The Lower East Side's #1 Realtor

March **2026**

the LES



Featuring an exclusive preview from the upcoming novel ***The Skinny*** by local Best Selling Author, Harold Goldberg

Presented by **Jacob Goldman**
Issue #15

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25+ YEARS ON THE LOWER EAST SIDE



Dear Neighbors,

March always brings a shift on the Lower East Side—longer days, more foot traffic, and a noticeable uptick in buyers who want to be settled before summer.

If you're thinking about making a move this year (selling, buying, upgrading, or downsizing), the best advantage is preparation. In co-ops especially, the difference between "smooth" and "stressful" is usually how early you get organized: pricing strategy, timing, board requirements, and the little presentation details that make buyers feel confident the moment they walk in.

That's what we do every day at LoHo Realty—clear guidance, honest advice, and hands-on management from first conversation to closing table.

As always, thank you for the trust and the support. And if there's a neighborhood story, local business, or community highlight you'd love to see in a future issue, email us anytime.

Warmly,

Jacob Goldman
& the LoHo Realty team

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25+ YEARS ON THE LOWER EAST SIDE

Co-op Village Market Info

(As of 2/11/2026)



East River



Seward Park



Hillman



Amalgamated

Apartments Available per Month by Co-op

	SEPT	OCT	NOV	DEC	JAN	FEB
East River	27	33	29	26	26	27
Seward Park	18	21	25	22	19	19
Hillman	6	4	7	8	7	10
Amalgamated	2	4	6	4	2	2

Closed Sales for Full Year 2025

East River	Seward Park	Hillman	Amalgamated
52	41	25	7

East River

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
3	1-bedroom	$509K - $599K
6	1-bedroom balcony	$550K - $689K
1	1 bedroom, set-back terrace	$825K - $895K
1	2-bedroom	$775K
9	2-bedroom balcony	$775K - $910K
5	3-bedroom	$975K - $1.1M
1	3-bedroom, 2 bath, set-back terrace	$1.75M
1	5-bedroom, 2 bath, 2 balcony breakthrough	$1.795M

Hillman

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
2	studio	$409K - $429K
4	1-bedroom	$575K - $595K
2	2-bedroom	$739K - $875K
2	3-bedroom	$1.1M - $1.295M

Seward Park

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
2	studio	$440K - $485K
4	1-bedroom	$699K - $765K
1	1-bedroom balcony	$759K
4	1 bedroom, set-back terrace	$850K - $1.06M
2	2-bedroom	$959K - $975K
3	2-bedroom balcony	$899K - $1.075M
2	3-bedroom, 2 bath	$1.425M - $1.75M
1	3-bedroom, 3 bath, balcony breakthrough	$2.6M

Amalgamated

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
1	3-bedroom	$1.295M
1	breakthrough	$1.599M

Co-op Village NORC | Educational Alliance



Educational Alliance's Co-op Village Naturally Occurring Retirement Community (NORC), located at 465 Grand Street, 4th floor, is a social services program for adults over 60 residing in the East River, Seward Park, and Hillman Co-ops. The NORC, in conjunction with our partners, assists older New Yorkers to successfully "age in place" by providing responsive social work and nursing support services as well as opportunities to engage in dynamic educational, social, and arts-related programming.

Our Core Services Include:

- Case Management
- Social Work/ Nursing Services
- Arts/Social/Cultural Programming
- Fitness Programming

CO-OP VILLAGE NORC
EDUCATIONAL ALLIANCE

We are here to support you in any way we can!
Call (646) 395-4505 to learn more about joining our vibrant community or visit our website at **MannyCantor.org/NORC.**

Hots Pizza

By Renee Gershman

A new addition has landed on our corner of the Lower East Side. I am happy to announce the arrival of Hots Pizza to 181 East Broadway. Hots Pizza has been popping up in my Instagram feed, and I noticed it was close to my home, so I set out to find it. Turns out it was only half a block away. I stopped by on my way from the subway to check them out.

181 East Broadway has been home to quite a few eager but sadly short-lived pizzerias over the decades. The space does not have traditional seating, so the setup is by necessity geared to takeout and delivery.

Hots is a spin-off from Little Canal, a little gem and a very popular nearby café, and Little Canal's pedigree is apparent in every one of Hots' offerings. The first prominent feature is the sourdough crust, which lends a subtle tanginess and texture. Their seven unique pies include an all-tomato pie with a drizzle of gremolata; a New York staple--cheese topped with fresh basil; a spicy vodka slice; a mushroom pie; and a very delicious potato pie. It's a distinctive and delicious assortment that can satisfy vegan and non-meat lovers alike.

