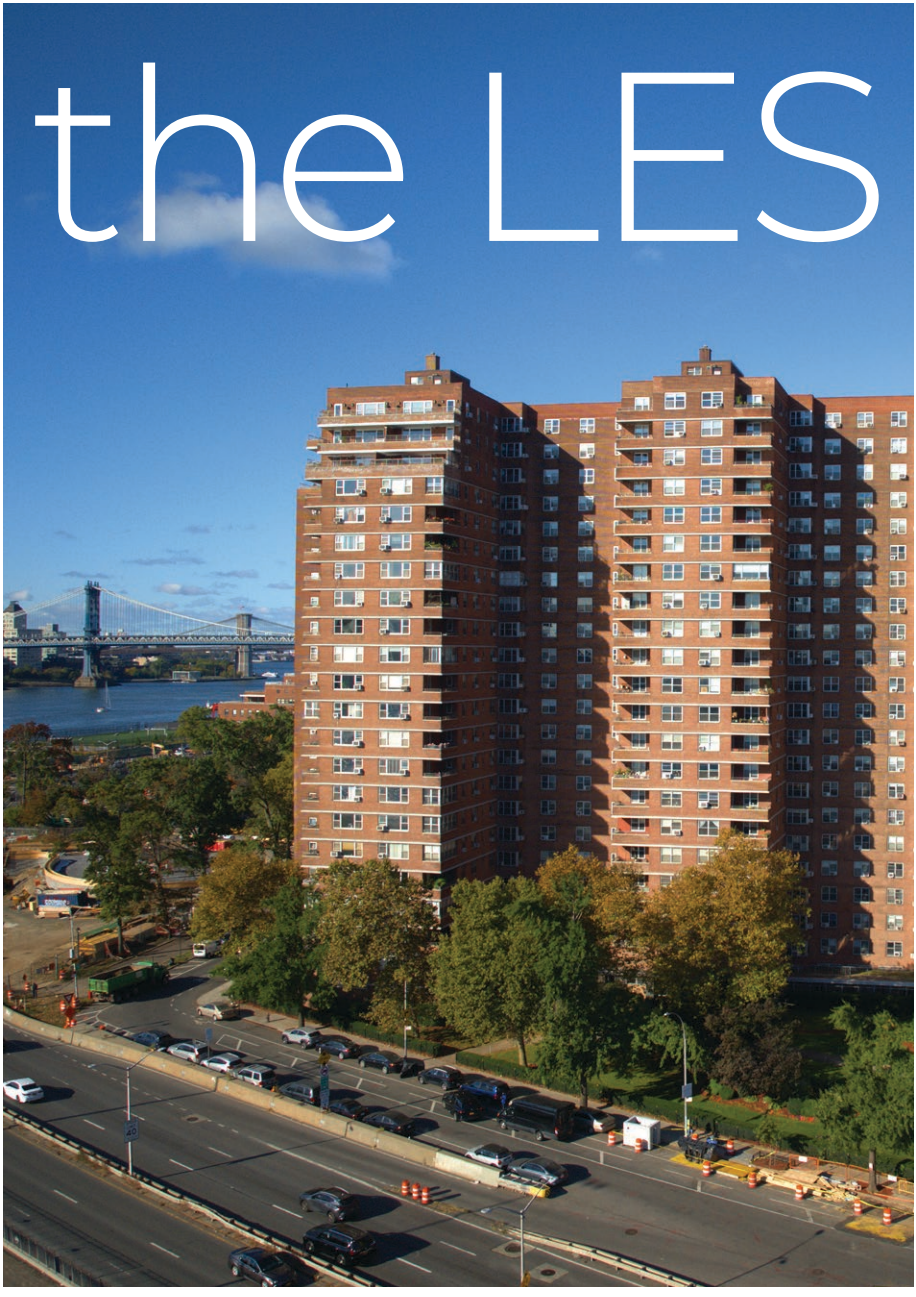
The Lower East Side's #1 Realtor

March **2025**

the LES



Presented by **Jacob Goldman**
Issue #3

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25 YEARS ON THE LOWER EAST SIDE



Welcome

To the Third Edition Of The LES!

Dear Neighbors,

Spring is just around the corner, and with it comes a fresh sense of renewal and opportunity in the Lower East Side and Co-op Village. Whether it's the longer days, the energy of the city waking up after winter, or the simple joy of walking through our historic streets, there's something special about this time of year.

In this issue, we're exploring ways to enhance your home's value and curb appeal with smart spring cleaning tips, diving into some fascinating LES history, and showcasing how a local architect transformed multiple units into stunning living spaces. As always, I'm dedicated to keeping you informed about the real estate market—whether you're considering selling, buying, or simply staying up to date.

Having lived in this neighborhood for nearly 30 years, I continue to be inspired by its resilience, warmth, and diversity. The LES isn't just where I work—it's home. If you have any questions about the market or ideas for future editions of The LES, I'd love to hear from you.

