

BUILDING FOR SALE

163 East 62nd Street, New York, NY 10065

Six (6) Residential Condominium Units, 21,888 S.F. Total

BUILDING VALUATION ON A SALES BASIS

Unit	Description	Sq Ft	PPSF \$	Sales Price \$
1st Floor with Garden	3 Bedroom, 3.5 Bath	2150	4,605	9,900,000
2nd Floor	4 Bedroom, 4.5 Bath	3040	3,059	9,300,000
3rd Floor	4 Bedroom, 4.5 Bath	3040	3,125	9,500,000
4th Floor	4 Bedroom, 4.5 Bath	3040	3,191	9,700,000
5th Floor	4 Bedroom, 4.5 Bath	3040	3,257	9,900,000
6th & 7th Floor - Penthouse	4 Bedroom, 4.5 Bath	4520	3,518	15,900,000

Total Sales:

18,830 3,409 64,200,000