1 EAST RIVER DRIVE

1 East River Drive
New York, New York 10021

APPRAISAL REPORT

Date of Report: June 17, 2025

Colliers File #: JFK250398



PREPARED FOR
Matthew Keller
GO Partners, LLC
80 Fifth Avenue, Suite 1201
New York, NY 10011

PREPARED BY
COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES

LETTER OF TRANSMITTAL

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June 17, 2025

Matthew Keller

GO Partners, LLC
80 Fifth Avenue, Suite 1201
New York, NY 10011

RE: 1 East River Drive
1 East River Drive
New York, New York 10021

Colliers File #: JFK250398

Mr. Keller:

Pursuant with our engagement, the above captioned property was appraised utilizing best practice appraisal principles for this property type. This appraisal report satisfies the scope of work and requirements agreed upon by GO Partners, LLC and Colliers International Valuation & Advisory Services.

At the request of the client, this appraisal is presented in a Comprehensive Appraisal Report format as defined by C*USPAP*. Our appraisal format provides a detailed description of the appraisal process, subject and market data and valuation analyses.

The subject consists of a Multifamily (Luxury Class A) property totaling 403 units, 27,275 SF of office space, and a 208-car garage, located on a 36,659-square-foot site at 1 East River Drive in the Lenox Hill neighborhood of New York, New York. The subject is identified on NYC tax maps as Manhattan, Block 1484, Lots 26 and 16.

The improvements were built in 1986, are in good condition and have a remaining economic life of 40 years based on our estimate. The residential unit mix includes studio through four-bedroom units. Project amenities include: common laundry, concierge/doorman, lounge, fitness center, swimming pool, sauna, sun deck. Many of the subject units have open layouts with floor-to-ceiling windows that offer expansive waterfront views to the east. The black glass exterior is contrasted by a serene white interior palette. Kitchens feature Fisher & Paykel appliance packages and quartz countertops.

There is one office space occupying four floors, and a ground floor and basement level parking garage serving 208 vehicles. As of our effective date of value, the office space and garage were both leased and occupied.

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The subject property has a current occupancy level of 99.3%, which is above the stabilized occupancy level estimate of 96.9% that was developed in this appraisal due to typical investor and lender underwriting expectations and requirements.

The purpose of this appraisal is to develop an opinion of the current As Is Fair Value of the subject property's leased fee interest as of March 31, 2025, and the Retrospective Fair Values as of December 31, 2024 and December 31, 2023. At the request of the client, we have also completed an Insurable Replacement Cost Estimate, and determined the fair market value of the fee simple interest in the underlying land as of March 31, 2025, subject to a Hypothetical Condition that the site is free and clear of improvements.

The IVSB considers that the definition of Fair Value in IFRS are generally consistent with *market value* with respect to IFRS Standard according to IFRS 13 as it relates to fair market value according to IFRS 9 and 10 (which also refers to IAS 40). This is further discussed in IVS 300 Valuations for *Financial Reporting*.

Based on the foregoing, we have defined Fair Value consistent with the definition of Market Value as commonly applied in the US, recognizing the two are synonymous in meaning. The following table conveys the final opinion of market value of the subject property that is developed within this appraisal report:

VALUE TYPE	INTEREST APPRAISED	DATE OF VALUE	VALUE
Fair Value	Leased Fee	March 31, 2025	$542,000,000
OTHER CONCLUSIONS			
Fair Value, Retrospective	Leased Fee	December 31, 2024	$539,000,000
Fair Value, Retrospective	Leased Fee	December 31, 2023	$478,000,000
Insurable Replacement Cost			$358,240,000

A summary of the current and prior year valuations is detailed below for reference:

VALUATION HISTORICALS

	12/31/2023	12/31/2024	3/31/2025
Overall Market Rent	$6,425	$6,622	$6,688
Residential Rental Income	$31,073,344	$32,022,178	$32,342,400
Commercial Rental Income	$3,992,817	$4,100,014	$4,127,209
Other Income	$1,252,427	$1,277,228	$1,290,000
Total Vacancy & Collection Loss	($1,167,059)	($1,201,300)	($1,174,060)
Real Estate Taxes	($7,781,076)	($7,872,941)	($8,068,771)
Other Operating Expenses	($5,805,061)	($5,922,706)	($5,968,866)
Total Operating Expenses	($13,586,137)	($13,795,647)	($14,037,637)
NOI	$21,565,393	$22,402,473	$22,547,912
OAR	4.50%	4.15%	4.15%
Loss to Lease	($1,219,025)	($890,956)	($997,603)
Fair Value	$478,000,000	$539,000,000	$542,000,000

The analyses, opinions and conclusions communicated within this appraisal report were developed based upon the requirements and guidelines of the current Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP), the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. This report is intended to comply with standards of CUSPAP, as well as IFRS accounting treatment for business combinations and asset acquisitions (initial recognition), and the Code of Ethics and Certifications Standards of the Appraisal Institute and State Licensing Laws.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. *CUSPAP* defines an Extraordinary Assumption as, "An assumption, directly related

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to a specific Assignment, which, if were not assumed to be true, could materially alter the opinions or conclusions". C*USPAP* defines a Hypothetical Condition as, "Hypothetical Conditions are a specific type of an Extraordinary Assumption that presumes, as fact, simulated but untrue information about physical, legal, or economic characteristics of the subject property or external conditions, and are imposed for purposes of reasonable analysis."

The Extraordinary Assumptions and/or Hypothetical Conditions that were made during the appraisal process to arrive at our opinion of value are fully discussed below. We advise the client to consider these issues carefully given the intended use of this appraisal, as their use might have affected the assignment results.

EXTRAORDINARY ASSUMPTIONS

The following Extraordinary Assumptions were made for this assignment.