For me, the standout was the fresh mushroom pie with creme fraiche, garlic, thyme, and smoked mozzarella. The earthiness of the mushrooms and the smoke of the mozzarella made this a truly elevated dish. Another standout was the potato pie, which added to creme fraiche and smoked mozzarella the tang of chives and these beautiful gobs of potatoes. I have to say that I loved all of their meatless pies.

Not to slight the meat choices, these include a vodka sauce with pepperoni,



Photo courtesy of *hotspizza.com*

and a signature pie called The Hots--a spicy sausage, hot peppers and onions number that will satiate any carnivore.

It's good foodie fun to watch the staff lovingly and exactly craft each pie. Don't miss the care that goes even into single slices, whether it's a drizzle of good olive oil or a shaving of grated cheese. I hope everyone comes out in support and makes sure that this occupant of 181 East Broadway stays put for a long time!

Renee Gershman is a private chef, cooking class teacher, and event planner. If you have questions or need restaurant recommendations, please email me at

@reneegershman

renee.gershman@gmail.com



MORTGAGE RATES SINK TO A THREE-YEAR LOW

WILL IT JUMP-START THE SPRING HOUSING MARKET?

Mortgage rates are finally giving homebuyers something to cheer about. In early January, the average 30-year fixed-rate mortgage slipped to 6.06%, its lowest level in more than three years and nearly a full percentage point below where it stood a year ago. The drop followed the Jan. 8 directive for Fannie Mae and Freddie Mac to purchase $200 billion in mortgage-backed securities — a move that briefly jolted the housing market awake during its quietest season.

The immediate response was unmistakable. Mortgage activity surged, with applications jumping 28.5% in a single week, according to the Mortgage Bankers Association. Refinancing led the charge, soaring 40% from the prior week and more than doubling compared to the same time last year. Purchase applications also climbed sharply, up 16% week over week.

The big question now is whether this burst of activity signals the start of a sustained recovery — or just a fleeting reaction to lower rates.

Economists caution against expecting a dramatic turnaround. If mortgage rates hover in the low-6% range throughout the year, home sales could see modest improvement in 2026, says Hannah Jones, senior economic research analyst at Realtor.com. Still, she notes, affordability pressures and the large share of homeowners locked into ultra-low pandemic-era rates suggest any rebound will likely be slow and uneven.

There are signs affordability is inching in the right direction. Redfin reports the median monthly housing payment fell to $2,413 in mid-January, the lowest level in two years and 5.5% below last year. Yet for many buyers, the math still doesn't work.

"Buyers are extremely selective and still think prices are too high," said Alison Williams, a Redfin Premier agent in Sacramento. Limited inventory gives shoppers the confidence to wait, she explained, while deals are often stalled by sellers unwilling to accept offers contingent on another home sale. The result: a market stuck in neutral.



That caution was evident even before the rate drop. Pending home sales fell nearly 6% from November to December, reaching the lowest seasonally adjusted level on record outside the April 2020 lockdown period.

Existing home sales offered a brighter note at year's end, rising 5.1% in December and edging 1.4% higher than a year earlier. Still, total sales for 2025 matched 2024 at just over 4 million. With inventory tightening again and price growth slowing to a crawl, the stage may be set for a more balanced spring.



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

TESTIMONIALS

★★★★★

Our experience with Loho Realty was absolutely seamless and highly professional. From the very beginning to the end of the process, Jacob, Leora and Samantha were at our side, walking us through the details. They were extremely proactive and helpful in a process that can be daunting at times. I have no hesitation to highly recommend them. They made the whole process so much easier for us!

-Ida K.

★★★★★

Jacob and his team--we worked especially with Leora and Samantha- were great from the get-go- a pure pleasure. very pro, user-friendly, immediate in their response-time, knowledgeable and very protective of their clients and their interests... no stress and no high pressure, just good products and service! How many stars can I nominate? How many are there to give out?

-Bruce T.

★★★★★

Thanks to the team at LOHO Realty, brokers on the recent sale of our apartment at 455 FDR Dr. The team was always quick to respond to questions and assist in navigating all the steps through the process. Special thanks to Leora and Jacob for their attention to detail and professionalism. We highly recommend LOHO Realty if you are in the market to buy or sell real estate. "

-Mark S.

★★★★★

I've always had a great experience working with LoHo. This particular time, we needed an apartment ASAP and they were able to get us into an apartment before it was listed. Leora was amazing helping us through the very intense co-op application process, and we finished it in record time (2 days!) to get it before the board by their next meeting. She kept track of everything for us, not letting anything slip through the cracks. Super grateful for LoHo!

-Schuyler F.

★★★★★

Awesome agent. It was a difficult long process getting Board approval for our coop sale but Jacob, Leora and Samantha expertly guided us throughout the process. Couldn't have done it without their professionalism and practicality.

