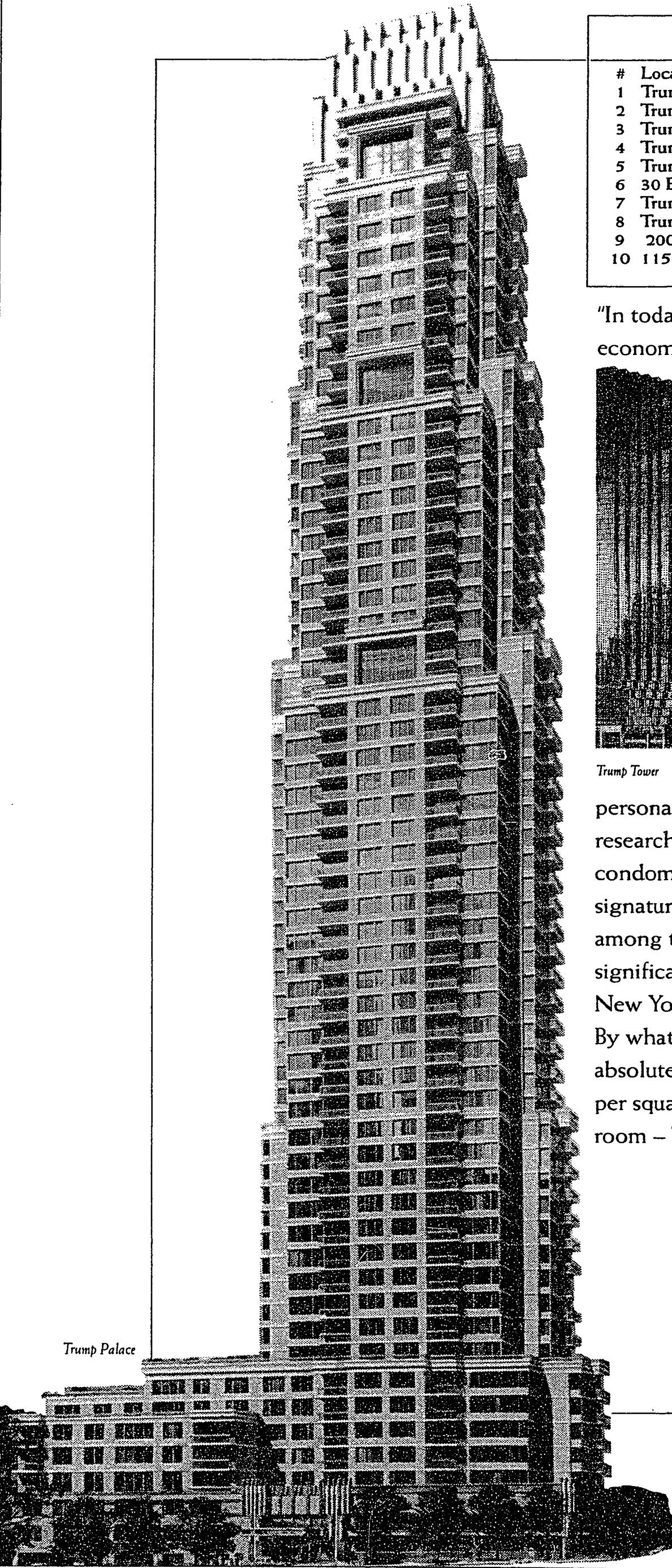


"THE TRUMP FACTOR."

"...THE ONE NAME THAT DOMINATED THIS YEAR WAS TRUMP. OF THE 10 MOST EXPENSIVE CONDOMINIUMS BOUGHT IN NEW YORK FROM JANUARY TO JUNE, SEVEN WERE IN BUILDINGS BUILT BY DONALD J. TRUMP, WITH MOST OF THOSE IN TRUMP PALACE, HIS LATEST LUXURY TOWER."

Richard D. Hylton -THE NEW YORK TIMES 10/25/91-



TOP TEN CONDO SALES / January - June 1991 (Based on Purchase Price)

| # | Location | Price | Rooms |
|----|---------------------------------|-----------|-------|
| 1 | Trump Palace (200 E. 69th St) | 3,513,000 | 7 |
| 2 | Trump Tower (721-25 Fifth Ave) | 3,500,000 | 6.5 |
| 3 | Trump Tower (721-25 Fifth Ave) | 2,600,000 | 4.5 |
| 4 | Trump Tower (721-25 Fifth Ave) | 2,925,000 | 9 |
| 5 | Trump Palace (200 E. 69th St) | 2,540,000 | 6 |
| 6 | 30 E. 85th St | 2,575,000 | 4.5 |
| 7 | Trump Parc (106-08 Cent. Pk S.) | 2,387,500 | 5 |
| 8 | Trump Palace (200 E. 69th St) | 2,310,000 | 6 |
| 9 | 200 E. 65th St | 2,100,000 | 8 |
| 10 | 115-19 E. 57th St. | 1,910,000 | 7 |

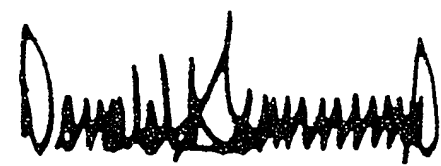
The Corcoran Group

"In today's uncertain economy, nobody wants to take chances. Affluent homebuyers especially are seeking out the safest, most secure blue chip addresses. Which is why I find the results of a recent study conducted by The Corcoran Group so

personally gratifying. Their research showed that condominiums in Trump signature buildings were among the leaders in every significant sales category in New York City this year. By whatever means used – absolute purchase price, price per square foot, or price per room – Trump buildings came

out on top. Seven of the top ten highest priced condominiums – including the top five – were in Trump buildings, as were eight of the top ten sales based on price per room or price per foot. The conclusion is clear. The world's most affluent buyers place a premium on the Trump name – and they're willing to pay for it.

If you have yet to visit Trump Palace, I extend my personal invitation for you to do so now. Smart money says there has never been a better time."


– Donald J. Trump

200 EAST 69TH STREET

Trump Palace

212-535-5700

Condominium residences at market sensitive prices. Broker participation invited. Sponsor: Donald J. Trump • Sales and Marketing Agent: The Sunshine Group, Ltd. The complete offering terms are in an Offering Plan available from the Sponsor.

