



HOW MANY NON-LINKEDIN BILLIONAIRE BUYERS ARE THERE?

At every meeting I have attended in the past few weeks the question arises about the number of Billionaire Buyers: While Forbes estimates that there are around 1,645 billionaires worldwide, in reality there are at least an additional 600 whose assets are more concealed....the NON-Linkedin set. My answer to the question is simple: It does not take a billion in assets to be able to afford a \$50 million apartment. The reality is that many far less wealthy people are comfortable spending a significantly larger percentage of their net worth on their home. They can afford it too. Can they afford it as easily as a billionaire? Probably not, but everything in life is relative. HOME has become a significantly more important part of everyone's life, and all of us are more aware than ever that life is somewhat vulnerable in this rather dangerous world we live in. The mood of the consumer is still focused on owning a beautiful home, living in a beautiful environment and sharing that with friends and colleagues. Real estate is a means of tangibly enjoying your money and as worldwide wealth continues to expand, so too will the need for the real estate to house these people.

LS



120 Eleventh Avenue – Penthouse – see page 2



URBAN COMPASS

120 ELEVENTH AVE PENTHOUSE

WEST CHELSEA



This remarkable duplex penthouse fronting the Hudson River Park boasts 1,900sf of exceptionally landscaped terraces unlike any other. The soaring double-height living room sets the tone for this incomparable 3 bedroom condominium home. Not to be missed!
\$10M
 (NEW! Featured on cover)

450 WEST 25th STREET

WEST CHELSEA



Located in the heart of West Chelsea, across the street from AVENUES SCHOOL, this magnificent, contemporary townhouse designed by Wayne Turret delivers lofty rooms of grand proportions, 4-5 Bedrooms with a South facing garden. Turn Key & ready for immediate occupancy.
BRAND NEW TOWNHOUSE
\$9.985M

471 WASHINGTON STREET

TRIBECA



This immaculate, full-floor apartment boasts superb protected views towards the Hudson River. Massive entertaining spaces with a sleek, open, expertly equipped kitchen and three large bedroom suites make this a unique find. FOURTH BEDROOM POSSIBLE.
REDUCED! \$6.5M

18 WEST 11th STREET - NEW

GREENWICH VILLAGE

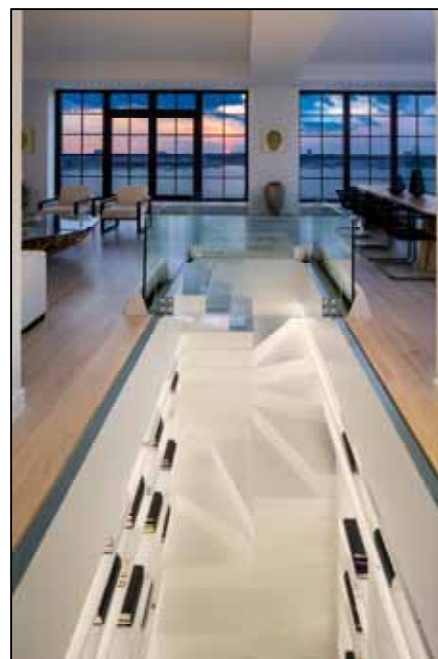


Perfectly perched on the most desirable of all Central Greenwich Village "Gold Coast" blocks, this remarkable 22ft wide townhouse nestled amongst a row of seven elegant, brick, Greek Revival townhouses, is delivered with full, detailed Landmarks-approved plans to create a spectacular contemporary showpiece with around 6,500sf of living space.
PRIME GOLD COAST GREENWICH VILLAGE
\$13.5M

200 ELEVENTH AVENUE, PH1 – NEW!



WEST CHELSEA



This extraordinary duplex penthouse located in the heart of West Chelsea boasts exhilarating protected park and Hudson River views from walls of floor-to-ceiling glass. An impressive entertaining floor features two loggia terraces, a large eat-in kitchen and a study/third bedroom. An En Suite Sky Garage houses a car that is transported from the street up to the apartment via a car elevator. On the lower level is a gracious Master Suite with a private study, two large walk-in closets and a dramatically modern bathroom. There is a second bedroom suite on this floor with equally impressive views towards Midtown and the Empire State Building. This is truly a one-of-a-kind property that offers a level of sophistication and privacy that's simply impossible to replicate anywhere. Co-exclusive with Nestseekers.