Here's to a season of new beginnings
and fresh possibilities!

Best,

Jacob Goldman

Co-op Village
Market Info
(As of 2/5/25)


East River


Seward Park


Hillman


Amalgamated

of apartment sold in 2024

East River	36 sold
Seward Park	33 sold
Hillman	14 sold
Amalgamated	6 sold

Current # of apartment for sale on the market

East River	27 for sale
Seward Park	12 for sale
Hillman	4 for sale
Amalgamated	4 for sale

East River - 27 apartments on market

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
1	efficiency	$475,000
6	1-bedrooms without balconies	$475K-$600K
7	1-bedrooms with balconies	$535K-$669K
1	1-bedroom, set back terrace	$880K
2	bedrooms without balconies	$759K-$775K
2	bedrooms with balconies	$850K
5	3-bedrooms	$999K-$1.395K
1	3-bedroom, 2 bath, set back terrace	$1.85M
2	breakthroughs	$1.5M-$2.175M

Hillman - 4 apartments on market

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
2	1-bedroom	$589K-$599K
1	jr 2-bedroom	$625K
1	2 bedroom	$689K

Seward Park - 12 apartments on market

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
2	1-bedrooms	$775K-$785K
2	1-bedrooms with balconies	$795K-$799K
1	2-bedrooms without balconies	$999K
3	2-bedrooms with balcony	$999K-$1.1M
3	3-bedrooms	$1.199M-$1.499M
1	1-bedroom w setback terrace	$949K

Amalgamated - 4 apartments on market

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
3	1-bedrooms	$549K-$625K
1	breakthrough	$1.75M

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Photo by Peter Gray

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Thursdays | *8:30-9:30am*
with Alyssa Wiedman

Dance Cardio

Wednesdays | *8:30-9:30am*

Thursdays | *6:15-7:15pm*
with Maggie Fiske

Pilates

Wednesdays | *6:30-7:30pm*
with Fiona Oba

Open Modern

Tuesdays | *6:00-7:15pm*
with lisa nevada

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*Offer applies to in-person purchases
and only for clients new to the Taylor School.

TAYLOR DANCE EAST

551 Grand St. New York, NY, 10002

Featured Spaces in Co-op Village

This month, we feature some of the work of architect Jill Menoff. *Note*: both breakthrough opportunities below were not publicly marketed as such, but LoHo Realty, leveraging deep market knowledge and strong community ties, didn't just wait for listings—we found and created them.





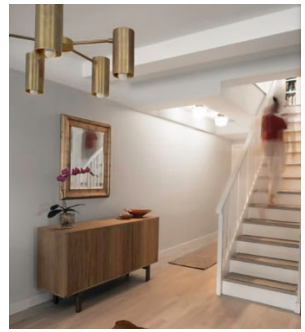
455 FDR Dr. B403/404

This 1,280-square-foot residence is the result of a seamless combination of a one-bedroom apartment and a one-bedroom efficiency, reimagined to create a cohesive and functional living space. The design prioritizes spatial integration, with a layout that accommodates three bedrooms, two full baths, and an expansive open-plan living, dining, and kitchen area. Purchased in its original condition from the first owners, the apartment underwent a full-scale gut renovation—an opportunity to craft a thoughtfully designed home from a blank slate.

A critical challenge in unit combinations is ensuring the resulting space feels unified rather than segmented. To achieve this, a soft, neutral gray palette was selected to establish a timeless foundation, allowing for dynamic color accents. The open-concept kitchen, dining, and living area serves as the heart of the home, facilitating effortless transitions between cooking, entertaining, and relaxation. Custom-built cabinetry along the windows maximizes storage while maintaining openness and natural light.

The west-facing balcony extends the living space outdoors, finished with wood plank flooring and furnished with a small couch, table, and flower boxes, creating a tranquil retreat with expansive views.





550 Grand Street

My clients patiently waited for the right opportunity to create a duplex, ultimately acquiring two adjacent one-bedroom apartments on the 11th and 12th floors. The design prioritizes openness and fluidity, with the lower level transformed into a generous communal space that seamlessly integrates the living, dining, and kitchen areas. Understanding my client's passion for cooking, the kitchen was designed for both efficiency and aesthetics, incorporating tailored storage solutions, including a dedicated space for her extensive cookbook collection beneath the built-in window bench. This architectural element enhances both function and ambiance, offering additional seating while maintaining an inviting atmosphere. Bedrooms are strategically placed on both levels, while integrated storage within the staircase ensures a seamless connection between floors, optimizing space without compromising design integrity.



"I am an architect living and working in the LES. I work throughout NYC, but renovating in my neighborhood is a special pleasure. My home is in ERCH and my studio is in Hillman Housing. Jacob Goldman found both amazing apartments."

- Jill Menoff

Resident of East River
212-982-7444
jill@jmenoff-architect.com

Banana Sushi



Banana Sushi is a fun way to get kids involved in making their own healthy snack. Simply peel a banana, add your favorite toppings and then cut into bite sized pieces!

