



YANKEE STADIUM

BRONX 2016 MID-YEAR SALES REPORT

by Ariel Property Advisors | Released July 2016

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BRONX 2016 MID-YEAR SALES REPORT

Dear Friends,

The Bronx continued its upward trajectory during the 1H16 as the borough saw modest year-over-year gains in both total dollar volume and building volume.

For 1H16, the Bronx saw 188 transactions consisting of 322 properties totaling \$1.36 billion in gross consideration. These figures represent a 7% increase in dollar volume and a 10% increase in property volume despite a 12% drop in transaction volume compared to the 1H15, which saw 213 transactions comprised of 294 properties totaling \$1.273 billion in gross consideration. They also represent a 19% increase in transaction volume, a 14% increase in property volume, and a 4% drop dollar volume compared to 2H15 figures. The Southwest Bronx was the most active quadrant of the borough as over 44% of transactions and 42% of dollar volume was attributed to those neighborhoods.

Accounting for roughly 72% of total dollar volume, the Bronx's multifamily market continues to attract the most interest amongst investors. Pricing metrics show gains across the board compared to 2015. Average cap rates fell from 5.55% to 5.05%. The average price per unit rose 15% to \$157,000, the average price per square foot rose 9% to \$175, and the average gross rent multiple rose 1.22 points to hit 11.17. One major transaction was the Bronx 1000 Portfolio, a 38-building portfolio that sold for \$140 million, which reportedly represents 12 rent multiple and a 4.02% cap rate. Another was the sale of 2691 Reservoir Avenue in Kingsbridge for \$17,350,000 or \$315 per square foot, \$240,000 per unit and over 14x GRM.

Several large warehouse sales and a transactional South Bronx market drove modest growth in industrial and development site sales. The average price per buildable square foot rose from \$60 in 2015 to \$69 thus far in 2016, though it's worth noting that development site values can be at \$50 or lower in areas outside the South Bronx. While developers are treading more cautiously because of the expiration of the 421a tax abatement, and tightening of the capital markets pertaining to construction financing, the South Bronx, and specifically Mott Haven, has garnered expansive media coverage and is even beginning to attract condominium developers. This is evidenced by the sale of 201 East 138th Street for \$169 per BSF and 121-129 East 144th Street for \$88 per BSF.

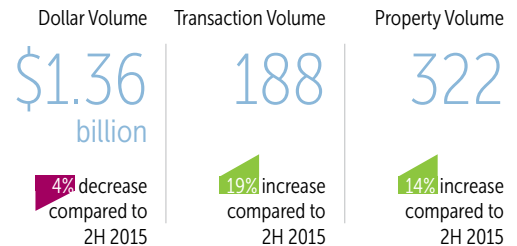
A joint partnership between The Bluestone Group and Altmark Group purchased The Union Standard Equipment Company's headquarters at 825 East 141st Street for \$38,875,000, accounting for almost 15% of total submarket dollar volume. With ample space and direct access to Bruckner Boulevard, the owner is planning to convert the existing structure into loft-style office space. The same joint venture was behind another notable Port Morris transaction – a \$14,050,000 purchase of the Padded Wagon moving and storage facility at 780 East 135th Street. These purchases indicate the strength in the flex industrial market as the South Bronx emerges as a destination for companies relocating within New York City to areas with convenient access to public transportation.

Looking ahead, we expect sales volume and pricing to hold at current levels over the balance of the year. Local and national economic growth prospects remain strong. New York remains a safe-haven for capital from around the world and interest rate increases are expected to be slow and modest. The lack of 421a and a tighter lending environment for new construction projects are placing downward pressure on the borough's development site prices, especially in areas outside the South Bronx, but the tremendous capital being deployed paints a bright long-term picture for real estate investments.

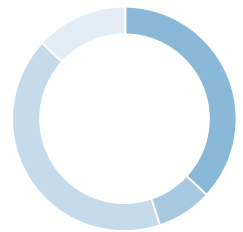
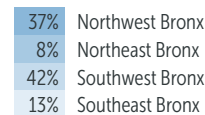
We look forward to our continued efforts in providing the Bronx community with the most informative and insightful market knowledge available. For further information regarding any of the enclosed properties, or to discuss real estate trends in general, please feel free to contact us at any time.

We wish you all a healthy and prosperous summer.

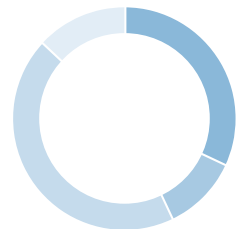
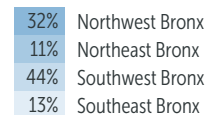
2016 MID-YEAR SALES REPORT



DOLLAR VOLUME COMPARISON BY LOCATION



TRANSACTION VOLUME COMPARISON BY LOCATION



BRONX 2016 MID-YEAR SALES REPORT: MARKET OBSERVATIONS

Multifamily | Transaction volume increased 11% compared to 2H15 and saw a solid 15% increase in total dollar volume. The largest multifamily transaction in 1H16 was Emerald Equity Group and Harbor Group's purchase of The Bronx 1000 Portfolio for \$140,000,000 from Jerome Associates. Another notable transaction was City Life Realty's purchase of 1511 Sheridan Avenue for \$34,710,000, a 45% jump over the 2015 sale price of \$24,000,000. Our outlook for Bronx multifamily remains bullish as population levels are at its highest point since the 1970's and unemployment levels are at its lowest point since prior to the recession.

