



BUYER'S GUIDE

RUBINTEAM

At Douglas Elliman Real Estate

**Miriam
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MEET YOUR TEAM



Miriam Flink-Herman

Miriam takes every real estate purchase or sale and treats it as if it were her own. Looking after the needs and goals of each client, listening with an open mind, and being proactive in presenting their best options are her passions, and fortes.

Specializing in residential real estate throughout Manhattan, Miriam goes above and beyond a client's expectations to make sure the best job gets done. Whether you are buying, selling or renting a home, she trumps each intricate transaction with stellar personalized service to ensure your smooth success.

A native of Long Island, Miriam moved to New York City in her high school years and attended college at Northeastern University in Boston. She spent over two decades in the fashion industry selling to department stores. Her sales and service skills are exceptional, as is her attention to detail.

As the mother of a young daughter, Miriam is a very active participant in her school as well as other local community organizations including the Ronald McDonald House of New York.

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KEY TERMS

APPRAISAL: Assessment of the property's market value, typically done for the purpose of obtaining a mortgage.

COMMON CHARGE: Monthly maintenance fee paid by condo owners. Property taxes are not included in the common charges.

CONTRACT DEPOSIT: A percentage of the agreed-upon purchase price paid by the buyer at the time of signing the contract.

CO-OP SHAREHOLDER: Owner of a co-op unit, since what they are actually purchasing are shares of stock in the co-op corporation.

DEBT-TO-INCOME RATIO: The percentage of an individual's monthly gross income relative to the amount of debt owed.

ESCROW DEPOSIT: Deposit of funds to be transferred upon completion of the deal.

FINANCIAL STATEMENT: A formal record of all your financial assets, debts, and liabilities.

FLIP TAX: A tax levied by a co-op and paid by the seller when a sale is made. They are designed to generate funds for the co-op's cash reserve.

MAINTENANCE FEE: Fees paid by co-op shareholders that contribute to building operations.

LIEN SEARCH: A background check on the property and the seller to ensure there are no outstanding debts or claims upon the property.

POST-CLOSING: The amount of cash the buyer must have on hand after deducting the down-payment and closing costs.

PRE-APPROVED: Advanced approval from a bank or other lending institution for a home mortgage.

PRE-QUALIFIED: Potential buyers provide an overall financial picture and mortgage brokers provide an estimate of what level of loan you will likely be pre-approved for.

RECORDING FEE: A fee paid to the local government to officially report a sale of a home; usually paid by the buyer.

TAX ABATEMENT: Newly constructed buildings sometimes receive abatements so that owners do not have to pay taxes on their units for a specified amount of time.

SPONSOR: The entity responsible for developing a new building or converting an existing rental building to a condo or co-op

CO-OP VS. CONDO

There are a few key differences between owning a condo and owning a co-op. Owning a condo is like owning a house. Those who buy condos receive deeds and specified deeds of real estate, while those who buy co-ops maintain shares of corporations that own the buildings where their units are. Condos are typically more expensive from purchase to closing but provide more flexibility to the owner.

	CO-OP	CONDO
SUPPLY	75% of NYC's housing. Built before the 1980s.	25% of NYC's housing. Built after the 1980s.
ESTIMATED CLOSING TIME	3-4 months after contract signing.	1-2 months after contract signing.
APPROVAL PROCESS	Very strict and thorough. Personal interview required.	Less rigorous—no interview. Quicker to approve.
OWNERSHIP TYPE	Indirect. Stock certificate and lease.	Direct. Buyer owns real property.
TAXES	Taxes are included in monthly maintenance.	Owner pays typical homeowner taxes.
RENTING OUT YOUR UNIT	Limited, based on building regulations.	Investor friendly.
RESALE	New buyer must be approved by co-op board.	New buyer will rarely be denied.
INVESTOR FRIENDLY	Rarely.	Yes.

BUYER'S 6 STEP TIMELINE

The Rubin Team purchase outline.



1. Enlist the Rubin Team to handle your purchase. Retain a real estate attorney.



2. Submit and negotiate an offer (1 day to 1 week). Our team of expert negotiators will get you the best deal and do our best to get your offer accepted!



3. Attorney reviews contract, buyer signs contract and provides 10% deposit (7-10 days).



4. Loan application and commitment letter (2-4 weeks).



5. After meeting, the board will discuss your application and decide on approval. Often times this is decided very quickly, but it varies for each building.



6. Prepare for final walkthrough and closing (1-2 weeks)



RUBINTEAM
real estate

 Douglas Elliman

CLOSING COSTS

Estimated costs for sellers and purchasers

BUYERS

ESTIMATED CO-OP CLOSING COSTS

LEGAL

Real estate attorney	\$2,500 - \$5,000
Lien search	\$350 - \$450

BANK

Points (optional)	0.5%- 3% of loan value
Application fee and credit check	\$350-1,000
Mortgage origination fee	.5%-3% of loan value
UCC-1 filing fee	\$20-40
Appraisal fee	\$500 - \$1,500
Bank Attorney	\$1,000-\$1,500

BUILDING

Miscellaneous co-op charges	Varies by building
Recognition agreement fee	\$250
Maintenance adjustment	Pro-rated for month of closing
Flip Tax	Varies by building

ESTIMATED TOWNHOUSE CLOSING COSTS

LEGAL

Real estate attorney	\$2,500 - \$5,000
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BANK

Points (optional)	0.5%- 3% of loan value
Application fee and credit check	\$350-\$1,000
Mortgage origination fee	.5%-3% of loan value
Tax excrow	2-6 months of property taxes
Appraisal fee	\$500 - \$1,500
Bank Attorney	\$1,000-\$1,500

Mortgage recording tax	
1.8% of mortgage amount	<\$500,000
1.925% of mortgage	>\$500,000

OTHER

Recording fee	\$250
Title Insurance	0.45% of purchase price
Municipal Searches	\$350-\$500

ESTIMATED CONDO CLOSING COSTS

LEGAL

Real estate attorney	\$2,500 - \$5,000
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BANK

Points (optional)	0.5%- 3% of loan value
Application fee and credit check	\$350-\$1,000
Mortgage origination fee	.5%-3% of loan value
Tax excrow	2-6 months of property taxes
Appraisal fee	\$500 - \$1,500
Bank Attorney	\$1000-1500
Mortgage recording tax	
1.8% of mortgage amount	<\$500,000
1.925% of mortgage amount	>\$500,000

BUILDING

Common Charges Adjustment	Pro-rated for month of closing
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Transfer tax (NYC)*	
1.425% of mortgage amount	<\$500,000
1.425% of mortgage amount	>\$500,000

Transfer tax (NY State)*	
0.4% of transactions	<\$3MM
0.65% of transactions	>\$3MM

* New developments only

OTHER

Recording fee	\$250
Title Insurance	0.45% of purchase price
Municipal Searches	\$350-\$500

MANSION TAX (APPLIES TO CO-OP, CONDO AND TOWNHOUSE)

\$1,000,000-\$1,999,999	1%
\$2,000,000-\$2,999,999	1.25%
\$3,000,000-\$4,999,999	1.50%
\$5,000,000-\$9,999,999	2.25%
\$10,000,000-\$14,999,999	3.25%
\$15,000,000-\$19,999,999	3.50%
\$20,000,000-\$24,999,999	3.75%
\$25,000,000+	3.90%

SELLERS

ESTIMATED CO-OP CLOSING COSTS

LEGAL

Real estate attorney	\$2,500 - \$5,000
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TAXES

Transfer tax (NYC)	
1% of mortgage amount	<\$500,000
1.425% of mortgage amount	>\$500,000

Transfer tax (NY State)	
0.4% of transactions	<\$3MM
0.65% of transactions	>\$3MM

Electronic Filing with ACRIS	\$50
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Gains Tax Withholding (out of state US residents)	7.70%
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Federal Withholding Tax (FIRPTA) - Non-US residents	10%
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NYC administrative fee	\$50
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NYS equalization fee	\$75
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RECORDING/FILING

UCC-Filing	\$300
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BANK

Payoff bank fees	\$300
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Loan satisfaction fee	\$150
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BUILDING

Managing agent/closing fees (if applicable) -	\$500
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Move out deposit	\$750
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Move out fee	Varies by building
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Flip Tax	Varies by building
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BROKERAGE

Broker fee	6%
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ESTIMATED CONDO CLOSING COSTS

LEGAL

Real estate attorney	\$2,500 - \$5,000
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TAXES

Transfer tax (NYC)	
1% of mortgage amount	<\$500,000
1.425% of mortgage amount	>\$500,000

Transfer tax (NY State)	
0.4% of transactions	<\$3MM
0.65% of transactions	>\$3MM

Electronic Filing with ACRIS	\$50
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Gains Tax Withholding (out of state US Residents)	7.70%
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Federal Withholding Tax (FIRPTA) - Non-US residents	10%
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NYC administrative fee	\$50
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NYS equalization fee	\$75
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BANK

Payoff bank fees	\$300
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Loan satisfaction fee	\$150
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BUILDING

Managing agent/ closing fees (if applicable)	\$500 Varies by building
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Move out deposit (varies)	\$750 Varies by building
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Move out fee	Varies by building
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Transfer fee	Varies by building
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BROKERAGE

Broker fee	6%
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ESTIMATED TOWNHOUSE CLOSING COSTS

LEGAL

Real estate attorney	\$2,500 - \$5,000
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BANK

Payoff bank fees	\$300
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Loan satisfaction fee	\$150
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BROKERAGE

Broker fee	6%
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TAXES

Transfer tax (NYC)	
1% of mortgage amount	<\$500,000
1.425% of mortgage amount	>\$500,000

Transfer tax (NY State)	
0.4% of transactions	<\$3MM
0.65% of transactions	>\$3MM

Electronic Filing with ACRIS	\$50
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Gains Tax Withholding (out of state US Residents)	7.70%
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Federal Withholding Tax (FIRPTA) - Non-US residents	10%
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NYC administrative fee	\$50
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NYS equalization fee	\$75
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SUCCESS STORIES

Over a thousand reasons to sell your home with the Rubin Team.

