The Lower East Side's #1 Realtor

November **2025**

the LES



Presented by **Jacob Goldman**
Issue #11

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25 YEARS ON THE LOWER EAST SIDE



Dear Neighbors,

As we approach the end of 2025, I've been reflecting on what an incredible journey it's been since we launched The LES Magazine nearly a year ago. What began as a small idea—to highlight the stories, homes, and people that make our neighborhood special—has become something much larger.

Every month, we hear from readers who discovered a new local business, tried a featured recipe, or learned something new about the co-ops that make this corner of Manhattan so unique. That feedback reminds us why we started this: to inform, connect, and celebrate the community we love.

But here's the best part: **we're just getting started.**

Big things are coming in 2026—new ideas, new energy, and new ways to make an impact for our neighbors and our community. Stay tuned.

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 10/16/2025)



East River



Seward Park



Hillman



Amalgamated

Apartments Available per Month by Co-op

	MAY	JUNE	JULY	AUGUST	SEPT	OCT
East River	21	21	21	22	27	33
Seward Park	20	21	18	17	18	21
Hillman	10	10	10	7	6	4
Amalgamated	2	1	1	2	2	4

Closed Sales for 2025 Through September

East River	Seward Park	Hillman	Amalgamated
36	29	14	6

East River

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
5	1-bedroom without balcony	$469K - $575K
7	1-bedroom with balcony	$580K - $629K
3	1 bedroom, set-back terrace	$849K - $995K
3	2-bedroom without balcony	$775K - $890K
6	2-bedroom balcony	$809K - $1.05M
4	3-bedroom	$995K - $1.1M
1	3-bedroom, 2 bath, set-back terrace	$1.75M
2	breakthrough	$1.795M - $2.195M

Hillman

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
2	studio	$435K - $461K
1	1-bedroom	$589K
1	2-bedroom	$895K
1	3-bedroom	$1.1M

Seward Park

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
3	studio	$455K - $550K
3	1-bedroom without balcony	$705K - $740K
1	1-bedroom with balcony	$725K
3	1 bedroom, set-back terrace	$895K - $999K
4	2-bedroom without balcony	$9775K - $1.299M
6	2-bedroom with balcony	$959K - $1.525M
1	3-bedroom	$1.51M
1	3-bedroom, 2 bath, set-back terrace	$2.095M

Amalgamated

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
2	2-bedroom	$820K - $875K
1	3-bedroom	$1.295M
1	breakthrough	$1.599M

ERNESTO'S

By Renee Gershman



At 259 East Broadway, at the corner of Montgomery Street, sits a romantic and cozy restaurant called Ernesto's. I've seen it described as a Spanish tapas restaurant, but that's wrong in a couple of ways. First, the menu is more Basque than Spanish, and second, "tapas" implies an exclusively small-plate experience, but Ernesto's has a complete food program, from apps to dessert, along with cocktails, beers, Vermouth, Cider, and wine. All these add up to a complete-in-miniature food experience of Spanish-influenced Basque country.

Recently I made my second visit to this restaurant, as part of a party of four. My first visit was mixed, frankly, but lately many Food Network chefs and various influencers have been talking about how much they love the place. So my party decided to give it another try, and I can say that we had a very tasty and enjoyable evening.

The food is broken up into three sections: Pintxos, Entradas, and Platos. Pintxos means "to pierce" in the Basque language, and has come to mean their version of small bites (what the Spanish call tapas). We enjoyed classics like Croquetas (Fried Croquettes), Nuestra Tortilla (Potato and Onion pie), and an anchovy-on-toast item, all of which were very flavorful and executed with technical aplomb. From the Entradas (mid-sized) section of the menu we sample Salmorejo Con Atun, a very unusual combination of raw Blue Fin Tuna and gazpacho. The pairing created a flavor and texture I have never experienced before, but which





I look forward to experiencing in the future. We then moved on to the Platos, or main courses. We ordered three to share with my group of four-- the vegetable plate, the duck breast over potato puree, and a risotto featuring a stew of rabbit. All were spectacular. The vegetable plate featured a well-prepared melange including artichokes, leeks, kabocha squash and carrots, covered in a sauce that was flavorful but light, allowing the main components to shine through. The risotto with rabbit was a wonder. I have to confess I'd never had rabbit before, but it was a beautifully prepared dish and was well harmonized between the savory stewed rabbit and the perfectly cooked risotto. The last Plato, the sauced duck breast over potato puree, was my favorite dish of the night. The duck breast was cooked to a perfect internal temperature, enhanced by a luscious, earthy sauce, atop of layer of smooth potato puree. Everything we ordered was well seasoned and expertly prepared.