OFFERED AT: \$20M

62 COOPER SQUARE

GREENWICH VILLAGE



This superb, authentic loft located moments from Astor Place is flooded with light through ten over-sized windows. The fully renovated 2 bedroom, 2 bathroom and study area loft-apartment is afforded beautiful views overlooking enchanting Cooper Square.

REDUCED! \$5.5M

456 WEST 19th STREET

WEST CHELSEA



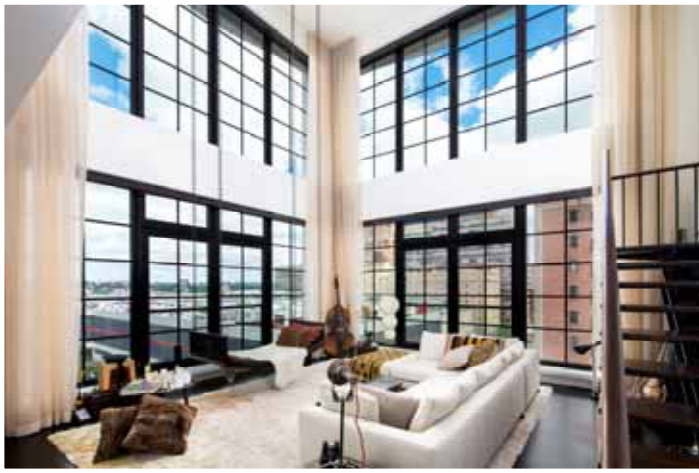
Located in the landmark structure by architect Cary Tamarkin this 1920's-artists-studio-inspired brick and steel windowed building is both contextual and modern offering all the attributes of the neighboring brand new buildings without the wait.

\$5.25M

For more information on any of these properties, or to schedule appointments, please call: (646)780-7594

200 ELEVENTH AVE

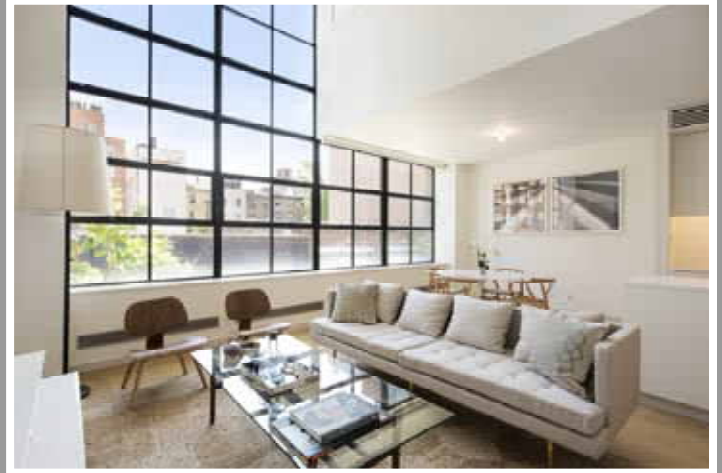
CHELSEA



This meticulously renovated, rarely available, furnished 3 bedroom, 3.5 bathroom duplex with superb, protected Hudson River views, in a building unlike any other features a private En Suite Sky Garage attached to the apartment, a convenience and luxury par none.

REDUCED! \$9M456 WEST 19th STREET

CHELSEA



Perfectly positioned in the heart of the West Chelsea Arts District, yet moments from The Meatpacking District, the Highline and Hudson River Parks, this chic, 2 Bedroom + Study, 2 Bath loft-like duplex is virtually brand new, perched in the distinctive Cary Tamarkin-designed brick and steel windowed building that is both contextual and modern.