MANHATTAN

BATTERY PARK CITY

2 South End Avenue	6D
211 North End Avenue 23C	
212 Warren Street 24AC	
377 Rector Place	17C

CENTRAL PARK SOUTH

116 Central Park South	5B
22 Central Park South 4	
40 Central Park South 6A	

CHELSEA

10 West 15th Street	809
10 West 15th Street	322
10 West 15th Street	512
10 West 15th Street	1514
10 West 15th Street	1405
10 West 15th Street	1105
10 West 15th Street	716
100 West 15th Street	4E
100 West 18th Street	7C
100 West 18th Street	6F
100 West 18th Street	PH
100 West 58th Street	12H
101 West 24th Street	14A
101 West 24th Street	14A
101 West 24th Street	4H
101 West 24th Street	29H
101 West 24th Street	9E
116 West 29th Street	11th FL
121 West 15th Street	2
121 West 17th Street	5B
121 West 17th Street	5B
126 West 22nd Street	4N
126 West 22nd Street	PHS
130 West 16th Street	7
132 West 22nd Street	11
135 West 16th Street	110
138 West 17th Street	5
138 West 19th Street	2
14 West 17th Street	4S
143 West 20th Street	10S



545 West 20th Street | 4 Bedrooms | 3.5 Baths | Sold: \$7,200,000

144 West 18th Street	2E
144 West 27th Street	6R
148 West 23rd Street	8K
15 West 24th Street	PH
15 West 24th Street	6
15 West 24th Street	10
151 West 17th Street	1H
151 West 17th Street	PHF
151 West 17th Street	3G
151 West 21st Street	13th FL
154 West 15th Street	4B
155 West 18th Street	304
16 West 16th Street	8WN
16 West 19th Street	2C
161 West 15th Street	6FG
161 West 15th Street	6E
161 West 15th Street	7H
161 West 16th Street	9D
161 West 16th Street	19C
170 West 23rd Street	3M
170 West 23rd Street	5UV
170 West 23rd Street	5X
181 Seventh Avenue	14C
181 Seventh Avenue	7B
182 Ninth Avenue	4
200 West 20th Street	215

201 West 16th Street	6F
201 West 16th Street	7E
201 West 16th Street	10E
201 West 17th Street	PHF
201 West 21 Street	14K
201 West 21st Street	12F
201 West 21st Street	14K
201 West 21st Street	15F
201 West 21st Street	8B
201 West 21st Street	4B
205 West 19th Street	6
207 West 21st Street	6
211 West 18th Street	1
214 West 16th Street	1S/2S
214 West 17th Street	1A
217 West 14th Street	4R
222 West 15th Street	10A
223 West 21st Street	5L
225 West 25th Street	6E
231 West 21st Street	1D
233 West 21st Street	5CD
233 West 26th Street	6E
234 West 16th Street	4C
235 West 11th Street	3
236 West 26th Street	
237 West 15th Street	3B

237 West 15th Street	3C
237 West 15th Street	2B
240 West 23rd Street	3B/4B
244 Eighth Avenue	3F
244 West 23rd Street	3A
245 West 19th Street	7S
25 West 19th Street	5R
250 West 15th Street	4H
250 West 15th Street	5I
250 West 21st Street	8
250 West 27th Street	3F
252 Seventh Avenue	6Q
252 Seventh Avenue	9J
252 Seventh Avenue	7S
252 Seventh Avenue	9J
252 West 30th Street	5A
254 West 18th Street	5
255 West 23rd Street	4FE
259 West 21st Street	3
260 West 26th Street	9N
264 West 22nd Street	9
270 West 17th Street	4D
270 West 17th Street	4C
291 Seventh Avenue	4
291 Seventh Avenue	4
30 West 18th Street	8C
300 West 23rd Street	11E
300 West 23rd Street	13G
300 West 23rd Street	11E
301 East 22nd Street	11K
301 East 22nd Street	12F
301 East 22nd Street	12F
301 East 22nd Street	8R
305 West 13th Street	6C
305 West 18th Street	1H
31 West 16th Street	2
31 West 21st Street	7th FL
315 West 23rd Street	10B
315 West 23rd Street	8C
315 West 23rd Street	3E
315 West 23rd Street	3E
315 West 23rd Street	5D
316 West 22nd Street	3
320 West 19th Street	3A
320 West 19th Street	4D
320 West 19th Street	1B
324 West 23rd Street	3A
330 West 17th Street	1W
331 West 21st Street	3FW
331 West 21st Street	4FE
333 West 21st Street	1RW
333 West 22nd Street	5D



205 West 19th Street, 6F

Asking Price: \$5,000,000 | Sold: \$5,000,000

3 Bedrooms | 3 Baths

Listed with another broker for six months who failed to sell this great loft. Listed with the Rubin Team and sold for 100% of asking price.

334 West 17th Street	PH4/5W
334 West 22nd Street	18
337 West 20th Street	M3
337 West 20th Street	4B
337 West 20th Street	1A
345 West 14th Street	3A
345 West 16th Street	9
349 West 21st Street	D
35 West 15th Street	10C
35 West 15th Street	8B
35 West 15th Street	16C
35 West 15th Street	8C
35 West 15th Street	19B
350 West 23rd Street	PHB
354 West 23rd Street	2C
357 West 29th Street	PH
359 West 29th Street	3

42 West 15th Street, 3rd Floor

2 Bedrooms | 2 Baths

Asking Price: \$3,500,000 | Sold: \$3,400,000

Seller bought and renovated six years prior to selling. Overall design placed more importance on windowed bedrooms resulting in no windows in the living room.



359 West 29th Street	3
360 West 22nd Street	4L
365 West 19th Street	2F
365 West 19th Street	3R
365 West 19th Street	2R
365 West 19th Street	3F
365 West 20th Street	7C
365 West 20th Street	5B
365 West 20th Street	10C
4 West 16th Street	9B
4 West 21st Street	8C
4 West 21st Street	4C
4 West 21st Street	9A
4 West 21st Street	3D
4 West 21st Street	14B
4 West 21st Street	12D
40 West 15th Street	1A
40 West 22nd Street	11th FL
40 West 24th Street	3E
405 West 23rd Street	3C
405 West 23rd Street	5E
408 West 25th Street	4FW
410 West 23rd Street	4D
410 West 23rd Street	2F
410 West 23rd Street	2G
410 West 24th Street	2I
42 West 15th Street	3rd FL
42 West 15th Street	3rd FL
420 West 25th Street	3A
426 West 23rd Street	4F
426 West 23rd Street	4R
429 West 24th Street	4F
430 West 23rd Street	A
433 West 24th Street	1F
436 West 23rd Street	A
440 West 24th Street	9A
444 West 19th Street	PH2
444 West 19th Street	7E
445 West 19th Street	1F
447 West 18th Street	4E
448 West 37th Street	8C
450 West 17th Street	1909
450 West 17th Street	2406
450 West 17th Street	1803
450 West 17th Street	2406
450 West 17th Street	1606
453 West 19th Street	4A
461 West 21st Street	
465 West 23rd Street	6JK
465 West 23rd Street	6JK
465 West 23rd Street	2D
470 West 24th Street	16E

SUCCESS STORIES

CHELSEA (cont.)

470 West 24th Street	19C
50 West 15th Street	5C
515 West 18th Street	602
515 West 18th Street	602
519 West 23rd Street	R1
520 West 19th Street	8A
520 West 19th Street	8A
520 West 23rd Street	6C
520 West 23rd Street	14G
520 West 28th Street	28
525 West 22nd Street	PHE
532 West 22nd Street	2B
545 West 20th Street	4B
55 West 16th Street	4
55 West 16th Street	4
55 West 17th Street	1203
555 West 23rd Street	S3C
555 West 23rd Street	S4P
555 West 23rd Street	N3P
60 West 20th Street	6E
60 West 20th Street	6E
650 Sixth Avenue	5H
650 Sixth Avenue	5C
655 Sixth Avenue	5G
77 Seventh Avenue	16C
77 Seventh Avenue	11M
77 Seventh Avenue	3E
85 Eighth Avenue	4M

EAST VILLAGE/LES

101 East 10th Street	8E
104 Second Avenue	18
107 Avenue A	4R
111 Fourth Avenue	7B
111 Fourth Avenue	3E
111 Fourth Avenue	3I
111 Fourth Avenue	7A
111 Third Avenue	17CD
111 Third Avenue	9K
111 Third Avenue	10A
111 Third Avenue	6DE
111 Third Avenue	4A
111 Third Avenue	13E
115 East 9th Street	9F
115 East 9th Street	15A
115 East 9th Street	3F
115 Fourth Avenue	7J
120 East 29th Street	5B
123 Third Avenue	PH18



131 Avenue B, 1C

Asking Price: \$1,200,000 | Sold: \$1,300,000
 2 Bedrooms | 1 Bath | Duplex
 4 Days On Market | Sold 31x faster than
 average | 108.3% of original Asking Price

