



JARDIN D'EAU: PENTHOUSE WITH ROOFTOP GARDEN

60 WEST 20TH ST | \$10,000,000

Perched atop the Cammeyer Building with an enormous 3,300sf rooftop garden and reflecting pool that acts as a serene visual extension of the environment, Jardin D'eau embodies a truly unique experience in the heart of one of Downtown's most desired neighborhoods. Refined city living merges with pastoral appeal, surrounded by nature in this extraordinary three-bedroom, three-bathroom Penthouse that delivers around 6,000sf of indoor and outdoor living space, combined.



Rent Freeze For Thee, But Not For Me??

Approximately 1 million rent-stabilized apartments will see their rent frozen...this is nothing new: rents were frozen three times during the DeBlasio administration between 2015 and 2020 and what did it deliver? The highest rents in the US. Inflation is the enemy, not landlords. Are there bad landlords who abuse the system? Of course. Are most landlords suffering from the rising costs of insurance, electricity, oil, gas, labor, materials, etc? Yes.

Will freezing the rent solve the housing affordability crisis too many are faced with? It may provide some temporary relief and fuel more cult-like celebrations, but without building LOTS more housing - the more affordable kind - things won't improve soon. They certainly won't improve for all those not fortunate enough to get a rent stabilized apartment, even though many are deserving of one while too many who have one are not.... Freeze for thee but not for me?

Some estimates show approximately 57,000 to 59,000 vacant rent-stabilized apartments exist in

NYC. Landlords often keep these units offline—often called "warehousing"—because state rent laws cap rent increases, making the cost of renovations and maintenance exceed what they can legally charge. Surely in this lies a much faster solution than building which can take years? Which developer looking at all this can justify to investors the massive, risky investment to build more?

The darkest of suspicions is that the government is doing all this in the hopes of 'seizing' neglected or unviable properties: New York's government does not have a record as a good landlord.

Why does this matter to the buyers and sellers of luxury homes? A city that cannot house its workforce and attract talent at all levels, will suffer economically. This impedes wage growth, tax revenues and GDP growth. We must get housing right....fast! Build AND renovate now!

It's time to set politics aside and be PRACTICAL!

Did You Know?

01

The hideous New York sidewalk sheds that scar the streets of the city may see a new batch of designs aimed at improving the esthetics of these vulgar money-makers that stay up for far too long.



No. 33 Park Row, PH1 - 4 Beds, 4.5 Baths, \$13,75M

FINAL TWO UNITS, IMMEDIATE OCCUPANCY

Intimacy is a theme at N°33 Park Row. With just thirty residences, the boutique building offers great personal privacy. Thoughtfully curated amenities take advantage of light, views, and elevated outdoor living — from a fitness center with Yoga Loggia overlooking City Hall Park to a rooftop terrace surrounded by the Manhattan skyline. Indoor and outdoor spaces for fitness, wellness, and socializing are elegantly designed and managed to white-glove standards, including a screening room, residents' lounge, hobbies room, and 24/7 staffed lobby — all the amenities of a larger building, without the crowds.

The complete offering terms are in an offering plan available from the Sponsor. File No. CD16-0278.

02

Will Fifth Avenue be converted from a busy throughfare to a pedestrian zone? If so, where will all that traffic go? And will the lawless bikers of NYC be a priority over people and cars?



16A - 3 Beds, 3.5 Baths, \$3.45M

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N°33
PARK ROW



NEW! 27 Wooster Street, Penthouse

4-5 Beds | 4+ Baths | \$30,000,000 | SOHO

Extraordinary 6,700sf Non-A.I.R. Soho Penthouse With Wraparound Terraces, Private Swimming Pool, Parking And Panoramic Views

Monthly Market Insights

JUNE 2026 SIGNED CONTRACT ACTIVITY



miniLUXE *(properties priced \$1 million and under)*

MANHATTAN	388	BROOKLYN	308	COMBINED	-11%
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midiLUXE *(properties priced \$1-3 million)*

MANHATTAN	408	BROOKLYN	310	COMBINED	-2%
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CenterLUXE *(properties priced \$3-5 million)*

MANHATTAN	108	BROOKLYN	29	COMBINED	-16.8%
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ultraLUXE *(properties priced \$5-10 million)*

MANHATTAN	64	BROOKLYN	11	COMBINED	-1.3%
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megaLUXE *(properties priced \$10 million-plus)*

MANHATTAN	19	BROOKLYN	2	COMBINED	-38%
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Insights: No signs of a notable Summer slowdown (its early!), although we should watch the high end of the markets closely: will the Pied-a-Terre tax suppress this market and lead to new tax revenues at the expense of reduced volume of transfer and mansion tax collections?

LUXEfind SHAVER HALL has opened in the old Lord & Taylor building on Fifth Avenue, just south of Bryant Park....food, booze, live music, coffee....its massive a new destination for sure and shows how everything evolves....above are thousands of hungry, thirsty AMAZON employees....