Ernesto's beverage program equaled its food offerings, with great cocktails and wine by the glass. But where it most shined and impressed were the beverages that are a specialty in Basque country. A particular standout was a flight of three different Vermouths, handsomely accessorized with ice, soda, olives, and citrus slices. It provided a vivid experience of a range of vermouth flavors, which paired extremely well with our food orders. Ernesto's also offers Basque products like cider and Txakoli wine, both of which were delicious.

The restaurant has a cozy (if noisy) vibe, and the host seated us comfortably at a suite of mid-century modern furniture, set off by low illumination and candles. Judging by the Friday night crowd, the neighborhood finds Ernesto's a great place to meet friends or have a romantic night with your special someone. I am glad to see the place flourishing, and I have changed my opinion of restaurant for the better. I will be back to enjoy their thoughtful food, great beverages, and energetic ambience, and I hope you'll stop by too.





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

TESTIMONIALS

★★★★★

Jacob and his team at LoHo Realty were absolutely amazing to work with. From start to finish, they were professional, kind, and incredibly supportive. Jacob was always available to answer questions and made sure we felt confident every step of the way. We couldn't have asked for a better experience — truly the best team to have by your side!

-Hadassah B.

★★★★★

LoHo Realty stepped up to the plate and hit a Home Run. All the way through I was assisted by Leora Shulman who without her guidance this sale might not of happened. LoHo is the best, I bought this Apartment 14 years ago through LoHo, they were the Best then and now.

Thank you

-James O.

★★★★★

Was very happy to work with LoHo! They made the process move efficiently, they are good at communicating too!

-Christy R.

★★★★★

I can't give enough praise to all the folks at LoHo. If you want to buy or sell on the Lower East Side of Manhattan, no-one knows the ins and outs of this area more than Jacob. His sense of humor and deep knowledge of the area make the stress of purchasing or selling so much easier. And a big shout out to Leora who walks you through every step of the board application and makes it a breeze. She really goes above and beyond.
I give LoHo my highest recommendation.

-Judy H.

★★★★★

Jacob the Realtor was a pleasure to work with. I came across LoHo Realty in Zillow.com. The layout of LoHo Realty's website is very nice, with really detailed photos of apartments, and very easy to navigate. The 3D photo walkthrough is amazing. Jacob showed my wife and I multiple apartments that was available for purchase. We were able to compare pros and cons, and ultimately we are very satisfied with our choice. Jacob did not pressure us to make any decisions, which we are very appreciative of.

Leora was amazing to work with. Super patient with me and all my millions of questions. She made the purchasing process easy and stress free. She gave me a checklist of all the forms and documents needed for purchase, and updated the list on a daily basis. She would always call and confirm if things were incomplete or incorrect on my part. Will definitely work with LoHo Realty again if given the opportunity in the future.

-Philip L.

