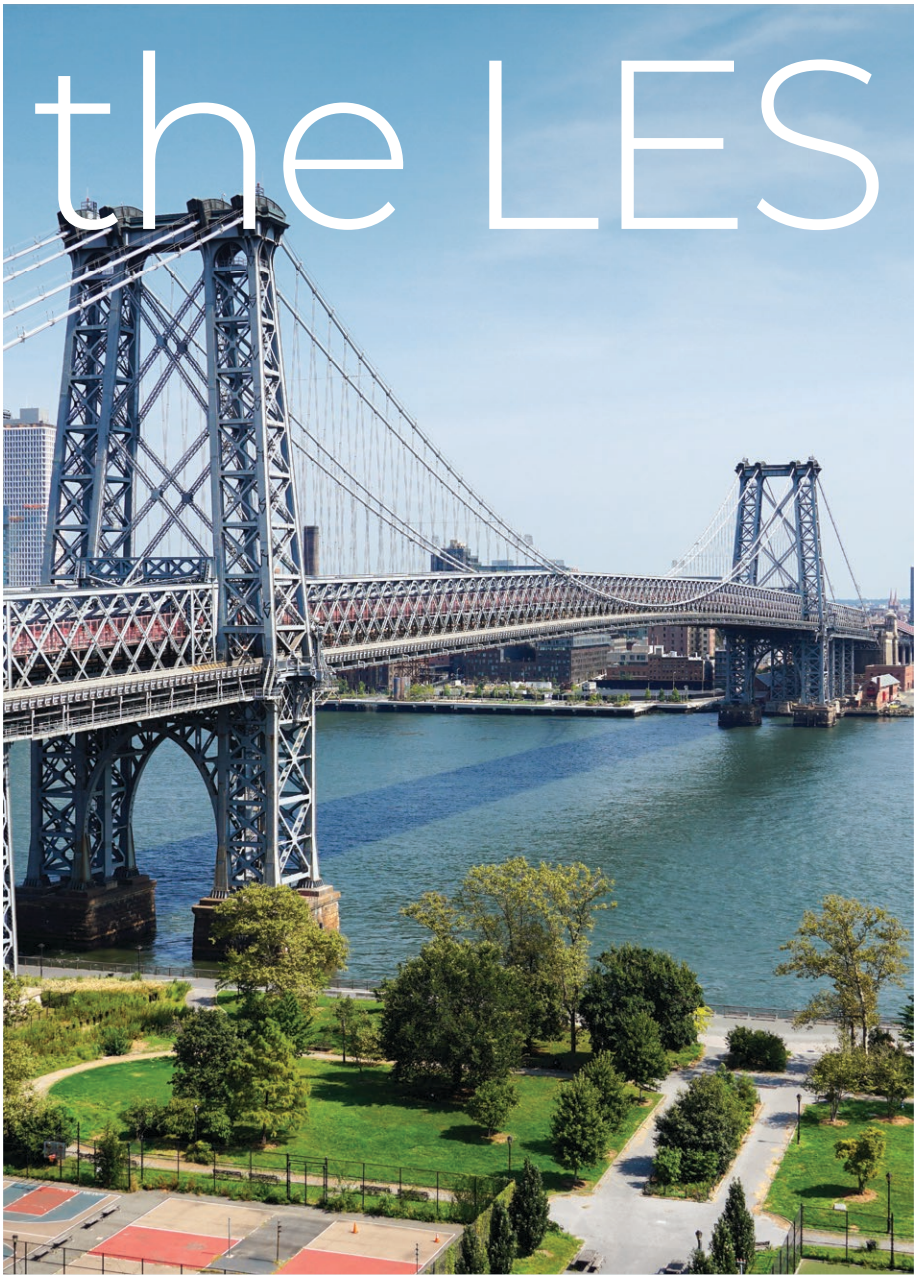
The Lower East Side's #1 Realtor

July **2025**

the LES



Presented by **Jacob Goldman**
Issue #7

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25 YEARS ON THE LOWER EAST SIDE

Find Out What Your Place is Worth



scan

Co-op Village
Market Info
(As of 6/11/25)


East River


Seward Park


Hillman


Amalgamated

Apartments Available per Month by Co-op

	MARCH	APRIL	MAY	JUNE
East River	27	30	21	21
Seward Park	12	15	20	21
Hillman	4	6	10	10
Amalgamated	4	3	2	1

How many apartments went into contract in May 2025*

East River	Seward Park	Hillman	Amalgamated
2	4	2	0

*not including off-market apartments

East River

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
3	1-bedroom without balconies	$469K-$585K
7	1-bedroom with balconies	$565K-$649K
1	1-bedroom, set back terrace	$849K
2	2-bedrooms without balconies	*$715K-$775K*
2	2-bedrooms with balconies	$849K-$865K
4	3-bedrooms	$995K-$1.295M
1	3-bedrooms, 2 baths, set back terrace	$1.835M
1	breakthroughs	$1.495M

Hillman

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
3	studio	$395K-$461K
2	1-bedroom	$499K-$525K
2	1-bedroom, set back terrace	$699K (x2) *(price increase)*
3	2-bedrooms	$700K-$799K

Seward Park

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
2	studio	$499K-$545K
3	1-bedroom	$728,888-$759K *(price reduction)*
2	1-bedroom with balconies	$799K-$830K *(price reduction)*
2	1-bedroom with setback terrace	$925K-$949K *(price reduction)*
2	2-bedrooms without balcony	$950K-$1.36M
4	2-bedrooms with balcony	$999K-$1.1M
4	3-bedrooms	$1.15M-$1.495M *(price reduction)*
1	2-bedrooms breakthrough with balcony	$1.35M
1	2-bedrooms with terrace *(converted to 3 bedrooms)*	$2.095M

