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A-Rod cleans up!

No, not in the lineup, in real estate - sells \$8M pad

BY JASON SHEFTELL
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A-ROD MAY have cooled down at the end of last season, but he's having a helluva real estate year.

The Yankee slugger just sold his four-bedroom, upper West Side condo for a significant profit - just eight months after he bought it.

A-Rod paid \$5.5 million for the 3,600-square-foot stunner at the Rushmore on Riverside Boulevard and 64th St. in March.

It went into contract to sell last week after being listed in October for \$8 million.

Under current market conditions, it's likely that the All-Star got close to the asking price.

The building has a 7,000-square-foot Palestra fitness center with an indoor pool and a basketball court.

Rodriguez was often spotted working out on-site with other Yankees and then-gal pal Cameron Diaz.

The upper West Side might be New York's hottest luxury condominium market, and the Rushmore is 90% sold out.

Rumors swirled when he bought the condo that Rodriguez was given a deal by Rushmore's builder, Extell Development Company, whose CEO, Gary Barnett, is known to create buzz for company projects.

"It stands to reason that in the absence of supply and increasing demand, owners will

experience appreciation," says Melissa Ziweslin, the building's managing director in charge of sales for Corcoran Sunshine Marketing Group.

"Riverside Boulevard continues to outperform the market," she added.

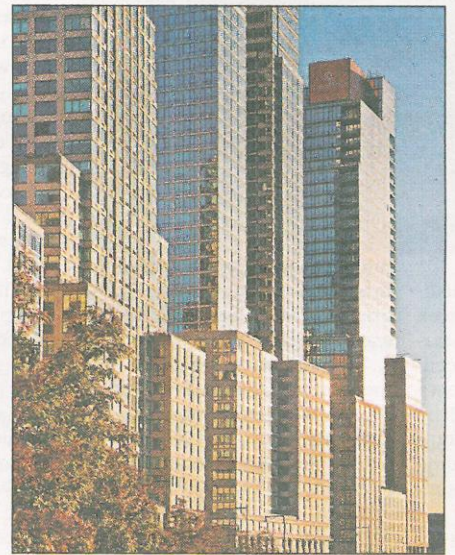
A-Rod's former residence, 15 Central Park West, is the most successful condominium in the world.

A penthouse in the building recently sold to a Russian heiress for \$88 million.

The previous owner, Citibank's Sandy Weill, had bought the apartment in 2007 for \$43 million.

Rodriguez's broker, Adam Modlin, was unavailable for comment.

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Alex Rodriguez has a contract out on the sale of his 3,600-sq. ft apartment in The Rushmore. Evan Joseph