Development Sites | \$125 million in development site trades across 30 transactions occurred in 1H16. This represents a 25% increase in dollar volume and a 48% increase in transaction volume, compared to 1H15. While dollar volume is up thus far we attribute this more to deals that were put into contract in the later part of 2015.

headlines. 2864-2880 Exterior Street, a former milk factory and distribution center, which sold for \$18,932,500 to Storage Deluxe for \$159 per BSF. Castle Oil sold their headquarters at 1100 Oakpoint Avenue on the Port Morris waterfront for \$24 million. This 560,000 buildable sq. ft. lot on the Long Island Sound was purchased by The Guttman family. The developers are in discussions with the Bronx borough president's office and Economic Development Council to build a mixed use commercial and entertainment complex. Active Bronx multifamily developer HKS Capital purchased an assemblage located at 2302 Morris and 111 East 183rd Street for \$41 BSF.

A partnership between MBD Community Housing Corporation and Trinity Financial was selected to develop 425 Grand Concourse where they plan to develop a 24-story residential tower designed to passive house standards, which will make it one of the largest passive house projects in North America.

the first market-rate condo building in the Lower Concourse. Located at 221 East 138th Street, The Joinery will be a 7-story building with 50 units with studios starting at \$330,000.

Commercial | The first half of 2016 saw Rockfarmer Properties purchase a property NNN leased to a Wendy's for \$6,675,000 or \$2,500 per SF and 5.1% Cap rate marking the first commercial transaction in the Bronx for Rockfarmer. 3488 Jerome Avenue traded hands for \$13 million, giving the borough yet another commercial transaction above \$1,000 per SF

Large scale commercial development sites made

Tahoe Development announced plans to build

PRODUCT TYPE		1H 2016	% CHANGE 1H '16 - 2H '15	2H 2015	% CHANGE 1H '16 - 1H '15	1H 2015
DOLLAR VOLUME	Commercial	\$85,668,387	-49%	\$169,400,000	13%	\$76,115,370
	Ind / Gar / Dev*	\$262,773,289	80%	\$146,217,787	12%	\$234,999,125
	Multifamily	\$989,275,380	15%	\$861,260,284	12%	\$885,926,526
	Office	\$0	N/A	\$899,000	N/A	\$45,832,111
	Special Purpose	\$29,380,645	-88%	\$248,058,041	-4%	\$30,653,375
	GRAND TOTAL	\$1,367,097,701	-4%	\$1,425,835,112	7%	\$1,273,526,507
TRANSACTION VOLUME	Commercial	21	40%	15	-19%	26
	Ind / Gar / Dev*	56	33%	42	14%	49
	Multifamily	107	11%	96	-18%	131
	Office	0	N/A	1	N/A	4
	Special Purpose	4	0%	4	33%	3
	GRAND TOTAL	188	19%	158	-12%	213
PROPERTY VOLUME	Commercial	24	26%	19	-25%	32
	Ind / Gar / Dev*	90	38%	65	11%	81
	Multifamily	200	19%	168	16%	173
	Office	0	N/A	1	N/A	5
	Special Purpose	8	-72%	29	167%	3
	GRAND TOTAL	322	14%	282	10%	294

*Industrial / Garage / Development

BRONX 2016 MID-YEAR TRANSACTION MAP BY PROPERTY TYPE

NEIGHBORHOOD	TRANSACTION VOLUME	PROPERTY VOLUME	DOLLAR VOLUME
Northwest Bronx	61	114	\$503,991,142
Northeast Bronx	21	26	\$107,759,613
Southwest Bronx	83	138	\$586,601,224
Southeast Bronx	23	44	\$168,745,722
GRAND TOTAL	188	322	\$1,367,097,701