Amalgamated

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
1	breakthrough	$1.675M

LOOKING AHEAD

What Manhattan Sellers and Buyers Should Know for the Second Half of 2025

By Jacob Goldman, LoHo Realty



As we enter the second half of 2025, the Manhattan housing market feels clear-eyed and focused. For serious buyers and sellers, that's a welcome shift. There's less noise, fewer dramatic headlines, and more room for meaningful decisions.
Here on the Lower East Side—where co-op ownership dominates and buildings are rich in community and history—the pace is thoughtful, the pricing is steady, and the opportunities are real.

Manhattan Inventory Is Up — But the LES Tells a Different Story

Across much of Manhattan, inventory has gradually increased in 2025. Some of that's seasonal, and some reflects a broader shift as owners reenter the market after sitting on the sidelines.
But the Lower East Side remains distinct. While other neighborhoods are cycling through another round of resales, our local co-ops—like East River, Hillman, Amalgamated, and Seward Park—tend to see measured, steady turnover, not sharp spikes. This keeps the market focused, manageable, and full of serious participants on both sides of the deal.

Mortgage Rates Have Stabilized — and That's Easing Uncertainty

Mortgage rates have settled into the mid-6% range, and while that's not low by historical standards, it's a welcome shift from the uncertainty of the past few years. Buyers now have a clearer sense of what they're working with.
In co-op buildings—where larger down payments and board approvals are common—the impact of mortgage rates is often more psychological than financial. But confidence matters. And right now, we're seeing more buyers ready to act because they feel they can plan ahead with more clarity.

Pricing Remains Stable — and Strategy Still Wins

Across Manhattan, including here in the LES, pricing has remained steady. We're not seeing the rollercoaster swings that defined the early pandemic years. Instead, apartments that are priced correctly and marketed well are moving at a healthy pace.
What's key right now is preparation. Sellers who take the time to present their apartment thoughtfully—and to work with someone who knows the building, the board, and the buyer base—are getting results.

A Young but Growing Market in the Heart of Manhattan

While the co-ops of Co-op Village have been around for decades, they only became eligible for unrestricted public resale in 2000. That makes the Lower East Side one of the youngest resale markets in Manhattan, even though the buildings themselves are historic and deeply rooted. Most NYC neighborhoods have gone through multiple resale generations. We're still in our first full wave.
For buyers, this means the LES still offers real long-term value—not because it's overlooked, but because it's still unfolding. And for sellers, it means there's an audience out there discovering this neighborhood for the first time, ready to invest in what makes it special.

What This Means for Sellers

If you're thinking about selling, this is a good moment to step back, assess, and list strategically. Buyers are out there—and they're serious—but they're also selective. Homes that are thoughtfully priced and marketed stand out.
At LoHo Realty, we've been working in these buildings for over two decades. We know the boards, the layouts, the histories. That kind of experience matters when it comes to setting your apartment apart.

What This Means for Buyers

If you're a buyer, this is a moment of opportunity—not because there are endless options, but because the best listings aren't disappearing overnight. You have time to consider your choices and ask the right questions. And when a great apartment comes up, you can move forward with confidence, not pressure.
What you won't find here is a glut of inventory. The Lower East Side remains a community-driven market, not a speculative one. It's about finding the right fit, not just any apartment.

If you're thinking of buying or selling, this is a great time to have a conversation. The market is calm, the demand is steady, and with the right plan, you can get where you want to go.

Julia-Jeans Ice Cream

By Renee Gershman



Is there anything better than ice cream in the hot weather? Tucked away around the corner from East Broadway is a delectable new desert emporium, utterly inconspicuous except for a red neon sign. But believe me, it's worth hunting down (speaking as one who went to culinary school because of my love for ice cream).

When I first moved to the neighborhood over 20 years ago, the variety of food establishments was severely lacking. But as the neighborhood has changed, a greater variety of food establishments has evolved over the years, and we now can welcome Julia Jean's Ice Cream, at 202 Clinton Street.

The shop is named after the late mother of the shop founder and proprietor, Ayanna Quint, an alumna of another Lower East Side establishment, the Party Bus Bakery. Julia Jean's specializes in neo-retro ice creams, sundaes, shakes, gourmet ice cream sandwiches, even banana splits. The shop has fun and classic photos of ice cream and sundaes being devoured by people like Muhammad Ali and Elliot Gould. It is a small space, formatted for takeout. They offer tasting samples so a person can find the perfect ice cream or combination for the ultimate sundae experience.

The homemade flavors are modern takes on classics, including my childhood favorite, Rocky Road. Refreshing, dairy-free sorbets come in Mango, and a sublime Nectarine.

Anyone besides me have a problem with the pebbles-in-a-cloud texture of chocolate chip ice cream? Ms. Quint has solved this age-old problem, cleverly substituting chocolate shavings that complement the ice cream instead of interrupting it. She offers this innovation in combination with coffee, vanilla, and mint. If you are a cone person there are waffle, cake and sugar cones to add to your treat. There is a fit for everyone to find their perfect scoop.



