

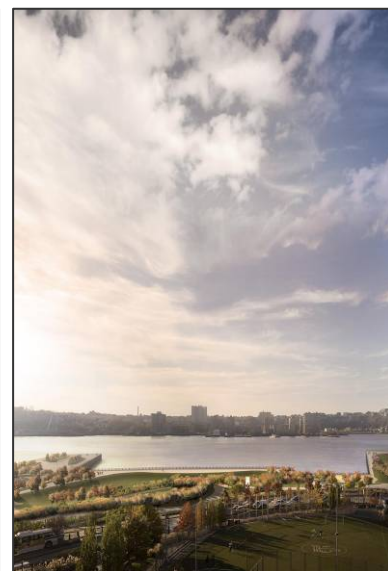
the only monthly market report on downtown new york luxury real estate

Other Real Estate Reports provide information that may not be current enough to fully assess the state of the market: we offer an alternative. We are brokers working in the New York Residential Real Estate market on a daily basis, giving you an insider's perspective to gauge the market as it is...today. While other reports deal with average, our focus is luxury.

a luxuryloft production

MORTGAGE CRISIS? After the past few weeks, it is clearly evident that the mortgage sub-prime market as we have known it will change forever. We also see a much more challenging environment for the self-employed and those without stellar credit. The marginally qualified may not even apply..... But sub-prime lending mostly concerns the low end of the market. Our view is that the Luxury real estate market in New York City should only be minimally impacted.

COLLECTOR QUALITIES








What qualifies as *collector quality*? A protected view? Fronting a park? A usable terrace? 12 foot ceilings? Volume? A Concierge service? A fireplace? Garage space? A doorman? A Sub Zero refrigerator? A fancy address? Pre-war detailing? A townhouse with a sunny garden? Central Air? The LUXURYLOFT team defines real estate COLLECTOR QUALITY as:

Those rare, unusual, unique elements that are extremely difficult or impossible to create or add.

What we mean is that anything that you can create within a space is the (semi!)easy stuff: a beautiful kitchen, designer bathroom, window treatments, great lighting, sophisticated AV systems, etc. And let's face it, adding these things to enhance a home can make all the sense in the world. Even a windowless room can be made into something quite usable and beautiful. But it is those elements that are intrinsically unique and rare that we term COLLECTOR, that add value to a space transcending time and trends. This is especially true in Manhattan where because of the very nature of vertical living 'uniqueness' can be very hard to find. The more 'collector qualities' on the list, the better. Selecting a property that possesses collector qualities is best. And paying extra for these (or any) attributes is simply smart. In a large inventory market, those properties that are unique and special always sell for a premium.

AUGUST 2007 SALES FIGURES: August was a busy month, surprisingly so, considering the Wall Street turmoil and credit issues. We will resume sales figures again in the next issue.