131 Avenue B	1C
141 East 3rd Street	2C
143 Avenue B	9FG
154 Attorney Street	503
170 Second Avenue	14A
172 East 4th Street	7B
185 East 3rd Street	4D
186 East 2nd Street	4
186 East 2nd Street	4
20 East 9th Street	17A
20 East 9th Street	7N
20 East 9th Street	5M
204 East 7th Street	15/16
206 First Avenue	2A
211 East 13th Street	4F
211 East 5th Street	9
214 Avenue A	3D
217 East 5th Street	4
218 West 14th Street	5E
218 West 14th Street	5E
224 East 11th Street	21

20 East 9th Street, Penthouse F

Sold: \$3,950,000 • 3 Beds | 3 Baths
 20 Days On Market | In Contract 7.6x
 faster than average | 100% of Asking Price



224 East 11th Street	24
225 East 4th Street	12
226 East 12th Street	4BD
226 East 12th Street	8BD
227 East 12th Street	4B
228 East 13th Street	2
228 East 13th Street	1
228 East 13th Street	15
232 East 6th Street	6E
232 East 6th Street	6D
234 East 14th Street	1C
240 East 10th Street	10C
240 East 10th Street	4B
283 East 4th Street	6A
310 East 12th Street	5L
321 East 12th Street	33
321 East 12th Street	31
323 East 8th Street	6D
323 East 8th Street	4C
333 East 14th Street	16C
336 St Marks Avenue	4A
346 Second Street	5B
347 East 5th Street	9A
40 Stuyvesant Street	9
40 Stuyvesant Street	1
407 East 12th Street	4RNE
425 East 13th Street	1N
425 East 13th Street	3G
427 East 12th Street	3B
430 East 11th Street	19
438 East 12th Street	4C
440 Ninth Street	1
507 East 12th Street	PHB
544 East 11th Street	3A
546 East 11th Street	2A
546 East 11th Street	5B
613 East 11th Street	A3
613 East 6th Street	1G
619 East 11th Street	3B
619 East 11th Street	4B
621 East 6th Street	6
645 East 11th Street	5A
65 Cooper Square	4C
65 Cooper Square	2F
65 Cooper Square	2B
85 Fourth Avenue	1M
87 St Marks Place	4A
9 East 13th Street	5H
99 Avenue B	3E
99 Bank Street	6K
250 South Street	66J
383 Grand Street	K104

FINANCIAL DISTRICT

120 Greenwich Street	PHD
140 Nassau Street	12C
15 Broad Street	1916
176 Broadway	PHC
20 Broad Street	2603
20 Pine Street	3204
20 Pine Street	2006
20 Pine Street	1805
67 Wall Street	13C
100 Beekman Street	26B
130 William Street	8F
176 Broadway	11B
20 Pine Street	
25 Broad Street	11J
300 Rector Place	2H
50 West Street	33B
70 Little West Street	30A
88 Greenwich Street	1405
115 Norfolk Street	301
118 Suffolk Street	4AB
118 Suffolk Street	PHB
118 Suffolk Street	PHB
118 Suffolk Street	3A
118 Suffolk Street	1C
133 Essex Street	801
133 Essex Street	802
160 Henry Street	1F
196 Orchard Street	4P
199 Bowery	7F
199 Bowery	7F
210 East Broadway	H2005
242 Broome Street	12A
250 South Street	66J
268 East Broadway	A2002
387 Grand Street	K1606
530 Grand Street	E1D



9 East 13th Street, Penthouse H

Asking Price: \$1,250,000 | Sold: \$1,628,000 | 1 Bedroom | 2 Baths

Building had significant structural damage visible in building façade and common areas due to neighboring new construction. Comparable Market Analysis indicated value to be \$1,400,000 to \$1,500,000. We advised seller to price at a more attractive level to offset buyer perception on underlying issues. We listed at \$1,250,000 and received multiple offers within 48 hours of listing. After showing for one week, our team advised seller to request best offers resulting in an all cash buyer paying \$378,000 or 30% more than the asking price.

FLATIRON/NOMAD

10 West 15th Street	1817
108 Fifth Avenue	12B
108 Fifth Avenue	16A
117 East 24th Street	4A
117 East 24th Street	4B
118 East 25th Street	9
121 West 20th Street	3E
130 West 16th Street	42
140 Fifth Avenue	8B
141 Fifth Avenue	4C
141 Fifth Avenue	8C
21 East 22nd Street	
227 West 17th Street	5

254 Park Avenue South	PHBC	225 Fifth Avenue	2E
254 Park Avenue South	PHC	225 Fifth Avenue	PHA
260 Park Avenue South	10D	260 Fifth Avenue 8th FL	6B
280 Park Avenue South	7D	260 Fifth Avenue	8NS
35 West 15th Street		260 Fifth Avenue	7NS
4 West 16th Street	6A	35 East 30th Street	13th FL
50 Lexington Avenue	8G	35 East 30th Street	2C
50 Lexington Avenue	4D	407 Park Avenue South	8A
50 West 15th Street		45 East 30th Street	3C
52 West 22nd Street	5PH	76 Madison Avenue	8C
682 Sixth Avenue	7	88 Lexington Avenue	7C
7 West 21st Street	6G		
889 Broadway	4B		

GRAMERCY

1 Rutherford Place	4F
105 East 19th Street	1B
112 East 19th Street	10R
128 East 16th Street	5A
130 East 18th Street	7A
130 East 18th Street	7D
130 East 18th Street	3B
130 East 18th Street	11H
132 East 19th Street	PHF
137 East 15th Street	Garden
142 East 16th Street	2E
142 East 16th Street	2G

SUCCESS STORIES
GRAMERCY (cont.)

142 East 16th Street	2E
148 East 19th Street	5B
148 East 19th Street	3A
148 East 19th Street	4A
148 East 19th Street	5B
148 East 24th Street	11A
152 East 22nd Street	6B
152 East 22nd Street	5A
16 East 17th Street	4th FL
160 East 22nd Street	11B
200 East 16th Street	8K
200 East 16th Street	3C
200 East 16th Street	12K
200 East 16th Street	13L
200 East 21st Street	16A
201 East 15th Street	2H
201 East 15th Street	2G
201 East 17th Street	12D
201 East 17th Street	19B
201 East 17th Street	21F
201 East 17th Street	31A
201 East 17th Street	22D
201 East 17th Street	11G
201 East 17th Street	9F
201 East 21st Street	6D
201 East 21st Street	2L
201 East 21st Street	14K
201 East 21st Street	4J
205 East 22nd Street	PH6B
205 Third Avenue	11T
205 Third Avenue	15D
205 Third Avenue	11T
205 Third Avenue	20E
205 Third Avenue	17E
21 East 22nd Street	11C
21 East 22nd Street	PHCD
21 East 22nd Street	9E
210 East 15th Street	7J
210 East 15th Street	10C
211 East 18th Street	5C
211 East 18th Street	1R
211 East 18th Street	1E
211 East 18th Street	5R
215 East 19th Street	15H
215 East 19th Street	5C
215 East 24th Street	325
215 East 24th Street	409
215 East 24th Street	502
215 East 24th Street	502



142 East 16th Street, 16A 2 Beds | 1 Bath

Asking Price: \$1,100,000.00 | Sold: \$1,100,000.00 | 11 Days On Market

Client interviewed several brokers before choosing the Rubin Team and retained them to manage all prelisting condition work. Once the listing launched, the team's strategic marketing quickly attracted an all-cash buyer. The apartment sold in less than three weeks for 100% of the original asking price. The seller's decision to trust the Rubin Team ensured a seamless transition and a rewarding sale.

201 East 21st Street	6D	22 East 22nd Street	5B	32 Gramercy Park South	8C
201 East 21st Street	14K	22 Irving Place	4A	32 Gramercy Park South	PHF
201 East 21st Street	4J	222 East 17th Street	PH	32 Gramercy Park South	11D
205 East 22nd Street	PH6B	222 East 24th Street	4A	32 Gramercy Park South	17ABC
205 Third Avenue	11T	224 East 17th Street	4F	32 Gramercy Park South	13D
205 Third Avenue	15D	229 East 21st Street	19	38 Gramercy Park North	3E
205 Third Avenue	11T	23 East 22nd Street	10A	39 Gramercy Park North	11E
205 Third Avenue	20E	230 East 15th Street	12A	41 East 19th Street	3
205 Third Avenue	17E	230 East 15th Street	12A	42 East 20th Street	8D
21 East 22nd Street	11C	230 East 15th Street	12K	5 East 22nd Street	14D
21 East 22nd Street	PHCD	230 East 15th Street	9A	50 Gramercy Park North	3A
21 East 22nd Street	9E	230 East 15th Street	11H	60 East 13th Street	
210 East 15th Street	7J	230 East 15th Street	11H	60 Gramercy Park North	8M
210 East 15th Street	10C	230 East 15th Street	12K	60 Gramercy Park North	5CD
211 East 18th Street	5C	230 East 15th Street	7B	7 Gramercy Park West	2D
211 East 18th Street	1R	233 East 17th Street	PH2	77 East 12th Street	5H
211 East 18th Street	1E	233 East 17th Street	PH2	8 West 19th Street	R6
211 East 18th Street	5R	235 East 22nd Street	16K	808 Broadway	2M
215 East 19th Street	15H	235 East 22nd Street	9J	1 Lexington Avenue	3B
215 East 19th Street	5C	235 East 22nd Street	14N	142 East 16th Street	3H
215 East 24th Street	325	235 East 22nd Street	3B	142 East 16th Street	16A
215 East 24th Street	409	242 East 19th Street	3D	201 East 17th Street	8B
215 East 24th Street	502	245 East 24th Street	7H	201 East 17th Street	5C
215 East 24th Street	502	29 East 22nd Street	4N	205 Third Avenue	6C
				207 East 21st Street	5B
				211 East 18th Street	2RST