The shop has a large assortment of toppings, including homemade nut brittle and hot fudge. They offer every kind of topping including Whipped Cream, Sprinkles, Marshmallow, and Speculoos (cookie) Crumbs

Julia Jean's offers four great sandwich combinations – Classic, PB and J, Mocha-Wich, and "Whats-It." This last is Ms. Quint's take on her favorite childhood ice cream sandwich: vanilla ice cream between oatmeal cookies dunked in chocolate. I loved it.

For a sundae in the summertime, Julia Jean's offers 5 different sizes, and a menu of specialty combinations (or of course you can make your own).

If you are having a celebration or a large gathering, the shop offers special-order ice cream cakes, a super-sized twelve-scoop sundae, and even Baked Alaska. If you are walking in the neighborhood or need dessert after dinner, don't hesitate to stop by one of our newest neighbors for a sweet treat. Guaranteed to improve your whole day.







Jacob Goldman

212-388-1115, info@lohorealty.com

TESTIMONIALS

★★★★★

"Renting in NYC can be brutal. Between the listings that vanish in an hour, the confusing paperwork, and the sheer pace of it all, it's easy to feel overwhelmed before you even start.

I was introduced to LoHo Realty through a friend, and met Jacob first. Then I was working with Leora and it turned what could've been a very stressful process into something surprisingly smooth and focused. From day one, she was available, communicative, and — maybe most importantly — straightforward. No runaround, no pressure, no unrealistic promises. Just honest guidance and constant follow-through.

Leora really helped me zero in on what I needed without getting distracted or stressed by all the noise that usually comes with apartment hunting in this city. I trusted her to guide me through, and she absolutely delivered.

If you're looking for a place downtown and want someone who actually makes the process manageable — and human — I can't recommend LoHo Realty enough." - Anthony R.

★★★★★

"Jacob, Leora and LoHo Realty have assisted me with the sublet of my apartment for 5 years now. While I relocated to Australia over 20 years ago, Jacob and I have stayed in touch and the distance between us has always been a non-issue, in fact, Jacob has gone out of his way to accommodate our time differences. I have found that LoHo Realty always acts incredibly fast, and in doing so they achieve a favorable return for both parties involved. I happily recommend LoHo Realty with the highest praise. Thanks to the LoHo team!" -Art F.

★★★★★

Over 130 5-Star Reviews

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25 YEARS

WIN FOUR $25 Gift certificates to Special Touch Valet Cleaners

Special Touch Valet Cleaners is a well-established cleaning service, offering professional garment care and cleaning solutions to its clientele. With a focus on quality and attention to detail, the company provides a range of services tailored to meet the needs of its customers.

Whether it's dry cleaning, alterations, or specialized garment treatments, the team at Special Touch Valet Cleaners is dedicated to delivering exceptional results with a personal touch.



LoHo Realty is giving away FOUR $25 gift certificates to Special Touch Valet Cleaners, located at:

Two convenient locations:
405 Grand Street
559 Grand Street
New York, NY 10002

Entering is simple and quick!

How to Enter:

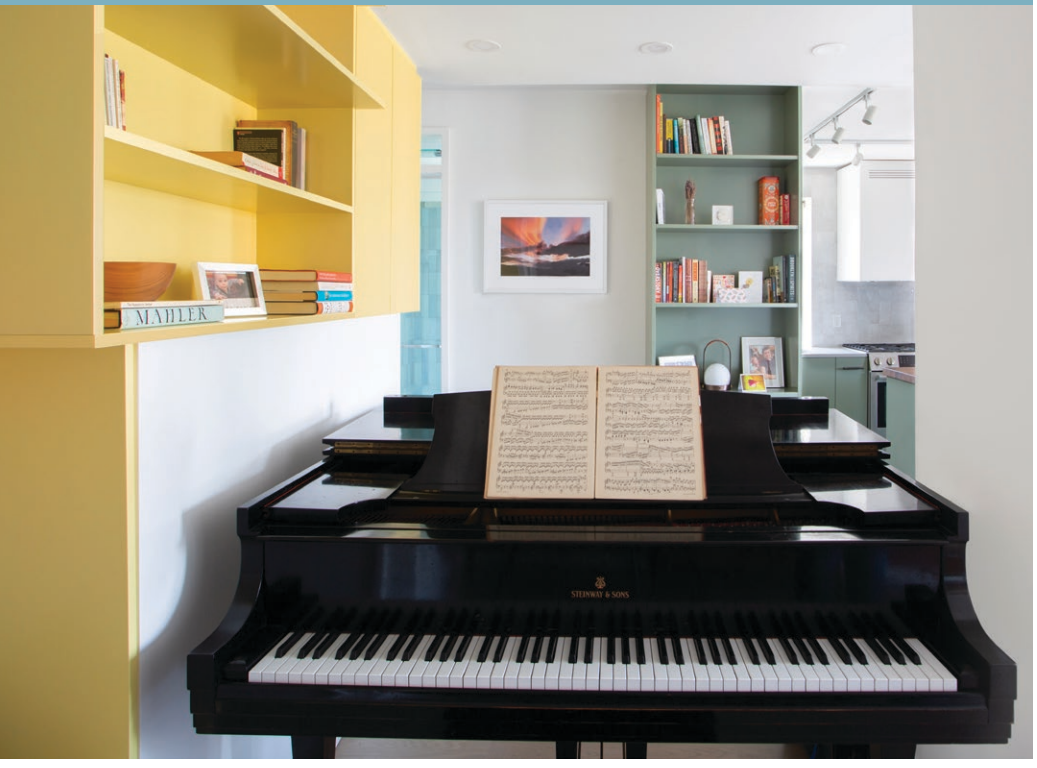
Email us at: giveaway@lohorealty.com
Deadline to enter: *July 31, 2025*
Make sure to include your name, phone number and mailing address with your entry. Winners will be chosen at random and contacted via email/phone.