For the following assignment, we were provided historical income and expense statements by client that reflect building operating expenses if operating under a REIT structure. At the request of the client, we have been asked to provide As Is and Retrospective Values under the extraordinary assumption that select Payroll and General and Administrative expenses will be reallocated to the corporate entity, GO Partners LLC. Our values within this report are based on the Extraordinary Assumption that the properties were operated as REIT's as of December 31, 2022, December 31, 2023, December 31, 2024, and March 31, 2025.

HYPOTHETICAL CONDITIONS

Market Value of the underlying land is subject to a Hypothetical Condition that the subject's sites are free and clear of improvements.

RELIANCE LANGUAGE

The Appraisal is for the sole use of the Client; however, Client may provide only complete, final copies of the Appraisal report in its entirety (but not component parts) to rating agencies, loan participants, underwriters of the initial public offering of GO Residential REIT, and your attorneys and accountants/auditors who shall review and rely upon such reports in connection with the stated Intended Use. CIVAS is not required to explain or testify as to appraisal results other than to respond to the Client (and intended users) for routine and customary questions. Please note that our consent to allow the Appraisal prepared by CIVAS or portions of such Appraisal, to become part of or be referenced in any public offering, the granting of such consent will be at our sole and absolute discretion and, if given, will be on condition that CIVAS will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to CIVAS, by a party satisfactory to CIVAS.

CIVAS does consent to your submission of the reports to rating agencies, loan participants, underwriters of the initial public offering of GO Residential REIT, and your attorneys and accountants/auditors in its entirety (but not component parts) without the need to provide CIVAS with an Indemnification Agreement and/or Non-Reliance letter. CIVAS hereby expressly grants to Client the right to copy the Appraisal and distribute it to employees of Client. Colliers International Valuation & Advisory Services hereby expressly grants to Client the right to copy the Appraisal and distribute it to other parties in the transaction for which the Appraisal has been prepared, including employees of Client, other lenders in the transaction, and the borrower, if any.

Our opinion of value reflects current conditions and the likely actions of market participants as of the date of value. It is based on the available information gathered and provided to us, as presented in this report, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.

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The signatures below indicate our assurance to the client that the development process and extent of analysis for this assignment adhere to the scope requirements and intended use of the appraisal. If you have any specific questions or concerns regarding the attached appraisal report, or if Colliers International Valuation & Advisory Services can be of additional assistance, please contact the individuals listed below.

Sincerely,

COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES

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CERTIFICATION

ASSUMPTIONS & LIMITING CONDITIONS

ADDENDA

Insurable Replacement Cost
Land Valuation
Retrospective Value Estimate As of 12/31/2024
Retrospective Value Estimate As of 12/31/2023
Engagement Letter
Valuation Glossary
Qualifications of Appraisers
Qualifications of Colliers International Valuation & Advisory Services

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GENERAL INFORMATION

Property Type	Multifamily - Luxury Class A
Address	1 East River Drive
Neighborhood	Lenox Hill
Borough	Manhattan
City	New York
State	New York
Zip Code	10021
County	New York
Core Based Statistical Area (CBSA)	New York-Newark-Jersey City, NY-NJ-PA
Market	New York Metro
Submarket	Upper East Side
Longitude	-73.954112
Latitude	40.766498
Number Of Parcels	2
Assessor Parcels	Manhattan, Block 1484, Lots 26 and 16
Total Taxable Value	$64,761,780
Census Tract Number	162.00

SITE INFORMATION

Land Area	**Acres**	**Square Feet**
Usable	0.842	36,659
Unusable	0.000	0
Excess	0.000	0
Surplus	0.000	0
Total	**0.842**	**36,659**

Topography	Level at street grade
Shape	Irregular
Access	Good
Exposure	Good
Appeal	Good
Current Zoning	R10 / M1-4
Flood Zone	Zone AE
Seismic Zone	Moderate Risk

IMPROVEMENT INFORMATION

Number of Apartments	403
Average Unit Size	990 SF
Commercial Area	77,275 SF
Net Rentable Area SF (NRA)	476,389 SF
Gross Building Area SF (GBA)	598,449 SF
Total Number Of Buildings	2
Number Of Stories	50
Year Built	1986
Quality	Good
Condition	Good
Marketability	Good
Type Of Construction	Steel and masonry
Parking Type	Garage
Number Of Parking Spaces	208
Parking Spaces/Unit	0.5
Property Amenities	The subject's common amenities include: common laundry, concierge/doorman, lounge, fitness center, swimming pool, sauna, sun deck.