211 East 18th Street	4F
301 East 22nd Street	12D
32 Gramercy Park South	4H
323 East 21st Street	1B
39 Gramercy Park North	3BC
60 Gramercy Park North	7C
60 Gramercy Park North	8M
60 Gramercy Park North	12B
60 Gramercy Park North	2F
61 Irving Place	4C



60 Gramercy Park North, 12B

2 Beds | 2 Baths • Sold: \$3,500,000
6 Days On Market | 13x Faster than average
100% of Asking Price!

35 East 9th Street	50
40 Bleecker Street	3H
42 West 13th Street	5B
42 West 13th Street	5B
42 West 13th Street	4FG
43 East 10th Street	3K
45 East 9th Street	76
45 Fifth Avenue	15B
45 Fifth Avenue	4A
45 West 10th Street	3A
48 East 13th Street	4A
49 East 12th Street	4E
49 West 12th Street	2A
50 East 8th Street	2O
51 Fifth Avenue	10BF
52 East 4th Street	4N
55 East 9th Street	3P
55 East 9th Street	2M
55 East 9th Street	3AR
60 East 13th Street	3E
60 East 13th Street	PHW
60 East 13th Street	4W
60 East 13th Street	3E
60 East 8th Street	27P
60 East 8th Street	31F
60 East 8th Street	34P
60 East 8th Street	16D
60 East 9th Street	328
60 East 9th Street	431
60 East 9th Street	410
60 East 8th Street	7A
61 West 9th Street	6E
61 West 9th Street	6E
61 West 9th Street	3A
63 East 9th Street	5K
63 East 9th Street	10L
63 East 9th Street	10L
65 West 13th Street	7G
65 West 13th Street	7G
67 East 11th Street	505
69 West 9th Street	4B
70 East 10th Street	3P
70 East 10th Street	17G
70 East 10th Street	17G
70 East 10th Street	17K
70 East 10th Street	7G
704 Washington Street	3B
708 Greenwich Street	PHE
720 Greenwich Street	4T
726 Washington Street	A
73 Bleecker Street	7E
77 Bleecker Street	620

GREENWICH VILLAGE

1 Rutherford Place	4F
100 West 12th Street	3M
100 West 12th Street	4E
100 West 12th Street	3M
101 West 12th Street	2N
101 West 12th Street	PHA
101 West 12th Street	9E
101 West 12th Street	PHB
101 West 12th Street	6C
101 West 12th Street	11A
101 West 12th Street	15L
101 West 12th Street	20C
101 West 12th Street	12Y
101 West 12th Street	6L
101 West 12th Street	6WX
11 Fifth Avenue	7U
116 West 14th Street	7S
12 East 14th Street	5B
13 West 13th Street	4GS
136 Waverly Place	3C
14 Horatio Street	12J
146 West 4th Street	2A
160 Bleecker Street	10AE
171 West 12th Street	2C
175 West 12th Street	7D
175 West 12th Street	3KL
175 West 12th Street	7D
175 West 13th Street	4H
180 Thompson Street	5B
180 Thompson Street	LB
184 Thompson Street	4W
2 Fifth Avenue	18U
2 Fifth Avenue	PHA
2 Fifth Avenue	25
2 Fifth Avenue	15Q
20 East 9th Street	26F
21 East 10th Street	6B
211 Thompson Street	2O
222 West 14th Street	9D
222 West 14th Street	12G

23 Waverly Place	2Z
23 Waverly Place	4L
24 Fifth Avenue	423
24 Fifth Avenue	826
24 Fifth Avenue	619
24 Fifth Avenue	1129
24 Fifth Avenue	1629
24 Fifth Avenue	1210/1211
24 Fifth Avenue	602
250 Mercer Street	B1302
28 East 10th Street	1K
28 East 10th Street	1L
28 East 4th Street	PHE
28 East 4th Street	4E
28 East 4th Street	4E
30 East 10th Street	8S
30 East 10th Street	9S
30 East 10th Street	9S
30 East 10th Street	9S
30 East 10th Street	9S
30 East 9th Street	2NN
303 Mercer Street	A205
35 East 10th Street	7H
35 East 10th Street	3K
35 East 9th Street	50

180 Thompson Street, 5B

Asking Price: \$1,150,000 | Sold: \$1,150,000
1 Bedroom | 1.5 Baths | 15 Days On
Market | In contract 9x Faster than average



50 East 8th Street	2O
51 Fifth Avenue	10BF
52 East 4th Street	4N
55 East 9th Street	3P
55 East 9th Street	2M
55 East 9th Street	3AR
60 East 13th Street	3E
60 East 13th Street	PHW
60 East 13th Street	4W
60 East 13th Street	3E
60 East 8th Street	27P
60 East 8th Street	31F
60 East 8th Street	34P
60 East 8th Street	16D
60 East 9th Street	328
60 East 9th Street	431
60 East 9th Street	410
60 East 8th Street	7A
61 West 9th Street	6E
61 West 9th Street	6E
61 West 9th Street	3A
63 East 9th Street	5K
63 East 9th Street	10L
63 East 9th Street	10L
65 West 13th Street	7G
65 West 13th Street	7G
67 East 11th Street	505
69 West 9th Street	4B
70 East 10th Street	3P
70 East 10th Street	17G
70 East 10th Street	17G
70 East 10th Street	17K
70 East 10th Street	7G
704 Washington Street	3B
708 Greenwich Street	PHE
720 Greenwich Street	4T
726 Washington Street	A
73 Bleecker Street	7E
77 Bleecker Street	620

SUCCESS STORIES
GREENWICH VILLAGE
(cont.)

77 Bleecker Street	317
77 Bleecker Street	725
77 Bleecker Street	832
77 Bleecker Street	905
77 Bleecker Street	214
77 Bleecker Street	725
77 Bleecker Street	210
77 Bleecker Street	1025
79 East 2nd Street	R2
79 West 12th Street	5G
808 Broadway	4G
81 Irving Place	16A
81 Irving Place	12CD
838 Greenwich Street	PHD
9 Barrow Street	2D
92 Horatio Street	2F
99 East 4th Street	2M
2 Fifth Avenue	PHA
808 Broadway	4G
2 Fifth Avenue	



708 Greenwich Street, PHE 2 Beds | 2 Baths • Sold: \$3,750,000

Elderly seller owned this home for 35 years. In original condition, this space benefitted from a large private terrace and open southern views over Village Community School to the World Trade Center. Focus here was on unique features

HARLEM/UPTOWN		HUDSON SQUARE			
1485 Fifth Avenue	12G	870 West 181st Street	23	201 East 25th Street	12CD
18 West 129th Street	3B	481 Washington Street	2S	201 East 28th Street	6B
253 West 138th Street	1R	505 Greenwich Street	9H	201 East 28th Street	6B
46 West 130th Street	Garden	505 Greenwich Street	1D	201 East 28th Street	4B
50 Morningside Drive	62	505 Greenwich Street	14G	201 East 28th Street	4E
549 West 123rd Street	9F	505 Greenwich Street	4F	211 East 35th Street	4G
90 LaSalle Street	15E	505 Greenwich Street	9H	216 East 32nd Street	4
930 St. Nicholas Avenue	23	77 Charlton Street	N10A	219 East 30th Street	3
152 East 118th Street	6B	77 Charlton Street	N5D	219 East 30th Street	4
161 East 110th Street	5A			229 East 28th Street	LA
225 East 111th Street	6A	KIPS BAY		229 East 28th Street	1L
72 Morningside Avenue	7B	137 East 28th Street	3A	242 East 25th Street	1A
40 Pinehurst Street	2D	137 East 28th Street	4A	25-14 31st Avenue	4D
870 West 181st Street	6E	160 East 27th Street	6A	25-14 31st Street	40
624 West 207th Street	41	165 East 32nd Street	18DE	250 East 30th Street	PHC
400 Riverside Drive	2H	165 East 32nd Street	6C	250 East 30th Street	11D
510 West 123rd Street	62	200 East 24th Street	602	250 East 30th Street	9G
90 LaSalle Street	9E	200 East 24th Street	609	305 East 24th Street	9V
		200 East 27th Street	9M	324 East 30th Street	2F
		200 East 27th Street	8K	324 East 30th Street	2F
HUDSON HEIGHTS		200 East 27th Street	9K	330 Third Avenue	15J
100 Overlook Terrace	86	200 East 27th Street	2V	330 Third Avenue	17C
245 Bennett Avenue	4C	200 East 27th Street	4D	330 Third Avenue	20A
269 Bennett Avenue	8C	200 East 27th Street	11W	330 Third Avenue	16G
295 Bennett Avenue	1B	200 East 27th Street	10F	330 Third Avenue	18K
870 West 181st Street	23	200 East 27th Street	11P	333 East 30th Street	19K
		200 East 27th Street	15B	333 East 30th Street	7D
				333 East 30th Street	19K
				200 East 27th Street	10T

