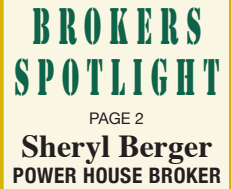




Argo Residential

The Residential Brokerage Division
of Argo Real Estate, LLC



The Argo 1st Quarter Residential Report:

SPECIAL BUILDINGS, SPECIAL FEATURES



By Karen A. Berman,
Vice President / Director of Sales

As part of a full-service real estate company, we have broker specialists in many of the buildings we manage. It gives us a unique advantage because we are often able to expedite the renting or purchasing process through our in-depth knowledge of the individual apartments, building histories and surrounding communities. Each newsletter, starting with this current issue, will feature two profiles so that we may share interesting details with you about some very special buildings.

The Wedgwood: 69 Fifth Avenue



Where Flatiron meets Union Square and Greenwich Village, The Wedgwood is at the crossroads of three of Manhattan's most vibrant neighborhoods, on the northeast corner Fifth Avenue 14th Street. The stunning mid-century modern classic towers 20 stories above the bustling avenue and is visually notable for its glossy white brick façade. With 153 spacious studios, one-, two- and three-bedroom apartments, some with terraces and wood-burning fireplaces, the full-service cooperative has 24-hour doorman service and a live-in super. Amenities include a landscaped roof deck, bike room, laundry room, private storage and on-site garage.

Steps from 10 subway lines, The Wedgwood is perfectly situated between downtown and midtown Manhattan. It is surrounded by exceptional shopping, such as the world famous Union Square Farmer's Market, plus fine restaurants, abundant nightlife and international culture. It is also directly across the street from the New School and near the campus of New York University. The pet-friendly building is in

close proximity to three popular public parks, i.e., Union Square Park, Washington Square Park and Madison Square Park, all with dog runs, local culture and lush greenery.

Broker Specialist: Karen A. Berman,
VP - Director of Sales
KarenB@argo.com, 212-896-8614

360 Central Park West



Located on the southwest corner of Central Park West and 96th Street, this stunning full-service rental building was designed by the world renowned early 20th century architect Rosario Candela and completed in 1929. One of the architect's three "Skyscraper Church/Apartment Houses," it has two separate towers and stretches along the storied block from 96th Street and halfway down the block to 95th Street, incorporating the chapel of the Second Scotch Presbyterian Church on the 96th Street side. It may even be regarded as an early example of "mixed-use" residential development, which today is more often associated with retail.

The 16-story prewar masterpiece features 142 residences in layouts that include studio through two-bedroom apartments, many with stunning views of Central Park West to the reservoir in Central Park. The pet-friendly building also has a 24-hour doorman, newly renovated laundry room and bicycle storage and is situated in the heart of Manhattan's tony Upper West Side. It is literally steps from the B and C subway lines and only a few blocks from Whole Foods Supermarket, Michael's, TJ Maxx, and dozens of restaurants, boutiques, entertainment and schools.



Broker Specialist: Zhann K. Jochinke,
ZhannJ@argo.com, 212-896-8638



The Argo Broker Spotlight: **Sheryl Berger** **Broker**



SHERYL BERGER: BROOKLYN NATIVE, UPPER WEST SIDE POWER HOUSE

After 10 years of working in the apparel industry, Sheryl Berger's willingness to help a friend show apartments at the Montana on the Upper West Side led to her love of all things real estate.

Sheryl's first official foray in real estate actually began in 1986, when she joined the Argo Corporation in the management division. Within two years, she became a licensed real estate salesperson and was welcomed into the brokerage end of the firm, Argo Residential. Her first day with the busy sales team was scouring the *New York Times* for listings and leads. Since then, she's built an enviable 25-year career based on the real estate tenets of providing excellent customer service, developing a strong referral base and being a skillful networker. She specializes in the Upper West Side, where she handles a wide range of apartments from studios to multi-million dollar penthouses.

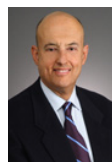
Today, the Brooklyn-born and raised broker also lives in her prime base of the Upper West Side. She is a member of the Real Estate Board of New York (REBNY) and sits on her co-op board. In her free time, she enjoys traveling and is an active volunteer with the American Cancer Society. To contact Sheryl, call her directly at 212-896-8612 or by email at Sherylb@argo.com.

ARGO'S FEATURED PROPERTIES



Tribeca Luxury - *66 Leonard Street, 7D*

From its Brazilian mahogany hardwood floors to 8-foot high, brushed and lacquered steel doors, this triple mint, one bedroom condominium is the home you've been waiting for! This residence boasts an unprecedented array of amenities including master suite with built-ins and a walk-in closet. The newly-renovated, kitchen is chef-ready with its polished black granite countertop, Thermador six-burner stove, Sub-zero refrigerator and built-in wine cooler. The bathroom features slate floors, double sinks, free-standing claw tub and walk-in shower/sauna. The Beaux Arts building, designed by architect Henry Janeway Hardenbergh of the Plaza Hotel, is a full-service condominium featuring a health club, steam room, lounge, rooftop deck, common and private storage areas.