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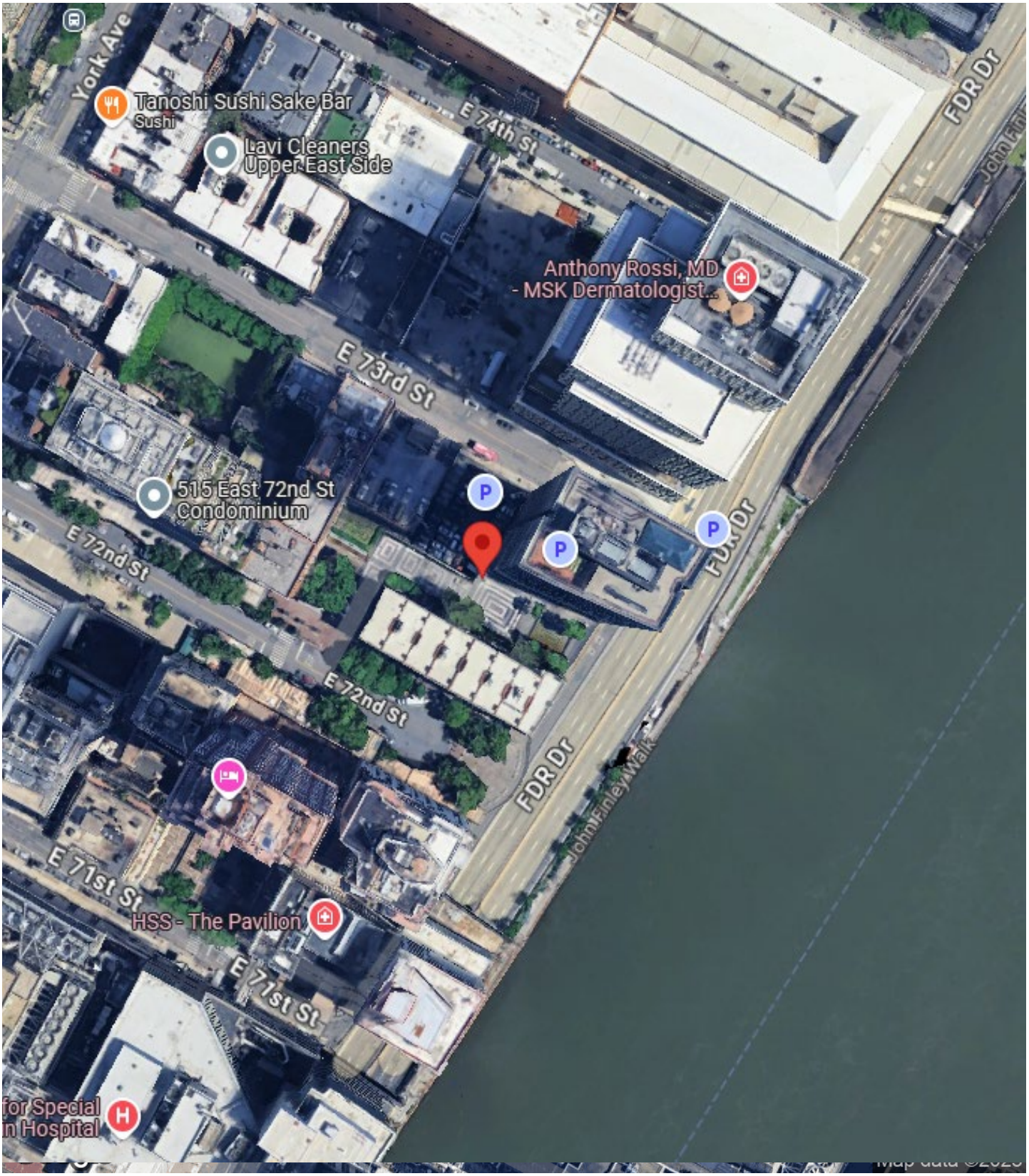
HIGHEST & BEST USE	
As Vacant	Development of a mixed-use multi-family property as market conditions warrant
As Improved	Continued use as an office/multi-family property
EXPOSURE TIME & MARKETING PERIOD	
Exposure Time	12 Months or Less
Marketing Period	12 Months or Less
VALUATION SUMMARY	
Current Occupancy	99.3%
Stabilized Occupancy	96.9%
Current Average Rent/Unit	$6,272/Unit
Concluded Average Rent/Unit	$6,688/Unit
Potential Gross Income	$37,759,609
Vacancy, Concessions & Credit Loss	3.1%
Effective Gross Income	$36,585,549
Total Expenses	$14,037,637
Net Operating Income	$22,547,912
Capitalization Rate (OAR)	4.15%

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VALUATION SUMMARY

VALUATION INDICES		FAIR VALUE
INTEREST APPRAISED		LEASED FEE
DATE OF VALUE		MARCH 31, 2025
INCOME CAPITALIZATION APPROACH		
Direct Capitalization		**$542,000,000**
Direct Capitalization $/Unit		$1,344,913/Unit
Direct Capitalization $/SF (GBA)		$905.67/SF
Net Operating Income		$22,547,912
NOI $/Unit		$55,950/Unit
NOI $/SF (GBA)		$37.68/SF
Capitalization Rate		4.15%
INCOME CONCLUSION		**$542,000,000**
Income Conclusion $/Unit		$1,344,913/Unit
Income Conclusion $/SF (GBA)		$905.67/SF
SALES COMPARISON APPROACH		
SALES CONCLUSION		**$542,000,000**
Sales Conclusion $/Unit		$1,344,913/Unit
Sales Conclusion $/SF		$905.67/SF
FINAL VALUE CONCLUSION		
FINAL VALUE		**$542,000,000**
Final $/Unit		$1,344,913/Unit
Final $/SF (GBA)		$905.67/SF
LAND VALUATION		
LAND VALUE (Subject to Hypothetical Condition)		**$202,000,000**
Value/SF/FAR		$550.00
OTHER CONCLUSIONS		
Fair Value, Retrospective	December 31, 2024	**$539,000,000**
	December 31, 2023	**$478,000,000**
Insurable Replacement Cost		**$358,240,000**

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York Ave
Tanoshi Sushi Sake Bar
Sushi
Lavi Cleaners
Upper East Side
E 74th St
FDR Dr
Anthony Rossi, MD
- MSK Dermatologist...
E 73rd St
515 East 72nd St
Condominium
E 72nd St
FDR Dr
E 72nd St
FDR Dr
John Finley Walk
E 71st St
HSS - The Pavilion
E 71st St
for Special
n Hospital