MIDTOWN

10 Park Avenue	10K
10 Park Avenue	24K
10 Park Avenue	3F
14 East 33rd Street	5S
100 West 58th Street	6F
100 West 58th Street	12H
100 West 58th Street	15E
120 West 58th Street	6D
135 West 52nd Street	39A
139 East 33rd Street	5M
139 East 33rd Street	2J
14 East 33rd Street	6S
14 East 33rd Street	7S
14 East 33rd Street	5S
143 West 30th Street	5A
145 West 58th Street	3C
146 West 57th Street	42D
146 West 57th Street	50B
146 West 57th Street	45A
15 West 53rd Street	23F
15 West 53rd Street	37D
150 West 56th Street	6802
160 Madison Avenue	31B
160 Madison Avenue	PHA
171 West 57th Street	PH
220 Madison Avenue	10Q
220 Madison Avenue	14/15H
220 Madison Avenue	5HJ
244 Madison Avenue	15I
244 Madison Avenue	15B
311 East 38th Street	28C
325 Fifth Avenue	33A
333 East 55th Street	10E
350 West 42nd Street	16F
372 Fifth Avenue	3C
445 Fifth Avenue	15A
57 West 58th Street	9H
58 West 58th Street	28B
60 East 55th Street	19C
139 East 30th Street	3B
165 East 32nd Street	14A
220 East 54th Street	8M
245 East 54th Street	16K
446 West 47th Street	5E
430 West 34th Street	12H
448 West 37th Street	8C
860 UN Plaza	14G

MURRAY HILL

300 East 40th Street	28S
303 East 37th Street	4B

311 East 38th Street	28C
121 East 38th Street	
132 East 35th Street	10K
132 East 35th Street	10J
132 East 35th Street	10F
160 East 38th Street	9C
166 East 35th Street	14F
20 East 35th Street	7L
20 East 35th Street	7BC
20 East 35th Street	11M
20 East 35th Street	5A
200 East 36th Street	15C
200 East 36th Street	17CD
201 East 36th Street	7B
201 East 36th Street	4E
201 East 36th Street	19D
201 East 36th Street	8E
201 East 37th Street	14GH
222 East 35th Street	5C
225 East 34th Street	20H
225 East 36th Street	1G
23 Park Avenue	PHB
235 East 40th Street	22H
235 East 40th Street	8F
235 East 40th Street	16H
245 East 37th Street	4H
25 Tudor City Place	303
288 Lexington Avenue	LA
303 East 37th Street	6E
305 East 40th Street	7X
305 East 40th Street	6A

308 East 38th Street	8D
310 Lexington Avenue	PHB
311 East 38th Street	
320 East 42nd Street	1616
325 East 41st Street	602
325 Lexington Avenue	18E
330 East 39th Street	32M
35 Park Avenue	17G
5 Tudor City	1208
5 Tudor City Place	2203
67 Park Avenue	3C
67 Park Avenue	11C
80 Park Avenue	7M
330 East 38th Street	

NOHO

25 Bond Street	
27 Great Jones Street	2W
27 Great Jones Street	5th Floor
28 East 4th Street	
652 Broadway	6
710 Broadway	

NOLITA

11 Prince Street	4B
122 Elizabeth Street	
225 Lafayette Street	4A
225 Lafayette Street	11B
225 Lafayette Street	9C
225 Lafayette Street	8A
225 Lafayette Street	6C

311 East 38th Street, 28C 2 Beds | 2 Baths

7 Days On Market | 18x Faster than average | 100% of Asking Price!



SUCCESS STORIES

240 Centre Street 9C

SOHO

100 Greene Street 11G
 136 Sullivan Street 4
 139 Wooster Street 4B
 14 Prince Street 1B
 14 Prince Street 4E
 140 Sullivan Street 4E
 15 Renwick Street 5 Floor
 155 Prince Street PH4
 158 Mercer Street 3
 170 Mercer Street 7M
 170 Mercer Street 3E
 2 King Street PH
 2 King Street 3E
 2 King Street 2C
 210 Lafayette Street 7B
 210 Sixth Avenue 3A
 210 Sixth Avenue 6FG



166 Duane Street, Penthouse B 5 Beds | 4.5 Baths • Last Ask: \$17,000,000
 This condo with enormous private roof deck was Manhattan's #1 Sale of the Week!

25 West Houston Street 6FG

311 West Broadway N Store	11 Beach Street 3160	100 Barclay 20B 602
311 West Broadway 4G	111 Murray Street 3A	100 Hudson Street 6B
330 Spring Street 4G	138 Watts Street 60 West	100 Hudson Street 3A
37B Crosby 2A	138 Watts Street 2 Floor	11 Beach Street 3A
37B Crosby 2	14 Jay Street 2 Floor	111 Murray Street 17B
37B Crosby Street 2	150 Franklin Street 3 Floor	17 Murray Street PH
40 Mercer Street 4	152 Franklin Street 5th Floor	2 Park Place Avenue A
426 West Broadway 1B	155 Franklin Street 3	415 Washington Street 5A
451 Broome Street 5W	166 Duane Street 4N	77 Reade Street 7A

465 West Broadway 7E

166 Duane Street PHB
 184 Franklin PHA

UPPER EAST SIDE

473 Broadway 5	20 River Terrace 12H	1 East 66th Street 17D
473 Broadway 5E	200 Chambers Street 3NS	10 East End Avenue 11D
476 Broadway 5F	200 Chambers Street 15D	1025 Fifth Avenue 14C
565 Broome Street N19B	200 Chambers Street 29D	1025 Fifth Avenue 5CS
565 Broome Street N19A	200 Chambers Street 15D	1056 Fifth Avenue 5CS
57 Thompson Street 6A	27 North Moore 12A	1059 Third Ave 34 FL
57 Thompson Street 5A 5D	275 Greenwich Street 8E	1065 Park Avenue 3D
64 Macdougall 12	288 West Street 4B	112 East 83rd Street 2F
64 Macdougall 15	288 West Street 5E	1199 Park Avenue 3A
7 Wooster Street 3A	35 North Moore 4C	1212 Fifth Avenue 10B
180 Sixth Avenue #5C	354 Broadway 4C	1212 Fifth Avenue 10C

TRIBECA

10 Jay Street 4B	395 Broadway 11th Floor	122 East 82nd Street 10C
100 Hudson Street 5B	415 Greenwich Street 14B	123 East 101st Street 7C
100 Jay Street 2D	474 Greenwich Street 4S	125 East 84th Street 5B
101 Warren Street 17B	53 Leonard Street 5A	129 East 82nd Street 5B
101 Warren Street 2330	7 Hubert Street 4	148 East 84th Street 1A
101 Warren Street 540	74 Reade Street 6B	150 East 69th Street 15T
	93 Worth Street 4E	151 East 85th Street 17H
		151 East 85th Street 15G
		152 East 94th Street 14D

152 East 94th Street	4F	311 East 61st Street	10K	550 Park Avenue	2B
155 East 73rd Street	10G	314 East 83rd Street	17	57 West 58th Street	11E
156 East 79th Street	1D	315 East 70th Street	3W	750 Park Avenue	19B
1601 Third Ave	9F	328 East 73rd Street	6A	224 East 52nd Street	9
162 East 82nd Street	1RW	329 East 75th Street	5B	301 East 48th Street	23
170 East 88th Street	3D	330 East 70th Street	3D	333 East 46th Street	7L
176 East 71st Street	1H	330 East 80th Street	3G	337 East 50th Street	3D
1760 Second Avenue	12B	333 East 66th Street	3F	220 East 57th Street	11G
179 East 79th Street	7B	333 East 66th Street	12L	350 East 54th Street	11G
180 East 93rd Street	3C	333 East 66th Street	1N	333 East 55th Street	10E
181 East 73rd Street	5	333 East 68th Street	7G	1145 East 76th Street	9B
20 East 68th Street	9C	338 East 78th Street	6E	166 East 61st Street	4JK
20 East 68th Street	12E	340 East 64th Street	15H	205 East 59th Street	8C
200 East 57th Street	18A	340 East 64th Street	11P	301 East 64th Street	5J
200 East 66th Street	12E	340 East 64th Street	5R	333 East 66th Street	12L
200 East 69th Street	B1804	340 East 80th Street	3F	353 East 72nd Street	34A
200 East 74th Street	4J	340 East 80th Street	19L	40 East 78th Street	8F
200 East 78th Street	11D	340 East 80th Street	7H	425 East 63rd Street	W7E
200 East 90th Street	PHB	345 East 73rd Street	3F	952 Fifth Avenue	4C
200 East End Avenue	2F	345 East 81st Street	9D	400 East 52nd Street	7G
201 East 62nd Street	16EF	345 East 86th Street	11D		
203 East 72nd Street	7C	345 East 86th Street	10C	UPPER WEST SIDE	
203 East 72nd Street	27D	350 East 82nd Street	12A	10 West 66th Street	15B
205 East 59th Street	19C	350 East 82nd Street	2G	10 West 66th Street	4A
205 East 63rd Street	8C	360 East 72nd Street	2G	10 West 93rd Street	8F
206 East 95th Street	15A	360 East 72nd Street	A1101	100 West 93rd Street	26K
210 East 63rd Street	5A	363 East 76th Street	5M	101 Central Park West	1B
215 East 96th Street	10B	389 East 89th Street		101 West 87th Street	307
220 East 65th Street	37E	400 East 70th Street	23A	101 West 87th Street	6A
220 East 65th Street	2K	400 East 70th Street	2103	102 West 75th Street	76
220 East 65th Street	2K	404 East 76th Street	2103	116 West 72nd Street	
226 East 95th Street	2K	405 East 63rd Street	7D	118 West 79th Street	7D
229 East 79th Street	404	411 East 85th Street	12CE	118 West 87th Street	5C
230 East 71st Street	2AB	420 East 72nd Street	3D	120 Riverside Boulevard	PH2G
230 East 79th Street	1B	425 East 79th Street	7J	125 West 76th Street	
230 East 73rd Street	8H	435 East 65th Street	15H	129 West 89th Street	47
233 East 69th Street	14E	440 East 62nd Street	10G	140 Riverside Drive	2F
233 East 86th Street	15LM	440 East 62nd Street	3B	15 West 84th Street	3H
233 East 86th Street	16A	444 East 75th Street	10D	15 West 84th Street	2F
240 East 76th Street	11B	444 East 75th Street	16A	150 West 95th Street	
240 East 79th Street	7P	445 East 86th Street	15DE	156-08 Riverside Drive West	7C
240 East 76th Street	6E	451 East 71st Street	9G	159 West 74th Street	2
241 East 76th Street	8G	451 East 83rd Street	3A	164 West 83rd Street	5A
300 East 71st Street	11B	455 East 86th Street	14C	164 West 83rd Street	4R
300 East 77th Street	12E	455 East 86th Street	16B	165 West End Avenue	4R
300 East 93rd Street	27B	500 East 83rd Street	16B	170 West 89th Street	8L
301 East 64th Street	16F	520 East 72nd Street	1L	175 West 93rd Street	2B
301 East 78th Street	15B	525 East 72nd Street	8P	176 West 87th Street	2D
301 East 79th Street	2D	525 East 86th Street	40B	18 West 70th Street	9D
305 East 63rd Street	24J	529 East 88th Street	11BDE	1991 Broadway	7A
305 East 72nd Street	8J	530 Park Avenue	5D	1991 Broadway	5D
310 East 70th Street	8E	55 East 65th Street	4C	2 Columbus Avenue	22B