Agent: Harold Kobner, 212-896-8632 (haroldk@argo.com)
Asking: \$1,599,000 **Common Charges:** \$1,052 **Taxes:** \$765
WEB ID#557653

ARGO'S FEATURED PROPERTIES Continued...

Exclusive Two Bedroom Sponsor Sale - 69 Fifth Avenue, Apt. 2HJ



Spectacular two bedroom, two bath sponsor sale! This exclusive, rarely available residence is undergoing a total renovation featuring a new windowed kitchen with stainless steel appliances, wood cabinetry and granite countertops. Additional highlights include an entry foyer, hardwood floors, abundant closet space, a roomy walk-in closet and washer/dryer hook up. This full-service, Fifth Avenue co-op building includes a 24-hour doorman, live-in super, central laundry, private storage, bicycle room, rooftop terrace and a parking garage. One block from Union Square, restaurants, shopping and subways. Close to Washington Square Park and Madison Square Park. No board approval.

Broker: Karen A. Berman, VP (212) 896-8614 (karenb@argo.com)
Asking: \$1,699,000 **Maintenance:** \$2,126.91 - Call Karen for details.

Sunny One Bedroom Home For Rent in Greenwich Village - 69 Fifth Ave 15-F



Beautiful high-floor one bedroom, one bathroom home near Union Square! This sun-filled residence has an entry foyer, dining alcove, hardwood floors and six closets including a walk-in. The beautifully renovated kitchen features granite countertops, glass-encased cabinetry and stainless steel appliances. The updated bathroom has marble floors, a vanity and medicine cabinet. This full-service, Fifth Avenue co-op building includes a 24-hour doorman, live-in super, central laundry, bicycle room, rooftop terrace with fabulous city views and a parking garage. One block from the farmer's market, restaurants, shopping and subways. Close to Washington Square Park and Madison Square Park. Board approval is required. No pets. No smoking.

Broker: Karen A. Berman, VP, 212-896-8614 (karenb@argo.com)
Rent: \$4,200 - WEB ID#893671

Pre-War Beauty at Prestigious 875 West End Avenue and 103rd Street



Sponsor Sale! Move right into this rarely available, fully-renovated two bedroom, two bathroom residence with a formal dining room, entry foyer, hardwood floors, roomy closets and original pre-war details. The Italian Renaissance-palazzo-style building, designed by Rosario Candela, features a doorman, fitness center, bicycle room, children's playroom and community room. No Board Approval Required.

Broker: Karen A. Berman, VP (212) 896-8614 (karenb@argo.com)
Asking: \$1,199,000 **Maintenance:** \$1,820.16 - Call Karen for details.

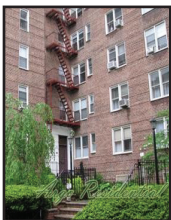
Sunny Upper West Side Studio - 304 West 75th Street, 15-D



This lovely, high floor studio charms with open views, high ceilings, hardwood floors, a queen size Murphy bed, windowed kitchen and walk-in closet. A personal touch and a little updating will create the perfect starter apartment or pied-a-terre. This pre-war, fully-attended co-op building includes a bicycle room, on-premises laundry, fitness center and a garden. Located in a terrific West Side neighborhood filled with shopping, parks and transportation. Small pets are welcome.

Agent: Sheryl Berger, (212) 896-8612 (sherylb@argo.com)
Asking: \$319,000 **Maintenance:** \$827 - WEB ID#293689

A Jewel in Jackson Heights - 88-10 35th Avenue, Apt. 4-D



This jewel of a home features a wall of windows, abundant sunlight, hardwood floors, lots of closet space and a windowed kitchen and bathroom. The six-story, post-war building includes a laundry room, parking garage, bicycle room, elevator, intercom system and private storage. Pets are welcome.

Agent: Jorge Mejia, 212-896-8600 (jmejia@argo.com)
Asking: \$189,000 **Maintenance:** \$454, No Flip Tax - WEB ID#883226

New to Market Forest Hills Home - 67-40 Booth Street, 5-H



A sheer delight with great space and abundant sunlight! This true two bedroom residence has lovely hardwood floors, a spacious living room, open Westerly views, a separate dining area and an eat-in kitchen with new appliances. The six-story Saxony building includes a laundry room and parking garage.

Agent: Jodi Nath, 212-896-8696 (jodin@argo.com)
Asking: \$339,000 **Maintenance:** \$787 - WEB ID#894693



Karen Berman



Sheryl Berger



Jorge Mejia



Jodi Nath



Jodi Nath

ARGO'S FEATURED PROPERTIES Cont.

