

2014 FALL UPDATE

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Hello Ladies and Gents,

Hope you had an incredible summer and that life is good.

I'm working hard and have been making time for friends and family. I spent a weekend at my alma mater, Michigan State University, in September, to celebrate my eldest niece's 21st birthday! Below is a picture from her birthday bar crawl!

I have a few new listings in Chelsea this time around, so I'm featuring Chelsea in this edition.

Hope you enjoy the update below.

Have a fantastic rest of 2014!

All the best,

Peter



CHELSEA FAVORITES

Below are a few spots that I've recently frequented or that have been recommended by friends. Enjoy!

FOOD

[Cookshop](#)

156 10th Ave 9 (at 20th Street)

Great brunch spot!

[Co.](#)

230 Ninth Ave (b/w 24th and 25th Streets)

I know everyone has his or her own favorite pizza joint, but this one is worth checking out!

[The Park](#)

118 10th Avenue (b/w 17th and 18th Streets)

Rediscover an old classic from the super talented, [Eric Goode](#). He knows how to blend food, art and design to create an intimate dining experience.

[Foragers City Table](#)

233 8th Ave (at 22nd Street)

A true farm to table experience!

[Doughnut Plant](#)

220 West 23rd

I haven't had the pleasure to indulge in this one, but it comes highly recommended by my foodie friends :)

DRINKS

[Bathtub Gin](#)

132 9th Ave (b/w 18th and 19th Streets)

A throwback to the speakeasies from the 1920s. Walk through the coffee shop to the hidden bar behind. Great décor!

[Raines Law Room](#)

48 West 17th Street

Great ambience and a nice place to catch up with friends.

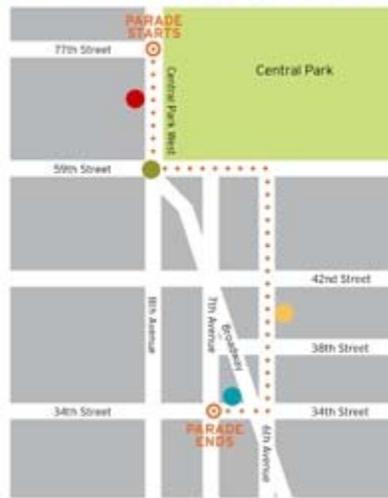


LONDON TERRACE

(full city block between 23rd and 24th Streets & 8th and 9th Aves)

- London Terrace Gardens was the dream of real estate mogul Henry Mandel. In the late 1920's, when the American economy was still strong, Mandel began acquiring land in Chelsea to build the largest apartment building New York-and the world had-ever seen.
- By 1929, he owned the city block bounded by Ninth and Tenth Avenues and 23rd and 24th Streets. The land was once owned by Clement Clark Moore, who wrote 'Twas the Night Before Christmas', and was located across from fashionable "Millionaire's Row."
- Mandel hired the architectural firm of Farrar & Watmough to design the massive complex, which was built in two phases. The central structure, comprised of ten adjoining buildings, was completed in 1931. Later, the four corner structures were added. The complex contained 1,665 apartments comprised of 4,000 residential rooms.
- Tenants were mostly secretaries, as well as engineers, attorneys, accountants and presidents of companies. Average monthly rent was \$30 / room.
- Every afternoon at 4:45 PM, a bugle would sound in the courtyard and all the bobbies and patrolmen dressed in uniform would line up for a changing of the guard

Macy's Thanksgiving Day Parade Route



I'm doing something different for Thanksgiving this year. A group of friends and I are volunteering at [Gods Love We Deliver](#) to deliver meals on Thanksgiving Day. I've volunteered with them a few times in the past, but this will be the first on T-Day!

I'm doing this partly as a result of a documentary, [Every 3 Seconds](#), that my friend, Perch Ducot, produced. By sharing some incredibly inspiring stories, the movie reminds us how we have the capacity to make a difference. Please check out the trailer [Every 3 Seconds Trailer](#), hopefully watch the movie and make a difference! BTW - The film is available now on [DVD](#) and [iTunes](#) and will be available on [Netflix](#) November 18.



New Developments

I'm proud to announce the launch of 45 East 22nd Street, which the interiors were designed by the Martin Brudnizki Design Studio ([MBDS](#)). My good friend, Craig Harvey, is the managing partner of the New York Studio. This is their first new development condo project in Manhattan, which is an 83 unit, 777 foot high-rise in the financial district. [Sneak Peak of 22nd Street Tower](#) . And here are some other new developments hitting the market soon. --> [New Developments](#)

CHELSEA LISTINGS

If you're in the neighborhood, please stop by one of my Open Houses on Sunday to say hello!



[144 West 18th, 6E](#)

3 bed / 2.5 bath condo

2693 square feet

Maintenance: \$2,123

Taxes: \$3,089

Sales Price: \$4.95M

Nov. 9th Open House:

11:30 - 1:00 PM



[410 West 24th, 16A](#)

Studio / 1 bath Co-op

580 square feet

Maintenance: \$1,530

Sales Price: \$725K

Nov. 9th Open House:

1:30 - 3:00 PM

Market Stats

The average price per square foot has now risen year-over-year for eleven consecutive quarters. Resale price per square foot performed strongly year-over-year with co-ops increasing 12% and resale condos increasing 7%. But new development far outpaced the rest of the market with a 30% rise year-over-year in price per square foot.

[Third Quarter
Manhattan Report](#)

[Third Quarter
Brooklyn Report](#)

[Chelsea Historical
Stats](#)

I know there are lots of Facebook Fans out there, but I'm not one of them. I use this letter and also Instagram to stay in contact.

*If you'd like to check out some of my photos on Instagram, please follow me at **Poljan12**.*

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