-Katherine C.

WIN ONE OF FOUR $25 Gift cards to:

Kossar's®



The oldest operating bialy bakery in the United States, Kossar's® have been baking their legendary oven-baked bialys, kettle--boiled bagels, and many other old-world, specialty-baked goods since 1936.

Featuring oven-baked bialys, kettle-boiled bagels, and many other old-world, specialty-baked goods you can always expect authentic ingredients that you'd expect from a heritage of dating back to 17th century Eastern Europe. Using the highest-quality natural wheat flour, fresh eggs, premium brewer's yeast, fine kosher salt, pure malt syrup, and their not-so-secret ingredient, good old New York City tap water!

Historical timeline

1936 - Isadore Mirsky and Morris Kossar founded Mirsky and Kossar's Bakery at 22 Ridge Street on the Lower East Side

1953 - Morris Kossar bought out his partner, and the store was renamed Kossar's® Bialys

1958 – Kossar's® moved to 145 Clinton Street after a long strike and dispute with the union, a mysterious explosion destroyed the store in the middle of the night.

In 1960, the bakery reopened in its current location at 367 Grand Street, where it remains to this day - the oldest remaining bialy bakery in the United States.

LoHo Realty is giving away FOUR $25 gift cards to Kossar's® Bagels & Bialys

367 Grand Street
New York, NY 10002
T: 212-473-4810
E: les@kossars.com

Hours of Operation
Sunday - Saturday: 6am - 4pm

Entering is simple and quick!

How to Enter:

Email us at: giveaway@lohorealty.com

Deadline to enter: *March 31, 2026*
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.*



A Clearer Co-op Timeline Is Coming to NYC

by Jacob Goldman

What the new board review requirements mean — and how good guidance keeps everything smooth

One of the things that makes co-op living special is that it's built around community: neighbors looking out for neighbors, shared standards, and boards doing the serious work of protecting everyone's investment.

At the same time, co-op purchases involve a board review process that's more detailed than most other types of real estate — and that means buyers and sellers benefit when everyone is operating with clear expectations and a predictable timeline.

A new New York City law aims to do exactly that: **bring more structure and clarity to the review process** by establishing certain notice requirements and timeframes for co-op purchase applications.

This article breaks down what's changing — in plain English — and where a strong broker and attorney help keep the process organized and respectful for all parties.

What's the source of the change?

This is a **New York City local law** that updates the **NYC Administrative Code** and sets procedural requirements for how co-op purchase applications are acknowledged and reviewed.

It applies to **applications submitted on or after July 28, 2026**.

Importantly, it's not about changing the substance of board discretion or co-op standards. It's about **process clarity:** what notices must be sent, and when.

The timeline in simple terms

1) Acknowledgment within 15 days

After a co-op receives a purchase application (or additional materials), it must send an acknowledgment within 15 days indicating whether the submission is complete — and if not, what is missing.



The practical value here is straightforward: it encourages everyone to get on the same page quickly so the application can be reviewed efficiently.

2) A determination within 45 days (once complete)

Once the application is confirmed complete, there's a required timeframe for the co-op to communicate its determination.

There are also provisions that allow for limited extensions in certain circumstances and for reasonable clarification requests during the process.

3) Summer recess considerations

Many buildings have seasonal calendars that reflect board availability. The law recognizes this reality and allows for a formal summer recess notice to be taken into account.

This is one of those areas where planning ahead — without drama — makes a real difference.

Who this generally applies to

The law is intended to apply broadly to NYC co-op corporations, but there are exclusions (for example, certain smaller buildings and certain categories like some HDFCs and regulated transfer situations).

That's why it's important not to assume "one rule fits all" — even within the same neighborhood.

What the law does not do

This is important, especially for board members and long-time co-op residents.

This law **does not**:

- change a board's right to apply its established standards,
- require boards to approve applicants,
- require boards to provide reasons for a decision.

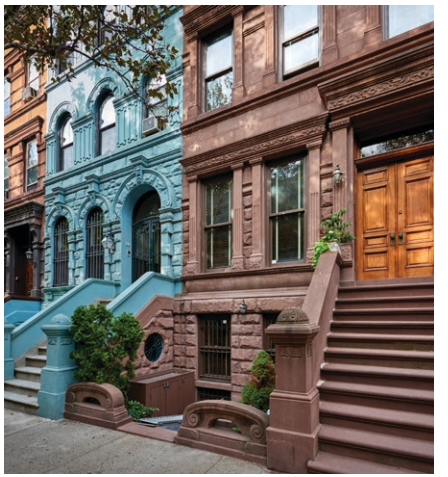
It's not designed to undermine boards. It's designed to make the process **clearer, more consistent, and easier to track** for everyone involved.