SEPTEMBER 2007 FEATURED PROPERTIES

<p>17 EAST 16th STREET – UNION SQUARE MEGA LOFT</p>	<p>444 WEST 19th STREET – WEST CHELSEA CHIC</p>
 <p>Superbly located off Union Square, this majestic full floor loft has extraordinary light from 4 exposures through over-sized windows. Create a showplace masterpiece with 4-5 bedrooms in the most convenient location Downtown.</p> <p style="text-align: right;">\$5,35M</p>	 <p>NEW! Super-stylish in every way, the elevator opens into this 2 bedroom, 2 bathroom showplace. The glamorous living room has a balcony and an open, sleek kitchen....the Master Suite with its own private balcony is quite superb.</p> <p style="text-align: right;">\$1,895M</p>
<p>15 WEST 12th STREET – GREENWICH VILLAGE OASIS</p>	<p>AN ARTIST'S SHELTER ISLAND MASTERPIECE</p>
 <p>NEW! Located on the best tree-lined street in the Village, on a high floor with great light (yet quiet) this large 1 bedroom, 2 bathroom home is beautifully renovated with Maple floors, tumbled marble bathrooms and a Cherry wood kitchen.</p> <p style="text-align: right;">\$1,1M</p>	 <p>Shelter Island Modernism: This remarkably private home has been recently constructed to the most exacting standards providing endless possibilities for glamorous entertaining. The large gunite pool is serene perfection. Urban tastes meet the Hampton's way of life in an inimitable style.</p> <p style="text-align: right;">\$ 2.295M</p>
<p>251 WEST 19th ST. – ELLE DÉCOR LIVING IN CHELSEA</p>	<p>448 WEST 37th STREET – PENTHOUSE IN THE SKY</p>
 <p>ELLE DÉCOR featured, gut-renovated, South-West facing high floor 2 bed, 2 bath full service Condo Loft. Extensive custom detailing throughout. Brand new lobby will be installed soon. All the chic of a brand new building without the wait!</p> <p style="text-align: right;">\$2,795M</p>	 <p>NEW! Unparalleled views from this penthouse loft! Gigantic windows facing North and East provides light that artists dream of. High-end kitchen and bathroom in this unique and spectacular building complete the picture. Live/Work allowed!</p> <p style="text-align: right;">\$1,85M</p>
<p>74 FIFTH AVENUE – GOLD COAST VILLAGE LOFT</p>	<p>115 FOURTH AVENUE – UNION SQUARE FIND</p>
 <p>This high floor, lower Fifth Avenue loft awaits your touch to transform it into a Collector quality gem. With light beaming through over-sized windows on an East and South corner, this magical space with 12 ft ceilings easily fits 3 bedrooms. Located in an elegant, pre-war loft building..</p> <p style="text-align: right;">\$2,85M</p>	 <p>Located steps off Union Square, close to every conceivable convenience, this perfect large 1 bedroom, 2 bathroom loft, complete with a dining area and enormous open kitchen boasts 11 foot ceilings, tranquil West & North exposures. In a 24 hour Doorman Condo.</p> <p style="text-align: right;">\$ 1,3M</p>

For more information on any of these properties, please call: **(212)727-6164**

THE SEPTEMBER, 2007 FEATURED PROPERTY

the prime™

333 WEST 14TH STREET



Seven full-floor loft-like apartments, a duplex penthouse and a duplex garden townhouse comprise this extraordinary condominium located at the crossroads of Greenwich Village and Chelsea. Just steps from the new Highline Park, The Hudson River Park and all the boutiques, hotels and restaurants of the Meatpacking District, this property not only offers the amenities of an emerging neighborhood, but all the conveniences of an existing one too.

The limestone and steel clad building, set back about 10 feet by a gated courtyard, is finished out to the most exacting standards, with sound attenuation between floors, sophisticated ventilation systems, ducted Central Air-conditioning, auto re-cycling and garbage, and hi-tech video-monitored access. Finishes include Varenna kitchens with Miele, Wolf and Sub Zero appliances, Boffi and Duravit by Starck bathroom fixtures, Poliform closets and solid Oak wood floors throughout. Owners in the building will benefit by the multi-faceted services of LUXURY ATTACHE, seamlessly connecting them to the world of leisure and entertainment.

The full floor units are accessed via a private elevator that opens into the apartment, with 2 bedrooms, a home office and generous entertaining space. Most units feature private outdoor space.

Pricing starts at \$ 2,895million.



LUXURY FINDS – COOL DOWN!

KOHLER AND BRIZO SHOWERS

Here are 2 new, shower alternatives to consider for cooling down.: From Kohler, a 21" shower head to distribute like a rain shower. Add some SoundTile speakers for music too....

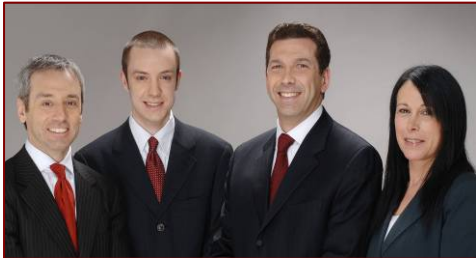
On the right, a stylish multi-shower jet system from brizo.com. Available in Chrome, brushed nickel or bronze.

www.kohler.com

www.brizo.com



the**LUXURYLOFT**team
REAL ESTATE SOLUTIONS



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Leonard Steinberg & Hervé Senequier, Terry Nye and Lois Planco are consistently Downtown's leading brokers specializing in the luxury real estate market.... with a track record for integrity, professionalism and results. For more information about our unique full service brokerage, view: www.luxuryloft.comor contact us at: (212)727-6164 to learn how you can benefit from our **REAL ESTATE SOLUTIONS**.

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***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 may 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.