



53 Downing Street - Greenwich Village/  
Hudson Square  
**\$18,500,000**

## CORONA-FACTS

Data and facts are emerging several months into the Coronavirus pandemic that are worth noting. The fears that existed around flying post 9/11 are akin to many of the misguided fears about pandemics.

### DENSITY

1. Manhattan County's infection rate per capita is almost identical to that of Dallas County, Texas at 19,091/million versus 18,959/million.
2. Manhattan County's infection rate per capita is less than HALF that of Miami-Dade County in Florida which is around 43,600/million.
3. Manhattan County's infection rate per capita is slightly lower than Palm Beach County's at 22,182/million.
4. Many highly dense cities around the globe have had lower infection rates than much less dense places.

### ALL THE PEOPLE ARE GONE!

1. Manhattan attracts over 60 million tourists per year. That is about 5 million per month. With travel and hotel lockdowns, this will return once a vaccine and/or effective treatments emerge.
2. New York has about 1.6 million DAILY commuters coming to offices around the city. Only about 10% of those people are back so far. That will increase over time and dramatically escalate once a vaccine and/or effective treatments emerge.
3. Fewer people will work daily in offices. Most will work at least a few days in offices.
4. Many Manhattan homeowners spend summers outside of New York City. Many own, and many more have bought second homes.

By January 2021, New York City will look and feel very different to that which we are witnessing today..





For more information or to schedule an appointment please call 646.780.7594



## Duplex Penthouse with Four Set Back Terraces

**141 East 88th Street. Upper East Side**  
**NEWLY PRICED! \$9,200,000**

This bright, breathtaking penthouse is one of only two newly constructed penthouses perched atop the recently converted full-service Philip House, boasting a rare combination of complete privacy and tranquility with landscaped terraces on both floors. The four set-back terraces provide privacy and make this home extraordinarily quiet. This mint, meticulously detailed contemporary classic Carnegie Hill duplex is infused with light all day long through an abundance of large windows that captivate wide-open views over the most convenient and desirable neighborhood on the Upper East Side.

### DID YOU KNOW?

The second home market has exploded around the USA not just in the Hampton's, Upstate, Greenwich, etc. Aspen, Lake Tahoe and other second home markets are soaring with inventory shortages.



**260 West Broadway, Tribeca**  
**\$6,700,000**

With almost 45 feet of south-west-facing, sunny frontage overlooking Tribeca Park with its majestic London Plane trees, this centrally located authentic 5-bedroom loft with massive arched windows used to be home to the recording studio of world-renowned musicians including Earth, Wind & Fire, not to mention some of the most notable names in fashion. Tall ceilings further enhance the majestic pre-war architectural details that abound throughout this home.



**152 Elizabeth Street, Nolita**  
**\$5,985,000**

Immediate Occupancy, Closings have begun. With an exacting eye and generous spirit, Pritzker Prize Laureate Tadao Ando and renowned interior architect Michael Gabellini are making history with 152 Elizabeth Street. Ideally situated in vibrant Nolita, the building stands as Ando's first residential work outside of Asia.





### **53 Downing Street, West Village**

**\$18,500,000**

Nestled on a discreet, quiet, treed block where the West Village meets Soho and Hudson Square, 53 Downing Street is large, 20'-3 1/4" wide, recently completed, gut renovated single-family townhouse with a garage and multiple outdoor living spaces. The Landmarked Italianate house was originally built in 1857 and has undergone a complete redesign by CWB Architects to transform it into a showplace with superb finishes, detailing and proportioning, expertly installed by master craftsmen



### **456 West 19Th Street - Penthouse - Chelsea**

**\$12,500,000 or \$40,000/month**

This published penthouse has been extraordinarily renovated and reimagined as the ultimate West Chelsea showstopper. With multiple exposures, a double height living area with nearly 20 foot ceilings, this 3 bedroom, 3.5 bath home gets an abundance of natural light all day. While the interior space is incredible, the rooftop terrace is truly a sight to behold with its own private heated swimming pool, outdoor shower & bathroom, a trellised dining area with full kitchen and an abundance of seating.



### **347 Bowery NoHo/East Village**

**\$7,000,000**

347 BOWERY is located on a south-west, light-infused corner at the crossroads of NoHo and the East Village, across from the Bowery Hotel at the culmination of Great Jones Street. Comprised of a series of 5 stacked town-homes composed of 4 duplexes and one triplex penthouse with surprisingly impressive views both architecture and interiors are by world-acclaimed architect Annabelle Selldorf.

Immediate Occupancy.



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### 115 4Th Avenue, Greenwich Village

**\$6,000/month**

Union Square Condominium loft located moments from the park, Whole Foods, all transportation, shopping and amenities: This exquisite, renovated loft features quiet treed and sunny Eastern exposures.



### 261 West 25Th St, Chelsea

**\$15,000/month**

Perched high above Central Chelsea on the South-West corner of this remarkable, brand new, full-service building, this spacious home is bathed in light all day long with large expanses of casement-style windows facing North, South, and West.



### 315 East 18Th St - Townhouse - Gramercy

**\$11,000,000**

Coming Soon! Nestled on a picturesque block, moments from Gramercy Park, is a recently completed Greek revival style gut-renovated townhouse that has been superbly designed and re-constructed to the most exacting standards.



### 196 Orchard St, Lower East Side

**\$9,000/month**

Coming Soon! This is the best high-floor split two-bedroom, two-bathroom apartment with the tallest ceilings in the building, crafted by Incorporated Architecture & Design, boldly designed yet perfectly polished.



