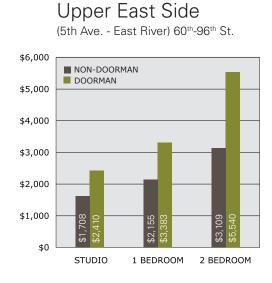




FIRST QUARTER 2007



	NON-DOORMAN	DOORMAN
STUDIO	108	114
1-BEDROOM	154	349
2-BEDROOM	74	145

Midtown East

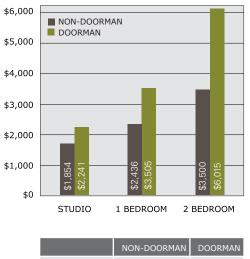
(East River - 5th Ave.) 34th-59th St.

AVERAGE ASKING RENT

AVERAGE ASKING RENT

NUMBER OF UNITS

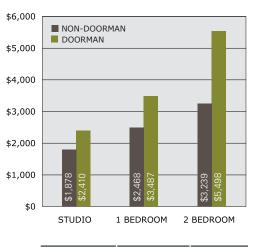




	NON-DOORMAN	DOORMAN
STUDIO	14	110
1-BEDROOM	17	234
2-BEDROOM	5	82



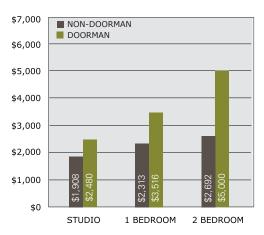
Upper West Side (CPW - Hudson River) 60th - 96th St.



	NON-DOORMAN	DOORMAN
STUDIO	33	45
1-BEDROOM	100	205
2-BEDROOM	40	100

Midtown West

(5th Ave. - Hudson River) 34th-59th St.



	NON-DOORMAN	DOORMAN
STUDIO	10	97
1-BEDROOM	21	223
2-BEDROOM	13	52

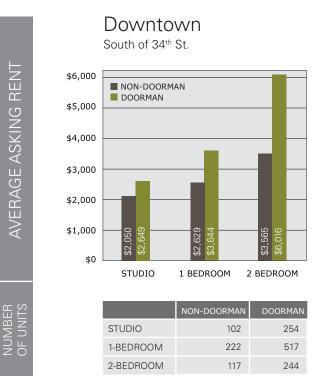
NUMBER OF UNITS AVERAGE ASKING RENT

Data is provided by Halstead Property, LLC. This report includes the asking prices of all Manhattan rentals listed with Halstead Property during the first quarter 2007.





FIRST QUARTER 2007





	NON-DOORMAN	DOORMAN
34 th -96 th St.	28	66
Below 34 th St.	29	57

This quarterly snapshot of the Manhattan rental market shows average asking prices of apartments listed for rent with Halstead in the 1st Quarter of 2007.

Studios:

The sample includes all 2.0 – 2.5-rooms apartments in respective categories.

1-bedrooms:

The sample includes all 3.0 - 3.5-rooms apartments in respective categories.

2-bedrooms:

The sample includes all 4.0 - 4.5-rooms apartments in respective categories.

3-bedrooms:

Because of the smaller sample size, 3-bedroom analysis focused on prices of 3-bedroom rental apartment above and below 34th Street, between the Hudson and the East River. The sample includes all 5.0 - 6.0-rooms apartments with minimum 3 bedrooms listed.

Doorman:

The sample includes apartments in all buildings with either full- time or part-time doorman, concierge or elevatorman.

Non-doorman:

The sample includes apartments in brownstones, townhouses and walk-ups. Elevator non-doorman buildings were not included.

Lofts:

Apartments in loft and loft-style buildings were included only as a part of Doorman building samples.

Data is provided by Halstead Property, LLC. This report includes the asking prices of all Manhattan rentals listed with Halstead Property during the first quarter 2007.