SUBJECT PROPERTY



VIEW ON EAST 73RD STREET

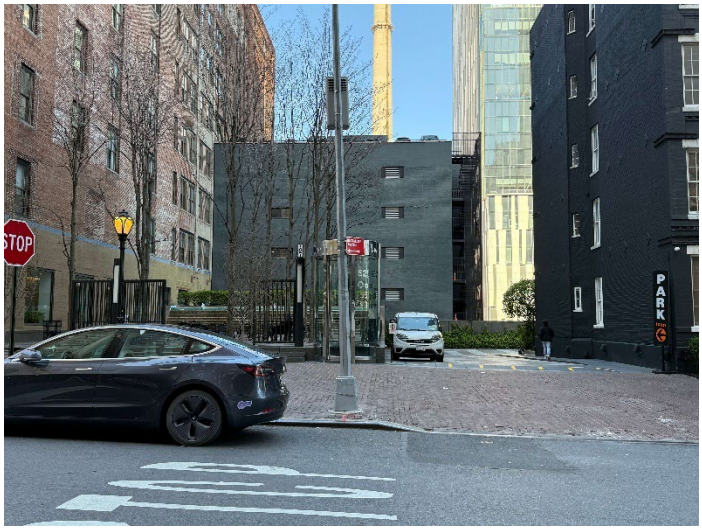


VIEW ON EAST 72ND STREET

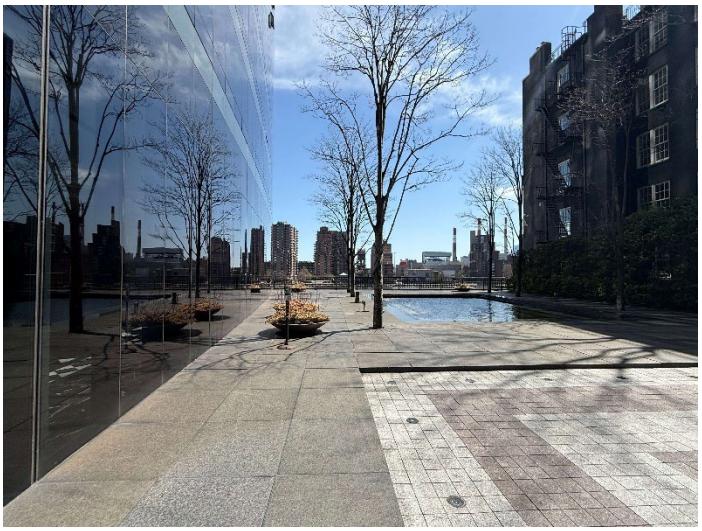
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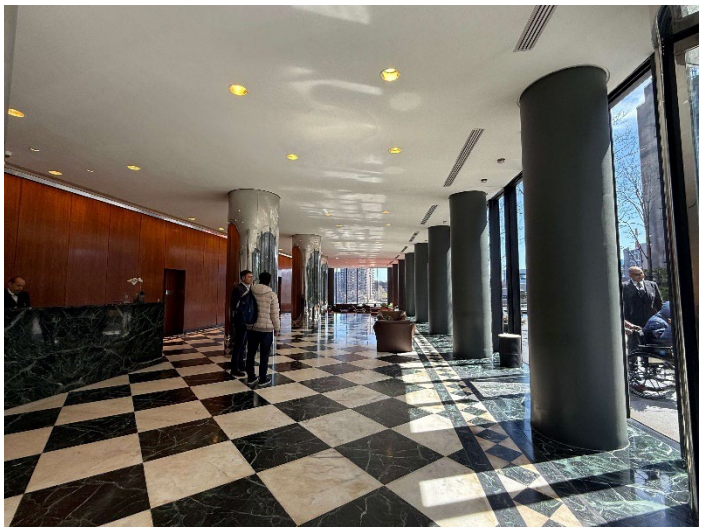
COMMERCIAL ENTRANCE