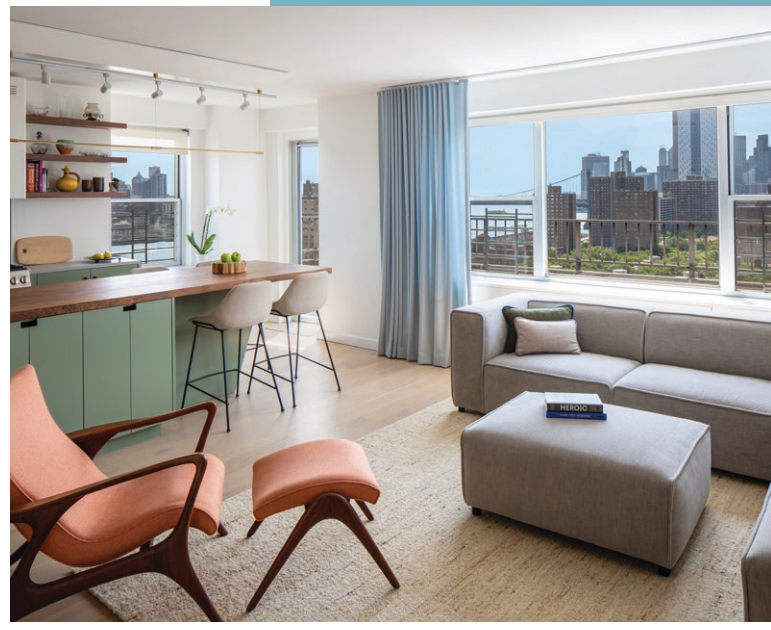
Terms & Conditions: *One entry per person. One gift certificate per winner. Four winners in total.*

FROM THE CO-OPS, WITH VISION:

Architect Gregory Canaras *Reinvents* Home from the Inside Out

by William Y. III





For over 12 years, architect Gregory Canaras has lived and worked in the Lower East Side, designing inventive, livable homes in the very co-ops he calls home. Through his practice, Gregory Canaras Architecture, PLLC, based right here in the neighborhood, Greg has transformed apartments across East River, Seward Park, and beyond—bringing a thoughtful, modern sensibility to residences throughout the five boroughs.

A graduate of Virginia Tech and Harvard's Graduate School of Design, Greg approaches each project with a rare blend of technical rigor and intuitive creativity. His philosophy is refreshingly grounded: "I love to design thoughtful yet practical spaces for my clients, always keeping sensible design and realistic budgets in mind," he explains. "I listen closely and try to absorb their needs and desires. My goal isn't to impose a specific aesthetic but to shape a vision together through ongoing dialogue. The final design should always reflect that shared process."

Greg lives in the neighborhood with his husband Jeff and their son Leo, and his personal experience as a resident and parent deeply informs his professional work. Whether walking the streets with his family or around PS 110, where Leo attends school, Greg's ties to the community are personal, lasting, and sincere. His love for the

built environment is matched by his bond with local families and the rhythm of daily life in the LES.

Greg has completed several full-gut renovations in East River and Seward Park, and he knows the ins and outs of these buildings—along with the maze of NYC Department of Buildings filings. “That’s the unglamorous part,” he says, “but it’s often the most intimidating for homeowners. Knowing how to navigate it brings a lot of reassurance to my clients.”

One such renovation, featured in this issue, showcases Greg’s ability to reimagine space with precision and warmth. Tasked with updating an untouched penthouse unit in East River, Greg was approached by a family of three who wanted to open up a cramped, boxy 1960s layout and make it their own.

Greg’s solution? Remove most interior walls and let the light—and the views—take center stage. By combining the living room, kitchen, and a dedicated music area into one fluid space, and adding subtle splashes of color, he created what his clients now lovingly call their “treehouse in the sky.” The result feels airy and grounded, sophisticated and relaxed—all at once.

“My work isn’t about architecture as artifice,” Greg reflects. “It’s about creating spaces that bring joy and comfort to people’s daily lives. That’s always been my approach—but especially now, in a post-COVID world where our surroundings have an even greater impact on our well-being.”





Greg sees the city itself as an evolving tableau—one that constantly inspires his current and future work. If you’re planning a renovation or just curious about the process, you can reach him at greg@gregarchitect.com. He offers full architectural services, contractor recommendations, and hands-on project management—from initial concepts all the way to the final punch list.



Photo credit: *Michelle Rose Studio*

To see more of Greg’s work, visit gregarchitect.com or follow him on Instagram at @greg_architect.



#3 IN NYC

BY DEALS CLOSED

TOP 0.25% NATIONWIDE

VERIFIED BY REALTRENDS

These aren't marketing claims. They're independently verified numbers.

But while rankings are nice, the real reward is being trusted by longtime neighbors and by new faces discovering the LES for the first time.

Helping people move within our community — and move *into* it — is what this work is all about.

Dear Neighbors,

I was recently named to the RealTrends Verified Honor Roll — ranked #3 in New York City by number of closed sales, and among the top 0.25% of agents nationwide.

These rankings are based on real data, not marketing fluff — which is nice. But the truest recognition is being trusted by people right here in the Lower East Side — whether they've lived here for decades or are just discovering it for the first time.

From first showings to final signatures, my team and I are here to do the work — with clarity, experience, and care — so your goals become real results. No gimmicks.