LEGEND

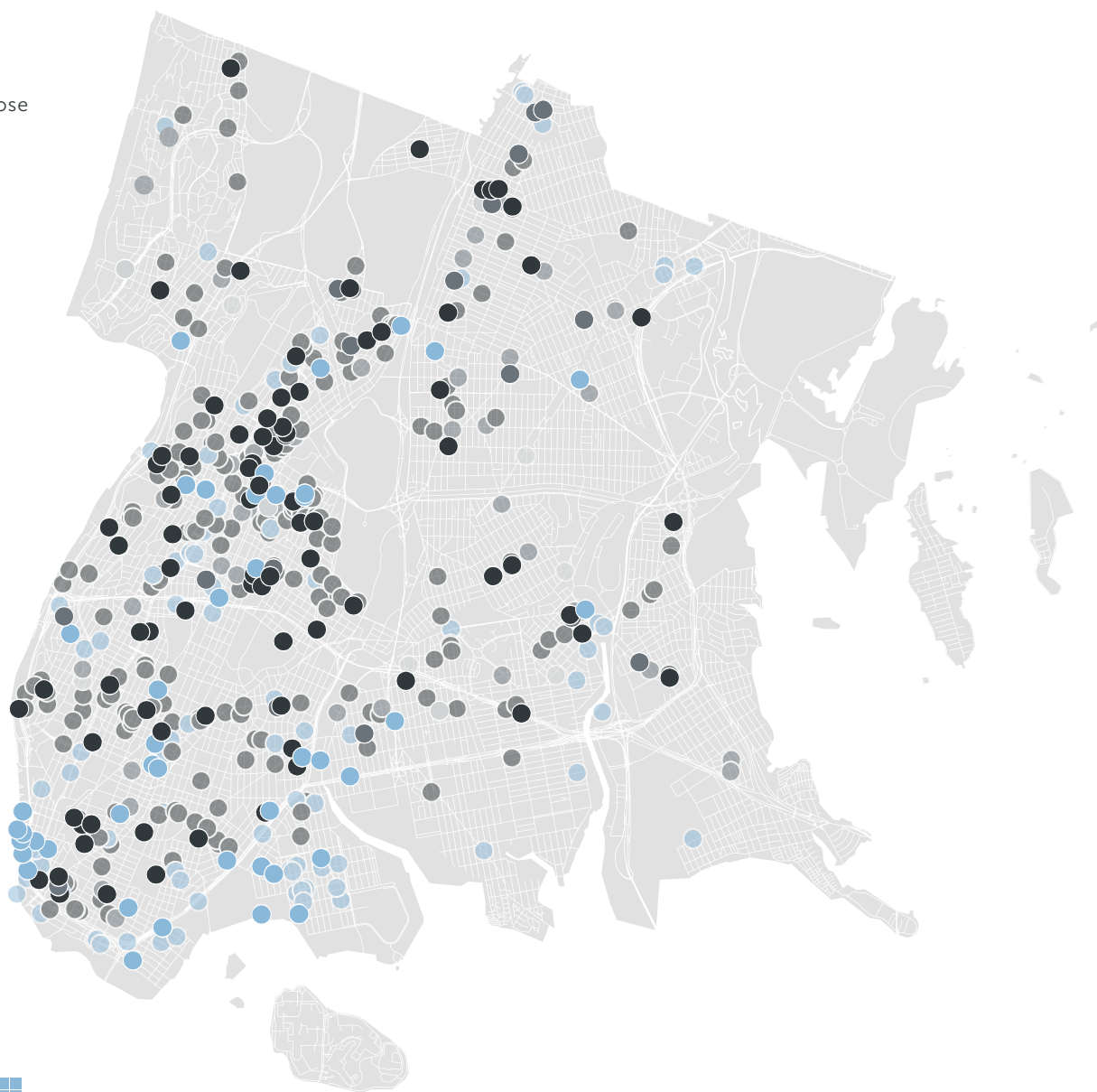
● Multifamily

● Industrial, Garage and Development

● Office

● Commercial

● Special Purpose



BRONX 2016 MID-YEAR REGIONAL OVERVIEW

NORTHWEST BRONX

PROPERTY TYPE	TRANSACTION VOLUME	PROPERTY VOLUME	DOLLAR VOLUME	MULTIFAMILY INDICATORS
Commercial	2	3	\$18,232,258	Cap Rate - Multifamily 4.94%
Ind / Gar / Dev	13	28	\$45,757,742	GRM - Multifamily 11.21
Multifamily	44	78	\$413,901,142	\$ / Unit - Multifamily \$166,675
Office	N/A	N/A	N/A	\$ / SF - Multifamily \$170
Special Purpose	2	5	\$26,100,000	
GRAND TOTAL	61	114	\$503,991,142	

NORTHEAST BRONX

PROPERTY TYPE	TRANSACTION VOLUME	PROPERTY VOLUME	DOLLAR VOLUME	MULTIFAMILY INDICATORS
Commercial	8	9	\$20,958,968	Cap Rate - Multifamily 5.85%
Ind / Gar / Dev	2	3	\$3,071,613	GRM - Multifamily 10.38
Multifamily	10	12	\$82,451,613	\$ / Unit - Multifamily \$155,121
Office	N/A	N/A	N/A	\$ / SF - Multifamily \$169
Special Purpose	1	2	\$1,277,419	
GRAND TOTAL	21	26	\$107,759,613	