Sprinkles Sushi

1 banana
2 squares dark chocolate
1 tbsp sprinkles

Coconut Sushi

1 banana
1.5 tbsp nut butter
1.5 tbsp coconut shred

Chia Seed Sushi

1 banana
2 squares dark chocolate
0.5 tbsp chia seeds

Rice Krispie Sushi

1 banana
1.5 tbsp nut butter
3 tbsp rice krispies

1. Peel the bananas and place them on a plate or board.
2. For the Sprinkles and Chia Seed Sushi, melt the chocolate and pour it on top of the bananas. Add the sprinkles or chia seeds on top and place in the fridge until set.
3. For the Coconut and Rice Krispie Sushi, spread the nut butter onto the top of the bananas and then roll them in the shredded coconut or rice krispies.
4. Serve right away.



Photo courtesy of @DoughnutPlantNY

WIN FOUR(4) $25 Gift cards to Doughnut Plant

LoHo Realty is giving away FOUR (4) $25 gift cards to Doughnut Plant, located at:

379 Grand Street
New York, NY 10002

Doughnut Plant, founded by Mark Isreal in 1994, is an iconic New York City bakery known for pioneering artisanal doughnuts. Starting in Isreal's Lower East Side apartment, the bakery now operates multiple locations focusing on crafting unique, handmade doughnuts using high-quality, all-natural ingredients.

Entering is simple and quick!

How to Enter:

Email us at: giveaway@lohorealty.com
Deadline to enter: March 31, 2025.
Make sure to include your name, phone number and mailing address with your entry. Winners will be chosen at random and contacted via email/phone.

Terms & Conditions: *One entry per person. One gift card per winner. Four winners in total.*

Tell Us: What's Your Favorite Doughnut Plant Doughnut?

We want to know! When you enter the giveaway, include your favorite Doughnut Plant flavor in your email—just for fun! (We're partial to the Tres Leches and Crème Brûlée—how about you?)

A Brief History of Grand Street

by Eric Ferrara

The story of Grand Street traces back to the Dutch era (1624–1664), when the Lower East Side was a rural expanse of farms, wetlands, and Lenape pathways. During Nieuw Amsterdam's governance, the land was divided into large tracts known as "bouweries" (farms).

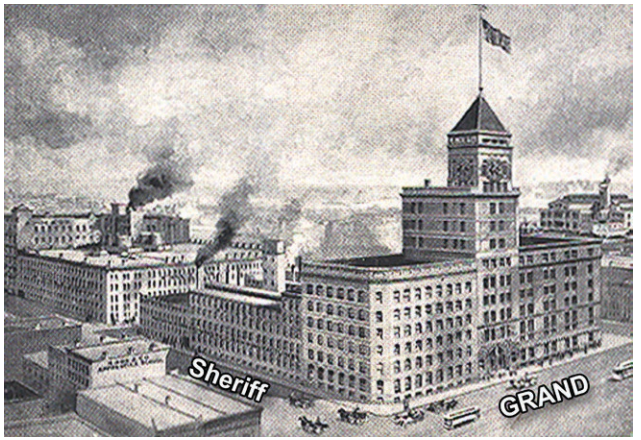


When the British seized control in 1664, the area remained primarily agricultural, with pathways—some formalized by British settlers—tracing routes first used by the Lenape and Dutch. Although Grand Street had not yet taken shape, its location likely intersected these colonial routes, serving as essential connectors for farmers and merchants transporting goods.

By the mid-18th century, these paths began evolving into defined streets, laying the groundwork for Manhattan's transformation under the Commissioners' Plan of 1811, which introduced the city's iconic grid. During the Revolutionary War, artillery sites were established nearby, including positions at what is now Grand Street and Norfolk, Eldridge, and Mulberry Streets.

In the early 19th century, the expanding population of Manhattan led to the creation of "Grand Avenue," an east-west artery designed to support the growing Lower East Side. The avenue's central location placed it at the heart of a rapidly developing immigrant neighborhood. As part of urban planning efforts to simplify navigation, Grand Avenue was later renamed Grand Street, cementing its role within Manhattan's orderly grid.

By the late 19th century, Grand Street reflected the vibrant life of the Lower East Side, bustling with pushcarts, markets, factories, and places of worship that catered to the diverse needs of its immigrant communities.



The mid-20th century brought profound changes to Grand Street as New York City faced a post-World War II housing crisis. Progressive labor unions and reform-minded leaders spearheaded efforts to provide affordable housing, resulting in the creation of several cooperative developments.

One landmark project was the **Amalgamated Dwellings**, built in 1930 by the **Amalgamated Clothing Workers Union**. Designed in an **Art Deco style** by Springsteen & Goldhammer, these buildings introduced **spacious apartments, shared courtyards, and a strong sense of community** to a neighborhood previously dominated by crowded tenements.

