



Riverterrace- Riverterrace is a 41-story, 409-unit luxury rental apartment building overlooking New York’s East River at 515 East 72nd Street. Macklowe Properties constructed in 1985. In developing this property, Macklowe Properties worked closely with the NYC Planning Commission to effect a residential re-zoning of an assemblage of 12 industrial buildings. As a result of this complex re-zoning process, 97,000 SF was earmarked for light manufacturing and medical uses. Capitalizing on its prime location adjacent to Cornell Medical Center, New York Hospital and Memorial Sloan Kettering, Riverterrace consistently maintained full occupancy and has Class A medical facilities. Macklowe’s construction management expertise enabled the firm to effectively complete this project within 18 months at a cost of \$88 million. The project yielded an immediate 11% return on cost after the initial lease-up and stabilization period. Riverterrace’s architectural design and finishes, quality of construction, sweeping views of Manhattan and many amenities, which include one of NYC’s most extensive resident health clubs and largest indoor swimming pools, contributed to its consistently high level of residential occupancy, which typically fell between 97% - 99%. The property was sold in October 2005, at the very height of the buoyant market for condominium conversions. The record-setting price of \$365.5 million, or nearly \$900,000 per unit, represented a multiple of over four times the original investment cost.

