

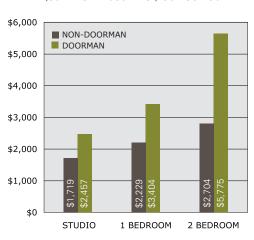


SECOND QUARTER 2007

AVERAGE ASKING RENT

Upper East Side

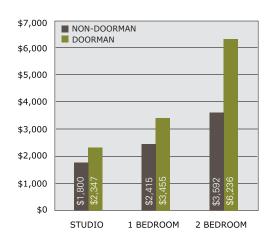
(5th Ave. - East River) 60th-96th St.



	NON-DOORMAN	DOORMAN
STUDIO	129	113
1-BEDROOM	206	408
2-BEDROOM	106	154

ERAGE ASKING RENT

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

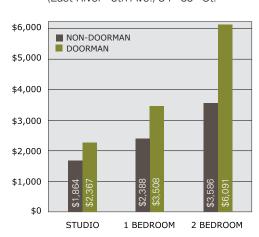


	NON-DOORMAN	DOORMAN
STUDIO	35	71
1-BEDROOM	147	254
2-BEDROOM	46	114

AVERAGE ASKING RENT

Midtown East

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

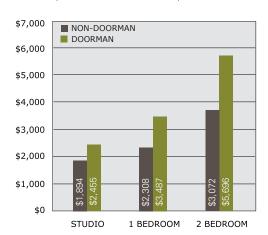


	NON-DOORMAN	DOORMAN
STUDIO	20	116
1-BEDROOM	45	227
2-BEDROOM	11	72

AVERAGE ASKING RENT

Midtown West

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



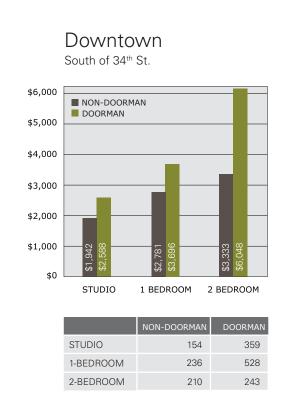
	NON-DOORMAN	DOORMAN
STUDIO	19	142
1-BEDROOM	37	231
2-BEDROOM	18	40





SECOND QUARTER 2007

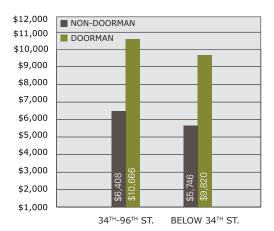
AVERAGE ASKING RENT



AVERAGE ASKING RENT

3 Bedrooms

34th-96th St. and Below 34th St.



	NON-DOORMAN	DOORMAN
34 th -96 th St.	59	100
Below 34 th St.	46	52

This quarterly snapshot of the Manhattan rental market shows average asking prices of apartments listed for rent with Halstead Property in the 2nd 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.