The **1950s and 1960s** brought further transformation with the construction of the **Hillman Housing Corporation, Seward Park Cooperative, and East River Housing Corporation**, all developed under the **United Housing Foundation's mission** to create affordable, high-quality housing. These modernist co-ops replaced aging tenements and industrial buildings, prioritizing **open spaces, thoughtful layouts, and improved living conditions** for residents.

Among these developments, **East River Housing**, completed in 1956 and designed by **Herman Jessor**, introduced **spacious apartments, landscaped courtyards, and river views**, reflecting the era's vision for cooperative urban living. Together, these co-ops reshaped Grand Street, offering generations of residents a unique blend of affordability, community, and modern conveniences.

Today, Grand Street remains a vibrant hub that reflects the evolving identity of the Lower East Side. It continues to serve as both a residential and commercial artery, rooted in a rich history while adapting to the ever-changing character of New York City.

Eric Ferrara is founder of the Lower East Side History project ***(http://leshp.org)***

Legal & Real Estate Considerations When Selling a Co-op from an Estate

By Neil Garfinkel, Esq. & Jacob Goldman, Esq.

Selling a co-op apartment as part of an estate in New York City requires careful attention to both **legal and real estate considerations** to ensure a smooth transaction. Executors and administrators must navigate co-op board requirements, estate documentation, and market conditions to successfully transfer ownership.

At the outset of the sale, the **co-op's managing agent should be contacted** to determine the specific documents required for closing. While requirements may vary, the following documents are typically necessary:

- **Certificate of Letters Testamentary or Letters of Administration** (dated within six months of closing)
- **An Affidavit of Debts and Domicile,** executed by the estate's executor or administrator
- **A Federal Release of Lien** from the IRS (or an affidavit confirming no release is required)
- **A New York State Release of Lien of Estate Tax** (Form ET 117)
- **The decedent's death certificate**
- **A certified copy of the last will and testament** (if applicable)

Because securing these documents can take time, it is crucial **for executors and administrators to work closely with their attorney and real estate broker** to ensure all requirements are met before the closing date.





How Your Attorney and Broker Help Ensure a Smooth Sale

Your Attorney

- Reviews estate documents to ensure compliance with legal and tax requirements
- Works with the estate's executor or administrator to obtain necessary approvals
- Assists in clearing any estate-related liens or title issues

Your Real Estate Broker

- Communicates with the co-op's managing agent to confirm document requirements
- Provides market expertise to price the property competitively and attract buyers
- Coordinates with attorneys and the buyer's representatives to keep the transaction on track

Since estate sales involve additional steps beyond a standard co-op sale, early planning and **strong coordination between your legal and real estate professionals** can help avoid delays and ensure a seamless closing. If you are managing the sale of an estate property, consult with your attorney and real estate broker early in the process to set the transaction up for success.



Neil Garfinkel
Managing Partner
Abrams Garfinkel
Margolis Bergson, LLP



Jacob Goldman
Broker
LoHo Realty



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Client Testimonial

"Jacob's knowledge of Co-op Village is unmatched. He guided us through the process with ease, ensuring we felt confident every step of the way."

Ready to Sell, Buy or Rent in Co-op Village? Let's Talk!

Call/Text: 212-388-1115
Email: jacob@lohorealty.com
Visit LoHoRealty.com for more

Featured Listings

#1 IN CO-OP VILLAGE
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577 Grand Street, F1904

3 Bedroom | 2 Bathroom | Terrace
Price: $1.85M
Maint.: $2,001



Jacob Goldman
212-388-1115, info@lohorealty.com

Listing status as of February 12. For updated listings, visit lohorealty.com.



477 FDR Drive, M103/4/5 BREAKTHROUGH OPPORTUNITY!

6+ Bedroom | 3+ Bathroom | 2 Balconies | Price: $2.275M | Maint: $3,787



477 FDR Drive, M103/104

4+ Bedroom | 2+ Bathroom | 2 Balconies | Price: $1.5M | Maint: $2,647

Listing status as of February 12. For updated listings, visit lohorealty.com.

Featured Listings

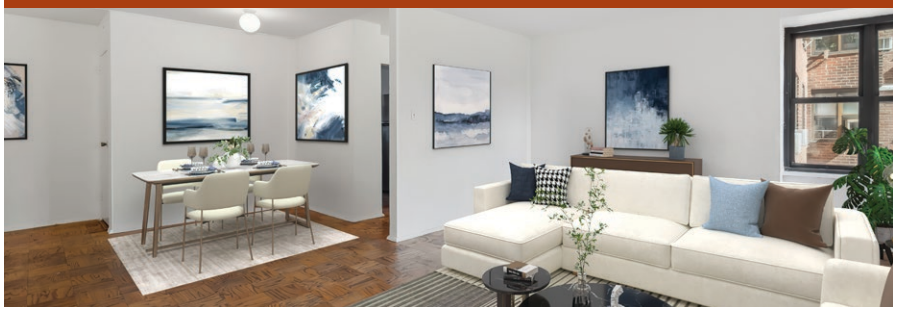
#1 IN CO-OP VILLAGE
LOHO Realty
25 YEARS

