

The Edit

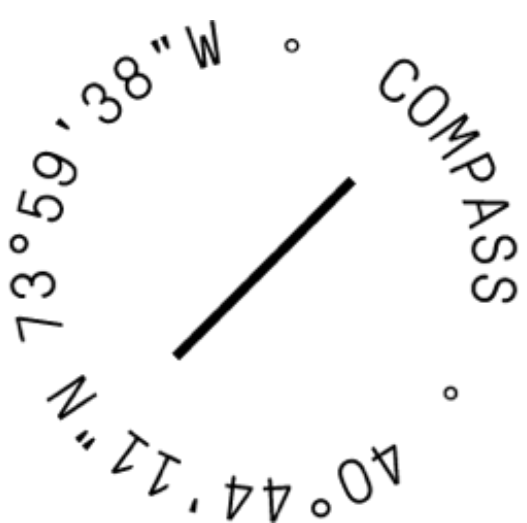
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Photo: Arnaud Montagard

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.



Listing: Calli Sarkesh, Amy Mendizabal, Leonard Steinberg Team, COMPASS

The new development, The Katharine, seamlessly blends into the historic architecture of the Village. The elegant interiors, designed by Nate Berkus, are well proportioned and laid out for privacy, with each bedroom enjoying its own bath and a private south-facing deck with downtown skyline views.

If a four-bedroom is properly priced and staged, the average time to sell is 74 days.

118 W 13th Street, PH
4 Beds | 6 Baths | 3,981 SF | Condo
\$21M

\$130k/month with \$4.2M down
\$24k/month after an all-cash purchase



WV

Average Four-Bedroom Condo Sales Performance Elevator & Doorman

5-Year

+ 38%

10-Year

+ 52%

Sources: a836-acris.nyc.gov / Landmarks Preservations Commission



The Village was at the heart of the modernist movement in literature during the 1920s & 1930s.

Local Spot:
I Sodi for Tuscan.
314 Bleecker St.

Starter Home



Listing: Jay Glazer, Eugene Pinder, Jason Breier, Corcoran

A true Manhattan dream: Empire State views from your private terrace in one of downtown's most luxurious addresses, The Greenwich Lane Condominium.

If a one-bedroom is properly priced and staged, the average time to sell is 52 days.

160 W 12th Street, 75
One-Bedroom | Condo
\$4.1M

\$26k/month with \$820k down
\$5,800/month after an all-cash purchase



WV

Average One-Bedroom Condo Sales Performance Elevator & Doorman

5-Year	+ 47%%	10-Year	+ 16%
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Best-kept Secret



Grove Court

Hidden behind a gate on Grove Street sits one of the West Village's rarest addresses: six brick houses surrounding a private courtyard garden. Built in 1854 as modest rear dwellings, it has since evolved into one of downtown's most coveted enclaves.

Reimagined in the early 20th century with its storybook charm intact, Grove Court is a reminder that in New York, true luxury is often quiet, private, and nearly impossible to replicate.



Selection of Recent Sales History

Date	Bldg#	Price	Size
10/2016	2	\$1,375,000	1,152
09/2012	5	\$3,400,000	1,152
05/2004	1	\$2,050,000	1,260