Thank you for continuing to trust us — and for making this neighborhood what it is.

Jacob Goldman

Founder & Broker, LoHo Realty
LoHoRealty.com · 212-388-1115

Featured Listings

#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25 YEARS



577 Grand Street, F1904

3 Bedroom | 2 Bathroom | Terrace | Price: $1.835M | Maint.: $2,071



477 FDR Drive, M103/104

4+ Bedroom | 2+ Bathroom | 2 Balconies | Price: $1.495M | Maint: $2,745



575 Grand Street, E1505

3 Bedroom | 2 Bathroom | Price: $1.295M | Maint.: $1,871

Listing status as of 6/16/2025. For updated listings, visit lohorealty.com.

Listing status as of 6/16/2025. For updated listings, visit lohorealty.com.

Featured Listings

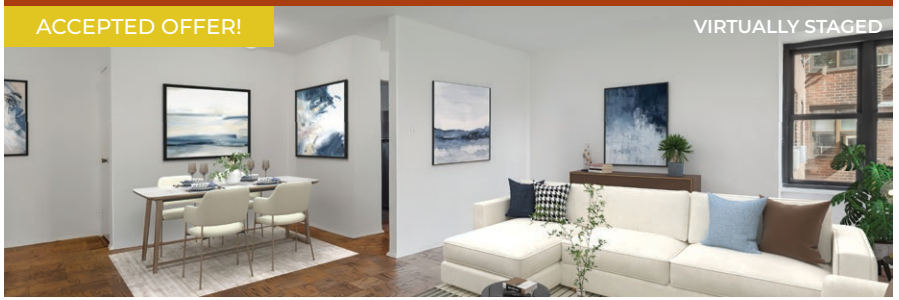
#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25 YEARS

3 Bedrooms



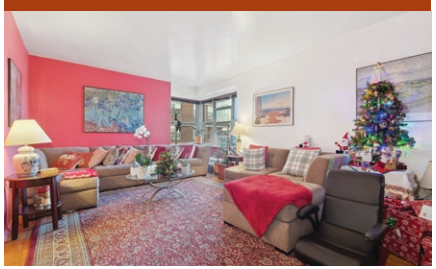
455 FDR Drive, B405
3 Bedroom | 2 Bathroom | Price: $1.25M | Maint.: $1,844

3 Bedrooms



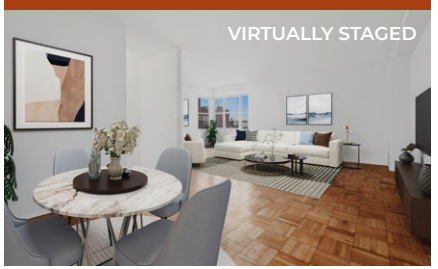
266 East Broadway, B606
3 Bedroom | 1.5 Bathroom | Price: $1.25M | Maint.: $1,458

3 Bedrooms



570 Grand Street, H1405
3 Bedroom | 1.5 Bathroom
Price: $1.1M | Maint.: $1,880

3 Bedrooms



575 Grand Street, E1105
3 Bedroom | 1.5 Bathroom
Price: $1.05M | Maint.: $1,849

2 Bedrooms



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

2 Bedrooms



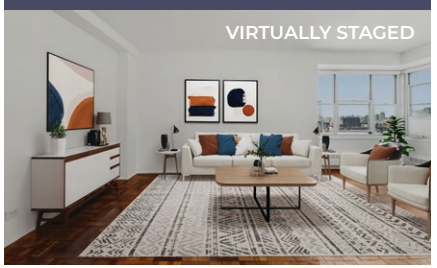
457 FDR Drive, A604
2 Bedroom | Balcony | Price: $895K | Maint.: $1,535

2 Bedrooms



577 Grand Street, F504
2 Bedroom | Balcony
Price: $850K | Maint.: $1,528

2 Bedrooms



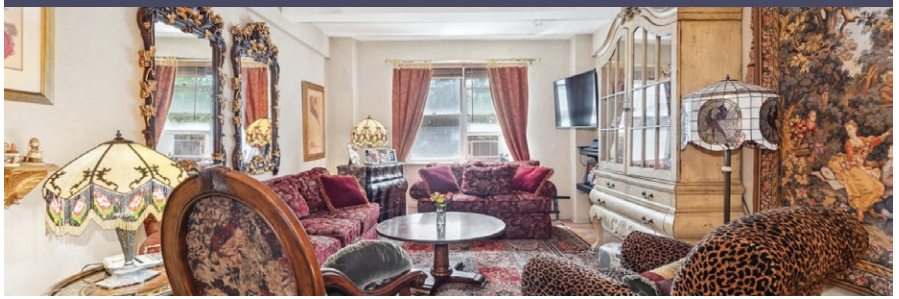
477 FDR Drive, M1605
2 Bedroom
Price: $775K | Maint.: $1,411

Listing status as of 6/16/2025. For updated listings, visit lohorealty.com.