3 Bedrooms



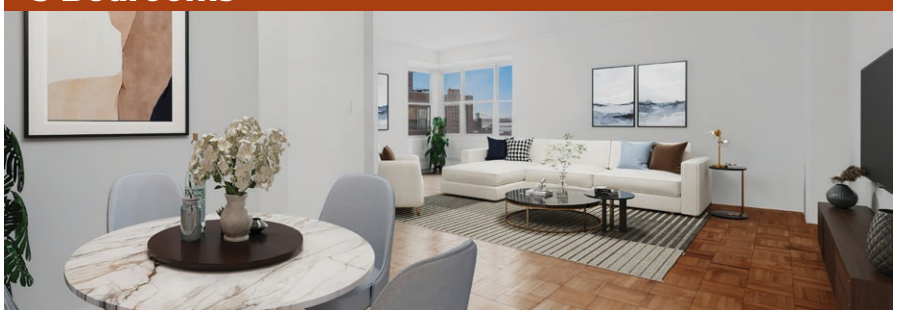
570 Grand Street, H1405
3 Bedroom | 1.5 Bathroom | Price: $1.15M | Maint.: $1,815

3 Bedrooms



266 East Broadway, B606
3 Bedroom | 1.5 Bathroom | Price: $1.3M | Maint.: $1,458

3 Bedrooms



575 Grand Street, E1105
3 Bedroom | 1.5 Bathroom | Price: $1.1M | Maint.: $1,784

Listing status as of February 12. For updated listings, visit lohorealty.com.

2 Bedrooms



268 East Broadway, A307
2 Bedroom | Balcony | Price: $1.1M | Maint.: $1,447

2 Bedrooms



575 Grand Street, E202
2 Bedroom | Balcony | Price: $850K | Maint.: $1,470

2 Bedrooms



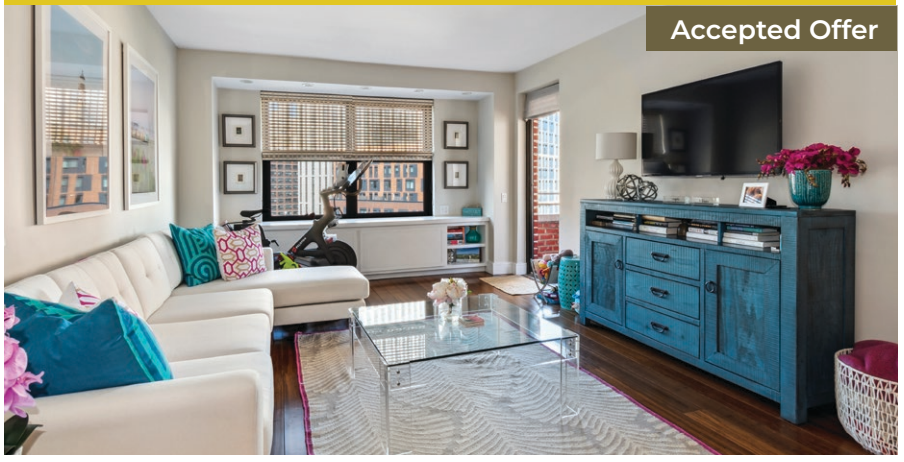
477 FDR Drive, M105
2 Bedroom | Price: $775K | Maint.: $1,325

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Featured Listings

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1 Bedroom



415 Grand Street, E908
1 Bedroom | Balcony
Price: $795K | Maint.: $1,078

1 Bedroom



550 Grand Street, GGA
1 Bedroom
Price: $599K | Maint.: $1,096

1 Bedroom



475 FDR Drive, L2104
1 Bedroom | Balcony
Price: $625K
Maint.: $1,223

1 Bedroom



477 FDR Drive, M1802
1 Bedroom
Price: $565K
Maint.: $1,050

1 Bedroom



504 Grand Street, H1
1 Bedroom
Price: $549K
Maint.: $736

1 Bedroom

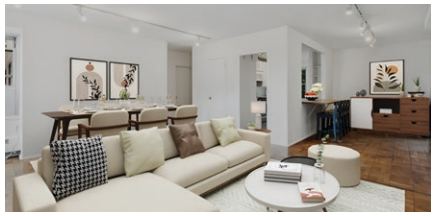


575 Grand Street, E403
1 Bedroom Efficiency
Price: $475K
Maint.: $737

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Listing status as of February 12. For updated listings, visit lohorealty.com.