1025 Fifth Ave, Upper East Side

3 BEDS | 3 BATHS | \$3,700,000

Terrace lovers! Met Lovers! Central Park Lovers! A 32-foot long (320sf) terrace is but one exceptional feature of this renovated, mint, move-in, 3-bedroom, 3-bathroom beauty located in a prime building on Fifth Avenue/Central Park, close to the New York Met and so much more.



25 Grace Ct, Brooklyn Heights

7 BEDS | 4.5 BATHS | \$15,000,000

One of the most significant 30-foot wide townhouses on possibly the most beautiful block in Brooklyn Heights: Steeped in history, yet extensively renovated to meet the needs and demands of today,



551 West 21st St, West Chelsea

4 BEDS | 4.5 BATHS | \$27,500,000

With two terraces and spectacular views in four directions, this prize penthouse with superb scale and volume is housed in an A+ condo full service building designed by legendary architect Norman Foster.





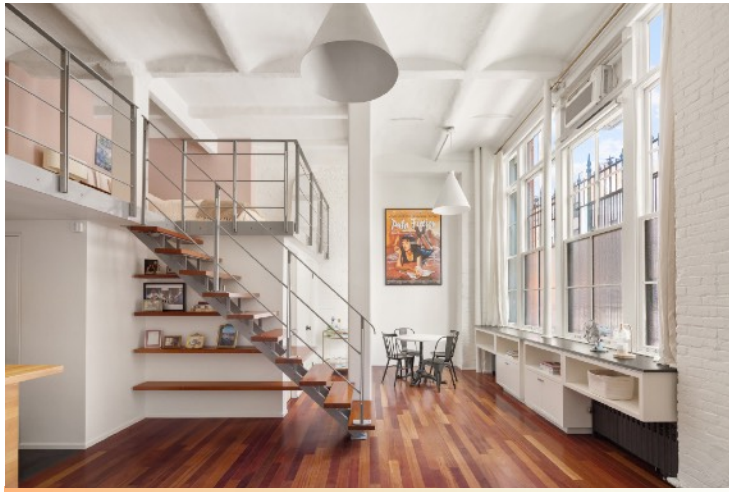
128 East 92nd Street, Upper East Side

4 BEDS | 5 BATHS | \$7,900,000



451 Broome Street, SOHO

2 BEDS | 2 BATHS | \$4,000,000



720 Greenwich Street, West Village

1 BEDS | 1 BATHS | \$1,500,000



196 Orchard Street, Lower East Side

2 BEDS | 2 BATHS | \$2,500,000- IN CONTRACT!



Pre-war gem near Riverside Park

Live amongst the treetops in this gracious move-in-ready 2-bedroom, 2-bathroom pre-war classic moments from Riverside Park and all the wonderful aspects of the Upper West Side lifestyle.

305 WEST 86TH STREET, UPPER WEST SIDE
2 BEDS | 2 BATHS | \$1,500,000



Park House
WEST CHELSEA

500 West 22nd Street, West Chelsea

3 BEDS | 3.5 BATHS | \$7,495,000

West Chelsea Penthouse with TWO private terraces - brand new, immediate delivery - designed by Annabelle Selldorf. Sponsor condo, not subject to approvals.

The complete offering terms are in an Offering Plan available from the sponsor. File No. CD19-0293



92 Laight Street, TriBeCa

3 BEDS | 3 BATHS | \$5,250,000

Pristine home with protected river views.



32 Gramercy Park South, Gramercy

3 BEDS | 2 BATHS | \$3,000,000

Recently completed, architect-designed, fully renovated apartment with exceptional light,



NEW: 277 Fifth Avenue, PH53 NoMAD

4 BEDS | 4 BATHS | \$15,000,000

Almost 4,000SF penthouse with Empire views



NEW: 277 Fifth Avenue, PH55, NoMAD

4 BEDS | 4.5 BATHS | \$22,500,000

Private Full Floor Penthouse with amazing views.



53 East 67th Street, Upper East Side

8 BEDS | 10 BATHS | \$8,950,000

Exceptional opportunity for single family conversion.



Massive full floor Loft

Massive, private, 70-foot wide, full-floor, 5,400sf townhouse-scale-on-one-floor loft living at its best in this fully renovated, capacious high-floor home with soaring exposed concrete ceilings, four exposures, 25 windows, superb year-round light and views.

205 WEST 19TH STREET, CHELSEA
4 BEDS | 4.5 BATHS | \$10,000,000



Rosario Candela Residence on Prized Park Avenue - 6,000sf+ on one floor.

Arguably the most extraordinary home in one of Park Avenue's most desirable Rosario Candela-designed Cooperative buildings - 778 Park Avenue - this full-floor, over 6,350sf simplex boasts exceptional scale, proportions, and flow with nearly 100 feet of frontage on Park Avenue through oversized windows, many of which are unique in that they extend low to the floor with Juliette-style balconies.

PARK AVENUE, UPPER EAST SIDE
 3-6 BEDS | 7 BATHS | \$25,000,000



LEONARD



HERVE



CALLI



NIKLAS



LOIS



AIMEE



BRETT



MANNY



NEIL



AREN



LEILA



DYLAN



MICHAEL

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