### 77 Bleecker Street - Greenwich Village

**NEWLY PRICED! \$750,000**

Quiet and pristine one-bedroom apartment perfectly perched in a full-service pre-war co-op in Greenwich Village, moments from Soho and Noho. This bright and cheerful home has been meticulously maintained and updated with custom window treatments, and Elfa closets



### 53 N. Moore St

**\$6,750,000**

These two large apartments – just shy of 4,000sf together – have already been partially combined on the most desirable cobblestone block of Central Tribeca with windows facing East, North and West.





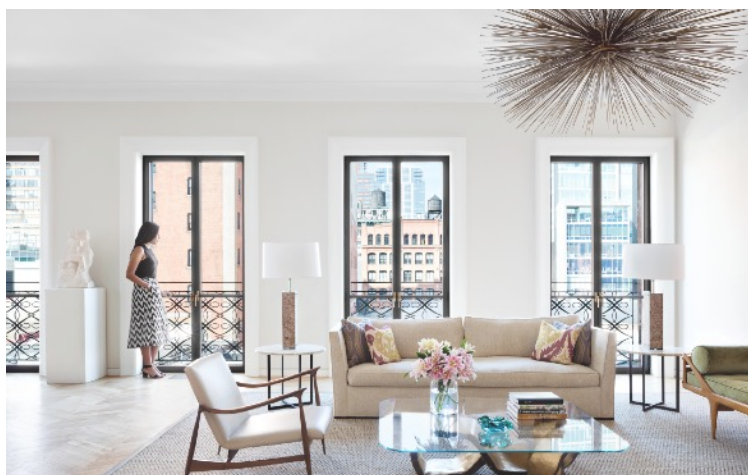
## Enormous Duplex Penthouse with Private Terrace

**161 Hudson St, Tribeca**  
**\$13,950,000**

Located in the heart of Tribeca this exquisite 6,000+ sf Monique Gibson-designed, mint, move-in light-flooded duplex corner Penthouse with private terrace, roof deck and panoramic views blends the grandeur of loft living with apartment practicality. Scaled akin to a large suburban home, with all the conveniences of City living.

### DID YOU KNOW?

About 60 million tourists visit  
New York City annually.  
Soon they will be back.



**560 West 24th Street, Chelsea**  
**\$20,000/month**

West Chelsea Contemporary Classic home designed by Architectural Digest architect Steven Harris: This full-floor 3,216SF residence is located in a brand new elegant limestone-clad building with bronze-framed windows...this exceptional home epitomizes grace and elegance. Gracious entertaining space with a terrace, 4 Bedrooms, 4.5 Bathrooms, a wood-burning fireplace, and full-time doorman!



**160 Wooster St, Soho**  
**\$11,995/month**

Located at the intersection of SOHO - just south of Greenwich Village - in a classic, full-service boutique-scaled condominium, this 2-bedroom/ 2-bathroom home is bathed in Northern light all day long through over-sized windows and soaring 10' 6" ceilings.



## Prime Tribeca Loft

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**408 Greenwich St, Tribeca**  
**\$8,500,000**

This high-floor expansive, private, full-floor 3,722sf, sun-drenched loft with over 180 feet of linear windows takes full advantage of its perfect Tribeca setting surrounded by all things wonderful about this vibrant neighborhood.

## Gut Renovated , Triple Mint Loft

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**6 West 20Th Street, Flatiron**  
**\$9,750,000**

This triple-mint, recently completed, precisely gut-renovated private full-floor loft off Fifth Avenue is just moments from Madison Square Park. Designed by Russell Riccardi Architect and executed by John Hummel and Associates this voluminous and wide loft spanning 50 feet of frontage is bathed in natural light all day.



## Breathtaking Ad100 Designer Penthouse

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### Tribeca

Extensively gut-renovated world-class never-lived-in prize penthouse of exceptional proportions with panoramic views in multiple directions. Please enquire for more details.





### Coming Soon: 33 Park Row

Rogers, Stirk, Harbour & Partners - architects of the Pompidou Museum, Paris, One Hyde Park, London, and One Monte Carlo, Monaco present their first residential building in the USA, perfectly perched on City Hall Park. Apartments range in size from 1- to 4—bedrooms and penthouses. 2020 Occupancy.



### 59 John Street, Financial District \$3,000,000

World-renowned architect, Thomas Juul-Hansen (of One57 fame), has expertly curated every aspect of this home's design offering high-end fixtures, finishes, and custom Thomas Juul-Hansen designed furniture throughout.



### 40 East 67th St, Upper East Side \$12,995,000

Superbly positioned moments from Central Park, this magnificent, 20-foot wide townhouse with an elevator is located between Park and Madison Avenues, in the most convenient and fashionable part of the Upper East Side. This elegant home is notable for its consistent ceiling heights, classically proportioned, well-scaled rooms and highly desirable location surrounded by mansions and high-end 24-hour doorman buildings.



## DID YOU KNOW?

14% of New York City is PARKLAND. New York City has 600,000 street trees and over 2 million park trees, more than 800 athletic fields and nearly 1,000 playgrounds, 1,800 basketball courts, 550 tennis courts, 65 public pools, 51 recreational facilities, 15 nature centers, 14 golf courses, and 14 miles of beaches.

### Compass

111 5th Avenue  
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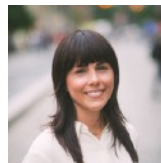
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