

THE CLOSER

Disclosures, appraisals, flips and splits of New York's real estate community

* Spies inside the pro basketball world confirmed for us that former New Jersey Net all-star **Jason Kidd** was spotted at the **Sales Tin for HL23**, one of the **High Line's** more spectacular new buildings. If you remember, we recently called the Sales Tin the best sales experience in town. This shows Kidd in a new light. Anybody interested in this building has a serious design inclination.

Designer **Thomas Juul-Hansen** did the interiors for the **Neil Denari** exterior. Juul-Hansen designed the interior for **Damon Dash's** pad as well as New York restaurants for **Jean-Georges Vongerichten**. Kidd would be wise to spend some real estate dollars here. Anybody would. Go to www.hl23.com. Reps for the building declined to comment.



MIKE STONE
Jason Kidd

* Some people have always thought real estate marketing sensation **Michael Shvo** lives on the moon. He may really want to. For Shvo's first-ever **Shvo Academy**, eight summer interns are teaming up for a six-week project conceptualizing the first residential property for the moon.

The interns, who come from top schools around the world, will take the project through pre-development research, strategic planning, design, marketing, communication and sales. Then, they will present their project to a panel of real estate experts including Shvo and a scientist from the **American Museum of Natural History's Hayden Planetarium**. For graphics, the Shvo team will work with the **Grey Advertising's** G2 intern group to come up with a digital ad campaign that knows no bounds.

* If you like the home prices in Philadelphia but think it's too far, then **Trenton, N.J.**, may be a much happier medium. The express train ride is an hour long, and the

living keeps on getting better and better. At the 1847-built **Cracker Factory**, where the **Exton family** invented the world's first oyster cracker, lofts can be had for an absurdly low price. Eighteen loft condominiums varying in shape and size blend seamlessly into the historic structure. A 700-square-foot one-bedroom with a private garage starts at \$129,000. The treasure here might be the \$281,250 two-bedroom duplex with three full baths, 17-foot ceilings and a balcony.

While you might be thinking, yes, great, but what am I going to do in Trenton, developer **Michael Goldstein** of **HHG Development Associates** thinks people need to get over the stigma that's affected the once blue-collar town.



The lounge at CityView Racquet Club

"No one has to put bars on the window here," says Goldstein, whose firm helped set up www.hiddentrenton.com, a Web site pumping up the little city on a river with a Yankee's double-A farm team and no Starbucks. "The beauty of Trenton is its location, the historic housing stock and the incredibly low home prices." The same development group also has lofts in an eight-unit historic building down the street and restored carriage houses for \$239,650. For more information, go to www.hhgdev.com.

* Tennis anyone? The city's swankest tennis club is up and running in Long Island City. All 80,000

square feet of the **CityView Racquet Club** sits atop the **Swingline Stapler** building just over the 59th Street Bridge. Part sports club, gym and full-service **White Tea Spa**, CityView has seven Har-Tru tennis courts, four squash courts and one double squash court. Dues range in price from \$1,400 to \$4,000 depending on peak-hour play, non-peak hour play, and whether you want both tennis and squash.

Even if you don't play tennis or squash, CityView works as private club with a café/lounge area serving hard liquor. It's a big plus for the service-deprived Long Island City. You get Manhattan skyline views from the lounge, sun deck, sauna, elevator bank and men's urinal. Members get shoe shine, laundry service and valet parking. "Your country club in the city" is their tagline. They're also open for private events. Go to www.cityviewracquet.com for more information.



Artist's rendering of the Cracker Factory