\$3.5M

155 FRANKLIN STREET

TRIBECA



With fully approved plans in place, this is an incredible opportunity to build out your dream New York loft in prime Tribeca's historical Sugarloaf Warehouse Condominium. Pick up where the owners left off, or bring your own architect and turn this character-rich blank slate into Tribeca's most prized home.

\$6M47 WEST 11th STREET

GREENWICH VILLAGE



Built in the classic Greek revival tradition, this fastidiously maintained, handsome south-facing Landmark building is located amid a collection of fellow trophy properties of distinctive provenance among the most coveted tree-lined block of 12th Street.

PRIME VILLAGE TOWNHOUSE**\$12.5M**




FIVE SIXTY
 WEST 24TH STREET

The most important new building to come to the West Chelsea Arts District, 560 West 24th Street represents the pinnacle of Architectural Digest 100 architect Steven Harris esteemed career as one of New York's greats. With only eight residences, meticulously detailed in collaboration with Adam Gordon and Tavros, These full floor apartments with two duplex penthouses deliver a quality-of-life bar none. Starting around \$ 7.5m

By appointment: (646) 780-7594



S E V E N
 H A R R I S O N
 T R I B E C A

Introducing Seven Harrison, a striking turn-of-the-century building now reimagined by Architectural Digest 100 architect, Steven Harris. Seven Harrison features 12 three-and four-bedroom residences – including a sumptuously landscaped duplex penthouse and an atelier with soaring ceilings and a private landscaped garden – all with direct elevator access and 24-hour attended lobby. Designed with the impeccable attention to detail that is a Harris trademark, these sought-after homes combine dramatic loft proportions with classic prewar sensibility. The residences' interiors are in keeping with the refined contemporary sensibility that has made homes designed by Harris so sought after, and are destined to set a new standard for downtown's most coveted neighborhood. And as if that's not enough, the building is situated on the quintessential Tribeca corner, right at Staple Street with its iconic skybridge, just a stone's throw from everything one could want. Quite simply, Seven Harrison must be seen to be believed.

By appointment: (646) 780-7594

For more information on any of these properties, or to schedule appointments call: (646)780-7594

158 MERCER STREET – PENTHOUSE - SOHO



The most exceptional Duplex Penthouse Downtown: Nothing compares to this extraordinary condominium penthouse that hovers over all of SoHo with breathtaking, panoramic, protected views, located in the full service New Museum Building on Soho's most desirable cobbled block.

The entire apartment was recently gut renovated to the very highest standards with every imaginable convenience and luxury built in. This A-grade building boasts strong financials and is unique to SOHO in that it is not subject to the A.I.R laws.

This penthouse represents an entirely unique quality of life with the scale, views and light that are impossible to replicate, making this home of a collector quality of the very highest order. Co-exclusive **\$37.5M**

146 WAVERLY PLACE - VILLAGE



CUSTOME YOUR VILLAGE TOWNHOUSE
 Located on one of the most magical historic townhouse rows, conveniently positioned in a central part of Greenwich Village accessible to everything, including multiple transportation options, restaurants, retail and Washington Square Park, this unusually wide 22.5ft wide approximately 6,800square foot elegant neighborhood landmark is in the midst of a complete gut renovation. For a limited time, a unique opportunity allows this property to be customized to meet the exact needs and wants of the new owner.....built and delivered turn-key by an experienced developer/builder. **\$22M**

28 LAIGHT STREET

TRIBECA



This enormous, renovated 3 Bedroom/ 2 Bath, 3,577sf loft that gives you room to breathe is located in The Cobblestone lofts, on a charming Tribeca street where Vestry turns into Laight Street was built in 1891 as a warehouse and converted to 32 residential condominiums in 2000. **BEST VALUE IN TRIBECA - \$1,607/sf! \$5.75M**