Where good guidance makes the biggest difference

In practice, most co-op purchase stress doesn't come from the rules — it comes from misunderstandings about **timing, completeness, and expectations**.

That's exactly where a strong broker and experienced real estate attorney add value:

- **Setting realistic timeframes** from the beginning, based on the building's procedures





- **Understanding whether a building has a summer recess notice** and how that affects planning
- **Helping the buyer submit a complete, coherent package** that is easy to review
- **Keeping communication respectful and organized**, so the board and managing agent can do their jobs efficiently

A well-prepared transaction is simply a smoother transaction — for buyers, sellers, boards, and management alike.

A positive step for everyone involved

Co-ops are one of New York City's defining housing models. They work because people take them seriously — board members volunteer their time, residents care about the building, and standards are maintained.

This update is best understood as a **clarity-and-process improvement**: a framework that supports smoother coordination and fewer misunderstandings, while respecting the board's role and responsibilities.

If you're buying or selling in 2026 and beyond, the most productive approach is simple: work with professionals who know your building type, understand the timelines, and keep the process moving calmly and professionally.

This article is for general informational purposes and is not legal advice. Specific buildings may have different procedures and exceptions. Always consult your attorney for guidance on your transaction.

Timeline at a Glance (NYC Co-op Applications)

What's new: NYC has adopted new procedural requirements designed to bring more clarity to the co-op purchase application review process.

Effective date: Applies to applications submitted on or after **July 28, 2026**.

Key timeframes (in general):

- **Within 15 days** of receiving an application (or additional materials), the co-op provides an acknowledgment stating whether the submission is complete, and if not, what items are needed.
- **Within 45 days** after a submission is confirmed complete (or deemed complete in certain circumstances), the co-op provides its determination (approval, approval with conditions, or denial).
- A limited one-time extension may be permitted in certain situations.

Summer calendar note: If a building has a formal written summer recess notice, the timeline may be adjusted accordingly.

Important: This is a process-and-notice framework. It does not change a board's discretion or standards.

General information only — consult your attorney for advice on a specific transaction.



THE SKINNY

A Stan Kaminski Mystery

"The Skinny is by turns open-hearted and wised-up. Its twists are unexpected, its ending lands just right."

—Christopher Byrd, The New Yorker

I am the New York Times' video game columnist. About 15 years ago, I began writing "The Skinny," which will be published on March 24, 2026. Along with my favorite mystery novels, it is somewhat influenced by games like Grand Theft Auto and L.A. Noire. I began writing "The Skinny" shortly after my first book, "My Life Among the Serial Killers," co-written with Dr. Helen Morrison, had been a bestseller. It went on to sell hundreds of thousands of copies worldwide. Serial killers were still on my mind when I created Stan Kaminski, my Polish sleuth, the mystery novel's protagonist. He speaks as an immigrant who's still learning the English language.

"The Skinny" is a gritty, disturbing story set in downtown Manhattan, primarily on the Lower East Side and in the East Village with some diversions to Queens and the Catskill Mountains.

The excerpt below takes place nearby - in Corlears Hook. Stan has been hired by a rich landlord named Jurek to find Charmaine, a troubled, young bar worker who has gone into hiding. Stan is not working fast enough for Jurek, and they meet to iron things out.

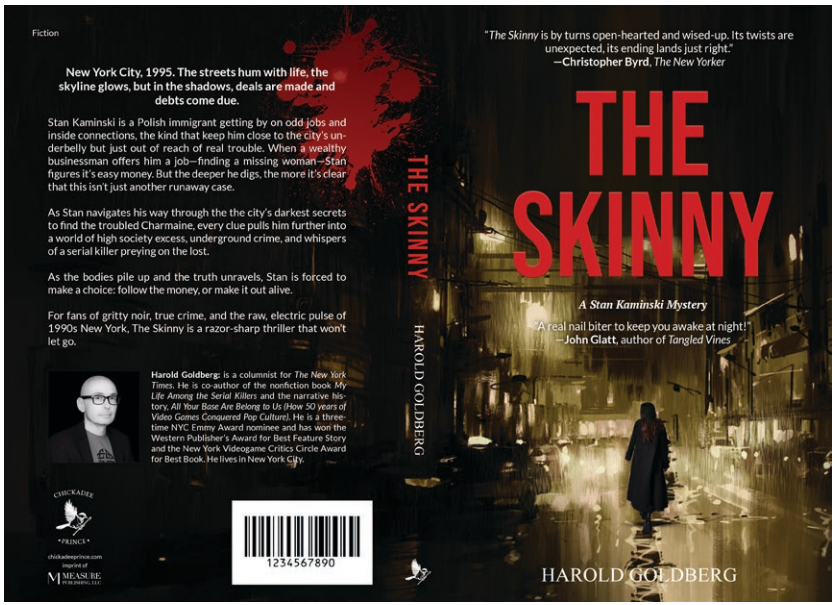
The thing about Manhattan, its true beauty, is that so much goes on right under your nose. There is so much knowledge to be had in just the little things, if you are careful enough to look and find them, pretty garbage like almost new lamps or the Empire State Building shining while you ride over the bridge. Some people shut this out and walk or ride looking straight ahead, like they have blinders on. But I like it when Manhattan distracts me from my thoughts, the angry thoughts that are a waste of time. I like it even when the distraction is the beginning of something bad. And so it was when I got out of the taxi.

