

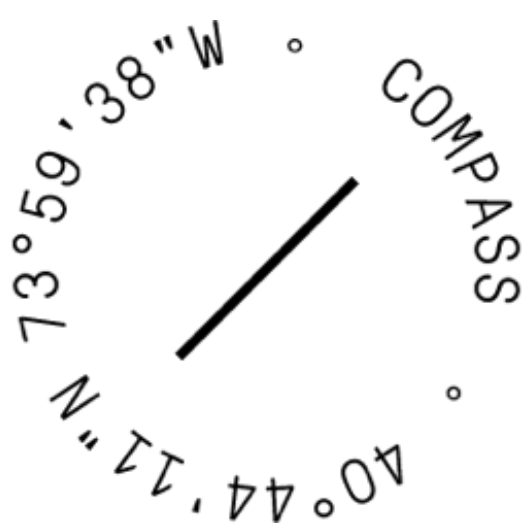
The
Edit
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Photo: Jonathan Grassi

Welcome to The Edit, where you will find the best that Manhattan and Brooklyn real estate has to offer. Discover dream homes and starter homes, take an in-depth look at notable buildings of value, and look back at some of the smartest real estate deals in history. My mission is to empower you with knowledge to build wealth through real estate.

—YESIM AK, Lic Associate Real Estate Broker



West Village

Bordered from the Hudson River to Avenue of the Americas and from West Houston to 14th Street—one can still get lost roaming about for the first time because the area was developed before the grid plan was implemented in Manhattan.



Dream
Home

Listing. David E Kornmeier, Brown Harris Stevens

This renovated 22-wide mansion with an elevator and an artists studio with 30’ ceilings and double skylights is unlike any other home on the market.

If a townhouse is properly priced and staged, the average time to sell is 203 days.

125 W 11th Street
7 Beds | 5.5 Baths | 7,878 SF | Townhouse
\$25M

\$135k/month with \$5M down
\$4,700/month after an all-cash purchase
for property taxes



WV

Average Townhouse Sales Performance

5-Year	+ 31%	10-Year	+ 2.9%
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The Village was at the heart of the modernist movement in literature during the 1920s & 1930s.

Local Spot:
Tea & Sympathy for
chicken pot pie,
108 Greenwich Ave.

Starter Home



Listing: Scott Hustis, Mark Jovanovic, Nora McGuire, COMPASS

It's rare to find a spacious bedroom in a corner building with soaring 10-foot ceilings, beautifully renovated, and set in one of downtown Manhattan's most coveted locations.

If a one-bedroom is properly priced and staged, the average time to sell is 131 days.

