3  | 25X275 I  | 25X137   | 10. | 18    | 1914  | M1-5B  | 39,499,999  | 06/10/2005 | 07/11/2005 | 545   | 6   | WITRIOL, SOLOMON   | 708 BROADWAY DEL L | 0           |      | 6,120,000   | 2005061300182002 |
| 10004  | 38 BROAD ST       | O3  | 81X150 I  | 81X150   | 24. |       | 1982  | C5-5   | 63,999,997  | 07/28/2005 | 09/09/2005 | 24    | 32  | 40 BROAD STREET, I | 40 BROAD LLC       | 0           |      | 15,480,000  | 2005080800631004 |
| 10004  | 78 BROAD ST       | O3  | 131X107 I | 131X107  | 35. | 22    | 1935  | C5-5   | 70,000,000  | 06/07/2004 | 08/26/2004 | 11    | 21  | PRAEDIUM II BROADS | 80 BROAD, LLC      | 0           |      | 11,295,000  | 2004061600869001 |
| 10005  | 88 PINE ST M      | O3  | 251X114 I | 211X93   | 32. | 23    | 1973  | C5-3   | 134,000,006 | 12/20/2005 | 01/10/2006 | 38    | 17  | 100 WALL COMPANY L | 100 WALL STREET PR | 97,340,000  |      | 40,905,000  | 2005122701513002 |
| 10005  | 30 WALL ST        | O3  | 86X120 I  | 86X120   | 12. |       | 1954  | C5-5   | 3,980,000   | 03/18/2004 | 07/19/2004 | 43    | 5   | 30 W.S. L.L.C.     | 30 WALL STREET LIM | 0           | 71   | 4,860,000   | 2004032600305002 |
| 10005  | 99 WALL ST        | O3  | 62X63 I   | 63X63    | 24. | 36    | 1931  | C6-9   | 1,000,000   | 05/21/2004 | 07/04/2004 | 33    | 22  | DEGI DEUTSCHE GESE | 99 WALL ASSOCIATES | 0           |      | 4,068,000   | 2004060301123001 |
| 10005  | 99 WALL ST        | O3  | 62X63 I   | 63X63    | 24. | 36    | 1931  | C6-9   | 20,456,250  | 08/17/2005 | 08/29/2005 | 33    | 22  | 99 WALL ASSOCIATES | CLAREMONT 99 WALL  | 0           |      | 4,086,000   | 2005081900958001 |
| 10006  | 57 BROADWAY       | O3  | 105X202 I | 105X202  | 33. | 99    | 1913  | C5-5   | 130,399,999 | 09/08/2004 | 09/15/2004 | 21    | 1   | CROWN BROADWAY LLC | 61 BROADWAY OWNER  | 0           | 516  | 30,375,000  | 2004091400008001 |
| 10007  | 195 BROADWAY      | O3  | 154X275 I | 154X275  | 29. | 1     | 1916  | C5-5   | 265,778,629 | 03/18/2005 | 04/04/2005 | 80    | 1   | 195 PROPERTY COMPA | 195 BROADWAY LLC   | 156,000,000 |      | 47,700,000  | 2005032902057001 |
| 10010  | 1 W 24 ST M       | O3  | 159X192 I | 149X187  | 16. | 43    | 1915  | C5-2   | 354,999,983 | 03/31/2005 | 04/20/2005 | 826   | 37  | FIFTH AVENUE BUILD | 200 FIFTH LLC      | 142,079,279 |      | 20,475,000  | 2005040600587001 |
| 10013  | 350 BROADWAY      | O3  | 61X175    | 61X175   | 12. | 68    | 1920  | C6-4A  | 29,999,999  | 11/30/2004 | 01/25/2005 | 171   | 1   | RFG NEW YORK ASSOC | STRATEGIC 350 BROA | 19,550,534  | 480  | 4,995,000   | 2004120301662001 |
| 10016  | 259 5 AVE         | O3  | 98X160    | 99X161   | 25. | 78    | 1928  | C5-2   | 179,999,998 | 07/28/2005 | 09/27/2005 | 858   | 78  | 261 FIFTH AVENUE,  | 261 FIFTH AVENUE T | 81,000,000  |      | 25,065,000  | 2005080400849002 |