I felt it before I entered, before I knew about what happened. Something horrible occurred there. Just as ten thousand people were buried in Washington Square Park, people were killed at Corlears Hook. I looked around and walked up to a sign. A brass plaque at the entrance to the park on the East River said that forty Mareekawak Indians from Brooklyn were murdered here one night in the 1600s. It sounds odd, but I could feel that the injustice was never resolved, that there was still violence hanging over the park. Even in that early morning under blue skies and full sun, it felt like a place that could seethe with lies and rage. Maybe it was the wind, which blew in gusts that pushed and dominated the body. Maybe that morning, the sun was a lie.

Jurek was waiting on a bench under a linden tree with bare branches. He had on a green wool coat that looked brand new. He moved toward me and shook my hand with a soft, black lambskin glove. But on his handsome face was the look of anger and concern.

He motioned toward an overpass which led to an amphitheater and a long promenade by the East River. He still had not said a word, as if he expected me to read his mind.

Jurek stopped at the middle of the overpass and looked out at the water. There was some early traffic on the expressway below, but not enough to interrupt Jurek's strong voice. "Disreputable. That is what it used to be here. Murder and immorality.



There were sailors. And there were prostitutes. This is where many say they get the word 'hooker.' From Corlears Hook."

"New York is mostly so fascinating," I said. He looked at me as if I was patronizing him. I got the message. He did not want me to talk. He wanted me to listen.

We walked silently, Jurek a half step ahead, to the iron railing at the East River. The river swirled and the tide was coming in with a fury. The water splashed up against the wall and sprayed us. Jurek just stood there, looking across the river. I looked at Brooklyn, too, at the shipyard, at the new structures being built and at the slow barges. Then, it was without sound, the silence that can lull a person.

So, by the time I heard the noise of running and growling, the pit bull was already pouncing on Jurek. But he grabbed it by the neck and held it away from his person like he was disgusted by it. He was stronger than he looked. With a knife in his hand, Jurek carved a disgusting necklace of injury around the animal's throat. He dropped the dog to the pavement and watched the blood ooze. Then he tossed the knife in the river.

My throat swelled up and I couldn't breathe easily. Jurek wasn't just a bad guy. He was a bad guy, who, when it came down to it, would kill without any guilt or emotion. Any empathy he showed was self-serving, including for me as an immigrant, or for

Continues on page 18

Continued from page 17

Charmaine as a troubled person. I took some long, slow breaths to calm down, subtle, so Jurek didn't know.

Then, Jurek lifted the carcass, making sure none of it touched his new coat. He lifted it over the railing and threw it into the river. From one lapel and then the other, he picked off a stray hair or two. Then, he straightened his tie.

"If you taste the river here, it will taste like salt. It is close to the ocean. The dog will be buried in the ocean. The fish will have food."

I did not know if he meant that I would taste the river or if I would have the same fate as the dog sometime soon. But, this one, he made his point. He was a ruthless man, a man of few morals. I hated that he bullied the kid and hurt him.

He looked at me directly, a gaze so strong, I looked down as I answered. He did not need to ask the question.

"I am close to finding her, Jurek. Very close."

He looked at the river and frowned, like even the way the water was moving upset him. "You can do better."

"A girl told me she just had lunch with Charmaine."

Jurek was unimpressed.

"She lives in the white building on Thirteen Street between Sixth and Seventh. Only white building on the block."

Finally, he looked at me and not the river. "Better, Stan, better." He had this sleazy look of satisfaction.

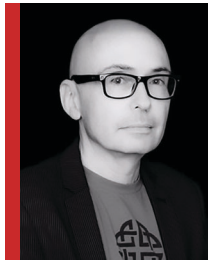
He took a deep breath of power, taking time to smell the sea. "Your job is simple. Get the girl back to work. You have to use your powers of persuasion. If you need more money..."