SUCCESS STORIES UPPER WEST SIDE (cont.)

201 West 77th Street	5D
203 West 81st Street	12G
203 West 81st Street	3C
204 West 92nd Street	3C
205 West End Avenue	28B
205 West End Avenue	3F
210 West 101st Street	20A
223 West 80th Street	2K
225 West 83rd Street	7
229 West 97th Street	18OZ
230 Riverside Drive	5M
230 Riverside Drive	12AB
235 West 102nd Street	10N
235 West End Avenue	17K
235 West End Avenue	6H
242 West 104th Street	6H
250 West 89th Street	4ER
250 West 96th Street	6E
255 West 108th Street	15K
255 West 108th Street	4A
255 West 84th Street	4A
260 West End Avenue	12F
265 Riverside Drive	2C
265 Riverside Drive	3B
267 West 71st Street	2A
27 West 70th Street	2FR
272 West 107th Street	2E

29 West 65th Street	6D
300 West 108th Street	1A
301 West 108th Street	4D
301 West 53rd Street	4C
310 West 106th Street	1D
310 West 114th Street	15D
32 West 96th Street	6
32 West 96th Street	3A
32 West 96th Street	3B
320 Riverside Drive	3A
330 West 72nd Street	1D
336 Central Park West	8CD
336 West End Avenue	3A
35 West 90th Street	6E
350 West 57th Street	5I
370 Central Park West	
372 Central Park West	610
378 West End Avenue	3B
4 West 109th Street	11F
410 Central Park West	6A
410 Central Park West	2E
410 Central Park West	8E
425 Central Park West	3E
425 Central Park West	6B
441 West 37th Street	4
445 East 86th Street	6B
45 West 67th Street	20C
514 West End Avenue	10CD

52 Riverside Drive	3B
575 Riverside Drive	10BC
590 West End Avenue	55
61 West 62nd Street	14A
61 West 62nd Street	17C
7 West 96th Street	9K
7 West 96th Street	17D
779 Riverside Drive	2C
808 Columbus Avenue	C6364
150 West 79th Street	11CD
16 West 77th Street	PHFG
160 West 66th Street	27E
160 West 77th Street	7D
201 West 70th Street	11A
311 West 76th Street	4
6 West 77th Street	15CD
40 Pinehurst Street	2D
870 West 181st Street	6E

WEST VILLAGE

100 Bank Street	3A
104 Perry Street	3A
13 Downing Street	4C
13 Downing Street	8
131 Perry Street	8
135 Perry Street	1B
14 Horatio Street	6B
14 Horatio Street	7
14 Horatio Street	7G
14 Horatio Street	1EFG
14 Horatio Street	2A
140 Charles Street	8D
140 Charles Street	12E
150 Charles Street	12E
155 Perry Street	3DS
165 Christopher Street	1B
165 Christopher Street	2R
167 Perry Street	5A
167 Perry Street	3N
167 Perry Street	6L
167 Perry Street	3H
22 Grove Street	1N
25 Charles Street	6BC
259 West 10th Street	2B
269 West 11th Street	4F
270 West 11th Street	3
281 West 11th Street	3C
288 West 12th Street	2R
299 West 12th Street	4L
299 West 12th Street	7C
3 Sheridan Square	1G
302 West 12th Street	7M

230 Riverside Drive, 12AB | 3 Beds | 3 Baths

Returning clients utilized the Rubin Team's in-house staging resources, saving on costs. Strategic marketing, including high-quality photos and video content generated significant interest. As a result, the unit sold 35% faster than the market average with a last asking price of \$3,150,000.



306 West 13th Street	12C
31 Jane Street	5
31 Jane Street	10E
380 West 12th Street	8F
380 West 12th Street	4C
380 West 12th Street	5D
41 Jane Street	5D
474 Greenwich Street	2C
474 Greenwich Street	PHN
50 King Street	5F
534 Hudson Street	8D
6 Barrow Street	6A
622 Greenwich Street	6F
622 Greenwich Street	4D
626 Washington Street	4D
63 Downing Street	4B
708 Greenwich Street	9C
729 Greenwich Street	PHE
75 Bank Street	J22
75 Bank Street	5B
77 Charlton Street	
78 Bedford Street	3C
79 Perry Street	5R
80 Charles Street	5R
81 Bedford Street	5R
815 Greenwich Street	4D
84 Charles Street	21
84 Charles Street	2EF
88 Jane Street	
9 Barrow Street	2W
9 Barrow Street	6F
99 Bank Street	5G
99 Bank Street	7D
99 Bank Street	7E
99 Bank Street	2S
11 Christopher Street	2S
2 Grove Street	2S
2 Grove Street	2EF
2 Horatio Street	2EF
2 Horatio Street	10J
359 West 11th Street	8LNP
69 Bank Street	6A
78 Charles Street	203
88 Charles Street	3W
88 Charles Street	3A

DOWNTOWN BROOKLYN

11 Hoyt Street	38F
11 Hoyt Street	27A
42 Duffield Street	3A
105 Montague Street	404
457 Atlantic Avenue	



84 Charles Street, 21

1 Bed | 1 Bath | Asking Price: \$995,000 | Sold: \$999,500 | 11 Days On Market
 While exploring another Rubin Team listing, client meets and decides to retain us while they are moving to Europe. Rubin team quickly staged the home using in-house resources, creating an inviting presentation. The home sold 8x Faster than market average. The client's decision to trust the Rubin Team made the process seamless and rewarding, enabling him to start his European adventure with confidence.

BOERUM HILL

561 Pacific Street 3207

BUSHWICK

245 Woodbine Street

CLINTON HILL

245 Woodbine Street
 329 Vanderbilt Avenue
 293 Dekalb Avenue

COBBLE HILL 199 State

Street 7A

DUMBO

85 Jay Street 12D

FORT HAMILTON

9437 Shore Road A4

PARK SLOPE

115 8th Avenue #1	702
234 8th Street	3R
44 Propect Park West	
500 4th Avenue	9B
630 Union Street	2A

PROSPECT LEFFERTS GARDENS

39 Hawthorne Street

14 Butler Place 84

SUNSET PARK

4617 5th Avenue

WILLIAMSBURG

192 Spencer Street 1E
 245 Manhattan Ave 3B 3B
 250 South 2nd Street 2A
 264 North 6th Street

“Josh Rubin is truly a great help when it comes to New York Real estate. Not only does his team have an **extensive knowledge** of the ins and outs, but working with him is a great experience. He worked with me along the way to eliminate any hurdle which can appear when selling a property in NYC.” –Y. Assoun

“I had a **complex transaction** of selling and buying simultaneously - Josh was able to **navigate complex timelines**, providing guidance and negotiating the deal. he was **calm, knowledgeable**, and he did this with **integrity**. I highly recommend Josh, and will use him again.” –L. Rhoads

“Josh and his team were the **utmost professionals**. Their **exemplary reputation** is well-deserved. Their strong communications skills and **amazing attention to detail** ensured the process flowed easily. They quickly brought in **an all-cash deal**. If I could give them a **6-star rating**, I would. Thank you, Josh and team!” –Deborah R

“Josh and his team were professional, efficient and effective. We were in contract shortly after listing and the rest of the process was flawlessly executed. I highly recommend Josh and his team to anyone looking for the best of the best.” –D. Neu

“If you are thinking of buying or selling in New York, you quite simply **HAVE to talk to Josh Rubin**. He is an **honest, genuine, straight-talking and responsive expert** in this field. Key to what sets Josh apart is that he has built an equally committed and reliable team around him who are awesome too. They are collectively, and individually, an **absolute pleasure to deal with**.”
–J. Marques

