



Top ten reasons to invest in Manhattan real estate

1. **High Appreciation:** Over the last ten years Manhattan real estate appreciated 234.7% - much more than most other real estate markets in the world.
2. **Solid returns:** The average sales price for apartments is up over 10% from the third quarter 2005 to the third quarter 2006. Predictions are for further price gains of 10-20% in 2007. This comes at a time when markets around the rest of the United States are stagnant.
3. **Hot rental market:** Manhattan's vacancy rate is below 1%! Rents are at an all-time high and have been consistently increasing - 9.8% in the last year alone!
4. **Limited supply:** Manhattan is an island so land is scarce. Manhattan also has strict zoning laws to prevent uncontrolled growth. In most areas, only existing buildings can be replaced with new ones.
5. **Few condominiums available:** Only a very small percentage of apartments in Manhattan are condominiums, the only form of ownership suitable for investment purposes.
6. **Growing population:** Between 1990 and 2000 the population of New York City increased by 9.4 percent, or 685,714 people. New York City now has the largest population in the city's history - more than eight million people are now living here.
7. **Capital of the World:** New York City is the world center for many industries, including art, finance, fashion, advertising, publishing, theater and sports, to name just a few.
8. **Dynamic market:** Any ups and downs that might plague other metropolises simply don't penetrate Manhattan housing, where \$400,000 for a decent studio is considered a steal. Good apartments are still hard to find.
9. **Unparalleled Infrastructure:** New York has one of the largest public transportation networks in the world and one of the densest concentrations of infrastructure in the world. New York is also the safest large city in the United States!
10. **Affluent population:** New York is one of the few places in the world where the ultra-rich choose to live. This makes for a very stable real estate market in the luxury segment.

All of these facts contribute to the strong real estate market and an appreciation impossible to find in other real estate markets in the world.

New York Residence is one of the premier real estate brokerage firms for investing in New Construction condominiums in Manhattan, the best and safest possible investment you will ever make.

Find out how you can profit today!

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