

M
MAGRINO

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MODERN LUXURY
MANHATTAN

MARGOT ROBBIE
THE WOLF OF WALL STREET'S
FOXY LEADING LADY

BEST OF NYC
OUR 5TH ANNIVERSARY EDITION
FIVE YEARS OF FABULOUS
FASHION, FILM, REAL ESTATE
AND GASTRONOMY

HAUTE MATRIMONY
A BRIDAL FASHION
LOOKBOOK

MATT LEBLANC ON MATT LEBLANC
CHRISTIAN LOUBOUTIN'S
HEELING POWERS
RALPH LAUREN BY THE NUMBERS
THOM FILICIA'S DESIGN CUES
COMIC JIM GAFFIGAN
ON HOLIDAY EATING

PHOTOGRAPH BY ANDREW HARRIS FOR MODERN LUXURY NEW YORK, NY 2008
MODERNLUXURY.COM

The image shows the cover of the 'Modern Luxury Manhattan' magazine. The cover features a photograph of Margot Robbie, who is wearing a black suit jacket over a white dress shirt and a black tie. She is sitting on a white stool, looking directly at the camera with a slight smile. The background is a dark, textured grey. The magazine title 'MODERN LUXURY MANHATTAN' is printed at the top in a bold, sans-serif font. Below the title, the name 'MARGOT ROBBIE' is written in large, white, all-caps letters. Underneath her name, the text 'THE WOLF OF WALL STREET'S FOXY LEADING LADY' is written in a smaller, italicized font. Further down, the text 'BEST OF NYC OUR 5TH ANNIVERSARY EDITION' is displayed, followed by 'FIVE YEARS OF FABULOUS FASHION, FILM, REAL ESTATE AND GASTRONOMY'. Below that, 'HAUTE MATRIMONY A BRIDAL FASHION LOOKBOOK' is written. At the bottom, a list of featured articles is provided, including 'MATT LEBLANC ON MATT LEBLANC', 'CHRISTIAN LOUBOUTIN'S HEELING POWERS', 'RALPH LAUREN BY THE NUMBERS', 'THOM FILICIA'S DESIGN CUES', and 'COMIC JIM GAFFIGAN ON HOLIDAY EATING'. On the left side of the cover, there is a vertical line of small text: 'PHOTOGRAPH BY ANDREW HARRIS FOR MODERN LUXURY NEW YORK, NY 2008'. At the bottom left corner, the website 'MODERNLUXURY.COM' is printed.

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THEN AND NOW REAL ESTATE

By Maxine Milo

A rendering of Related Companies' Hudson Yards, which will add 13 million square feet of commercial, retail and residential space at Tenth Avenue and West 30th Street.

RETAIL REAL ESTATE

2009 Retail real estate is suffering, especially for the local businesses that once dominated the city. "Small boutique shops closed down everywhere across the area," says Dottie Herman, president and CEO of Douglas Elliman. The concept of massive food marketplaces anchored by celebrity chefs is just beginning. **Mario Batali's Eataly** is set to launch in the Flatiron District, and the **Todd English Food Hall** is about to open at the Plaza Hotel.

2014 National big-box chain stores begin popping up everywhere. New projects—like the **South Street Seaport's** redevelopment—are anchored by a large national chain store and a luxury condo/hotel tower. Similar new developments are planned for **Hudson Yards**—which was an empty space in 2009—and downtown's **Brookfield Place**.

Trophy Real Estate

2009 Relatively few new luxury buildings are under construction. Hedge-fund types gravitate to the newly built **15 Central Park West**, which boasts amenities like a classic motor court and an in-house chef providing catering, and the **Time Warner Center** luxury condos. The high-status homes are still the dignified prewar buildings on Park and Fifth avenues: 834 Fifth Ave., 778 Park Ave., 1040 Fifth Ave. and 740 Park Ave. And for the more bohemian-chic wealthy, there are statuesque art deco buildings like the **San Remo**, the **Beresford**, the **El Dorado** and the **Dakota** on Central Park West.

2014 Extell Development starts a building trend in the 50s with **ONE57** on West 57th Street, a 1,004-foot-tall skyscraper with 92 condos, several selling for more than \$90 million, including one to hedge-funder **Bill Ackman**, and two other \$50 million spaces to **Michael Kors' business partners Silas Chou and Lawrence Stroll**. The 31-story, 61-unit **Baccarat Hotel & Residences**, opposite MoMA on 53rd Street, is ready for late 2014 move-in dates and comes with Tony Ingrao-designed interiors. And on Park Avenue at 56th Street, plans for **432 Park Avenue** will make it the tallest residential tower in New York, dwarfing the Empire State Building. The tower has already done roughly \$1 billion in sales.



Superior Ink resident Marc Jacobs

The Price of a Luxury Penthouse

2009 Related Companies builds **Superior Ink** on the site of the Superior Ink Factory on West 12th Street. It features 53 apartments facing the Hudson River and seven townhouses on Bethune Street, most bought up by hotshots like **Marc Jacobs**. The building sets a record when Houston Rockets owner **Leslie Alexander** pays a then-record of \$25.4 million for an unfinished penthouse and then flips it for \$31.5 million (another downtown record) in 2010.

2014 In 2012, Alexander pays \$42 million for the penthouse at **18 Gramercy**, developed by William and Arthur Zeckendorf. That downtown record could be broken by a penthouse in contract at **56 Leonard**, at \$47 million. There's also the \$55 million condo at **Walker Tower** on West 18th Street, priced just as much as the penthouse duplex for sale at the 44-story tower **50 United Nations Plaza**, also developed by the Zeckendorf brothers.



Related Companies' Stephen Ross and hedge-funder Bill Ackman