VIEW FROM EAST 72ND STREET



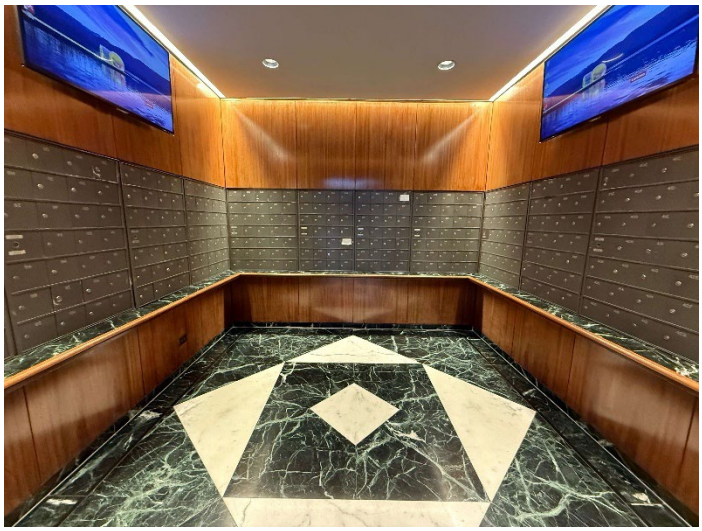
RESIDENTIAL ENTRANCE / REFLECTION POOL



LOBBY



TYPICAL COMMON HALLWAY



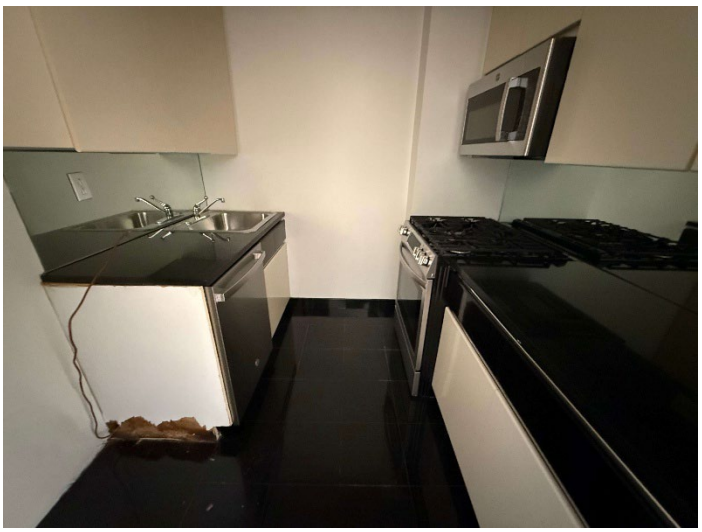
MAIL ROOM

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UNIT 47G











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UNIT 44F











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UNIT 8I

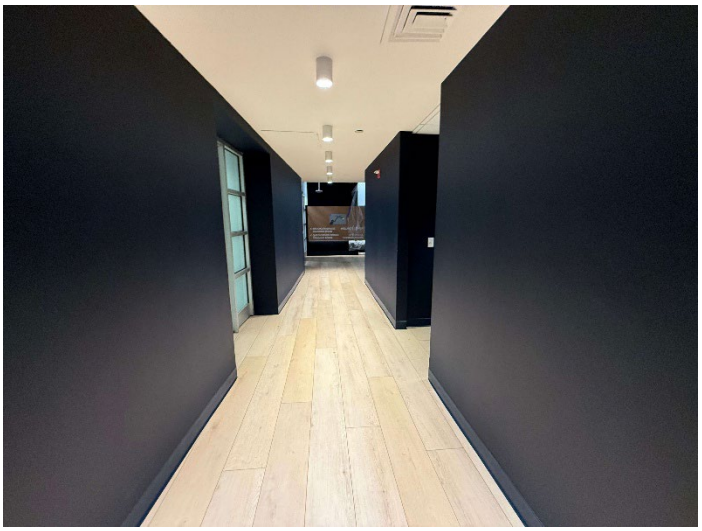







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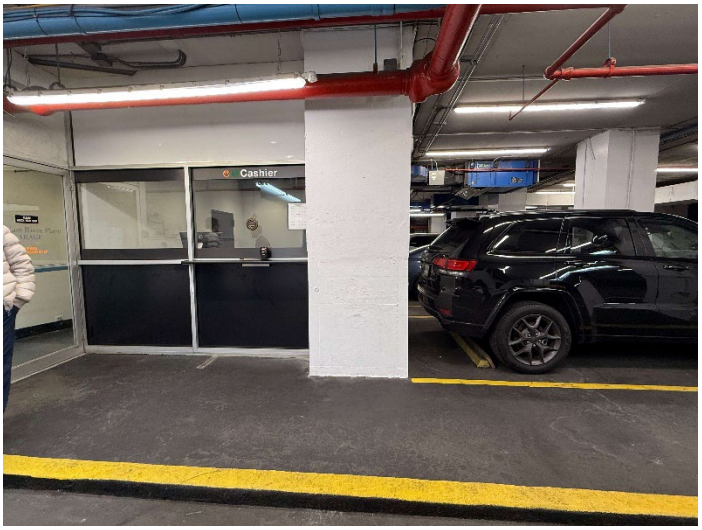
COMMERCIAL AREAS AND AMENITIES



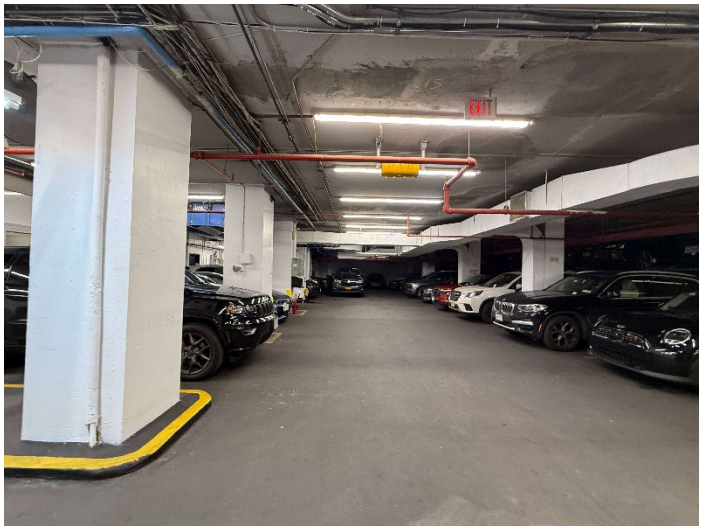
HSS OFFICE SPACE



HSS OFFICE SPACE



GARAGE



GARAGE



LAUNDRY ROOM



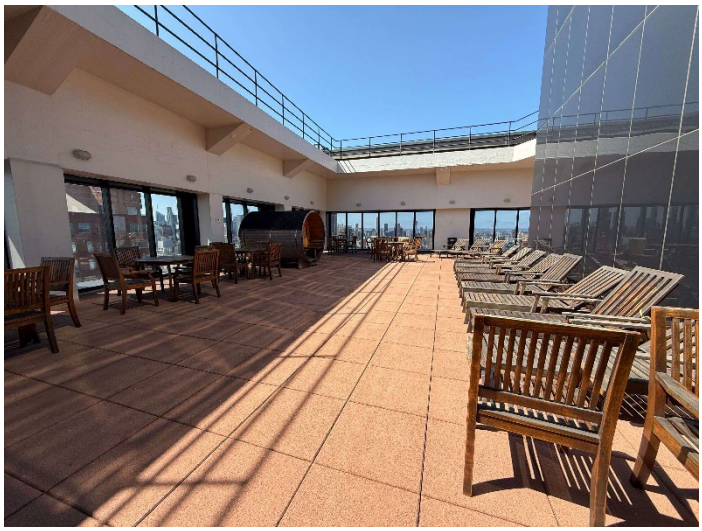
WATERFRONT VIEW

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TENANT AMENITIES



FITNESS CENTER



OUTDOOR TERRACE



ROOF DECK



SWIMMING POOL



LOBBY LOUNGE



ROOFTOP LOUNGE

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MECHANICALS











PROPERTY IDENTIFICATION

The subject is a Multifamily (Luxury Class A) property totaling 403 units, multi-level office, and a garage. It is located on a 36,659-SF site at 1 East River Drive in New York, New York County, New York. The assessor's parcel numbers are: Manhattan, Block 1484, Lots 26 and 16.