| 10016  | 323 5 AVE M       | O3  | 83X150 I  | 84X90 E  | 5.0 | 98    | 1914  | C5-2   | 41,405,911  | 08/16/2004 | 08/30/2004 | 862   | 4   | B.W.H. N.V. ASSOCI | CONTINENTAL RESIDE | 37,400,000  |      | 2,790,000   | 2004082502535001 |
| 10016  | 323 5 AVE M       | O3  | 83X150 I  | 84X90 E  | 5.0 | 98    | 1914  | C5-2   | 287,000     | 08/06/2004 | 08/30/2004 | 862   | 4   | FORMAN FIFTH, LLC  | CONTINENTAL RESIDE | 37,400,000  |      | 2,790,000   | 2004082502535002 |
| 10016  | 178 MADISON AVE   | O3  | 113X120 I | 114X113  | 23. | 78    | 1927  | C5-2   | 91,499,997  | 08/30/2005 | 11/23/2005 | 863   | 67  | NEW GREEN 180 MADI | 180 MADISON OWNERS | 30,799,007  | 516  | 14,400,000  | 2005092901931001 |
| 10016  | 386 PARK AVE S    | O3  | 46X150 I  | 46X150   | 20. | 60    | 1927  | C5-2   | 70,662,841  | 05/19/2005 | 08/24/2005 | 857   | 38  | PARK SOUTH CONTROL | 386 PAS PARTNERS,  | 37,500,000  | 221  | 11,340,000  | 2005052302387002 |
| 10017  | 571 5 AVE         | O3  | 100X200   | 97X195   | 35. | 58    | 1962  | C5-3   | 376,279,998 | 07/07/2005 | 07/29/2005 | 1282  | 65  | 575 FIFTH ASSOCIAT | METROPOLITAN LIFE  | 0           |      | 81,450,000  | 2005071100709001 |
| 10017  | 222 E 41 ST       | O3  | 108X197 I | 91X197   | 25. |       | 2001  | C5-3   | 210,877,995 | 09/30/2004 | 02/28/2005 | 1314  | 15  | 222 HOLDINGS, L.L. | ZETA CERES LIMITED | 74,065,948  | 473  | 37,485,000  | 2004100800258002 |
| 10017  | 230 E 45 ST       | O3  | 344X200   | 344X200  | 34. | 1     | 1929  | C5-3   | 705,000,028 | 11/09/2005 | 11/29/2005 | 1300  | 1   | 230 PARK INVESTORS | ISTITHMAR BUILDING | 0           |      | 109,000,000 | 2005111500479004 |
| 10017  | 345 E 46 ST       | O3  | 200X101 I | 200X95   | 11. | 3     | 1952  | C1-9   | 101,000,003 | 11/01/2005 | 12/09/2005 | 1339  | 19  | ANTI-DEFAMATION LE | 823 UNITED NATIONS | 115,000,000 |      | 11,880,000  | 2005110301818007 |
| 10017  | 424 MADISON AVE   | O3  | 59X69 I   | 59X70    | 15. | 22    | 1926  | C5-3   | 11,000,000  | 02/16/2005 | 06/14/2005 | 1284  | 56  | KAMM RANCH COMPANY | MATMAR, LLC        | 4,028,570   | 3    | 4,284,000   | 2005022501443001 |
| 10017  | 352 MADISON AVE M | O3  | 115X175 I | 115X175  | 25. | 2     | 1922  | C5-3   | 194,499,996 | 02/07/2005 | 02/18/2005 | 1279  | 57  | 350 MADISON PARTNE | 350 MADISON PROPER | 150,000,000 | 450  | 41,580,000  | 2005021101207009 |
| 10018  | 392 5 AVE         | O3  | 49X125 I  | 49X125   | 11. | 2     | 1913  | C5-3   | 86,000,004  | 11/01/2005 | 12/23/2005 | 838   | 42  | 392 FIFTH LLC      | 400 FIFTH AVENUE H | 72,307,561  |      | 4,590,000   | 2005110301076001 |
| 10018  | 1071 6 AVE        | O3  | 98X125    | 97X125   | 12. | 12    | 1919  | C5-3   | 49,605      | 07/22/2004 | 08/25/2004 | 993   | 36  | ESTATE OF SYDNEY P | JIMNAT HOLDINGS, L | 0           |      | 9,315,000   | 2004073001219001 |
