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THE LUXURY LIST

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Tribeca

For Deborah Grubman, 2011 marked a full year without former partner Carol Cohen, who was allegedly forced out of Corcoran in December 2010 in response to (now dismissed) allegations that she scammed a rent-stabilized apartment. Now working with David Dubin, Grubman's biggest Tribeca sale of the year — by a long shot — was the three-level penthouse at 25 North Moore Street, also known as the Atalanta. The seller was Craig Nevill-Manning, a top Google engineer and New Zealand native, who bought the spread for \$8.25 million in 2005.

Additionally, the pair brokered the sale of a \$5.9 million condo in the Hubert at 7 Hubert Street. The seller, Nuprop Owner LLC, purchased the unit for just under \$2.7 million in 2004. The buyer was also an LLC.

Platinum Executive Vice President Daniel Hedaya handled two sales for the same client, T Sky LLC, in two different parts of the River Lofts condominium complex. One was in the tower portion at 92 Laight Street and sold for \$11.5 million to ex-Deutsche Bank executive Michael Cohrs. (The other was a two-bedroom at 416 Washington Street that fetched \$2.5 million, but was not included in The Real Deal's ranking because it fell under the \$5 million marker.)

Ranking third in the neighborhood for 2011 was Dolly Lenz — a familiar name on top broker lists. Last year, the Elliman vice chair and powerbroker swooped in to help Alexis Stewart, daughter of Martha, sell a penthouse at the Ice House that had been languishing on the market since 2007. The 3,884-square-foot, two-level unit at 27 North Moore Street, a 1905 refrigeration building converted to 58 lofts, sold for \$8.6 million. The buyers were hedge-funder James Flynn and his v Kerianne, who are reportedly planning to combine the home with an adjacent penthouse they own in the building.

That's not to say that Lenz didn't score deals in other parts of Manhattan, including the \$18.3 million sale of Winick Realty Group Executive Vice President Lori Shabtai's Upper East Side townhouse.

Other brokers made strong showings in Tribeca, among them Raphael De Niro, whose actor father Robert founded the Tribeca Film Festival. However, some of the broker's more high-profile deals didn't quite make the cutoff, such as a unit at 195 Hudson Street that sold for a hair under \$5 million, and director M. Night Shyamalan's \$9.5 million penthouse at 45 Walker Street, which closed too late for our ranking.

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