



SECOND QUARTER 2009

Upper East Side (5th Ave. - East River) 60th-96th St. \$6,000 NON-DOORMAN DOORMAN \$5,000 \$4,000 \$3,000 \$2,000 \$1,000 \$1,891 040 ž \$0 STUDIO 1 BEDROOM 2 BEDROOM

	NON-DOORMAN	DOORMAN
STUDIO	244	228
1-BEDROOM	288	603
2-BEDROOM	180	273

Midtown East

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

AVERAGE ASKING RENT

AVERAGE ASKING RENT

NUMBER OF UNITS



\$6,000	NON-DOORM	AN	
\$5,000			
\$4,000			_
\$3,000			
\$2,000			-
\$1,000	\$1,596 \$2,080	\$2,018 \$3,008	\$3,274 \$4,819
\$0	STUDIO		BEDROOM
		NON-DOORMAN	DOORMAN
	STUDIO	53	252

	NON-DOORMAN	DOORMAN
STUDIO	53	252
1-BEDROOM	51	397
2-BEDROOM	20	151

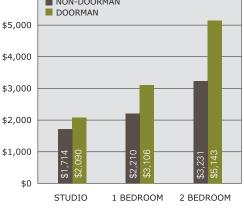
AVERAGE ASKING RENT

NUMBER OF UNITS

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NUMBER OF UNITS

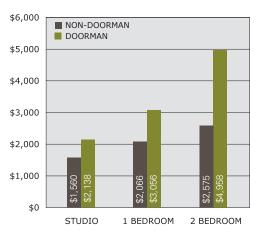




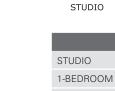
	NON-DOORMAN	DOORMAN
STUDIO	85	147
1-BEDROOM	262	463
2-BEDROOM	46	260

Midtown West

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



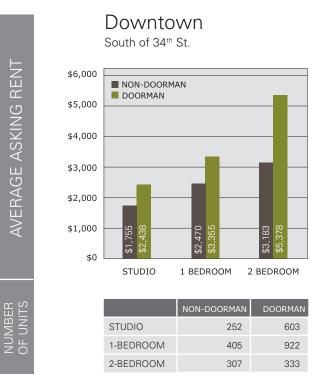
	NON-DOORMAN	DOORMAN
STUDIO	29	201
1-BEDROOM	58	422
2-BEDROOM	31	82



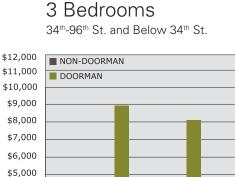




SECOND QUARTER 2009



AVERAGE ASKING RENT \$4,000 \$3,000 \$2,000 \$1,000



\$3	\$	\$\$ \$8
34 [™] -90	5 [™] ST. BEL	.OW 34™ ST.
	NON-DOORM	1AN DOORMAN
34 th -96 th St.		1AN DOORMAN 59 201

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 2009.

Studios:

AVERAGE ASKING RENT

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 apartments 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 second quarter 2009.