| 10018  | 1412 BROADWAY     | O3  | 102X189 I | 102X189  | 23. |       | 1926  | C5-3   | 97,999,996  | 12/21/2004 | 01/03/2005 | 815   | 14  | JER 1412 BROADWAY, | 1412 OWNER LLC     | 0           |      | 28,575,000  | 2004122800767003 |
| 10018  | 107 W 39 ST       | O3  | 100X197 I | 100X198  | 20. | 29    | 1962  | C5-3   | 82,500,004  | 11/01/2005 | 11/10/2005 | 815   | 21  | 104 WEST 40TH STRE | ELM WEST 40TH STRE | 0           |      | 13,410,000  | 2005110201347002 |
| 10019  | 1765 BROADWAY     | O3  | 54X261 I  | 54X240   | 24. | 375   | 1921  | C5-3   | 15,500,000  | 12/28/2004 | 03/14/2005 | 1028  | 56  | MALKIN, PETER L    | 250 WEST 57TH ST.  | 9,500,000   |      | 27,675,000  | 2004123000494001 |
| 10022  | 681 5 AVE         | O3  | 42X125    | 42X125   | 12. | 11    | 1913  | C5-3   | 86,000,004  | 12/01/2005 | 12/14/2005 | 1289  | 72  | FORTUNOFF FINE JEW | 681 FIFTH AVENUE L | 0           |      | 9,450,000   | 2005120601055001 |
| 10022  | 695 LEXINGTON AVE | O3  | 50X100    | 50X100   | 20. | 34    | 1931  | C5-2   | 244,000     | 09/11/2005 | 11/16/2005 | 1311  | 50  | NEUMANN, JEAN ELLI | HALPERN, AS TO A 4 | 0           |      | 7,245,000   | 2005110700239001 |
| 10022  | 551 MADISON AVE   | O3  | 75X100    | 75X100   | 17. | 1     | 1922  | C5-3   | 87,500,004  | 08/30/2005 | 09/16/2005 | 1291  | 21  | CALIFORNIA STATE T | 551 MADISON AVENUE | 0           |      | 16,200,000  | 2005090801887001 |
| 10022  | 300 PARK AVE      | O3  | 200X211 I | 200X206  | 25. | 6     | 1954  | C5-3   | 387,000,019 | 12/01/2004 | 12/07/2004 | 1285  | 36  | TST 300 PARK, L.P. | 300 PARK AVENUE, I | 0           |      | 78,750,000  | 2004120601281001 |
| 10027  | 61 W 125 ST M     | O3  | 175X199 I | 175X98 E | 15. | 3     | 1974  | C4-7   | 75,000,002  | 01/11/2006 | 03/03/2006 | 1723  | 10  | 55 JUDY INVESTORS  | 55 FEE LLC         | 41,555,231  |      | 8,010,000   | 2006011801727001 |
| 10027  | 61 W 125 ST M     | O3  | 175X199 I | 175X98 E | 15. | 3     | 1974  | C4-7   | 75,000,002  | 01/11/2006 | 03/03/2006 | 1723  | 10  | 55 JUDY INVESTORS  | 55 FEE LLC         | 41,555,231  |      | 8,010,000   | 2006011801727001 |
| 10027  | 61 W 125 ST M     | O3  | 175X199 I | 175X98 E | 15. | 3     | 1974  | C4-7   | 75,000,002  | 01/11/2006 | 03/03/2006 | 1723  | 10  | 55 JUDY INVESTORS  | 55 FEE LLC         | 41,555,231  |      | 8,010,000   | 2006011801727001 |
| 10027  | 61 W 125 ST M     | O3  | 175X199 I | 175X98 E | 15. | 3     | 1974  | C4-7   | 75,000,002  | 01/11/2006 | 03/03/2006 | 1723  | 10  | 55 JUDY INVESTORS  | 55 FEE LLC         | 41,555,231  |      | 8,010,000   | 2006011801727001 |

Total Records = 47

107,956,835 <--- Averages

705,000,028 <--- Max

49,605 <--- Min