SOUTH BRONX

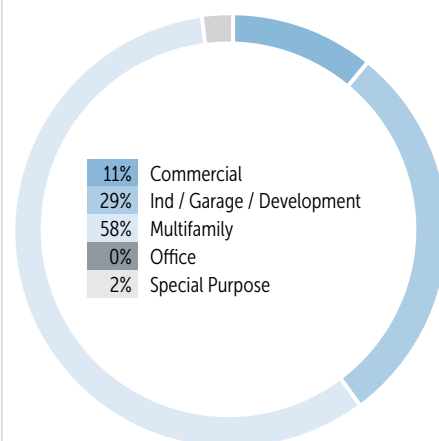
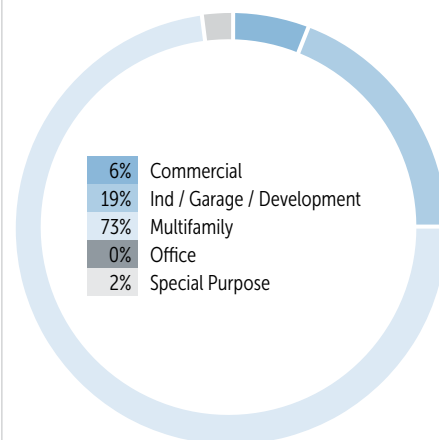
PROPERTY TYPE	TRANSACTION VOLUME	PROPERTY VOLUME	DOLLAR VOLUME	MULTIFAMILY INDICATORS
Commercial	6	7	\$25,196,516	Cap Rate - Multifamily 4.98%
Ind / Gar / Dev	34	42	\$185,643,289	GRM - Multifamily 11.06
Multifamily	43	89	\$375,761,419	\$ / Unit - Multifamily \$140,541
Office	N/A	N/A	N/A	\$ / SF - Multifamily \$172
Special Purpose	N/A	N/A	N/A	
GRAND TOTAL	83	138	\$586,601,224	

SOUTHEAST BRONX

PROPERTY TYPE	TRANSACTION VOLUME	PROPERTY VOLUME	DOLLAR VOLUME	MULTIFAMILY INDICATORS
Commercial	5	5	\$21,280,645	Cap Rate - Multifamily 5.08%
Ind / Gar / Dev	7	17	\$28,300,645	GRM - Multifamily 11.22
Multifamily	10	21	\$117,161,206	\$ / Unit - Multifamily \$152,864
Office	N/A	N/A	N/A	\$ / SF - Multifamily \$184
Special Purpose	1	1	\$2,003,226	
GRAND TOTAL	23	44	\$168,745,722	






