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STRIBLING & ASSOCIATES AND COOPER SQUARE REALTY FORM STRATEGIC ALLIANCE

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STRIBLING & ASSOCIATES

Monday, November 16, 2009 - NEW YORK – November 16, 2009 – Stribling & Associates, one of New York City's most respected residential brokerage firms, and Cooper Square Realty, the largest residential property management company in New York City, announced that they have formed a strategic alliance to benefit the New York City residential market. Stribling agents will now be assigned to handle sales transactions in residential properties managed by Cooper Square.

For nearly 30 years, Stribling & Associates has been a premiere residential real estate firm with over 200 agents in three Manhattan locations. The company represents a wide array of properties throughout Manhattan and New York City, and specializes in the sale of luxury townhouses and cooperative and condominium apartments. Cooper Square Realty's portfolio comprises upwards of 300 condominiums, cooperatives, and rental properties with an aggregate value of \$5 billion. The company manages more than 60,000 residences that are home to more than 200,000 people, including distinctive lifestyle residences such as The Plaza Residences, luxury residential towers, new developments, prewar landmark properties, and apartment complexes.

By joining forces, two of New York City's most respected firms create a synergy of professional service for residential buyers and sellers, as well as for condominium and cooperative owners and their boards of directors. Effective immediately, Cooper Square's five licensed real estate agents will become part of the Stribling brokerage team.

"This alliance reinforces our industry leadership as well as our ongoing efforts to professionalize the property management industry," said David Kuperberg, founder and CEO of Cooper Square Realty. "Stribling clients will benefit from their brokers working with our property managers to thoroughly understand the details of each of our buildings."

Cooper Square's property managers are among the most knowledgeable professionals in the industry. All managers become certified by attending a rigorous, ongoing training program in the company's state-of-the-art Learning Center. The Center combines the latest technology with hands-on learning in building services – from heating, air conditioning and plumbing to security, elevators and concierge – which results in the knowledge needed to effectively operate and maintain its client properties.

"This partnership will enable Stribling agents to better serve both buyers and sellers, and the entire New York City residential real estate market," said Elizabeth Stribling, president of Stribling & Associates. "Our agent's ability to fully comprehend the operational and mechanical aspects of building management will benefit our clients and the buildings they serve in many ways." For instance, agents' intimate knowledge of current board requirements will help to streamline the application process, thereby resulting in more professional and expeditious transactions.

About Cooper Square Realty: Cooper Square Realty is the largest residential property management company in New York City. The firm offers an array of services including property management, project management and energy consulting. Cooper Square's portfolio comprises upwards of 300 condominiums, cooperatives, and rental properties with an aggregate value of \$5 billion. The company manages more than 60,000 residences that are home to more than 200,000 people. These include distinctive lifestyle residences such as The Plaza Residences, luxury residential towers, new developments, prewar landmark properties, and apartment complexes. Through its subsidiary, Wentworth Property Management, Cooper Square is the largest manager of Mitchell-Lama cooperatives in New York City. Cooper Square also holds an interest in Abigail Michaels Concierge, an industry leading concierge service with 10,000 clients. Further information is available at www.coopersquare.com.

About Stribling & Associates: Founded by Elizabeth Stribling in 1980, Stribling & Associates, Ltd. is a premiere residential real estate firm with over 200 agents in three Manhattan locations. As one of the most renowned brokerages in New York, Stribling uses its respected expertise in the current market to provide individualized services to both buyers and sellers. Stribling agents specialize in the sale of luxury townhouses and cooperative and condominium apartments. Stribling is focused on delivering professional, personalized service and providing exceptional knowledge of key residential market trends.

