

Tallying up the deals

Top New York City building buyers, 2007 vs. 2008*

2008		
Buyer	Dollar amount spent	# of properties
Boston Properties	\$4 billion	4
Goldman Sachs	\$4 billion	4
Meraas Capital	\$2.8 billion	1
Paramount Group	\$1.7 billion	3
Allianz Life	\$1.5 billion	1
Carlyle Group	\$1.2 billion	2
Shorenstein Properties	\$1 billion	2
Abu Dhabi Investment Authority	\$900 million	1
Ashkenazy Acquisition Corp.	\$700 million	1
Crown Acquisitions	\$500 million	2

2007		
Buyer	Dollar amount spent	# of properties
Macklowe Properties	\$6 billion	8
Fortress Investment Group	\$6 billion	7
Vornado Realty Trust	\$2.5 billion	5
Kushner Companies	\$1.8 billion	1
Broadway RE Partners	\$1.5 billion	3
Urban American Management Corp.	\$1.4 billion	27
AVR Realty	\$1.3 billion	1
Paramount Group	\$1.2 billion	1
Africa Israel	\$1.2 billion	3
City Investment Fund	\$1.1 billion	7

(Source: RC Analytics; covers Jan. 1 to Sept. 1 for both years; figures rounded) (*full credit given to joint venture partners)

Top New York City building sellers, 2007 vs. 2008*

2008		
Seller	Dollar amount sold	# of properties
Macklowe Properties	\$6.5 billion	8
Fortress Investment Group	\$6.4 billion	7
Prudential RE Investors	\$1 billion	2
Sorgente SGR	\$900 million	1
Hiro Real Estate Co.	\$700 million	1
SL Green Realty Corp.	\$600 million	3
Kushner Companies	\$500 million	1
Caisse de dépôt	\$300 million	1
JD Carlisle Development	\$300 million	1
Credit Suisse	\$300 million	1

2007		
Seller	Dollar amount sold	# of properties
Equity Office Properties	\$6.4 billion	8
Blackstone	\$6 billion	8
Tishman Speyer	\$2.9 billion	3
Prudential RE Investors	\$2.7 billion	3
Reckson Associates	\$2.6 billion	5
SL Green Realty Corp.	\$1.7 billion	7
Hudson Waterfront Assoc.	\$1.5 billion	1
Arbor Realty Trust	\$1.4 billion	5
Boston Properties	\$1.3 billion	1
RREEF Funds	\$1.2 billion	1

(Source: RC Analytics; covers Jan. 1 to Sept. 1 for both years; figures rounded) (*full credit given to joint venture partners)

Top ten highest priced NYC building sales, 2007 vs. 2008

2008					
Month	Building	Seller	Buyer	Price paid	Price per sq. ft.
June	General Motors Building	Macklowe Properties	Boston Prop., G. Sachs, Mid-East investors	\$2.82 billion	\$1,466
August	Credit Lyonnais Building	Macklowe Properties	Paramount Group	\$1.46 billion	\$825
July	Chrysler Building	TMW Real Estate Group	Abu Dhabi Investment Council	\$888 million	\$742
April	650 Madison Avenue	Hiro North American Properties	Ashkenazy Acquisition Corp.	\$680 million	\$1,133
July	Park Avenue Tower	Macklowe Properties	Shorenstein Properties	\$665 million	\$1,080
March	120 Park Avenue	Altria	Global Holdings	\$525 million	\$816
August	125 West 55th Street	Macklowe Properties	Boston Prop., G. Sachs, Mid-East investors	\$444 million	\$751
August	Two Grand Central Tower	Macklowe Properties	Boston Prop., G. Sachs, Mid-East investors	\$428 million	\$644
July	850 Third Avenue	Macklowe Properties	Shorenstein Properties	\$325 million	\$530
May	1250 Broadway	SL Green Realty Corp.	Murray Hill Properties	\$310 million	\$441

2007					
Month	Building	Seller	Buyer	Price paid	Price per sq. ft.
January	666 Fifth Avenue	Tishman Speyer Properties	Kushner Companies	\$1.8 billion	\$1,161
February	WorldWide Plaza	Blackstone Group	Macklowe Properties	\$1.74 billion	\$1,087
May	AXA Financial Center	Hudson Waterfront Assoc.	Vornado Realty Trust	\$1.54 billion	\$784
February	Five Times Square	Boston Properties	AVR Realty Company	\$1.28 billion	\$1,162
May	Deutsche Bank HQ	Deutsche Bank	Paramount Group	\$1.18 billion	\$732
February	Bertelsmann Building	Blackstone Group	Macklowe Properties	\$967 million	\$1,068
January	919 Third Avenue	Reckson Associates	SL Green Realty Corp.	\$869 million	\$660
July	One Financial Center	Paramount Group	Beacon Capital Partners	\$751 million	\$663
January	Manhattan Mall	HRO International	Vornado Realty Trust	\$689 million	\$706
January	1185 Sixth Avenue	Reckson Associates	SL Green Realty Corp.	\$687 million	\$660

(Source: RC Analytics and The Real Deal; covers Jan. 1 to Sept. 1 for both years; figures rounded; joint venture partners not always listed)

Number of New York City buildings sold

	2004	2005	2006	2007	2008
Number of buildings	82	105	117	166	69
Total dollar volume	\$13.2 billion	\$16 billion	\$20.7 billion	\$43 billion	\$17.2 billion

(Source: RC Analytics; covers Jan. 1 to Sept. 1 for all years; like all other charts on pages 129-130, only includes sales over \$5 million; dollar figures rounded; this chart includes all types of space, chart below includes only office)

Office building sales drop off

Volume of deals in New York City

	2004	2005	2006	2007	2008
Dollar volume	\$8.03 billion	\$8.97 billion	\$11.48 billion	\$31.69 billion	\$11.59 billion
Percent change from previous year	n/a	12%	28%	176%	-63%

(Source: RC Analytics; covers Jan. 1 to Sept. 1 for all years)