★★★★★

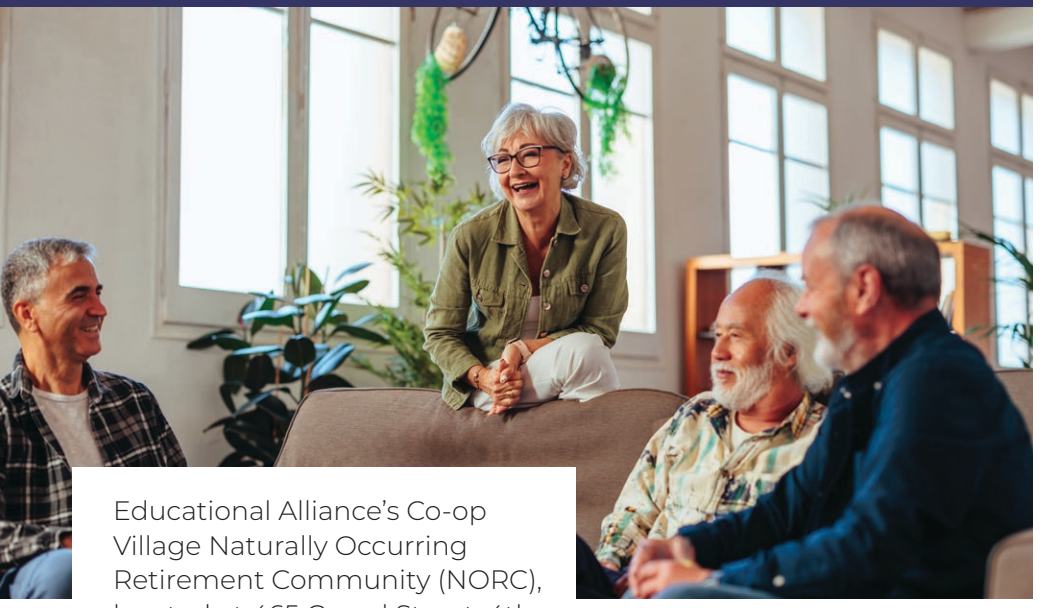
Over 140 5-Star Reviews

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25 YEARS OF LOWER EAST SIDE REALTY

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.**



WIN ONE OF FOUR $25 Gift cards to:

Manousheh

Established in 2013, Manousheh first opened its doors as a pop-up in Nolita. At Manousheh you'll find the single most popular street food in Lebanon – delicious variations of an authentic flatbread.

A home style bakery serving traditional Lebanese flatbreads – savory and sweet – all baking is done fresh in our oven and most of our ingredients hail from Lebanon, with the goal of leaving you feeling like you just had a real taste of Beirut.

LoHo Realty is giving away FOUR $25 gift cards to Manousheh:

403 Grand Street
(between Suffolk and Clinton Streets)
New York, NY 10002
T: 646-258-4925

Hours of Operation
Every day from 8am - 11pm

Entering is simple and quick!

How to Enter:

Email us at: giveaway@lohorealty.com
Deadline to enter: *November 30, 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.*

Building a Stronger, Healthier You One Step At A Time

By Michael Cohn, Health & Fitness Coach (seriousbusiness.me)

Taking the first step toward your fitness journey can be daunting. We often second-guess our abilities or chances of success out of fear of the unknown. But we will never know our true potential unless we try. Regardless of the "odds" we think are stacked against us, it is never too late to start caring about your health and fitness, especially in a country whose healthcare system is more curative than preventative.



Life in NYC can feel overwhelming and demanding. New habits are hard to fit into an already packed schedule, but what if I told you that small, consistent efforts can make your life better? Would you try adding them? No matter where we are in our health and fitness journey, there is always room to be stronger, faster, more explosive, or simply feel healthier. This city keeps us moving, yet as we age, it can just as easily make us sedentary.

The key to success is taking baby steps so we do not feel overwhelmed. When looking at your overall health, I like to focus on three main pillars for a balanced life: **Movement, Nutrition, and Recovery.**

Movement starts with simply getting your body in motion, whatever that looks like for you.

Nutrition focuses on what we are putting into our bodies and whether we are properly fueling ourselves to hit our goals or support our everyday activities.

Recovery ensures we are resting, recharging, and supplementing our body and mind daily, weekly, and monthly.

Movement is the foundation of a longer, stronger life. It does not need to start with lifting heavy weights or spending hours in the gym. Something as simple as walking, taking the stairs, or stretching can have a real impact on how you feel day to day. These small, intentional movements are often the spark that leads to bigger change.