MULTIFAMILY PRICING INDICATORS

5.05%	\$175
Cap Rate	\$/SF
11.17	\$157k
GRM	\$/Unit

TRANSACTION VOLUME
BREAKDOWN BY PROPERTY TYPEDOLLAR VOLUME
BREAKDOWN BY PROPERTY TYPE

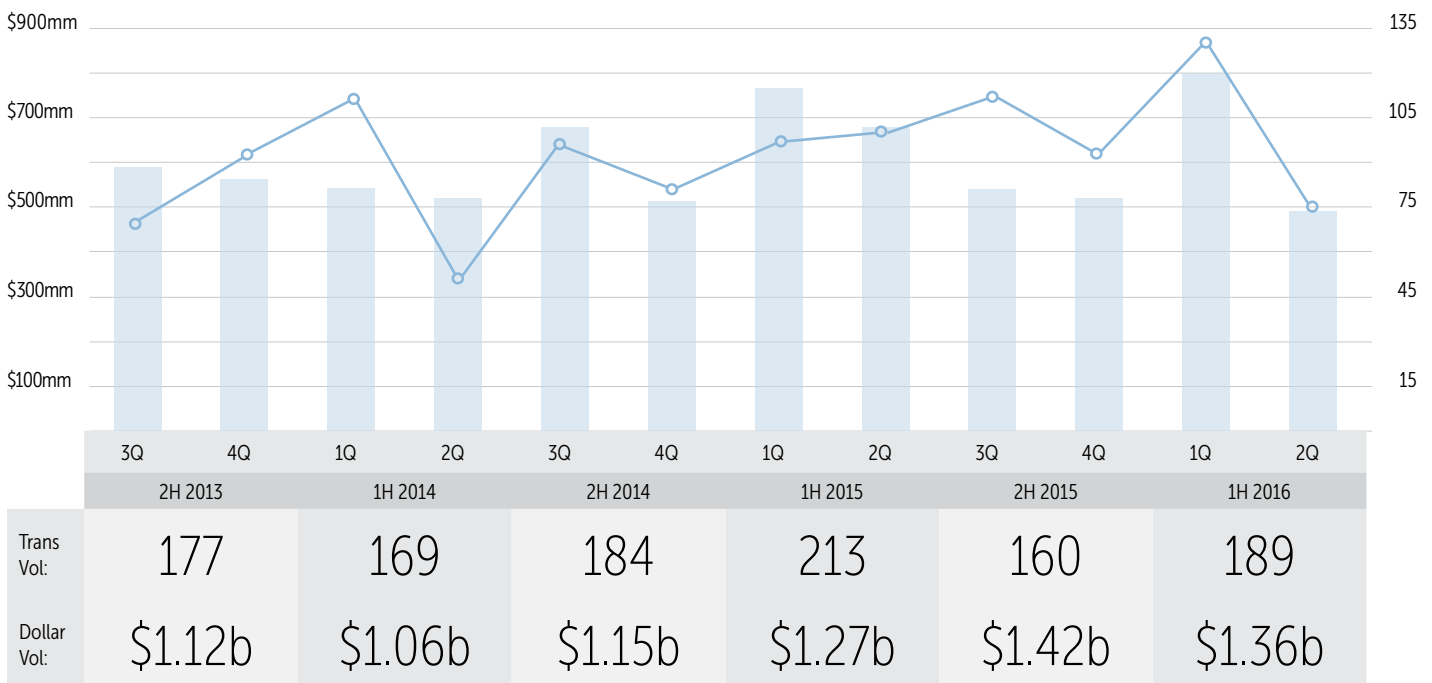
BRONX 2012 - 2016 REAL ESTATE TIMELINE

BRONX FEATURED 1H 2016 INVESTMENT SALES TRANSACTIONS

ACADEMY GARDENS PORTFOLIO Soundview	1511 SHERIDAN AVENUE Mount Hope	2684 - 2680 EXTERIOR STREET Kingsbridge	2952 3 RD AVENUE Morrisania	3488 JEROME AVENUE Bedford Park
				
Multifamily Sale Amount: \$66,638,816 \$/SF: \$177 Sale Date: 2/3/2016	Multifamily Sale Amount: \$34,718,000 \$/SF: \$126 Sale Date: 2/11/2016	Development Sale Amount: \$18,932,500 \$/BSF: \$159 Sale Date: 2/11/2016	Commercial Sale Amount: \$13,100,000 \$/SF: \$437 Sale Date: 6/3/2016	Commercial Sale Amount: \$13,000,000 \$/SF: \$1,083 Sale Date: 2/8/2016

BRONX 2013 - 2016 REAL ESTATE TIMELINE

LEGEND: Transaction Volume ● | Dollar Volume ○



PROPERTY VALUE METRIC COMPARISON (2012-'16)

INDICATOR:	2012	2013	2014	2015	2016
\$ / SF - MF	\$97	\$106	\$123	\$160	\$175
\$ / Unit - MF	\$86,833	\$93,723	\$108,554	\$137,007	\$157,623
Cap Rate - MF	7.92%	7.44%	6.29%	5.55%	5.05%
GRM - MF	6.88	7.27	8.27	9.95	11.17
\$ / BSF - Development	\$30	\$36	\$44	\$60	\$69*
\$ / SF - Comm	\$279	\$365	\$364	\$359	\$400

*Median Price of \$60per BSF

BRONX DEVELOPMENT PROJECTS IN PROGRESS

BOROUGH-WIDE PROJECT UPDATES

FRESH DIRECT

FreshDirect's new 800,000-square-foot building in Port Morris will consolidate the company's food manufacturing and distribution operations that are now spread among three buildings in Long Island City, Queens. The company is mindful of community concerns, among which are air pollution and traffic, and has designed plans to avoid inundating the community with delivery trucks.

Status: To be completed summer 2017



LA CENTRAL

A multi-phase affordable housing development in Melrose, eventually housing 992 apartments, 45,000 square feet of retail space and 30,000 square feet of community space. The complex will also be home to BronxNet Television, a brand new YMCA, and a public skate park.

Developers: Hudson Cos., the BRP Companies, ELH-TKC LLC, The Related Companies, Common Ground, Comunilife, and the YMCA of Greater New York
Status: Expected completion in early 2019



BRONX POST PLACE

Construction is underway at the Bronx Post Office, which is in the midst of a transformation into a retail, commercial, and community hub. Several historical murals will be preserved during the construction, as well as the post office's landmarked lobby and exterior.

Developers: Youngwoo & Associates and the Bristol Group
Status: TBD - Tentative completion in spring 2017



SOUTHERN CROSSING

Tenants recently moved into the Hunts Point mall, which is expected to open to the public later this year. The property was re-zoned in 2012 to promote mixed-use development in the area. Anchors include Red Lobster, Deals, McDonalds, Dunkin Donuts, and Bank of America.

Developer: Blumenfeld Development Group
Status: Opening year-end 2016



BRONX COMMONS

Plans have been filed for over 300 affordable apartments in the Melrose section of the South Bronx, with a total of 340,000 square feet planned, including 25,000 square feet of commercial space and 13,000 square feet of community space. The development is part of the New York City Housing Preservation and Development's Melrose Commons Urban Renewal Plan.