Beautiful Forest Hills Home -



105-20 66th Road, Apt. 5AB

Seeing is believing! This four bedroom, three bathroom Forest Hills residence thrills from the floor to the ceiling with its country home feel, windowed dining room alcove, spacious living room, hardwood floors and lots of closet space. The kitchen has granite countertops, brand new stainless steel appliances, designer

cabinetry and ceramic tile. The master bedroom features an ensuite windowed bathroom, alcove sitting area and a large walk-in closet with a California closet system. The second bedroom easily transitions into a library or office. One of the three bathrooms includes a bathtub and separate shower stall. The pet-friendly, post-war co-op building has an elevator, laundry room, parking garage and intercom system.

Agent: Jodi Nath, 212-896-8696 (jodin@argo.com)
Asking: \$599,000 **Maintenance:** \$1,455 - WEB ID#896233

River View Alcove Studio in Country Club Setting - 5800 Arlington Avenue Apt 20-O, Riverdale, NY



Awaken to magnificent views of the Hudson River, Palisades and the George Washington Bridge. This thoughtfully-designed studio apartment has a newly-renovated kitchen and bathroom, separate dining area, Brazilian cherry wood floors, ceiling-to-floor cabinets, ample closet space and great storage systems.

The kitchen includes granite counters and full-size stainless steel appliances. This full-service building features a concierge, doorman, indoor/outdoor parking, pool, tennis courts, fitness center, laundry, storage room, restaurant and a dog park. Maintenance includes pool and fitness center.

Agent: Linda Lepson, 212-896-8699 (LindaL@argo.com)
Asking: \$165,000 **Maintenance:** \$667 - WEB ID#878927

Rego Park - 61-41 Saunders Street, #A68



Spacious two bedroom, one bathroom pre-war gem with original details, high ceilings, sweeping archways and hardwood floors. Highlights include a newly-renovated, eat-in kitchen and bathroom. Near shopping, restaurants and the 7 train. The low-rise co-op building features a video intercom and elevator.

Agent: Charles Kriegel, 516-398-4850 (charlesk@aol.com),
Asking: \$319,000 **Maintenance:** \$796 - WEB ID#885624



Linda Lepson



Charles Kriegel

Argo Residential Agents

Here are the Argo sales agents who are ready to work with you whether you are buying, selling or renting. Call them to learn about the latest market conditions, get an appraisal of your apartment or to start looking for an apartment.

Karen A. Berman

Vice President, Director of Sales
212-896-8614 - karenb@argo.com

Sheryl Berger - 212-896-8612 - sherylb@argo.com

Jodi Nath - 212-896-8696 - jodin@argo.com

Harold Kobner - 212-896-8632 - haroldk@argo.com

Zhann Jochinke - 212-896-8638 - zhannj@argo.com

Charles Kriegel - 516-398-4750 - charlesk@argo.com

Linda Lepson - 212-896-8699 - lindal@argo.com

Dale Garfinkel - 212-896-8688 - daleg@argo.com

Beth Littman - 212-896-8640 - bethl@argo.com

Jorge Mejia - 212-896-8645 - jorgem@argo.com

Save \$1,000 When Buying or Selling

Residents of Argo-managed properties can save up to \$1,000 in closing costs when using an Argo Residential sales agent.

For more information call: 212 581-9500

Argo Residential Recent Co-op Sales

MANHATTAN

243 West End Avenue, 909, 2BR, \$454,000, Sheryl/Beth
243 West End Avenue, 1507, Studio, \$310,000, Sheryl/Beth
304 West 75th Street, 6G, \$500,000, Karen/Sheryl

QUEENS

Sunnyhill (39-65), Woodside, 6D, 2BR, \$310,000, Charlie
66-33 Yellowstone, 6F, 1BR, \$175,000, Zhann
65-65 Wetherole Street, Rego Park, 4N, 2BR, \$282,000, Charlie
Sunnyhill (39-25), Woodside, 6C, 1BR, \$216,000, Charlie
67-40 Booth Street, Rego Park, 5B, 2BR, \$235,000, Jodi
65-65 Wetherole Street, Rego Park, 1D, 1BR, \$211,350, Charlie

RIVERDALE

4901 Henry Hudson Pkwy, 7A, Studio, \$110,000, Linda

BRONX

Executive Towers, 24E, 2BR, \$195,000, Desi
Executive Towers, 8G, 1BR, \$160,000, Charlie/Desi

The Argo Quarterly Market Report

Prepared by streeteasy.com can be downloaded as a PDF from our website at: www.argo.com and then simply click on the NEWS.



The Argo Residential Report is Published by:

Argo Real Estate, LLC

50 West 17th Street, New York, NY 10011

Tel: (212) 581-9500 Fax: 212 896-8667

E-Mail: Sales@argo.com

www.argo.com

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price, change of other terms and conditions, prior sale or withdrawal without notice. No representation is made to the accuracy of any of the information submitted.

Argo Real Estate is a proud sponsor of the Broadway Mall Association