Once that foundation is in place, adding structured exercise like cardio and strength training can take your progress to the next level. Cardio improves endurance, supports heart and lung health, and boosts energy. Strength training builds muscle, strengthens joints, and improves balance and posture. It involves pushing or pulling against a force, whether it is your body weight, resistance bands, free weights, or machines found in most gyms.

As we age, we naturally lose muscle mass, which is why resistance training is so important early on. But even if you start at 60 or 70, you will still see benefits. The goal is to build habits that help you move with strength and confidence—getting out of bed, carrying groceries, or walking through your day with more ease. Resistance training also strengthens the connection between your nervous system and muscles, keeping your cognitive function sharp and your body capable.



When you combine strength training with any form of cardio, no matter the speed or intensity, you give your body the best of both worlds. You strengthen your heart and lungs, regulate blood pressure and cholesterol, and boost your mood and energy.

Nutrition tends to be the hardest pillar because it requires reprogramming years of habits and misinformation. Thankfully, we have moved past the outdated food pyramid, but even the current "MyPlate" guidelines fall short since they do not account for personal goals or conditions. There are also barriers like high food costs and limited access to healthy options, especially in food deserts. But let us say none of that is an issue—what should we focus on?



Michael Cohn

The answer is protein. **Protein** is the key macronutrient for muscle growth and recovery. It should be the cornerstone of your diet, balanced with carbohydrates and healthy fats. And no, carbs and fats are not the enemy. They are essential for performance and overall well-being. The challenge is simply learning how to balance them.

When it comes to **recovery**, sleep is the foundation. It allows the mind and body to unwind and reset. But sleeping seven or eight hours does not automatically mean you will wake up refreshed, although it is a great start. Incorporating practices like yoga or mobility work, whether short daily sessions or longer weekly ones, helps the body adapt to new demands. Most importantly, learn to listen to your body. Protect your time, energy, and focus by creating boundaries around your health and fitness. That is how you build long-term change that lasts without letting the outside world derail your progress.

Remember, it all starts with one step. You do not need to have it all figured out, and you do not need to be perfect. What matters is that you start. Each walk, each rep, each healthy choice builds momentum. With consistency and patience, those small steps will transform how you move, think, and feel every day.

Why Selling Without the Right Agent

Can Cost You More Than You Think

By Jacob Goldman | LoHo Realty



In every market cycle, there's a familiar temptation: "Maybe I can sell my apartment myself and save the commission."

On paper, it sounds simple enough—post online, take some photos, hold a few showings—but in practice, it rarely works that way.

According to the National Association of Realtors, homes sold with an agent's representation fetched **nearly 15 percent more** than those sold "For Sale By Owner." In today's competitive market—where buyers have more choices and higher expectations—that difference can mean tens of thousands of dollars.

When "Do It Yourself" Becomes "Do It Twice"

Most FSBO listings struggle for one reason: **exposure**.

Without professional networks, pricing strategy, and marketing reach, many sellers quickly find their listings stalling. Zillow data shows that a large share of owners who start on their own end up hiring an agent mid-process—often after losing valuable time and momentum.

Pricing mistakes are another costly trap. Without hyper-local data and firsthand knowledge, even well-intentioned owners can misread the market. A spreadsheet can't tell you that one apartment sat unsold because of an unapproved terrace or an upcoming assessment. Only experience in these buildings reveals which listings were overpriced, underprepared, or simply unmotivated.

Real estate numbers are only half the story—**the other half is knowing the story behind those numbers**.

The Discount-Broker Dilemma

Discount and "limited-service" brokerages promise to cut commissions—but those savings often come at a cost.

Many **don't offer a full co-broker commission** to buyers' agents, discouraging showings from the start. Others skimp on marketing, skip staging, and leave clients to manage details alone.

We've seen it countless times: listings launched with minimal exposure or cut-rate representation sit longer, sell for less, and sometimes must be re-listed properly later. In real estate, **you don't save by spending less—you save by doing it right the first time.**

When the Agent Isn't Local — the Hidden Cost of Distance

Even full-service agents can miss the mark when they're not rooted in the neighborhood.

Hiring someone from another borough—or a team that "covers all of Manhattan"—might sound impressive, but local access and insight matter most—especially in co-op communities like the Lower East Side.