Featured Listings

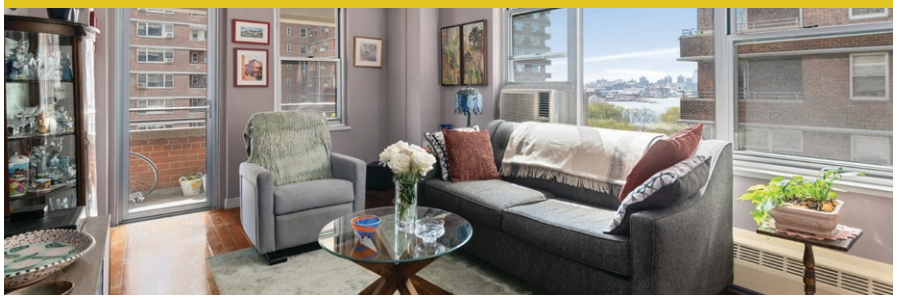
#1 IN CO-OP VILLAGE
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2 Bedrooms



550 Grand Street, J2F
2 Bedroom | Price: $709K | Maint.: $1,443

1 Bedroom



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

1 Bedroom



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

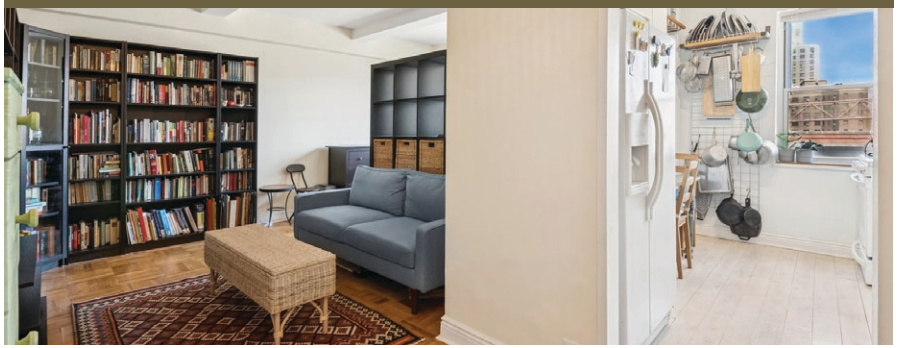
Listing status as of 6/16/2025. For updated listings, visit lohorealty.com.

Studio



385 Grand Street, L502
Studio (Full-Kitchen) | Price: $499K | Mant.: $756

Studio



550 Grand Street, J8D
Studio | Price: $465K | Maint.: $811

Coming Soon

East River
3 Bedroom | 1.5 Bath
2 Bedroom
1 Bedroom | Terrace
1 Bedroom | Balcony

Hillman
1 Bedroom

Seward Park
2 Bedroom

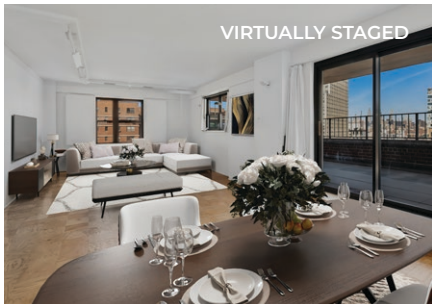
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In Contract

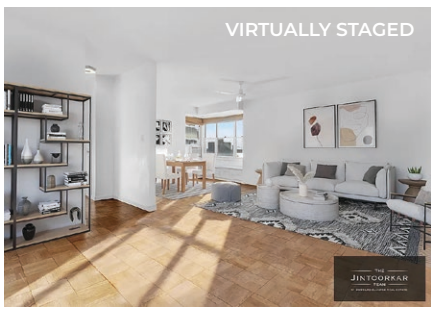
#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25 YEARS



210 East Broadway, H501/502
3 Bedroom | 2 Bathroom
Price: $1.76M | Maint.: $2,059
**we represent the buyer*



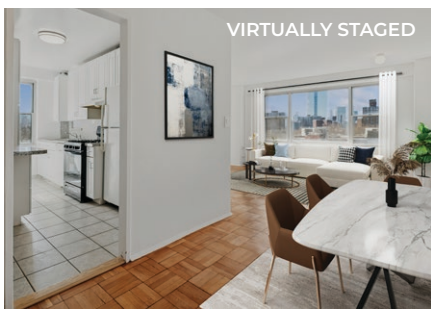
212 East Broadway, G1801
Convertible 2 Bedroom
Double-width set back terrace
Price: $1.675M | Maint.: $1,907



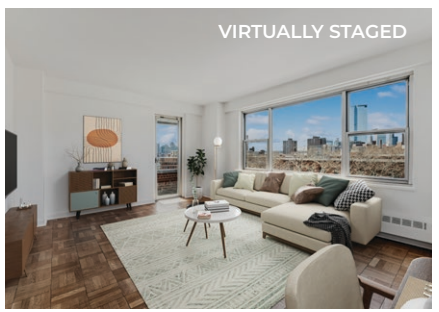
575 Grand Street, E1605
3 Bedroom | 1.5 Bathroom
Price: $1.249M | Maint.: $1,653
**we represent the buyer*



417 Grand Street, D106
2 Bedroom | Balcony
Price: $999K | Maint.: $1,406



573 Grand Street, D806
2 Bedroom | Balcony
Price: $815K | Maint.: $1,499

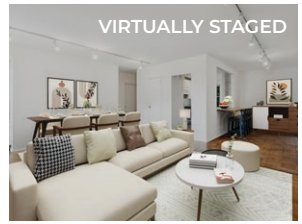


573 Grand Street, D706
2 Bedroom | Balcony
Price: $815K | Maint.: $1,488

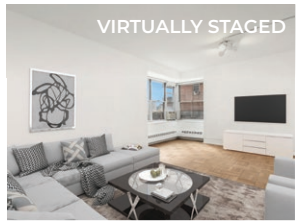
Listing status as of 6/16/2025. For updated listings, visit lohorealty.com.