In Contract



477 FDR Drive, M205
2 Bedroom
Price: $759K | Maint.: $1,325



570 Grand Street, H1504
1 Bedroom | Balcony
Price: $565K | Maint.: $1,250



212 East Broadway, G801
3 Bedroom | 1.5 Bathroom
Price: $1.3M | Maint.: $1,605



504 Grand Street, D51
1 Bedroom
Price: $615K | Maint.: $926



385 Grand Street, L605
1 Bedroom
Price: $605K | Maint.: $925



575 Grand Street, E1004
1 Bedroom | Balcony
Price: $599K | Maint.: $1,198



455 FDR Drive, B304
1 Bedroom | Balcony
Price: $535K | Maint.: $1,183



457 FDR Drive, A1601
1 Bedroom
Price: $525K | Maint.: $1,064



475 FDR Drive, L904
1 Bedroom | Balcony
Price: $509K | Maint.: $1,198



413 Grand Street, F702
Alcove Studio
Price: $465K | Maint.: $553



455 FDR Drive, B103
1 Bedroom Efficiency
Price: $425K | Maint.: $735

Listing status as of February 12. For updated listings, visit lohorealty.com.



Jacob Goldman
212-388-1115, info@lohorealty.com

TESTIMONIALS

★★★★★

Me and my family have had a wonderful experience using LoHo. Jacob, Samantha, and Leora have all been so accommodating and so diligent in aiding my family in securing housing on a modest budget, and in negotiating the completion of a complex series of leases.

We have felt ourselves to be in very good hands with this firm!

-Abigail Czapsky

★★★★★

LoHo Realty made my cross-country move seamless. They were responsive, efficient, and understood the needs for me and my family. They handled all paperwork expertly and found me the perfect apartment in the LES. Highly recommended for anyone relocating to NYC, especially from out of state!

-Caroline De Sousa

★★★★★

Over 100 5-Star Reviews

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UJCES
United Jewish Council of the East Side



SUPPORTING OLDER ADULTS & THE COMMUNITY

Your local one-stop hub for social services in the Lower East Side

Older Adult Centers
We have three locations where older adults can take part in art and wellness classes, enjoy congregate lunches, and access special events, outings, social workers, nutritionists, registered nurses, and more.

Food Pantries
We maintain two kosher food pantries open to everyone in the community, offering fruits and vegetables, grains, proteins, and more. Clients can order online, selecting items based on family size.

Entitlements and Benefits
Our social workers can help with benefits and entitlements, including SNAP, Medicare/Medicaid, housing advocacy, Social Security issues, and more.

Meals on Wheels
We deliver food packages and nutritious, balanced meals to homebound older adults, ensuring they receive proper nourishment and regular wellness checks right at their doorstep.

Holocaust Survivor Assistance
Holocaust survivors receive monthly Kosher groceries, special Passover deliveries, case management, crisis intervention, counseling, benefits assistance, advocacy, and more.

Home Care
Our certified Home Health Aides provide non-medical assistance, helping clients remain safely in their homes and age with dignity. Services are available in English, Russian, Spanish, and Chinese.

Locations & Contact
nyc.ujces.org/contact

212-673-9328
ujces.org
info@ujces.org

🔥 2025 KITCHEN TRENDS WHAT'S IN & WHAT'S OUT



Whether you're renovating, refreshing, or just dreaming of a new look, these **top kitchen trends** bring both **style and function**—perfect for LES co-ops!

🌿 Warmer, Softer Colors Replace Stark White

For years, all-white kitchens ruled. Now, softer, earthier tones are taking over. Think:

- ☑ **Warm neutrals** like **cream, greige, and taupe**
- ☑ **Sage greens & deep blue**s for lower cabinets
- ☑ **Natural wood accents** to add warmth

LoHo Realty Pro Tip: Lighter hues make small NYC kitchens feel larger, while deep colors ground the space.

💡 Smarter Lighting for Function & Mood

No more harsh overhead lights—**layered lighting** is key:

- ☑ **Under-cabinet lighting** for task work
- ☑ **Statement pendant**s to define spaces
- ☑ **Dimmable LED strip**s for a cozy ambiance

💡 **LoHo Realty Pro Tip:** Light placement matters! Even in compact co-ops, strategic lighting can make your kitchen feel **bigger and brighter.**

🔷 Semi-Custom Cabinetry: Affordable Luxury

Full custom cabinetry is pricey, but semi-custom gives you high-end looks at a fraction of the cost. The **biggest trends?**

- ☑ Hidden storage solutions (hello, appliance garages!)
- ☑ Glass-front upper cabinets for an airy feel
- ☑ Built-in organizers to maximize space

💡 **LoHo Realty Pro Tip:** In LES co-ops, space is everything. **Opt for vertical storage** to get the most out of your kitchen!

✨ Updated Hardware: Say Goodbye to Black Metal

Matte black hardware is **on its way out**. The new go-to? **Softer metallics** like:

- ☑ **Brushed nickel & champagne gold** for warmth
- ☑ **Mixed metals** (yes, you can combine!)
- ☑ **Wood & leather pulls** for an organic feel

💡 **LoHo Realty Pro Tip:** Small changes = big impact. Swapping out cabinet handles is an easy **weekend upgrade**.