Agents unfamiliar with the LES face challenges that directly affect outcomes:

- **Limited access** — They can't easily get to last-minute showings or document sign-offs.
- **Lack of building insight** — Every co-op has its own financial nuances, maintenance history, and board personality. Without that context, outside agents can't advise clients properly.

Misread market data — Out-of-area brokers often pull listings from online sources and assume they understand the trends. But they don't know why a unit sold low (family sale, unrenovated, estate, financing issue) or why another lingered (assessment, condition,

Out-of-area brokers often pull listings from online sources and assume they understand the trends.



timing). They see data—**we know the stories**.

It's not about geography; it's about real proximity and real understanding.

That's why results differ dramatically between agents who "work here" and agents who actually know here.

The LoHo Advantage

For more than 25 years, LoHo Realty has been the trusted brokerage of the Co-op Village community.

With **over 1,250 sales and 350+ subleases** completed across Seward Park, Hillman, East River, and Amalgamated Dwellings, our record speaks for itself.

Our team doesn't try to represent every zip code in the city—we focus on this one. We're minutes away for showings, inspections, or last-minute access, and we know every board's process, every managing agent's workflow, and every nuance that can make or break a deal.

We also know how to meet today's buyers where they are. LoHo Realty integrates professional video, drone footage, and a robust social media presence—earning **over 100,000 Instagram views this past month alone**.

Our marketing doesn't just reach buyers—it engages them.

While others chase broader markets, our mission has always been simple: serve this neighborhood better than anyone else.

Local expertise isn't a slogan—it's a system built on decades of trust, accessibility, and results.

Full-Service Representation. Real Results.

Working with a full-service team means every detail is handled:

- **Pricing** based on deep local insight, not guesswork.
- **Marketing** that includes professional photography, video, and targeted exposure across platforms.
- **Negotiation** that protects your equity and timeline.
- **Guidance** through financials, board packages, and interviews.

Our approach is data-informed, relationship-driven, and completely transparent.

The Bottom Line

Whether you're selling now or planning ahead for 2026, remember:

Every apartment has a story—and it deserves to be told by someone who truly knows the neighborhood.

At LoHo Realty, that's what we do.

We live here, work here, and represent our neighbors with the care that only comes from being part of this community.

"You don't save by spending less—you save by doing it right the first time."

Ready to learn what your apartment is really worth? Email info@lohorealty.com or call 212-388-1115 for a confidential consultation.

#1 IN CO-OP VILLAGE

LOHO Realty



Giving Tuesday

is a global day dedicated to generosity, observed annually on the first Tuesday after Thanksgiving. In 2025, it falls on December 2nd. Launched in 2012, the initiative began with a simple concept: a day for encouraging people to do good. Over the past decade, it has evolved into a worldwide movement, motivating millions to give, collaborate, and celebrate generosity.

The mission of GivingTuesday is to harness the power of collective goodwill to transform communities and the world. It offers an opportunity for individuals to come together, express gratitude, offer support, and share their resources with those in need. The day is marked by acts of kindness, both large and small, and encourages people to contribute in whatever way they can—whether by helping a neighbor, advocating for a cause, sharing skills, or donating to charitable organizations. Every contribution, no matter the size or form, makes an impact.

Participation in GivingTuesday is entirely free and unrestricted, with no set rules on how to get involved. Simply consider how you can give back to your community, support a charity, or extend kindness to others—on December 2nd or even throughout the year.

To find local GivingTuesday initiatives, visit
givingtuesday.org/united-states/#USmap.
You can also follow the conversation or share your own activities using the hashtag
#GivingTuesday on social media.

Ways to Cut Your Moving Costs

Without Asking Family or Friends for Help

Time Your Move Strategically

Winter moves offer significant savings despite challenging weather conditions. Moving companies have fewer bookings during cold months, making it the ideal time to negotiate lower rates. Additionally, avoid end-of-month moves when demand peaks—choosing mid-month or weekday dates typically costs less.