"I need more time." He took my hand and put a roll of bills into it. "Money makes up for time. You do not sleep. You find her. You get her to the bar to work."

"One thing we must make sure. I am done with violence, was done with it when I left the old country." Jurek was listening. "There is a lot here I do not know; I know that without you saying it. But no one should be injured, none of the women also, and no one should die."

He laughed so big and hearty that the pigeons on the ground nearby grew startled and flew away. "I am not kurza lapka, Stan." No vampire, no devil; I took this to mean there would be no killing, just business. Jurek turned and walked out of the park and his long open coat billowed around him in the wind like a cape. I put the wad in my pocket without counting it.

I stood by the water, looking down to the south toward the Statue of Liberty. Like the Poles before Solidarity and the Poles throughout much of time, I realized I had no freedom anymore. For that, I hated Jurek. I saw the dog's body floating, bobbing up and then down. The wind was strong and stirred up the water. A wave made by a passing ferry came up over the railing. I was able to step back before it splashed me. I did not want to taste the salt water that had mixed with blood.



Harold

Harold Goldberg

#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

Irish Soda Bread

By Renee Gershman



The Lower East Side has historically been a beacon of migration for many different cultures. One of the most important was the Irish. Millions fled their homes during the Great Potato Famine, and even now, almost two hundred years later, their descendants remain a significant force here. For example, March 17 is St. Patrick's Day, with its huge parade. In honor of the holiday, I'm focusing this month on a perennial favorite- Irish Soda Bread.

Irish soda bread uses baking soda as a leavening agent instead of traditional yeast (hence the name). In no way slighting traditional recipes baked with whiskey-soaked raisins, my recipe below uses buttermilk, old-fashioned oats and toasted walnuts to add tang, texture and crunch. The recipe is further flavored with browned butter, freshly ground black pepper, and fresh Rosemary.

Any Irish soda bread makes a great breakfast item. Wedges are delicious with plenty of butter (Irish, if you please), or your favorite preserves, especially if warmed or toasted. My savory version, with rosemary and black pepper, is anything but typical. It makes a great accompaniment to Irish stew, or even chicken and dumplings. Please enjoy this easy-to-make quick bread, and I hope you have a great month of March.

BROWN BUTTER SODA BREAD

(makes 2 loaves)

Ingredients

- 1/4 cup (1/2 stick) unsalted butter
- 4 cups all-purpose flour
- 1/2 cup old-fashioned oats
- 1 tablespoon sugar
- 1 tablespoon chopped fresh rosemary
- ½ cup of chopped toasted walnuts
- 2 teaspoons of baking powder
- 1 teaspoon of baking soda
- 1 teaspoon salt
- 3/4 teaspoon ground black pepper plus additional for topping
- 1 3/4 cups of buttermilk
- 1 egg white, beaten to blend

Preparation

- Position rack in center of oven and preheat to 375°F. Stir butter in heavy small saucepan over medium heat until melted and golden brown, about 3 minutes. Remove from heat.
- In a large bowl, combine flour, oats, sugar, rosemary, baking powder, baking soda, salt, and 3/4 teaspoon pepper. Stir until blended. Pour buttermilk and melted browned butter over flour mixture; stir with fork until mixture is moistened.
- Turn dough out onto floured work surface. Knead gently until dough comes together, about 7 turns. Divide in half. Shape each half into ball; flatten each into 6-inch round. Place rounds on ungreased baking sheet, spaced 5 inches apart. Brush tops with beaten egg white. Sprinkle lightly with ground black pepper. Using small sharp knife, cut 1/2-inch-deep X in top of each dough round.
- Bake bread until deep golden brown and a tester inserted into center comes out clean, about 45 minutes. Cool bread on rack at least 30 minutes. Serve warm or at room temperature.

Renee Gershman is a private chef, cooking class teacher, and event planner. If you have questions or need restaurant recommendations, please email me at: renee.gershman@gmail.com or instagram: @reneegershman



Featured Listings

#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25+ YEARS OF THE LOWER EAST SIDE

5 Bedrooms



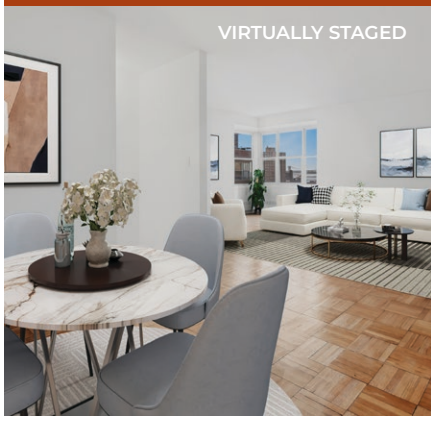
568 Grand Street, J406/407
5 Bedroom | 2 Bathroom | 2 Balconies | Price: $1.795M | Maint.: $3,044