The legal description of the subject property is as follows:

BEGINNING at a point on the northerly side of East 72nd Street, distant 373 feet easterly from the corner formed by the intersection of the northerly side of East 72nd Street with the easterly side of York Avenue;

RUNNING THENCE northerly parallel with York Avenue, 110 feet 2 inches;

THENCE easterly parallel with the northerly side of East 72nd Street, 75 feet;

THENCE northerly and parallel with the easterly side of York Avenue, 94 feet 2 inches to the southerly side of East 73rd Street;

THENCE easterly along the southerly side of east 73rd Street, 209 feet 7/8 inches to the corner formed by the intersection of the southerly side of East 73rd Street with the westerly side of Franklin D. Roosevelt Drive;

THENCE southerly along the westerly side of Franklin D. Roosevelt Drive, 140 feet 6-5/8 inches;

THENCE westerly and parallel with the northerly side of East 72nd Street, 196 feet 7-1/4 inches;

THENCE southerly and parallel with York Avenue, 64 feet 4 inches to the northerly side of East 72nd Street; and

THENCE westerly along the northerly side of East 72nd Street, 75 feet to the point or place of BEGINNING.

AUTHORIZED CLIENT IDENTIFICATION

The Authorized Client of this specific assignment is GO Partners, LLC.

PURPOSE

The purpose of this appraisal is to develop an opinion of the current As Is Fair Value of the subject property's leased fee interest as of March 31, 2025, and the Retrospective Fair Values as of December 31, 2024 and December 31, 2023. At the request of the client, we have also completed an Insurable Replacement Cost Estimate, and determined the fair market value of the fee simple interest in the underlying land as of March 31, 2025, subject to a Hypothetical Condition that the site is free and clear of improvements.

AUTHORIZED USE

The Authorized Use of the appraisal is for IFRS compliance and equity offering process in conjunction with a Canadian IPO, with approval of the reports to be posted on SEDAR as part of a prospectus in accordance with Canadian securities laws. The reports are not intended for any other use.

AUTHORIZED USERS

Authorized users include Go Partners, LLC and its financial advisors and auditors. No other users are authorized. Use of this report by third parties and other unintended users is not permitted. This report must be used in its entirety. Reliance on any portion of the report, independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.

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ASSIGNMENT DATES

Date of Report	June 17, 2025
Date of Inspection	April 1, 2025
Valuation Date - Fair Value	March 31, 2025
Valuation Date - Retrospective	December 31, 2023

PERSONAL INTANGIBLE PROPERTY

No personal property or intangible items are included in this valuation.

PROPERTY AND SALES HISTORY

Current Owner
1 East River LLC

Three-Year Sales History
The subject property previously sold for $410,000,000 from One East River Place Realty Company II LLC as recorded on 2022000443917. The sale was negotiated along with two other luxury apartment buildings (One Sutton Place and Two Sutton Place). Based on discussions with the current owner and a review of public records and private data services, the prior sale appears to have been an arm's-length transaction and was not impacted by any concessions. Based on the Offering Memorandum provided, the purchase price appears to consider substantial upside to be captured over the holding period, and not indicative of performance at the time of sale.

Subject Sale Status
An interview of the current owner revealed that the subject property is not under a current agreement of sale or option and is not currently offered for sale on the open market.

DEFINITIONS

This section summarizes the definitions of value, property rights appraised, and value scenarios that are applicable for this appraisal assignment. All other applicable definitions for this assignment are located in the Valuation Glossary section of the Addenda.

Given the scope and intended use of this assignment, the following definition of value is applicable:

The purpose of this appraisal is to develop an opinion of the Fair Value and Retrospective Value of the subject property's leased fee interest. The IVSB considers that the definition of Fair Value in IFRS are generally consistent with *market value* with respect to IFRS Standard according to IFRS 13 as it relates to fair market value according to IFRS 9 and 10 (which also refers to IAS 40). This is further discussed in IVS 300 *Valuations for Financial Reporting.* Based on the foregoing, we have defined Fair Value consistent with the definition of Market Value as commonly applied in the US, recognizing the two are synonymous in meaning.

Market Value
The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming that the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;

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4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[1]

PROPERTY RIGHTS APPRAISED

The property rights appraised constitute the leased fee interest.

VALUE SCENARIOS

As-Is Value
The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.[2]

Retrospective Value
A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., “retrospective market value opinion.”[3]

[1] Office of Comptroller of the Currency (OCC), Title 12 of the Code of Federal Regulation, Part 34, Subpart C - Appraisals, 34.42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g); This is also compatible with the FDIC, FRS and NCUA definitions of market value.
[2] The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022
[3] The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022

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INTRODUCTION

The appraisal development and reporting processes requires gathering and analyzing information about those assignment elements necessary to properly identify the appraisal problem to be solved. The scope of work decision must include the research and analyses that are necessary to develop credible assignment results given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed. The scope of work for this appraisal assignment is outlined below:

- The appraisers analyzed the regional and local area economic profiles including employment, population, household income, and real estate trends. The local area was further studied to assess the general quality and condition, and emerging development trends for the real estate market. The immediate market area was inspected and examined to consider external influences on the subject.
- The appraisers confirmed and analyzed legal and physical features of the subject property including sizes of the site and improvements, flood plain data, zoning, access and exposure of the site, and construction materials and condition of the improvements. This process also included estimating the remaining economic life of the improvements, a process to identify deferred maintenance and a conclusion of the subject's overall functional utility.
- The appraisers completed an apartment market analysis that included market and sub-market overviews. The New York Metro market and Upper East Side sub-market overviews analyzed supply/demand conditions using vacancy, absorption, supply change and rent change statistics. Conclusions were drawn regarding the subject property's competitive position given its physical and locational characteristics, the prevailing economic conditions and external influences.
- The appraisers conducted a Highest and Best Use analysis, determining the highest and best use of the subject property As-Vacant and As-Improved. The analysis considered legal, locational, physical and financial feasibility characteristics of the subject property. Development of the Highest and Best Use As-Improved explored potential alternative treatments of the property including demolition, expansion, renovation, conversion, and continued use "as-is."
- The appraisers analyzed financial features of the subject property. This information as well as trends established by confirmed market indicators was used to forecast performance of the subject property.
- Selection of the valuation methods was based on the identifications required in USPAP relating to the intended use, intended users, definition and date of value, relevant property characteristics and assignment conditions. As a result, this appraisal developed the Income (Direct Capitalization) and Sales Comparison approaches to value. The resulting value indicators were reconciled within the Analysis of Value Conclusions section. The appraisal develops an opinion of the The purpose of this appraisal is to develop an opinion of the Fair Value and Retrospective Value Estimate of the subject property's leased fee interest. At the request of the client, we have also completed an Insurable Replacement Cost Estimate and the market value of the underlying land subject to a Hypothetical Condition that the sites are free and clear of improvements. The reasoning for including or excluding traditional approaches to value is developed within the Valuation Methodology section.
- Reporting of this appraisal is in an Appraisal Report format as required in USPAP Standard 2. The appraiser's analysis and conclusions are fully described within this document.
- We understand the Competency Rule of USPAP and the authors of this report meet the standards.
- No one provided significant real property appraisal assistance to appraisers signing this certification.

SOURCES OF INFORMATION

The following sources were contacted to obtain relevant information:

SOURCES OF INFORMATION

ITEM	SOURCE
Tax Information	New York City Department of Finance
Zoning Information	New York City Planning
Site Size Information	New York City Planning
Building Size Information	New York City Planning
Flood Map	FEMA
Demographics	Esri ArcGIS®
Comparable Information	See Comparable Datasheets for details
Legal Description	Grant Deed from ACRIS
Rent Roll (Dated March 31, 2025)	Property Contact
Income/Expense Statements (2022, 2023, 2024)	Property Contact

SUBJECT PROPERTY INSPECTION

The following table illustrates the Colliers International professionals involved with this appraisal report and their status related to the property inspection.

SUBJECT PROPERTY INSPECTION

APPRAISER	INSPECTED	EXTENT	DATE OF INSPECTION
Elie Benshabat	No	-	-
Tina Yu	Yes	Interior/Exterior	April 1, 2025
Tony O'Sullivan, MAI, MRICS	No	-	-

The following units were inspected: HSS commercial space, garage area, 47G, 44F, and 8I. It is our understanding that the remaining (non-inspected) units are in similar condition to those inspected, with no interior deferred maintenance present in the other units. This analysis makes the assumption that the non-inspected units are in a similar condition to those units inspected by the appraiser.

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National Economic Conditions

Employment

The December employment report was strong across the board, aligning with the Federal Reserve's stance that a slower pace of rate cuts is appropriate for 2025. Nonfarm payrolls increased by 256,000, with private-sector services jobs surpassing expectations and driving the upside surprise compared to forecasts. However, construction, manufacturing, and government job growth fell short of expectations.

The unemployment rate dropped to 4.1% in December, a 0.1% decline, coming in lower than anticipated. Encouragingly, some aspects of household data that had previously softened showed improvement, including a reduction in the number of individuals unemployed due to permanent job losses.

Earnings growth met expectations in December and remains consistent with the Federal Reserve's 2% inflation target. While Fed officials have expressed concerns about the pace of progress in reducing inflation, they do not view wage growth as a significant contributor to upward pressure on prices.



Source: Oxford Economics, Trading Economics

Federal Reserve Rate

Following a period of robust economic activity and inflation data since initiating its rate-cutting cycle with a 50bp reduction in mid-September, the Fed took a more cautious approach at its recent two-day FOMC meeting, opting for a 25bp cut. This adjustment brought the federal funds target range down to 4.50%–4.75%.

Former President Donald Trump is expected to introduce proposed immigration restrictions and tariffs through executive action in the second quarter of next year, both of which are considered inflationary. Consequently, the Fed is likely to end its easing cycle sooner than previously anticipated. CME Fed Watch places a 64.6% probability on a 25bps cut at the December meeting. Additional 25bps rate cuts are expected at each meeting until next May, with the rate projected to bottom out at 3.50%–3.75%, 50bps higher than pre-election levels.