🚫 Decluttering: The New Luxury

Forget open shelving—minimalist kitchens with **hidden storage** are trending.

- ☑ **Integrated cabinets** keep clutter out of sight
- ☑ **Multi-functional islands** with hidden drawers
- ☑ **Pull-out pantry solutions** for small spaces

💡 **LoHo Realty Pro Tip:** Less clutter = a bigger feel. If your co-op kitchen lacks storage, get creative with stackable bins and space-saving organizers.

🏠 Thinking of Selling? A Kitchen Refresh Adds Value!

Even **small updates** (new cabinet hardware, a fresh backsplash, or modern lighting) can **boost your home's value.** Want advice on cost-effective improvements before listing?

📱 **Call or text: 212-388-1115**

🔷 **Visit:** LoHoRealty.com

🏙️ LES Kitchens: Make the Most of Your Space!

Whether you're staying put or thinking of selling, these **trends bring style, function, and value to your home.**

Which trend is your favorite? Let us know!

Why am I Still Renting?

Turn Your Rent Into Ownership – It's More Possible Than You Think!

💸 Renting = Paying Someone Else's Mortgage

If you're renting in NYC, you're spending thousands each month without building anything for yourself. Instead of investing in your future, you're helping your landlord grow their wealth.

Did you know?

If your rent is **$3,500/month,** that's **$42,000 a year**—money that could be paying down your **own mortgage** instead!

📊 Renting vs. Owning – The Big Picture

- ☑ **Equity:** Homeownership builds long-term wealth, while rent is money you never get back.
- ☑ **Stability:** No sudden rent hikes, no surprise lease terminations.
- ☑ **Personalization:** Make the space your own—no landlord restrictions.
- ☑ **Tax Benefits:** Owners can take advantage of deductions renters don't get.

🔑 Homeownership is Closer Than You Think

Many renters assume they **can't afford to buy**, but **co-op ownership is often more affordable than you realize**—especially in the Lower East Side.

At **LoHo Realty**, we specialize in helping renters **become homeowners.** We'll guide you through:

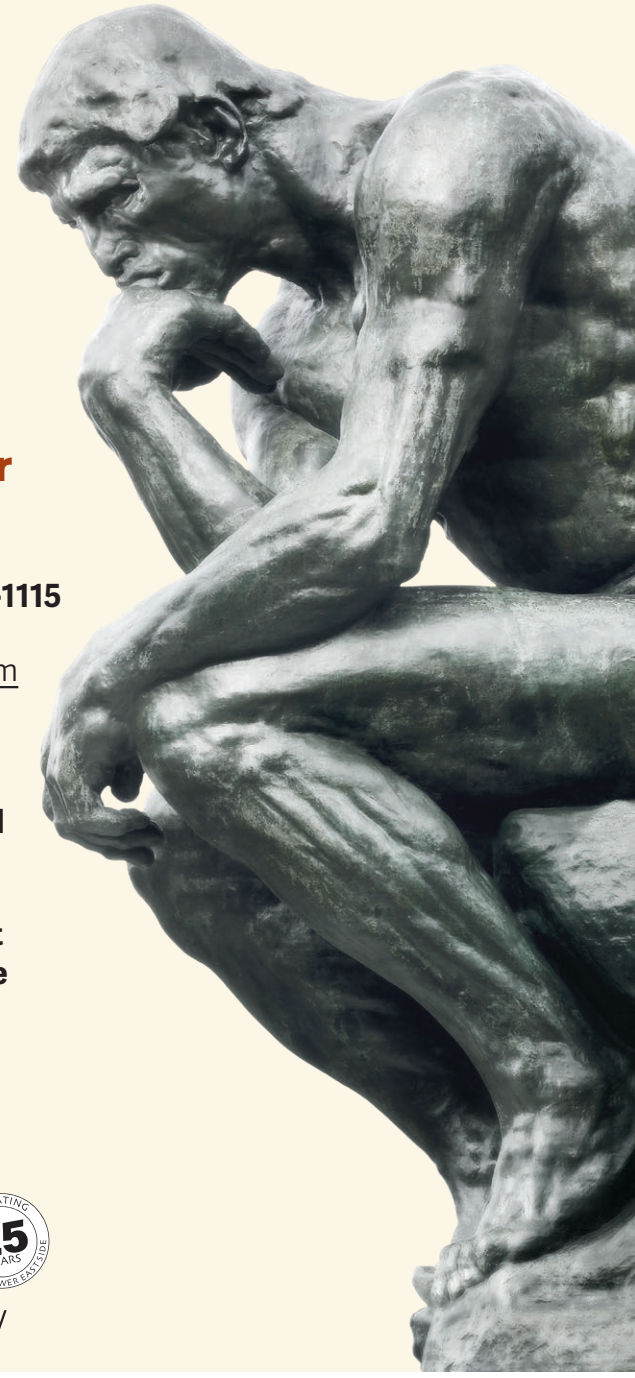
- ☑ **Financing & mortgage options** (it's easier than you think!)
- ☑ **Finding the right co-op for you** in the LES
- ☑ **Navigating co-op board approvals** to ensure a smooth process

💡 **LoHo Realty Pro Tip:**
Homeownership isn't just for the wealthy—it's for **smart renters who know they can turn monthly payments into long-term security.**

📱 Ready to Explore Your Options?