Demand Accurate Pricing

Don't settle for vague estimates that could explode your budget. Hourly rates and suspiciously low flat fees are red flags in an industry known for lowballing customers. For local moves, insist on guaranteed pricing to avoid costly surprises on moving day.

Declutter Before You Pack

Moving presents the perfect opportunity to lighten your load. Host a yard sale or donate items you rarely use—charitable donations provide tax deductions while reducing moving volume. The less you move, the less you'll pay, making decluttering a win-win strategy.

Source Boxes Creatively

New moving boxes cost $1-2 each, but free alternatives abound. Check Facebook Community Groups, OfferUp, or Boxcycle for used boxes. For an eco-friendly option, consider renting plastic moving bins that cost half the price of cardboard boxes. These stackable containers require no tape and many companies provide free delivery and pickup at both locations.

Handle Assembly Yourself

Disassemble beds, tables, and furniture before movers arrive, then reassemble them at your destination. This DIY approach reduces the services movers must provide, potentially cutting 10-15% from your total bill. Every task you handle yourself translates to time and money saved.

Additional Money-Saving Tips

Pack your own belongings instead of paying for packing services. Use your own linens, towels, and clothing as padding for fragile items rather than buying bubble wrap. If possible, handle small, valuable items yourself rather than trusting them to movers.

Book early to secure better rates, but avoid peak season if flexibility allows. Compare multiple quotes from licensed, insured companies—the cheapest isn't always the best value if it leads to damaged items or hidden fees.

Consider using portable storage containers that you pack yourself but professionals transport.

Moving doesn't have to break the bank. With strategic timing, careful planning, and some elbow grease, you can significantly reduce your moving expenses while maintaining control over the process. The key is starting early and being willing to do some work yourself.



#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

Find Out What Your Place is Worth

scan

Featured Listings

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



568 Grand Street, J406/407

5 Bedroom | 2 Bathroom | 2 Balconies | Price: $1.795M | Maint.: $3,044



504 Grand Street, E53

3 Bedroom | 1 Bathroom | Price: $1.295M | Maint.:$1,904



577 Grand Street, F1904

3 Bedroom | 2 Bathroom | Terrace | Price: $1.75M | Maint.: $2,071

3 Bedrooms



570 Grand Street, H1405

3 Bedroom | 1.5 Bathroom | Price: $1.1M | Maint.: $1,880

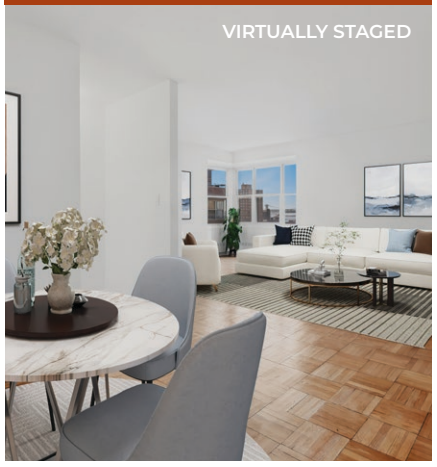
Listing status as of 10/16/2025. For updated listings, visit lohorealty.com.

Listing status as of 10/16/2025. For updated listings, visit lohorealty.com.

Featured Listings

#1 IN CO-OP VILLAGE
LOHO Realty
25 YEARS

3 Bedrooms



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

3 Bedrooms



575 Grand Street, E605
3 Bedroom I 1.5 Bath
Price: $999K | Maint.: $1,842

2 Bedrooms



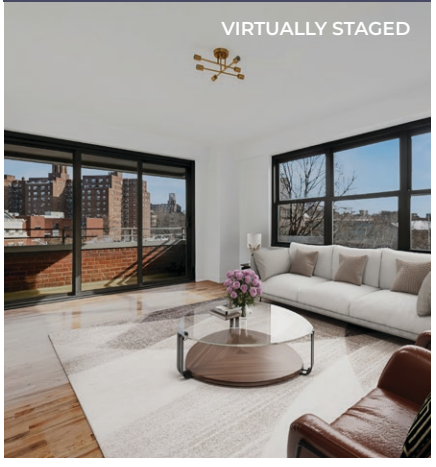
385 Grand Street, M705
2 Bedroom
Price: $975K | Maint.: $1,411