“Josh and his team did a **great job** with the listing and sale of my cooperative. From start to finish, the entire process was **effortless** on my part because of **how hard they worked**. From **pricing**, to **staging**, to **showing**, to **contract**, to **closing** - every step of the way the communication was **constant**, the suggestions **invaluable**, and in a less than great market, **a huge win**. Listen to his advice, he **knows what he’s talking about**.” –L. Cunningham

“Josh is truly **outstanding** in his field. He knows the market and has an eye for true value. He is **responsive day or night**. He has a real ability to understand each client’s particular needs. He and his team make **a co-op application seem easy**. I have worked with other realtors and can honestly say I found him to be **the best**.”
–N. Mahoney

“Josh Rubin was a **true professional** from our first meeting through the closing process. I chose him because he is particularly knowledgeable about the West Village and because he had **extensive experience** with apartments in my price range. Mr. Rubin’s team provided ample time to prepare the apartment for showings and was diligent in finding prospective buyers. They were **trustworthy, helpful, and knowledgeable** about all aspects of the selling process.” –J. McLean

“Our experience with Josh and his team was **PHENOMENAL** - three reasons why we recommend



him without reservation: 1) **transparent** assessment of home value, how best to stage, and how to organize **highly efficient** sale process to maximize outcome - 2) **excellent listener**, very creative problem solver in addressing a number of inevitable issues which surface in any sale; 3) **extraordinary market knowledge** - we are using him for both selling existing home and buying new one- access to hidden homes not yet listed plus total recall of properties. He’s **Top 100** for lots of reasons!”
–P. Lee

“Josh has a **positive outlook** and a **no-nonsense approach**. At the same time his sense of humor keeps things in perspective. He was **persistent, flexible, hard-working**. We followed his advice from beginning to end and we think we got a **great deal and fantastic representation**.”
–R. Schwenk

CLIENT REVIEWS

“Josh loves real estate and this shows up in a combination of being **extremely responsive, an excellent listener and a lot of patience** with both the buyer and seller. His negotiation skills are **the best in the business**. His goal is to forge a deal on his client’s terms, at the pace of his client. Josh is the **most consistent hard-worker** I have encountered in real estate. I recommend Josh as an **outstanding professional** who brings **excellence and passion to his work**.”

–M. Arnone

“Right from the first time I met Josh I felt like I could **trust** him and that feeling was **100% correct**. He worked with us on **setting the right price**, getting the apartment **staged**, and was able to get an **offer at asking within 8 days** of going on the market. He helped **shepherd the deal through** the board approval process and has done everything he could to get us to closing. Thank you so much to Josh and his entire team!” –L. Miller

“Josh was a dream to work with. **Always pleasant and encouraging** as well as supportive. Josh is **intimately familiar with the downtown market** and educated himself on all the buildings in our block so as to present a cohesive picture to our buyer. Another important thing: Josh was **ALWAYS available no matter what** the hour. You can’t go wrong hiring Josh to sell your space, or to find you the perfect new ” space. –V. Tcherevkoff

“Josh is **true pro** and has extensive knowledge of the market. He’s **honest, objective and works hard** to make sure his clients are happy and get exactly what they want. We were first time buyers and Josh led us through the entire process and went **above and beyond**.”

–A. Sarti & A. Stockton

“I have conducted 3 real estate transactions using Josh as my broker in Manhattan. Josh is **real-time** with his communications which is essential when buying and selling in NYC because of how competitive the market is. I sold my apartment at **full asking price** faster than I expected.”

–N. Tristan

“We chose Josh to represent us on the sale of our Flatiron Loft in 2006 and again in 2012 for the sale of our West Chelsea penthouse. Both times it was his **personal dedication** to showing the apartment that I think was the key to success in getting us our asking price. **He even came at 9pm to show** a buyer the view at night. We also recommended him to someone in our building whose apartment didn’t sell after 3 or 4 months. He relisted with Josh and **sold it right away**. So **we definitely highly recommend Josh**.”

–A. Bartlett

“Josh gave us **great advice up front** about pricing strategies and had a professional photographer take amazing pictures of the apartment for an **aggressive marketing strategy**. We had 4 above ask offers within a week! The team was very responsive and are **highly recommended**.”

–V. Tcherevkoff

“Plain and simple, Josh and his team **deliver what they promise**. Josh didn’t waste any time in getting traffic to our co-op and within weeks got our asking price to a qualified buyer. He guided us through the process and referred a awesome attorney for a drama free close. **I would not hesitate to refer Josh Rubin** to anyone looking to buy or sell real estate.” –D. Quaglietta

“We reached out to Josh to sell after noting the other apartments he had sold in the area. He was **very thorough** by giving us recent sales figures and current listing details for comparables to **help us** make a decision, but was also willing to negotiate with us and **took to heart our feelings, needs, and unique selling situation**. Once we had a signed contract, Josh and his team covered every step of the process and sold our apartment **swiftly and seamlessly**.”

— P. Murtha

“Josh was **knowledgeable, sensitive to our needs** and a pleasure to work with. He also has a **sense of humor** which I consider essential to the process. We initially met with Josh more than 8 months before we were able to put our condo on the market, due to illness in the family. Josh did not pressure us and waited until we were able to move forward. **His responsiveness and that of his staff rate an A+**.” –J. Odes

“Josh and his team are **absolutely fantastic**. By following his advice on pricing and how to best present our apartment, we were able to **accept an offer at full price within a week of listing!** The Rubin team was **responsive** throughout the entire sales process, making sure everything moved forward **seamlessly**. There’s no other team I would use!” – rachelkirs1

“I hired Josh to sell my Unit and **he met all expectations**. He and his team are **very professional and are very honest** with what your apartment is worth in current market conditions. My apartment had over **51 showings in a short amount of time** and after every single showing I got immediate response from Josh’s team on what the buyer liked and disliked about my apartment. He also managed to get a young buyer into a building with a very strict board which im sure she is very happy about. All and All I had a **wonderful experience** with Josh and his Team. I highly recommend. **5 STAR TEAM!!!**” – joekapinos

Josh and his team are absolutely fantastic. We were able to accept an offer at full price within a week of listing! The Rubin team was responsive throughout the entire sales process. There’s no other team I would use!

👉 – Rachel K.



“Josh and his team are **excellent**. He brought the **full court press to my listing and delivered** a very strong buyer for my property. He was attentive to each step of the process and made sure he was on top of every detail. I **enthusiastically endorse** Josh and will be using him again for future real estate transactions.” – pmiller212

“Josh is **by far the best real estate broker I ever worked with**. First and most important he is very **trustworthy**. But in addition to that, **his process is top notch**. His advice as far as staging and timing were **excellent** and **yielded results exceeding my expectations** both in terms of time to contract as well as price. He also has been **incredibly reliable**, taking care of any small, medium or large issues that inevitably come up with any real estate sale. If you are looking for a **knowledgeable, trustworthy, down to earth, reliable and efficient** broker who yields results above expectations, you won’t do better than Josh.” –Ezra N.

“15 years ago, I purchased my first home -- an NYC co-op -- and met Josh Rubin as the seller’s agent. It was a great introduction to home ownership, and I always knew that if I sold my place, Josh would be my agent. Flash forward to January 2020, when it became time to put that same co-op on the market. Josh and his team **handled everything, beginning to end**. Refreshing and **staging, listing, showing** and bringing in **multiple offers in less than two weeks** of it being on the market. I accepted an offer (**11% over ask!**) and then... a global pandemic lockdown order hit. Was this all going to fall to pieces?? No worries! JR and his team safely landed the plane with minimal stress and worry for me, and we closed in May. I can’t thank Josh enough for his **expertise, guidance and a really fantastically smooth process** in unprecedented circumstances. I can’t recommend the Rubin team highly enough!” –Daria D

“Josh Rubin helped us sell our SoHo co-op. His **knowledge and expertise is top notch**. Every step of the process was very **professional** and **well managed**. If you are looking to sell, Josh and his team are **the best.**” –John D.

“Josh and his team recently helped us complete a deal for our dream NYC apartment. They were **always available for questions, extremely knowledgeable** about the area and market landscape, and **extremely helpful** in navigating the board approval process. My wife and I would recommend Josh and his team to anyone looking to buy.” –Simona C.

“We had a **great experience** with Josh/team. He was **very knowledgeable** about the market, pricing/ comps and actions we could take to increase our odds of a **favorable outcome** (staging/etc). We sold our property **over ask in** about a week.” –Tavis Chmelka

CLIENT REVIEWS

“I highly recommend Josh Rubin. He is an experienced professional. He moved the apartment quickly and in our target price range. He is efficient and you never feel like the process is lagging. He was personally engaged and not “just a face”. It was Josh who walked most prospective buyers through the apartment.” – snliang

“Working with Josh and his team has been an absolutely fantastic experience. Right from the first time I met Josh I felt like I could trust him and he would take good care of us and that feeling was 100% correct. He worked with us on setting the right price, getting the apartment staged, and was able to get an offer at asking within 10 days of going on the market. He helped shepherd the deal through the board approval process and has done everything he could to get us to closing and in general to make this as easy a process for us as possible. Thank you so much to Josh and his entire team David G.



Josh is focused, and has the expertise, knowledge, and experience to consummate transactions smoothly and timely. He was always available to answer questions and relay information, and has a fair and honest demeanor you can trust. I'm happy to have worked with him!

— Kate C.