147 WEST 22ND ST – NEW!

CHELSEA



Look over the treetops through a span of over 40 feet of south-facing windows in this exceptional pre-war loft, located in the heart of Chelsea. Currently configured as a spacious 3 bedroom/2 bathroom home with a media room, this 4,000 square foot private floor property boasts north, south and east exposures, melding the best of loft-living with the excitement of all downtown has to offer **\$5M**

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MINLUXE – VOLUME RISES, PRICING RISES

Although smaller, luxury is not compromised, priced between \$1 million and \$2 million.

of properties sold: 104 SIGNED AND CLOSED (slightly UP compared to previous report)
 Average price: \$1,48m (\$1,414/sf, slightly DOWN compared to previous report)
 Average size: 1,040sf (slightly UP compared to previous report)
 OUR ANALYSIS: *Volume still surprisingly strong for Summer. Pricing and volume stable.

MIDLUXE – VOLUME DIPS, PRICING RISES

Mid-sized luxury properties, priced between \$2 million and \$4 million

of properties sold: 69 SIGNED AND CLOSED (UP compared to previous report)
 Average price: \$2,788m (\$1,708/sf, UP compared to previous report)
 Average size: 1,636sf (UP compared to previous month)
 OUR ANALYSIS: * Volume increases and pricing is strong.

ULTRALUXE – VOLUME EVEN, PRICING DIPS

Larger, luxurious properties priced between \$4 million and \$5 million

of properties sold: 12 SIGNED AND CLOSED (UP compared to previous report)
 Average price: \$4,5m (\$2,184/sf, UP since previous report)
 Average size: 2,120sf (DOWN compared to previous report)
 OUR ANALYSIS: * Strong activity, pricing is UP confirming a favorable market.

MEGALUXE – VOLUME DIPS, PRICING EASES

Large, exceptional properties, priced over \$5 million many with private outdoor space

of properties: 20 SIGNED AND CLOSED (Significantly UP compared to previous report)
 Average price: \$7,977m (\$2,685 DOWN compared to previous month)
 Average size: 3,025sf (DOWN compared to previous month)
 OUR ANALYSIS: * Pricing lower due to the spike last month from 18 GPS closings. The 2nd PH at 71 Laight Street is in contract

HOUSELUXE – VOLUME DIPS, PRICING EVEN

Larger, Single family townhouses are a rare breed in the Downtown market.

of properties: 6 SIGNED OR CLOSED (DOWN compared to previous month)
 Average price: \$9,120m (UP compared to previous month)
 Average width: 20 feet
 OUR ANALYSIS: * Slower sale activity but decent showing as Summer settles in and buyers are in the Hamptons.

Leonard Steinberg, Hervé Senequier, Lois Planco, Matthew Amico Alexander Bank, Amy Mendizabal, and Aimee Scher are consistently Downtown's leading brokers specializing in the luxury real estate market with a proven track record for integrity, professionalism and results.

For more information about our unique full service brokerage, view:

www.luxuryloft.com T:(646) 375-1932 REAL ESTATE SOLUTIONS

***While every effort has been made to provide accurate, up-to-the minute information based on closed *and* contract-signed transactions, the information is provided subject to errors, omissions and changes. Our criteria for luxury JULY be different to others. Some prices are estimates only as they have not closed yet. For 100% accurate information, please consult a legal professional to perform the necessary due diligence.

URBAN COMPASS
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Luxuryintro — MATTHEW AMICO

We are happy to announce that Matt Amico will be joining our team at URBAN COMPASS. With over 20 years of experience in the real estate profession, Matt brings broad knowledge of the properties, neighborhoods, the process and the markets in general to both buyers and sellers alike.

Welcome home Matt!

To contact Matt Amico: (646)263-6470 or ma@urbancompass.com



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