Developer: Blue Sea Development Corp.
Status: Plans filed



BRONX DEVELOPMENT* ACTIVITY 2016 BY NEIGHBORHOOD

LOCATION	TOTAL DOLLAR VALUE TRADED	TOTAL TRANSACTIONS	TOTAL PROPERTIES TRADED	TOTAL BSF
Bathgate	\$3,450,000	2	6	66,466
Baychester	\$1,695,000	1	2	22,695
Bedford Park	\$4,300,000	1	3	55,125
Belmont	\$8,695,000	4	9	124,354
Bronx Park South	\$950,000	1	1	16,347
East Tremont	\$950,000	1	1	26,175
Highbridge	\$1,200,000	1	1	30,100
Hunts Point	\$24,000,000	1	2	932,000
Kingsbridge	\$18,932,500	1	2	119,186
Kingsbridge Heights	\$1,350,000	1	1	22,360
Melrose	\$3,800,000	1	1	78,800
Fordham	\$1,725,000	1	2	41,689
Morrisania	\$14,069,000	4	6	278,281
Mott Haven	\$26,350,000	6	9	344,231
Soundview	\$5,200,000	2	2	138,756
Westchester Square	\$8,000,000	1	8	66,090
Williamsbridge	\$950,000	1	1	27,702
GRAND TOTAL	\$125,616,500	30	57	2,390,358

*includes vacant land & conversion properties only

425 GRAND CONCOURSE

This mixed-use and mixed-income development will create 241 units of low and moderate-income housing. Designed to Passive House standards, the 24-story tower will also house retail space, a charter school, medical facility, a supermarket and community spaces. As part of the construction, the city will also rehabilitate and reopen the nearby Garrison Playground.

Developers: Trinity Financial and MBD Community Housing Corporation
Status: To be completed 2020



BRONX NEWS TIMELINE



January - March '16

January 10 | Monadnock Construction and Signature Urban Properties have teamed up to develop a new large-scale residential and hotel project in Mott Haven, Curbed reports. The development site, located on a former industrial site adjacent to the 145th Street Bridge, will contain two separate residential buildings totaling 293 apartments in addition to a separate hotel, which will operate as a Hampton Inn and house 152 rooms. The hotel will rise 10 floors and include retail on the ground floor.

January 24 | The New York Botanical Gardens has issued a request for proposals for a mixed-use development site located one block away from its entrance, Curbed reports. The site is located at the southeast corner of Webster Avenue and Bedford Park Boulevard and can give way to about 300 residential units on the southern portion of the site, a hotel with 125 rooms on the northern portion of the site, and about 12,000 square feet of retail, according to the NYBG. The development stems from a 2011 rezoning of an 80-block area that intended to spur residential development along Webster Avenue. The site is currently occupied by Pioneer Supermarket and a laundromat.

March 6 | New York City has filed for 300 affordable housing units in the Melrose Commons area of the South Bronx, The Real Deal reports. Developer Blue Sea Development Corp. is planning a 12-story mixed-use building totaling about 341,000 square feet at 443 East 162nd Street, which is currently a city-owned site. It will consist of 303 affordable units and will include 26,000 square feet for commercial space and 13,300 square feet of community facility space. The project is part of the city's massive Urban Renewal project in the southwest Bronx. Further details on the project, as far as affordability levels and apartment sizes, are expected to be released in June.

March 13 | Old factories at 221 East 138th Street will soon be torn down and replaced with a 7-sto-

ry condominium development, reports Welcome2TheBronx. The 50-unit project will include ground-floor commercial space, and be fully free market, the first of its kind in the Lower Concourse Rezoning Area. The original plans filed for the site included a 10-story mixed-income rental development, but plans were changed when the owner determined inclusionary housing was not viable.

April 24 | Capital One has lent \$110 million on Taconic Investment Partners and Clarion Partners' large Eastchester Heights housing complex in the Bronx, Commercial Observer reports. The two investment partners purchased the 118-building complex for \$133 million in 2007 from Urban American. The 30-month term loan replaces an \$86.5 million loan by New York Community Bank. The complex consists of four to six-story buildings built in 1935 and contain units ranging from studios to 3-bedrooms.

May 1 | Earlier this week, the de Blasio administration selected Trinity Financial and MBD Community Housing Corporation to develop a 300,000 square foot below-market housing complex in the Bronx, Capital New York reports. The project, located at 425 Grand Concourse in Mott Haven, will house 241 apartments that will be rented to tenants earning between 60 and 100 percent of area median income. The administration has put an emphasis on energy efficiency and stated that the complex will consume 30 percent of the energy that a traditional housing development would.

May 8 | On Tuesday evening, the Rent Guidelines Board voted to consider yet another rent freeze for rent-stabilized apartments throughout New York City, The Wall Street Journal reports. In what was a preliminary vote, the board agreed on a range of 0 percent to a maximum of 2 percent increases for one year lease renewals, and 0.5 percent to a maximum of 3.5 percent increases for two year lease renewals. The board is scheduled to make its

April - May '16

final decision on June 27th, a year after they froze one year lease renewals for the first time in its 47-year history.

Earlier this week, Co-op City's board of directors made the decision to approve the hiring of Douglas Elliman Property Management to manage the massive Bronx complex's day-to-day operations, Real Estate Weekly reports. After the board of directors dumped its previous manager, Marion Scott Real Estate, in November of 2014, the board has resisted hiring another outside company. However, Co-op City's main insurer, HUD, has pressured the board since then, citing the fact that the complex's loan agreement requires a third party manager.