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



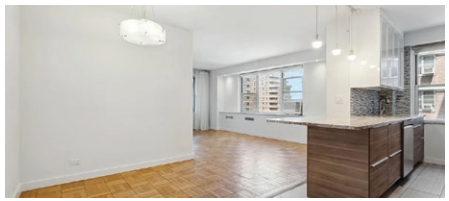
477 FDR Drive, M205
2 Bedroom
Price: $759K | Maint.: $1,325



477 FDR Drive, M105
2 Bedroom
Price: $759K | Maint.: $1,325



550 Grand Street, J8E
2 Bedroom
Price: $715K | Maint.: $1,416



475 FDR Drive, L1504
1 Bedroom | Balcony
Price: $669K | Maint.: $1,156
**we represent the buyer*



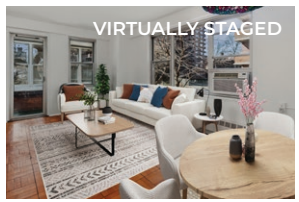
550 Grand Street, GGA
1 Bedroom
Price: $599K | Maint.: $1,096



477 FDR Drive, M1802
1 Bedroom
Price: $550K | Maint.: $1,088



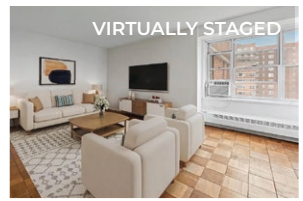
570 Grand Street, H1304
Price: $535K | Maint: $1,197
**we represent the buyer*



475 FDR Drive, L104
1 Bedroom | Balcony
Price: $499K | Maint.: $1,223



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



477 FDR Drive, M1602
1 Bedroom
Price: $475K | Maint.: $996
**we represent the buyer*

Listing status as of 6/16/2025. For updated listings, visit lohorealty.com.





WHY IT MATTERS:

Choosing the Right Attorney for Your Manhattan Co-op Deal

by Jacob Goldman, LoHo Realty

Let's talk, neighbor to neighbor. If you're buying or selling a co-op in Manhattan—especially around here on the Lower East Side—you're probably already feeling the weight of the decision. It's a big one. And there's no shortage of forms, timelines, emotions, and yes, attorneys.

Now, this isn't about knocking anyone's cousin or saying only a select few can do the job. There are excellent attorneys in every borough and beyond—including some who work from Vermont and travel in for closings. What really matters is not where someone lives or how long they've practiced—it's how quickly and effectively they can handle the specific demands of your Manhattan co-op deal.

In real estate, time kills deals. The longer a contract is out, the more opportunities there are for things to go sideways: buyers can get cold feet, a competing apartment can hit the market, interest rates can change, or another buyer can swoop in. That's why speed—with accuracy—is everything.

So let me share a few reasons why, from my seat at the table, choosing an attorney who regularly works in this part of Manhattan and knows these buildings inside and out isn't just helpful—it's essential.

1. Manhattan Moves Fast

I once had a deal where the seller got an accepted offer and immediately contacted their attorney—who responded, "Great! I'm going on vacation in 10 days. I'll get to drafting the contract after I return."

That contract wasn't sent out until nearly two weeks after the deal was accepted. And in this market, that's asking for trouble.

If your attorney doesn't act quickly, the buyer could lose interest, find another apartment, or another offer might come in. A good deal depends on momentum. You want an attorney who helps you capitalize on it—not slow it down.

2. The Right Forms—and Riders—Matter

There's a standard co-op contract we all work off of in New York deals. A good Manhattan attorney knows this contract inside and out—and more importantly, knows how to draft a rider that builds on it without repeating or contradicting what's already there. The rider should reflect the nuances of the deal, not reinvent the wheel. Attorneys who do this regularly know what's typical, what's enforceable, and what just gums up the works. When someone insists on overly complicated or redundant language, it slows things down and raises unnecessary concerns.

3. Familiarity with the Building Saves Time

Even among Manhattan co-op attorneys, there's a difference between someone who knows the landscape in general—and someone who's handled multiple deals in that specific building.

If an attorney already knows the building, has reviewed minutes and financials before, and understands the quirks of the board and management, then it's mostly a matter of updating their files and checking for any recent changes. That's a huge time-saver.

Compare that to someone doing it all from scratch: waiting on management, figuring out who to ask, sending out new questionnaires, chasing answers. All of that adds time. And in a competitive market, that time can cost the deal.

An attorney who knows the building can not only work faster—they can also spot red flags faster, advise better, and get you from accepted offer to board package to closing without unnecessary delays.

4. They Don't Waste Time Fighting Over Irrelevant Issues

Non-Manhattan attorneys—or even Manhattan ones who aren't familiar with that particular building—often get stuck negotiating issues that simply don't apply.

I've seen lawyers argue over escrow for minor items, or insist on seller representations about the condition of plumbing and electric—even in buildings where the co-op controls and maintains those systems.

In cases like that, the seller's attorney might dig in and say, "We won't make any representations," while the buyer's attorney demands them—and the entire deal is at risk over something that literally doesn't matter. If the co-op is handling plumbing and electric, what's the point of arguing about it?

Attorneys who know the building don't waste time on hypotheticals. They focus on what matters and keep the deal moving.

5. They Know What's Required—Before It's Too Late

Everyone knows you need standard due diligence and Surrogate's Court paperwork if it's an estate. But some buildings have their own unique requirements—things like tax waivers or undertakings by the seller's attorney—that aren't always requested in other buildings.

If your attorney doesn't know these things in advance and only finds out after board approval, that delays the closing unnecessarily. And at that stage, delays aren't just frustrating—they can cost real money, or worse, put the buyer's mortgage at risk.