99 Bank Street, 3Q
One Bedroom | Coop
\$1.5M

\$9,400/month with \$300k down
\$1,549/month after an all-cash purchase

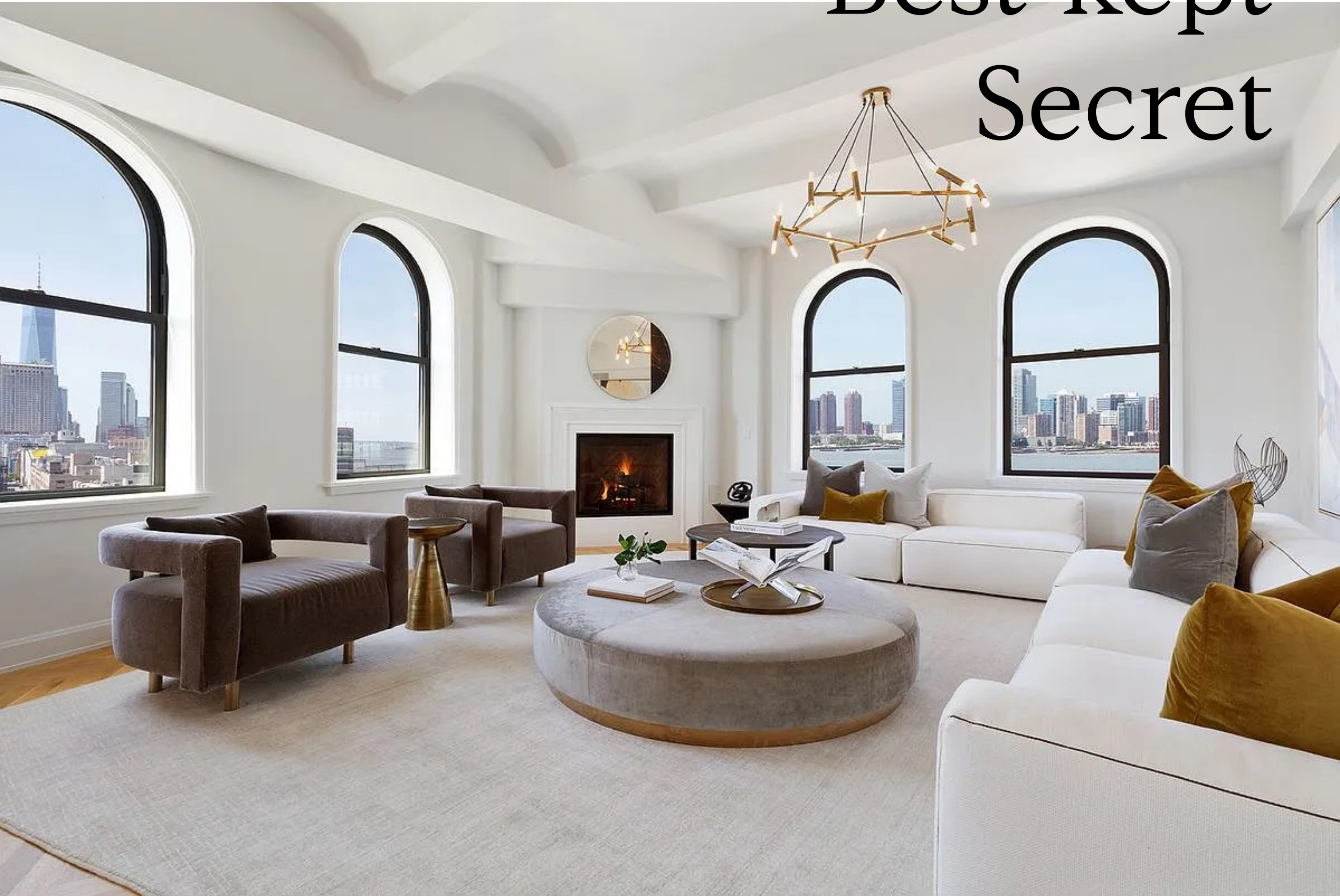


WV

Average One-Bedroom Coop Sales Performance Elevator & Doorman

5-Year	+ 2.2%	10-Year	+ 14%
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Best-kept Secret



The Shephard 275 W 10th Street | Condo in West Village

This former Romanesque warehouse from 1896 was converted to a condo in 2015, with only 38 homes featuring spacious layouts with architectural details like barrel vaulted ceilings and oversized arched windows. With its limited number of residences, the building offers both privacy and exclusivity in the heart of the West Village.

- **Herringbone floors**
- **Interiors by Gachot Studios**
- **Full-service building**



Selection of Recent Sales History

Date	Apt	Price	Size
07/2023	11C	\$1,575,000	Studio
12/2022	6A	\$10,350,000	4 Bed



Looking Back



Palazzo Chupi 360 W 11th Street

In 1997, artist Julian Schnabel purchased a former horse stable at 360 West 11th Street and added nine stories in a flamboyant Venetian Palazzo style, cloaked in a striking pink façade. Within are five grand residences, originally trading between \$11M and \$15M from 2007 to 2009, with the last offering in 2016 seeking \$32M. The homes feature soaring 16-foot ceilings and sweeping, unobstructed views, while the building itself has a swimming pool and a custom car elevator. It is an unmistakable blend of art, architecture, and extravagance.



COMPASS



Photo: Colin Clark

A 25 year resident and broker for over 15 years, I have been delivering exceptional service in the Manhattan and Brooklyn real estate markets. I have represented buyers and sellers in transactions ranging from \$500,000 to over \$15M. If you're considering a move and thinking to sell your current home, let's talk.

If buying a second home or investment property upstate, out East, or in California I can put you in touch with excellent agents to help with your purchase.

For more information or to schedule an appointment please call (917) 519-5185.

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