3 Bedrooms



504 Grand Street, E53
3 Bedroom | 1 Bathroom
Price: $1.295M | Maint.:$1,904

3 Bedrooms



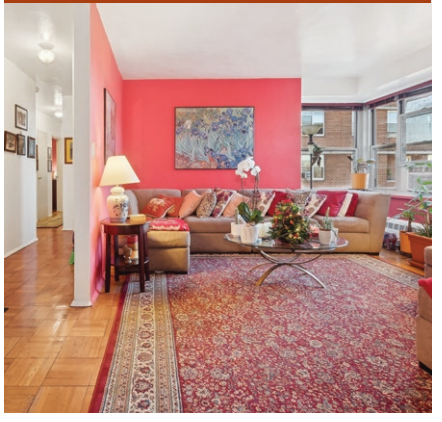
575 Grand Street, E1105
3 Bedroom | 1.5 Bathroom
Price: $999K | Maint.: $1,849

3 Bedrooms



577 Grand Street, F1904
3 Bedroom I 2 Bath I Terrace
Price: $1.75M | Maint.: $2,071

3 Bedrooms



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

3 Bedrooms



575 Grand Street, E605
3 Bedroom | 1.5 Bath | Price: $975K | Maint.: $1,842

Listing status as of as of 2/11/2026. For updated listings, visit lohorealty.com.

Listing status as of as of 2/11/2026. For updated listings, visit lohorealty.com.

Featured Listings

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

2 Bedrooms



268 East Broadway, A307
2 Bedroom | Balcony | Price: $1.075M | Maint.: $1,532

2 Bedrooms



383 Grand Street, M505
2 Bedroom | Price: $959K
Maint.: $1,469

2 Bedrooms



573 Grand Street, D1504
2 Bedroom I Balcony | Price: $895K
Maint.: $1,560

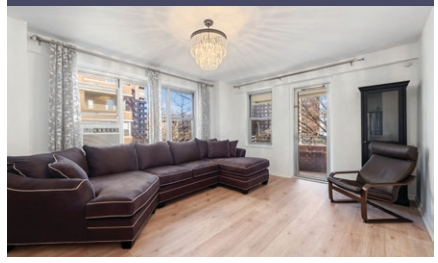
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2 Bedrooms



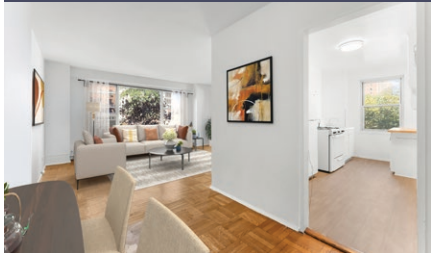
577 Grand Street, F504
2 Bedroom | Balcony
Price: $850K | Maint.: $1,528

2 Bedrooms



575 Grand Street, E202
2 Bedroom I Balcony
Price: $835K | Maint.: $1,524

2 Bedrooms



573 Grand Street, D307
2 Bedroom | Balcony
Price: $795K | Maint: $1,515

2 Bedrooms



477 FDR Drive, M206
2 Bedroom | Balcony
Price: $775K | Maint: $1,532

2 Bedrooms



453 FDR Drive, C205
2 Bedroom
Price: $775K | Maint.: $1,380

1 Bedroom



266 East Broadway, B1208
1 Bedroom I Balcony
Price: $759K | Maint.: $1,299

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Featured Listings

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

1 Bedroom



266 East Broadway, B1905
1 Bedroom
Price: $699K | Maint: $1,112

1 Bedroom



572 Grand Street, G503
1 Bedroom I Balcony
Price: $599K | Maint.: $1,232

1 Bedroom



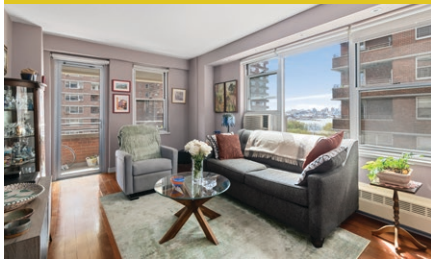
570 Grand Street, H1504
1 Bedroom | Balcony
Price: $565K | Maint.: $1,250

1 Bedroom



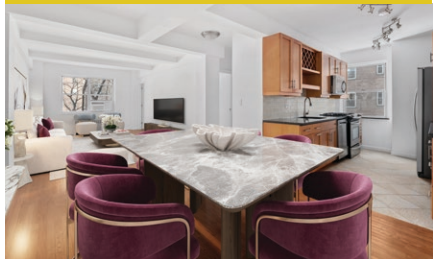
575 Grand Street, E506
1 Bedroom I Balcony
Price: $550K | Maint.: $1,229