- **Call or text: 212-388-1115**
- **Visit:** LoHoRealty.com
- **Schedule a free consultation & take the first step toward ownership!**

Stop Renting. Start Owning. Let's Make It Happen!



#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25 YEARS ON THE LOWER EAST SIDE

Spring Cleaning Checklist

Refresh Your Home for the Season!

Spring is the perfect time to declutter, deep clean, and refresh your space. Follow this 7-step guide to get your home feeling fresh and bright for the season!

1. Declutter & Organize First

☑ **Closets:** Donate clothes you haven't worn in the past year.
☑ **Pantry:** Toss expired foods and reorganize shelves.
☑ **Living Room**: Remove old magazines and unnecessary decor.

LoHo Realty Pro Tip: Haven't used it in a year? It's time to let it go! A clutter-free space feels larger and more inviting—just like a well-staged home.

2. Dust and Wipe Surfaces

Dust tends to build up over time, so tackle surfaces throughout your home:

☑ Dust **shelves, tables, and furniture.**
☑ Wipe down **light fixtures, door frames, and baseboards.**

LoHo Realty Pro Tip: Use a microfiber cloth to trap dust instead of spreading it. Keeping surfaces dust-free makes a big difference in how fresh your home feels!

3. Windows & Mirrors – Let the Light In!

☑ **Schedule a professional window cleaning** for the exteriors.
☑ Polish **mirrors and interior window surfaces** to remove streaks and smudges.

LoHo Realty Pro Tip: Natural light makes any space feel bigger and brighter—whether you're enjoying your home or preparing to sell it!

4. Deep Clean the Kitchen

☑ **Scrub appliances** – fridge, oven, microwave, and dishwasher.
☑ Wipe down **cabinets & countertops.**
☑ Clean out **fridge & freezer** – toss expired items.

LoHo Realty Pro Tip: Place an open box of baking soda in the fridge to absorb odors. A fresh-smelling kitchen is always a game-changer!

5. Refresh Your Bathroom

☑ Scrub **toilets, showers, and sinks.**
☑ Wash or replace **bath mats & towels.**
☑ Clean out **medicine cabinets & drawers.**

LoHo Realty Pro Tip: Use vinegar & baking soda to unclog slow drains naturally. It's an easy, non-toxic way to keep everything running smoothly.

6. Floors & Rugs – Freshen Up Your Space!

☑ Vacuum **rugs and under furniture.**
☑ Mop **hard floors** with a mild cleaner.
☑ Consider **hiring a professional for deep rug cleaning** if needed.

LoHo Realty Pro Tip:
A quick refresh of your floor makes your entire home feel cleaner—especially after a long winter!

7. Organize Closets & Storage Spaces

☑ Fold & organize **seasonal clothing.**
☑ Label **storage bins** for easy access.
☑ Store winter gear in vacuum-sealed bags to **save space.**

LoHo Realty Pro Tip: Rotating your wardrobe keeps your closet functional and clutter-free. Store winter coats and bring out spring attire!

Bonus Step: Add **fresh flowers** or a **new scent** to bring in that springtime vibe!

Which step are you tackling first? Let us know

Important Contact Numbers

Community Numbers

Police, Fire, Emergency	911
7th Precinct	212-477-7311
Hatzolah	212-230-1000
NORC	212-358-8489
Educational Alliance	646-395-4100
Manny Cantor Center	646-395-4280
Henry Street Settlement	212-766-9200
Abrons Arts Center	212-598-0400
Paul Taylor Dance Company	212-431-5562

East River Cooperative

Management	212-677-5858
Maintenance	212-677-5744
Boiler Room	212-677-2767
Security	
453 / 455 / 457 FDR Drive	212-253-6767
473 / 475/ /477 FDR Drive	212-253-6966
568 / 570 / 572 Grand Street	212-253-6866
573 / 575 / 577 Grand Street	212-253-6996

Hillman Cooperative

Management	917-938-5833
Maintenance	917-938-5833
Emergency Line (after hours & weekends)	212-986-0001
Boiler Room	212-677-2767
Security	646-901-2954

Amalgamated Cooperative

Management	212-970-5890
Maintenance	646-773-6919
Boiler Room	212-677-2767
Security	646-773-6919

Seward Park Cooperative

Management	212-979-1480
Maintenance	212-982-2221
Security	
208 / 210 / 212 East Broadway	212-505-5893
264/ 266 / 268 East Broadway	212-505-5891
383 / 385 / 387 Grand Street	212-505-5894
413 / 415 / 417 Grand Street	212-505-5890

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