“Josh and his team recently helped us complete a deal for our dream NYC apartment. They were always available for questions, knowledgeable about the area and market landscape, and extremely helpful in navigating the board approval process. We would recommend Josh and his team to anyone looking to buy.”
– Simona Cohen

“I just sold my co-op in the east village over asking, thanks to the vision, hard work and patience by Josh and his team. It was all handled with me in a different continent, during the pandemic. They navigated all the twist, turns and surprises of the sale making the whole experience better and smoother than I expected. I highly recommend using Josh!”
– Jose Ortega

“Josh is a great case study in how to become #1 in sales volume in Manhattan:

1. He and his team maximized the positives & minimized the negatives of our property through careful cost-effective staging that allowed buyers to visualize their own style rather than be distracted by our strong design - it was no easy task to convince us of the need for this
2. He wrote succinct copy and hired the best photographers/videographers that accurately captured the strengths of the great views, unique outdoor space and house-like layout - important to attract new buyers and give remote buyers a real sense of the property
3. He priced the property competitively based on his knowledge of peer properties & market trends
4. Whilst all the above is important, Josh is not the only realtor in NYC to have these skills. On the contrary, few if any brokers have his work ethic (nearly 20 personal showings before contract signing at 99% of asking in 13 days), his persistence - never

taking success for granted, and his ability to connect across a broad network of brokers and buyers that comes from 25 years in the business. When he says he has buyers where others don't, he's not kidding!” –Bruce C. & Franklin S.

“Josh was immensely patient and diligent in our look for a new apartment in lower Manhattan. We ultimately ended with a very different unit type than we originally had in mind and Josh was a large help in that journey. He spent a lot of time working through the different options and as the search proceeded he was able to make recommendations that were thoughtful and didn't waste our time. Once we made our selection, his team helped us through the bid process and the Board approval package seamlessly. We would highly recommend Josh and his team.”
–Brian Cogliandro

“Josh helped us sell our NYC co-op apartment. **He and his team are true professionals.** They managed every step of the process. If you are looking to sell (or buy) **I highly recommend the Rubin Team.**” –Joseph Friederich

“Josh and his team are **truly a professional group with exceptional work ethics.** It’s what you get in everyone you work with, **every step of the way,** when you sign up with him. As soon as I met Josh I **knew I had found the person I knew I could trust and work** with to list my apt and find the right match for a new owner. They go **above and beyond to make your experience the best** you could hope for. Thank you Josh and your entire team! **Highly recommend.**”
–R. Hondros

“Josh and his team are **top notch** in terms of **market knowledge, service, and overall pricing strategy.** After **less than 10 days on the market,** Josh was able to secure an **all cash full price offer** for my condo! I would **highly recommend** the Rubin team to **any serious seller looking to get the best deal** in any market!”
–Andrew Hildreth

“Josh and Lindsay are a great team. They’ve been a **great partner in this whole process.** They were **responsive and understood our needs.** We would highly recommend them for anyone who is looking for help in the real estate market.”
— Michael King

“Josh is **the best broker I have ever worked with.** This was my fourth purchase and third sale in NYC and this was **by far the easiest set of transactions** I have ever been a part of. He **priced my apartment perfectly so that it sold in 28 days,** even during the slow period in the summer, and he didn’t let me negotiate against myself in my purchase, which was a real danger given how much I love my new home! **He negotiated a great deal for me** and we closed last week. **His team is fantastic** as well. They are all seasoned professionals who understand the process, **do all the heavy lifting** and are **a pleasure to work with.** Sandor Krauss and his legal team are a great extension who work seamlessly with Josh. I will never do another real estate transaction without The Rubin Team!”

– Laura Nichols “My sister, brother and I interviewed the Rubin Team and their own agents when we were ready to sell our late parent’s apartment, an emotionally fraught experience. We selected Josh based on his **presentation, his reputation, and his experience.** We are so glad we did... from that moment, through the entire process, he was **responsive, available, and totally in command.** He convinced us to spend enough

“Josh and his team were fantastic in leasing our unit in the flatiron area. They generated significant interest, were **responsive in showing the unit** and **transparent** and timely in providing feedback. We could not be happier with our experience!”
–Nicholas Fong

“**Josh and his team were great.** I interviewed several brokers, and it was clear to me from the outset that **Josh had his finger on the pulse of my local market.** He was aggressive, but realistic about what the current market would bear. Thus, we priced it appropriately, and **Josh got multiple offers** in the correct zone in a relatively short period of time, before negotiating the final sale. **It all went very smoothly.** I would highly recommend the Rubin Team!”
— Robert Ennis

“**Josh and his team did a great job** with the listing and sale of my cooperative. From start to finish, the entire process was **effortless on my part because of how hard they worked.** From pricing, to staging, to showing, to contract, to closing - **every step of the way I felt heard and represented more than fairly.** The **communication was constant,** the **suggestions invaluable,** and in a less than great market, we got **above asking in a very reasonable amount of time,** a huge win. Listen to his advice, **he knows what he’s talking about.**” –Lynnette Cunningham

CLIENT REVIEWS

“A broker friend found Josh for me after a really bad experience with someone else. So I went from the worst broker with an apartment sitting vacant for a year, to working with Josh who **sold it for a great price in two weeks**. I took all his advice re staging, marketing, and pricing, and **it paid off well and quickly**. His recommendation for an attorney and a stager were also **absolutely excellent people to work with**. Not all brokers are alike, and the stakes are really high. Josh has a **sterling reputation** for a reason and I highly recommend working with him.”
— Andrew Barrett

“**Josh Rubin and his team did a stellar job** in listing, marketing and selling my co-op apartment. Josh has a **deep knowledge of the NYC market** and was able to advise me to get the price I wanted despite a challenging seller’s market. **I had 3 offers** and was able to select from the best offer which sailed smoothly and timely through the coop approval process. Thanks to an amazing team led by Josh!” – Kay Leung

“**Josh was terrific**, was definitely a great person to have in the metaphorical foxhole with me in the New York real estate battles. Was pleased with the final dispensation of the property and assuaged by his **calming influence**. Though the process was lengthy (through no fault of Josh’s), **he was able to create the right outcome**.”
— Ra Kumar

“**Josh Rubin and team have been amazing!** They sold our co-op in a month and got **multiple offers which resulted in 100k over ask!** Josh is **incredibly knowledgeable about the market** and handles the negotiations beautifully. Thanks Josh!!!”
–Laura Heeger

“I had a complex transaction of selling and buying simultaneously - **Josh was able to navigate complex timelines creating a transaction** that resulted in a timely transition providing guidance and negotiating the deal. he was **calm knowledgeable**, and he did this with **integrity**. I highly recommend Josh, and will use him again.” – Lisa Rhoads

“Josh and his team are the gold standard for real estate in New York City. Not only do they have their finger on the pulse of the NYC market, but they also truly have their clients’ best interest at heart.

” – Greg S.



“As a result of working with Josh Rubin and his team, I was able to **stage and sell my apartment at a strong price in a somewhat difficult market**. Josh provided **superb recommendations** from a staging consultant to a closing attorney to a moving company. Josh, his team and all his referrals were **professional, extremely knowledgeable and responsive throughout the process** and were there for me every step of the way. I especially appreciated that Josh made the whole transaction so **smooth and easy** for me. I would strongly recommend Josh and his team and look forward to working with them again in the future.”
— Adrienne Driben

“We utilized Josh and his team at Douglas Elliman both for sale of our Coop and the purchase of another. **We received flawless service from start to finish**. His assistant Lindsay was equally helpful. There can be a degree of complexity to the purchase and sale of a NYC Coop. The team did an **outstanding job on both ends of the process**. All calls were immediately answered. Anything that ever went to VM was answered in few minutes. Our sale was somewhat unusual in that it was a 2BR, in perfect condition but very small. Despite multiple viewings and open houses, it took a while to get an offer. We were never pressured to lower the price. We knew the value of the place and **we were fully supported by Josh**. We found that very valuable. All of his advice worked for us. You will do well to put yourself in his **capable hands**.” – Joel Goldstein

“We received full ask on the first viewing in a market that was starting to slide. Stating anything further is probably not necessary, however, Josh’s calm demeanor, sense of humor, persistence without being obnoxious, working knowledge, marketing skills and follow-through staff definitely made this seamless.”

— Lisa Edwards

“The entire team displays Impressive professionalism and integrity. They were a pleasure to deal with. Josh and his team are very competent and expedient in their follow up. Josh is also a great negotiator. I couldn’t be happier with the entire experience.”

— Daniel Gonnella

“Highly recommend! True experienced professional. Strong advocate. Moves apartments quickly.”

—Sarah Kress

“There are a lot of brokers out there but you need to at least give Josh & his team the chance to tell you how they’re different. Professional & Responsive!” – Brock Forkey

“Highly recommended for sure!

— *coopersantarelli*

“Josh and his team were easy to work with, and negotiated an attractive offer in a difficult market environment.

— *Graig Keklikian*

“Josh was professional, efficient, and quick to answer any questions that I had about the market.

— *Nick Wolfe*

“Josh and his team are the best around! Would recommend to anyone!

— *Valerie Bernard*

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Read more reviews at www.rubinteam.com

CONTACTS

The Rubin Team list of vendors to help you make your new house a home.



UTILITIES

Con Edison	800.752.6633
Time Warner Cable	855.243.8892
Verizon Fios	800.837.4966
Spectrum	833.267.6094

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Verrazano Flooring Co	212.367.8888		
Delta Flooring	917.749.7021	www.verrazanoflooring.com	

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Giuseppe Raicovi	631.786.9401

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Spotless Guru	929.900.5406	spotlessguru@gmail.com

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