2 Bedrooms



568 Grand Street, J104
2 Bedroom | Balcony
Price: $839K | Maint.: $1,526

2 Bedrooms



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

2 Bedrooms



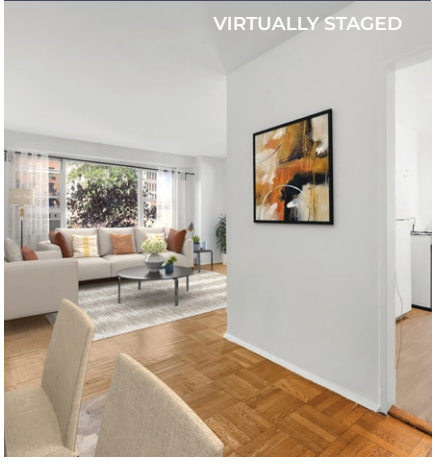
573 Grand Street, D1406
2 Bedroom | Balcony
Price: $1.05M | Maint.: $1,568

2 Bedrooms



477 FDR Drive, M206
2 Bedroom | Balcony
Price: $809K | Maint: $1,532

2 Bedrooms



573 Grand Street, D307
2 Bedroom | Balcony
Price: $809K | Maint: $1,515

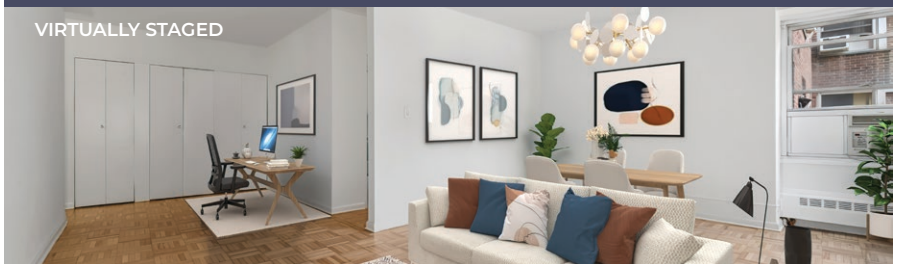
Listing status as of 10/16/2025. For updated listings, visit lohorealty.com.

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Featured Listings

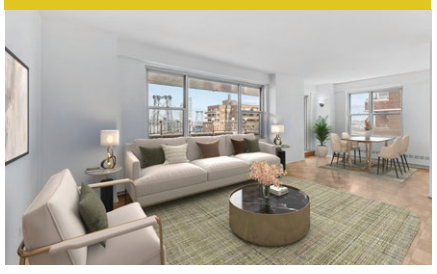
#1 IN CO-OP VILLAGE
LOHO Realty
25 YEARS

2 Bedrooms



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

1 Bedroom



568 Grand Street, J1804
1 Bedroom | Double-width Terrace
Price: $850K | Maint.: $1,430

1 Bedroom



550 Grand Street, H1B
1 Bedroom
Price: $589K | Maint.: $1,080

1 Bedroom



477 FDR Drive, M1702
1 Bedroom
Price: $575K | Maint.: $1,088

1 Bedroom



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

Listing status as of 10/16/2025. For updated listings, visit lohorealty.com.

1 Bedroom



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

1 Bedroom



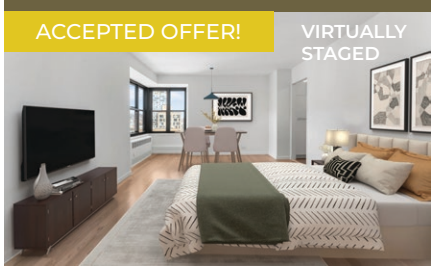
575 Grand Street, E506
1 Bedroom I Balcony
Price: $550K | Maint.: $1,229