1 Bedroom



575 Grand Street, E1004
1 Bedroom | Balcony
Price: $585K | Maint.: $1,198

1 Bedroom



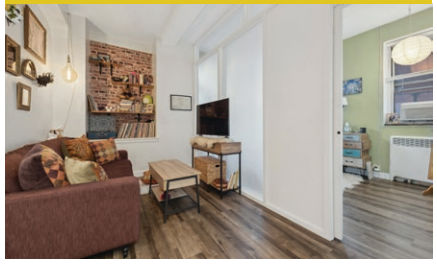
550 Grand Street, H4D
1 Bedroom
Price: $579K | Maint.: $1,124

1 Bedroom



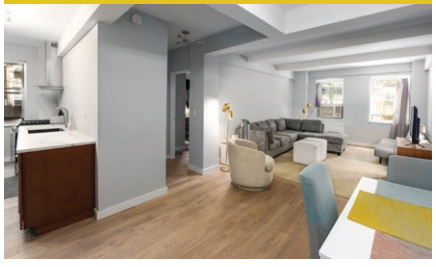
477 FDR Drive, M301
1 Bedroom
Price: $509K | Maint.: $1,065

1 Bedroom



500 Grand Street, BGB
Jr. 1 Bedroom
Price: $499K | Maint.: $765

1 Bedroom



550 Grand Street, H1B
1 Bedroom
Price: $575K | Maint.: $1,091

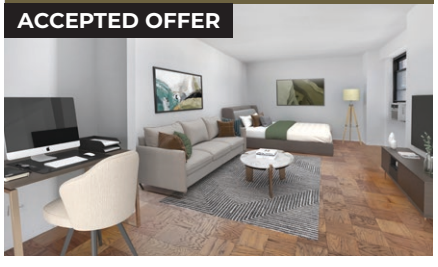
1 Bedroom



550 Grand Street, JGC
1 Bedroom
Price: $575K | Maint.: $982

Studio

ACCEPTED OFFER



210 East Broadway, H1602
Studio (Full-Kitchen)
Price: $485K | Maint.: $856

Studio



550 Grand Street, J8D
Studio
Price: $409K | Maint.: $818

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12 In Contract Including...

#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25+ YEARS ON THE LOWER EAST SIDE



573 Grand Street, D1406
2 Bedroom | Balcony
Price: $1.05M | Maint.: $1,568



383 Grand Street, M705
2 Bedroom
Price: $975K | Maint.: $1,411



568 Grand Street, J1804
1 Bedroom | Double-width Terrace
Price: $825K | Maint.: $1,430

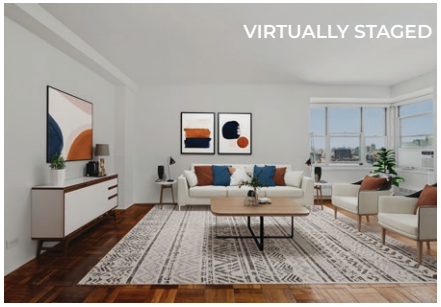


212 East Broadway, G1203
1 Bedroom I Balcony
Price: $775K | Maint.: $1,324

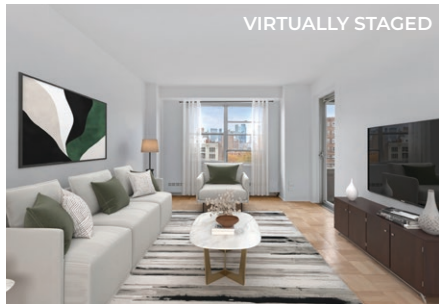
Listing status as of as of 2/11/2026. For updated listings, visit lohorealty.com.



473 FDR Drive, K905
2 Bedroom
Price: $775K | Maint.: $1,393



477 FDR Drive, M1605
2 Bedroom
Price: $725K | Maint.: $1,411



570 Grand Street, H1007
1 Bedroom I Balcony
Price: $610K | Maint.: $1,232



475 FDR Drive, L1204
1 Bedroom I Bathroom
Price: $600,000 | Maint.: $1,244
*We represent the buyer



504 Grand Street, E52
1 Bedroom
Price: $575K | Maint.: $1,126



570 Grand Street, H507
1 Bedroom | Balcony
Price: $560K | Maint.: $1,242

Listing status as of as of 2/11/2026. For updated listings, visit lohorealty.com.

Find Out What Your Place is Worth

scan

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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info@lohorealty.com

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EQUAL HOUSING OPPORTUNITY