May 27 | According to the New York Times, the level of home sales in the Bronx has outpaced the rest of New York City at an increase of 35%. Many brokers attribute this to the fact that more buyers are moving to the Bronx and that many people have been priced out of Manhattan and view the Bronx as an acceptable alternative. In fact many brokers view the major obstacle to buying in the Bronx is that some still associate a negative stigma to the area. Almost 1,000 co-ops and condos have been sold in the first quarter making it a very active beginning to the year. Most of the housing "buzz" has been located in South Bronx, in particular Mott Haven and Port Morris.

May 29 | The New York Times profiles Belmont as a kind of bridge linking the neighborhood's various immigrant identities. The article explains that people looking for reasonably priced houses have opened themselves up to different areas of the borough. According to appraisal firm Miller Samuel, the median home sales price in Belmont through April 30 was \$420,000, compared with \$295,000 for the same period in 2013, a 42.4 percent increase. The Hudson Gateway Association of Realtors multiple listings website showed 31

BRONX NEWS TIMELINE



June '16

homes on the market in Belmont, notes the New York Times. They ranged from the mid-\$300,000s, such as a three-bedroom single-family on Lorillard Place listed at \$345,000, to the mid-\$500,000s, such as an updated two-family on Cambreleng Avenue listed at \$539,000.

June 5 | Sixty-five new affordable apartments will be available in the Bronx's Mott Haven neighborhood with prices starting as low as \$494 for a studio, according to DNAinfo.com. The apartments are located at 463 and 469 East 147th Streets and are available for households making between \$18,275 and \$63,060 per year. DNAinfo.com further reports that the project is being built through the Department of Housing Preservation and Development's Low Income Housing Tax Credit Program and its Low Income Rental Program. Applicants will be selected via lottery after the application deadline notes the article.

June 12 | Omni New York is planning to build a 154 unit multifamily rental building. The 15-story development at 2956 Park Avenue in Melrose Bronx will share a block with Omni's existing 216-unit complex Maria Lopez Plaza. The building will be mixed, as some units will be free market and some affordable. The company specializes in creating affordable housing for residents. "We've never taken anything out of affordability, and we've never sold anything," said Schneur, Omni's founder. The neighboring Maria Lopez Plaza also includes affordable housing.

June 12 | Real estate investments grew to more than \$1 billion last year in the South Bronx according to a report from the Bronx Borough President's Office. The annual development report that Bronx Borough President Ruben Diaz Jr.'s office recently released showed that roughly \$1.1 billion poured into Bronx Community District 1 in 2015, a huge increase from 2013 and 2014, when the district saw investments of roughly \$140 million and \$180

million, respectively, reports DNAinfo.com. That's an increase of nearly 700 percent from two years ago notes the article.

June 19 | At a cost of more than \$325 million, Mr. de Blasio's expansion of ferry service would be one of the biggest bets any city in the world has made on boats as vehicles for mass transit, reports the New York Times. The mayor predicts that the ferries would carry 4.5 million passengers a year, notes the article. Mr. de Blasio promised New Yorkers that ferries will start running on three new routes, serving South Brooklyn, and Astoria and the Rockaways in Queens, by the end of June 2017, four months before he would stand for re-election. Additional routes to the Lower East Side of Manhattan and to Soundview in the Bronx will be added in 2018, reports the New York Times.

June 20 | Three transactions were completed by KZA Realty Group Inc. in the Bronx. The sales included a \$3.4M, 79,000 SF lot at 972 Washington Ave, a \$1.975M, 32,000 SF lot at 857-859 Concourse Village West, and a short-term lease, 868 SF office space at 3174 Riverdale Ave. KZA Realty Group Inc. represented both the buyers and the sellers involved in the deal, with Kathy Zamechansky, the president of the realty group, personally representing two of the three buyers.

June 21 | The Bronx's real estate is continuing its upward trajectory in 2016. Recent demographic and socioeconomic trends support this, and show that the course of Bronx real estate will continue its upward momentum. Unemployment in the Bronx has fallen over 1% in the last 5 years. The population has also surged to almost reach its 1970 peak. In the last 5 years the population has increased by over 70,000 residents.

June 26 | The New York City Rent Guidelines Board voted on June 28 to extend last year's rent freeze another year. This vote means New Yorkers with a

one year rent-stabilized lease have a zero percent rent increase and those with a 2 year lease have a 2% increase. Landlords hope that lower fuel costs will offset a rent freeze.

A unique type of housing is expected to be completed in late 2018. L+M Development Partners and Hornig Capital Partners have come together with SBH Health System to create a 450,000 square foot project that focuses on preventative health. It will be 314 units spanning two sites at 4451 and 4439 Third Avenue. Several health and community organizations have contributed money to this project, which will include an ambulatory-care center, interior green walls with living plants, and a kitchen that will be used to inform residents on healthy eating and cooking. All units will be affordable for those with low-income.

