

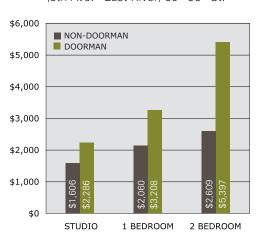


FOURTH QUARTER 2008

AVERAGE ASKING RENT

Upper East Side

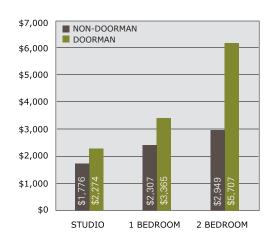
(5th Ave. - East River) 60th-96th St.



	NON-DOORMAN	DOORMAN
STUDIO	215	162
1-BEDROOM	308	534
2-BEDROOM	110	229

ERAGE ASKING RENT

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

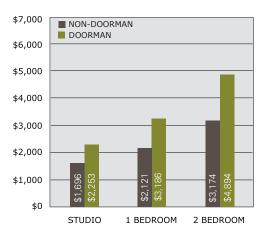


	NON-DOORMAN	DOORMAN
STUDIO	75	133
1-BEDROOM	180	369
2-BEDROOM	57	185

AVERAGE ASKING RENT

Midtown East

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

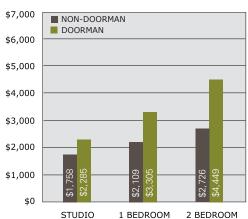


	NON-DOORMAN	DOORMAN
STUDIO	43	180
1-BEDROOM	31	377
2-BEDROOM	21	163

ERAGE ASKING RENT

Midtown West

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



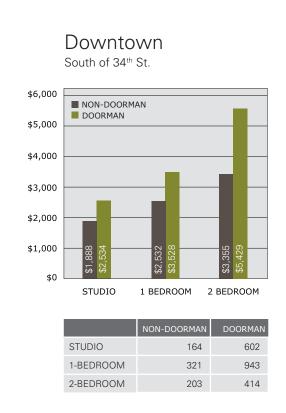
		NON-DOORMAN	DOORMAN
	STUDIO	25	174
	1-BEDROOM	40	316
	2-BEDROOM	43	102





FOURTH QUARTER 2008

AVERAGE ASKING RENT





3 Bedrooms 34th-96th St. and Below 34th St. \$12,000 ■ NON-DOORMAN \$11,000 DOORMAN \$10,000 \$9,000 \$8,000 \$7,000 \$6,000 \$5,000 \$4,000 \$3,000 \$2,000 \$1,000 34TH-96TH ST. BELOW 34TH ST. NON-DOORMAN DOORMAN 34th-96th St. 104 178

Below 34th St.

107

This quarterly snapshot of the Manhattan rental market shows average asking prices of apartments listed for rent with Halstead Property in the 4th Quarter of 2008.

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.