Attorneys who've worked with the building before know what's coming. They don't get caught off guard, and they don't let avoidable paperwork hold things up.

So Why Do People Still Use Out-of-Borough Attorneys?

A few reasons I hear often:

"My company gives me legal services for free."

"My union provides free legal representation."

"I already pay into free legal services through work."

And of course*: "This attorney helped me with a will/ divorce/business issue."*

All understandable. But co-op deals in Manhattan move fast and come with unique complications. It's not about loyalty or cost—it's about protecting your deal and saving time.

It's tough for me, as a broker, to step in and say, "Hey, maybe consider someone else." It can feel personal. But when I see deals stall for no good reason—and I've seen plenty—it's hard not to speak up.

Just recently, a buyer insisted on using their longtime attorney. Totally understandable. But it took a month to get to contract. The backup offer disappeared. And it didn't have to go that way.

Bottom Line

If you're involved in a co-op deal—on either side—you're talking about hundreds of thousands, even millions of dollars. And yet, people will sometimes cut corners on the attorney, the one person responsible for protecting that investment.

Whether you're buying or selling, you want someone who protects your interests and moves quickly. Because every day a deal is sitting unsigned is another day a buyer can walk, a seller can get another offer, or the market can shift.

An attorney who knows your specific building and regularly works in this part of Manhattan isn't a luxury—they're your deal's best insurance policy.

And if you're not sure where to start, I'm happy to connect you with attorneys who know the neighborhood, the buildings, and the process inside and out.

Because in this market, the right attorney doesn't just close the deal. They keep it from falling apart.



Paella

By Renee Gershman





Welcome to the month of July; this month screams outdoor grilling, ice cream, and dining al fresco. However, as Manhattanites, we cannot often cook outdoors, so this month, I wanted to feature a recipe that can be cooked on a grill or in an oven. This month's featured recipe is Paella; this dish began in Spain in the 14th century. It was a simple dish meant to be cooked outdoors over open fires.

Paella comes in various versions, featuring different protein options, including chicken, sausage, seafood, and a combination of vegetables. This dish is made with a particular type of rice called Bomba rice; it is a short-grained rice that absorbs liquids and flavors. But this still maintains firmness. Please note that, for the sake of availability and economics, Arborio rice is a suitable substitute. Another ingredient unique to Paella is Chorizo sausage, which releases paprika spice and infuses color and flavor into the dish. Please note that Chorizo sausage can come in different variations, including kosher and vegetarian options, catering to various dietary lifestyles. Lastly, Paella pans are shallow and have handles, making them easy to handle, whether coming out of the oven or an open fire. A good substitute can be a shallow braiser.

This dish has been tailored to accommodate various food styles, making it suitable for vegetarians, pescatarians, and those following a kosher dietary lifestyle. So, I hope you try this dish and tailor it to your needs; below is a version of Paella with chicken and Chorizo. Have a

Happy Summer!

LATIN STYLE PAELLA

- 6 Bone in, skin on Chicken Thighs
- ¼ teaspoon Salt
- ¼ teaspoon Pepper
- 6 Tablespoons of Olive Oil
- ½ link of Cured Chorizo sausage cut into ¼ disks
- 1 Tablespoon Annatto Seeds
- 3 Garlic Cloves finely chopped
- 1 Yellow Onion chopped in small dice
- 4 Tomatoes chopped
- 1 jarred of Roasted Red Peppers chopped
- 1 ½ teaspoon of Sweet Paprika
- 1 ½ cups of Chicken Bone Broth
- 1 ½ Bomba or Arborio Rice
- ¼ cup dry White Wine
- ½ Frozen Peas
- 1 cup of Cilantro or Parsley Leaves chopped

DIRECTIONS:

Preheat oven to 350 degrees. Dry well and season with Salt and pepper. In a Paella pan or braiser, heat 2 tablespoons of Olive Oil and place the chicken skin-side down. Turning on each side till well browned but not fully cooked. This will take 4 to 5 minutes. Transfer to a plate.

Add Chorizo to the pan and cook until browned and crisp, 4 to 5 minutes. Transfer the chicken to the plate.

Reduce the pan to medium-low heat and add the remaining olive oil. Add the annatto seeds and cook, stirring constantly, until the seeds start to sizzle. The oil will turn a wonderful orange and red color in 2 to 5 minutes. Use a slotted spoon to remove the seeds.

Increase the pan to medium heat, add onions and garlic, and cook till soft and golden. This take 3 to 4 minutes. Add tomatoes, bell peppers, and paprika, and stir frequently till the mixture has thickened and most of the liquid has evaporated, about 5 minutes.

Meanwhile, in a separate heat, the Chicken Bone Broth simmer and maintain the heat.

Stir the tomato mixture into the rice and cook for two minutes. Add wine and cook until most of the liquid has evaporated. Add hot broth, stir well, and bring to a boil. Reduce the heat to a simmer and cook for 10 minutes. Most of the liquid should be absorbed by the rice.

Add the Chorizo and chicken to the pan and nestle them well into the mixture. Place frozen peas on top of the mixture.

Cover tightly with foil and place in the preheated oven. Cook for 10-15 minutes or until the rice reaches your desired doneness.

After taking the pan out of the oven, let it sit for 5 minutes.

Before serving, garnish with chopped cilantro or parsley.

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THE NEIGHBORHOOD CONNECTION MAGAZINE

PRSRT STD
US Postage PAID
Long Beach, CA
PERMIT NO. 2336

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