As commercial banks become more selective regarding lending, even well-known developers are having trouble getting office buildings and luxury condominium projects off the ground, reports the Real Deal. A major factor is a surge in regulatory oversight from Basel III, a collection of international banking reforms passed in 2011. The article highlights the many challenges of building new large-scale office buildings in New York City.

Landlords who own New York City's 1 million rent-stabilized apartments have sued to overturn June's Rent Guidelines Board decision for another year-long rent freeze, reports Crain's. The Rent Stabilization Association, which represents 25,000 landlords in the city, filed a suit in state Supreme Court on Thursday, alleging that the decision to deny an increase violated the state's rent-stabilization law. According to Crain's, it was done to fulfill Mayor Bill de Blasio's political agenda to preserve affordable housing.

1H 2016 MID-YEAR FEATURED TRANSACTIONS BY ARIEL PROPERTY ADVISORS



1031-1049 WESTCHESTER AVENUE
& 1057 SOUTHERN BOULEVARD,
Bronx, NY 10459

Location: **Morrisania**
Property Type: **Commercial Building**

FOR SALE



1943-1955 WESTCHESTER
AVENUE,
Bronx, NY 10462

Location: **Parkchester**
Property Type: **Commercial Building**

SOLD: \$7,750,000



445 GERARD AVENUE,
Bronx, NY 10451

Location: **Mott Haven**
Property Type: **Conversion**

FOR SALE: \$6,750,000



2703 EAST TREMONT AVENUE,
Bronx, NY 10461

Location: **Westchester Square**
Property Type: **Commercial Building**

SOLD: \$6,675,000



440 EXTERIOR STREET,
Bronx, NY 10454

Location: **Mott Haven**
Property Type: **Conversion**

SOLD: \$4,500,000



622 EAST 169TH STREET,
Bronx, NY 10456

Location: **Morrisania**
Property Type: **Walk-Up Building**

SOLD: \$4,200,000



773-783 EAST 169TH STREET,
Bronx, NY 10456

Location: **Crotona Park**
Property Type: **Mixed Use Building**

IN CONTRACT



979 OGDEN AVENUE,
Bronx, NY 10452

Location: **Highbridge**
Property Type: **Conversion**

FOR SALE: \$2,950,000



701 ELTON AVENUE,
Bronx, NY 10455

Location: **Morrisania**
Property Type: **Conversion**

SOLD: \$2,025,000



590 EAST 167TH STREET,
Bronx, NY 10456

Location: **Morrisania**
Property Type: **Walk-Up Building**

FOR SALE: \$1,950,000



INVESTMENT SALES,
CAPITAL SERVICES &
INVESTMENT RESEARCH

EXCLUSIVE
MARKET
REPORTS

COMPLIMENTARY
ASSET
EVALUATIONS

QUALITY
BROKERAGE
SERVICES

ABOUT ARIEL PROPERTY ADVISORS

Ariel Property Advisors is an investment real estate services and advisory company located in New York City.

Our company is unique to the industry in that it is structured like an investment bank, with separate divisions for investment sales, capital services and research. This strategic approach to commercial brokerage services allows our professionals to deploy greater resources and provide consistent, seamless execution to every transaction.

We cover all major commercial asset types throughout the New York metropolitan area, but maintain a very sharp focus on multifamily, mixed-use, development, commercial and industrial properties.

From consultation through closing, our professionals are dedicated to achieving optimal results for our clients. Combining the insights of veteran brokers with the latest real estate market intelligence, we find solutions that meet the specific needs of both the client and the asset.

Cultivating long-lasting relationships with the real estate community is essential to the success of both our firm and our clients, so we encourage all market participants to use our company as a resource.

Contact us today for Asset Evaluations, listing information, financing opportunities or our latest market reports.

COMPILED BY:

INVESTMENT SALES

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OUR METHODOLOGY

DATA COLLECTION:

- Property transfers are collected through ACRIS and Property Shark each week, vetted by research team, and cross-checked with news articles.
- Information collected from third party sites such as Costar and Loopnet, along with news articles from sites such as The Real Deal.
- Information from appraisers and brokers on sales not yet publicized.

CRITERIA:

- Minimum sales price of \$850k
- Does not include city transactions, internal sales, notes & ground leases

PROJECTIONS:

- Sales are averaged on a per-day basis throughout the year, and projected as such
- The assumed ACRIS transfer lag time is 30 days—if final data collection is July 15, we are projecting the sales that will eventually surface from July 16-31.

LOCATION DEFINITIONS:

Manhattan - South of East 96th Street and South of West 110th Street
Northern Manhattan - North of East 96th Street, North of West 110th Street
The Bronx - Bronx Borough
Brooklyn - Brooklyn Borough
Queens - Queens Borough

If you would like to use or quote this report on the web, we ask that you quote the source as "Bronx Sales Report by Ariel Property Advisors" and link report from our website page (arielpa.nyc/investor-relations/research-reports)

INSIDE NYC'S NEIGHBORHOODS

Our neighborhood reports provide an overview of local activities, transactions, projects and current events which directly affect the area.

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 22, 2016 5:39 PM