



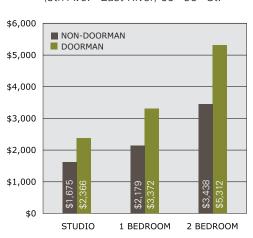
FOURTH QUARTER 2006

AVERAGE ASKING RENT

NUMBER

Upper East Side

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



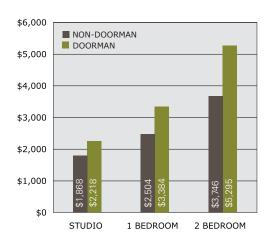
	NON-DOORMAN	DOORMAN
STUDIO	78	79
1-BEDROOM	130	310
2-BEDROOM	57	136

VERAGE ASKING RENT

JUMBER JF UNITS

Upper West Side

(CPW - Hudson River) 60th - 96th St.



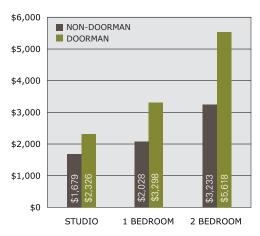
	NON-DOORMAN	DOORMAN
STUDIO	23	36
1-BEDROOM	64	175
2-BEDROOM	35	95

AVERAGE ASKING RENT

NUMBER OF UNITS

Midtown East

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



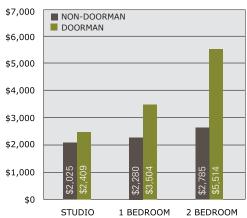
	NON-DOORMAN	DOORMAN
STUDIO	15	90
1-BEDROOM	18	235
2-BEDROOM	7	115

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NUMBER OF UNITS

Midtown West

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



		NON-DOORMAN	DOORMAN
S	TUDIO	13	61
1-	BEDROOM	30	210
2-	BEDROOM	24	35



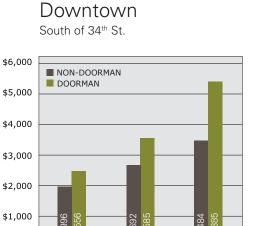


FOURTH QUARTER 2006

\$0

STUDIO

AVERAGE ASKING RENT



	NON-DOORMAN	DOORMAN
STUDIO	70	247
1-BEDROOM	141	420
2-BEDROOM	111	214

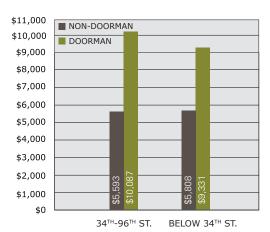
1 BEDROOM

2 BEDROOM



3 Bedrooms

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



	NON-DOORMAN	DOORMAN
34 th -96 th St.	20	81
Below 34 th St.	16	31

This quarterly snapshot of the Manhattan rental market shows average asking prices of apartments listed for rent with Halstead in the 4th Quarter of 2006.

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.