

Jeff McConney

From: Allen Weisselberg
Sent: Thursday, March 03, 2016 7:06 PM
To: Jeff McConney
Subject: Fwd: SOLD PPSQFT

Begin forwarded message:

From: Naomi Muramatsu <naomi@trumpintlrealty.com>
Date: March 3, 2016 at 6:17:01 PM EST
To: Allen Weisselberg <weisselberg@trumporg.com>
Subject: SOLD PPSQFT

Allen,

There are very limited number of buildings that sells at the premium price especially larger unit and I just looked at the closed sales data for the following buildings which most likely to be the highest: 15 CPW, One57, 432 Park Ave. Some smaller units sells at higher PPSQT than larger units as well so I included below as well.

Highest was \$9,390 PPSQT at 15 CPW only 2,761 sqft for \$29,995,000
Highest among the larger unit was \$9,198 PPSQT at One57 unit 90, 10,923 sqft for \$100,471,453. Closed on 12/23/14.

The rumored in contract at 432 Park Ave, PH at 95 mil for 8,255 sqft comes to \$11,508 PPSQFT. Unit 91A is currently on the market for \$40,250,000, only 8,255 sqft comes to \$11,308 PPSQFT. We heard few combined PH with 10,000 to 15,000 sqft fetched over \$11,000 to \$15,000 PPSQFT but no confirmation.

Another likely record setting one is 220 CPS which rumored combined triplex unit for 250 mil in contract over \$10,000 PPSQFT. Though I hear the sales slowed down for this building. This building requires very tight confidentiality agreement to be signed so probably there are many in contract at high PPSQFT but we won't see it until recorded.

There aren't many over 10,000 sqft apartment sold last year so please let me know the above info is sufficient for your search. I'll be happy to run another report.

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