- Gated gardens
- Wood-burning fireplaces
- Only 3 sales in the last 20+ years



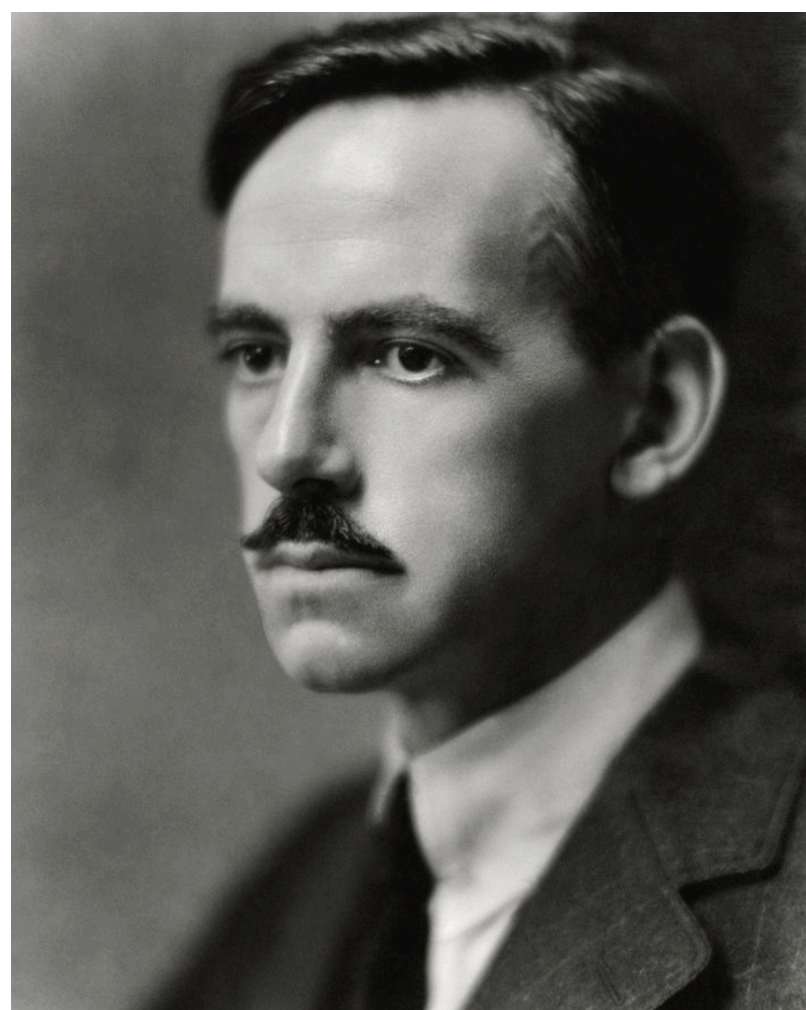
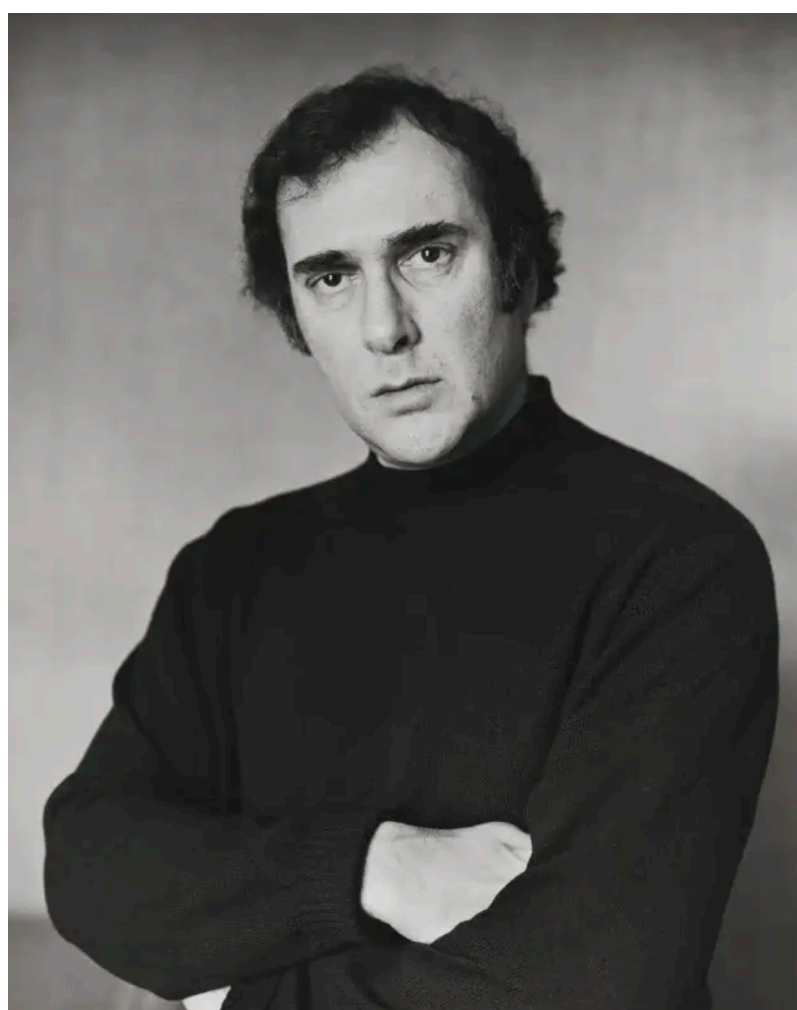
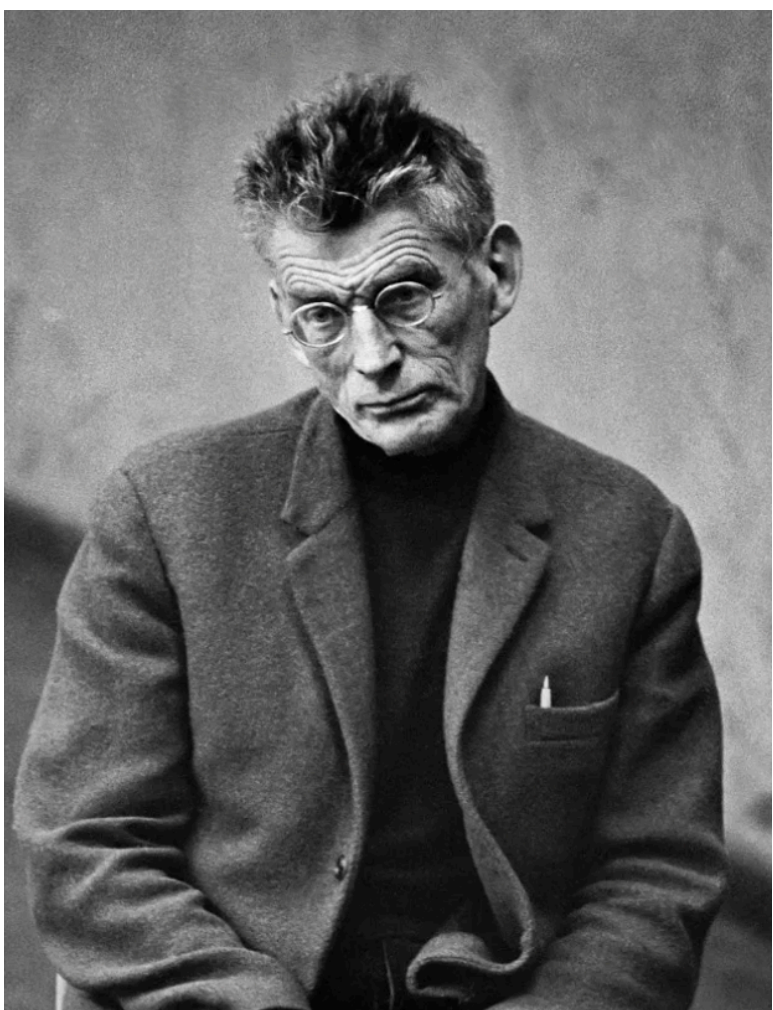
Looking Back

Cherry Lane Theater 38 Commerce Street

Regarded as the birthplace of Off-Broadway theater, the Cherry Lane Theater, founded in 1924 by a group that included poet Edna St. Vincent Millay, is the oldest continuously running Off-Broadway venue in New York City.

It became a legendary laboratory for the Theatre of the Absurd and the avant-garde "Downtown Theater" movement. Works by Samuel Beckett, Harold Pinter, and Eugene O'Neill were performed on the intimate stage.

In 2023, the independent film and television studio A24 purchased the [three connected] buildings, which include eight apartments, for \$10M.



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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