1 Bedroom



266 East Broadway, B1905
1 Bedroom
Price: $705K | Maint: $1,050

Studio



212 East Broadway, G1602
Alcove Studio
Price: $475K | Maint.:$659K

Studio



550 Grand Street, J8D
Studio
Price: $435K | Maint.: $811

Coming Soon

Amalgamated
4+ Bedroom / 2+ Bath
Breakthrough Opportunity
1 Bedroom

Hillman
1 Bedroom

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477 FDR Drive, M103/104
4+ Bedroom | 2+ Bathroom | 2 Balconies
Price: $1.495M | Maint: $2,745



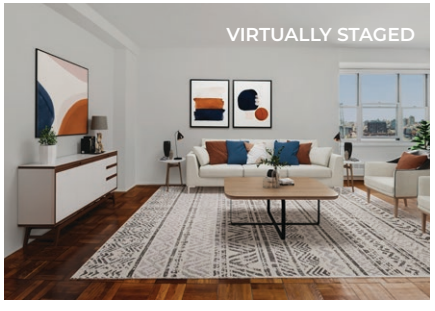
266 East Broadway, B606
3 Bedroom | 1.5 Bathroom
Price: $1.25M | Maint.: $1,458



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



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



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

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



575 Grand Street, E1806
1 Bedroom I Balcony
Price: $649K | Maint.: $1,266
*We represent the buyer



475 FDR Drive, L2104
1 Bedroom I Balcony
Price: $615K | Maint.: $1,267



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



473 FDR Drive, K801
1 Bedroom
Price: $579K | Maint.: $1,086
*We represent the buyer



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

Listing status as of 10/16/2025. For updated listings, visit lohorealty.com.

Texas Trash Pie

By Renee Gershman



November brings us to Thanksgiving season, at last!

After teaching pie-making for many years, this month I'm bringing you my own version of Texas Trash Pie. I grew up in Texas and love all aspects of Texas cuisine, and when I came across this pie I had to try it make it my own. At first I used the standard recipe (available in many places on the web), but while my guests loved it and have asked it every year since, I found it to be overly rich, especially after a Thanksgiving banquet. So I have revised it to my own specifications, to make it less sweet and more complex. In particular, I have omitted the coconut and added strong coffee and toasted walnuts.

Pie crust is a sensitive subject, because it's subjective and can be made in many ways. Pie crust can be homemade, by hand, with tools (a pastry cutter) or with a food processor. Many people swear by what they believe to be the perfect ingredient combination—they may include an egg, vinegar, or a certain kind of fat. Fat makes pie crust flaky; you can use butter, lard or a combination of the two. In all honesty, to have a GREAT pie you need to find a pie crust that works for you, but if you're not into making a crust, there are plenty of ready-made versions that are perfectly acceptable.

The beauty of the Texas Trash Pie lies in its simplicity. It can be easily thrown together, and can be customized however you would like. While this recipe does not have the usual pumpkin-y fall flavors, it does have all the fun stuff involved in baking—chocolate bits, butterscotch, nuts, etc. It can be served with whipped cream or ice cream, and leftover pie filling makes a great milkshake.

Happy Thanksgiving and Happy Holidays!

INGREDIENTS

- 1 (10 inch) frozen piecrust or 1 (9 inch) deep dish piecrust
- 1 cup bittersweet chocolate chips
- 1 cup butter snap pretzels, crushed
- 1 cup cinnamon graham crackers, crushed
- 1 cup butterscotch chips
- 1 cup chopped toasted walnuts
- 1 cup caramel bits
- ¼ cup strong brewed coffee
- 1 stick (8 Tbsp.) unsalted butter, melted
- 1 (14 oz.) can sweetened condensed milk

DIRECTIONS

- Preheat oven to 350 F.
- Add the pretzels, graham crackers, butterscotch chips, toasted walnuts, chocolate chips, and caramel bits in a large bowl. Mix to combine.
- Pour in the melted butter and condensed milk. Stir until the dry ingredients are coated and well combined.
- Pour the filling into the pie shell.
- Bake for 40 minutes. Let cool slightly before serving.

I've been teaching Thanksgiving cooking classes for many years. If you have a question, please reach out to me at the following:

renee.gershman@gmail.com

Instagram: reneegershman

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