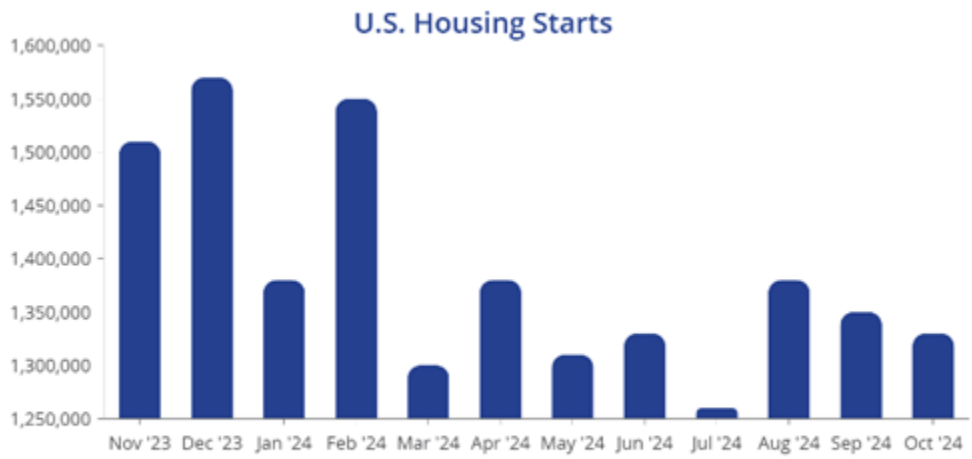
New Home Construction

U.S. home construction fell 3.1% in October, with housing starts declining to an annual pace of 1.31 million, the lowest since July and 4% below last year. A decrease in single-family home construction drove the drop, while multi-family starts rose nearly 10%.

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Building permits, a key indicator of future activity, dipped 0.6% to a 1.42 million rate. Single-family permits edged up 0.5%, but multi-family permits fell 3%. Hurricanes Helene and Milton likely contributed to reduced activity, particularly in the South.

Despite current challenges, builders are optimistic about the future, anticipating lower mortgage rates and regulatory relief. Builder sentiment reached a seven-month high, reflecting confidence in the ability to sell new homes.



Source: MarketWatch, Trading Economics

Payroll

Nonfarm payrolls increased by 254,000 in September, driven by gains in health care, leisure and hospitality, government, and construction. In addition, July and August figures were revised up by 55,000 and 17,000 respectively. However, job growth could soften in October if the Boeing strike extends. On a positive note, the resolution of the port strikes has removed a key downside risk for the upcoming report.

The unemployment rate dropped by 0.2 percentage points to 4.1%, still triggering the Sahm rule, albeit marginally. However, this recessionary indicator has been less reliable recently, as it has not been accompanied by a significant rise in permanent job losses. In fact, permanent layoffs declined in September.

Overall, the employment report was much stronger than anticipated, with robust job gains, a lower unemployment rate, and accelerating wage growth. Given this strong performance, the likelihood of a 50-basis-point rate cut has diminished. According to the CME Fed Watch tracker, there is now a 71.7% probability of a more moderate 25-basis-point cut in both November and December.

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Source: Oxford Economics, Trading Economics

Inflation

The December CPI report offered encouraging signs and kept the possibility of rate cuts on the table. Both headline and core CPI rose in line with consensus expectations month over month and year over year.

Core CPI increased by 0.2%—the smallest monthly gain since June—bringing the annual increase down to 3.2% from November's 3.3%. Meanwhile, headline CPI stood at 2.9%.

The report indicates that the recent price increases are primarily driven by temporary factors, including higher gas and airfare prices linked to global oil trends. Vehicle prices also rose, though seasonal trends are expected to lower them in early 2025.

On a positive note, shelter inflation continues to ease, a crucial development given its significant role in keeping inflation above the Fed's 2% target.

Manufacturing

The ISM Non-Manufacturing Index rebounded in December 2024, climbing 2.0 points to 54.1, signaling expansion in the sector. Survey panelists expressed an optimistic outlook for the year ahead, reinforcing positive sentiment. While the index can exhibit monthly volatility, the upward trend in recent months aligns with our expectations for continued growth in consumer spending.

However, this optimism was tempered by a sharp increase in the Prices Paid Index, which surged to its highest level since early 2023. If this trend persists, it could point to a reacceleration of inflation in the first quarter of 2025.

Retail Sales

Retail sales grew solidly in December 2024, capping off a strong holiday shopping season and signaling that the economy entered the new year with positive momentum. U.S. retail sales increased by a seasonally adjusted 0.4% in December, just shy of Wall Street's expectations.

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Retail sales, which account for roughly one-third of all consumer spending, are a key indicator of economic health. In 2024, retail sales grew nearly 4%, a robust performance even when adjusted for inflation.

Auto dealers led the charge once again in December, with sales rising for the fourth consecutive month after a summer slowdown. New car and truck sales climbed 0.7%. Meanwhile, online retailers, another crucial segment, posted a modest December gain but benefited from a strong November driven by Black Friday promotions.

One area of concern emerged in the restaurant sector, where sales dipped slightly for the first time in nine months.

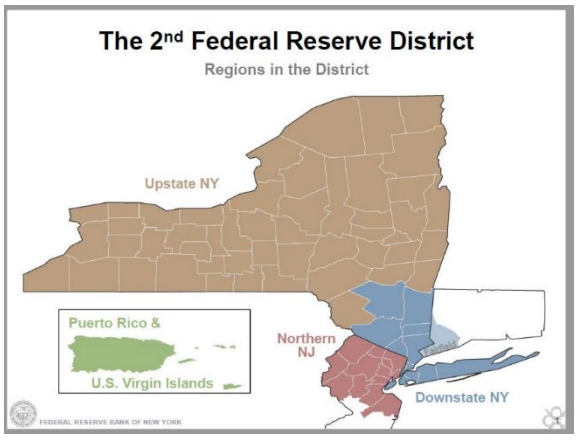


Source: MarketWatch, Trading Economics

Regional Economic Conditions

The following was obtained from the Beige Book, published by the Federal Reserve Bank. The Beige Book is a Federal Reserve System publication about current economic conditions across the 12 Federal Reserve Districts. It characterizes regional economic conditions and prospects based on a variety of mostly qualitative information, gathered directly from each District's sources. Reports are published eight times per year.

The data below is from the **March 2025** report and is for the Second District, which is illustrated in the adjoining map.



Labor Markets

On balance, employment in the region continued to grow slightly. Businesses in leisure and hospitality, personal services, and healthcare and education saw modest increases in headcounts. However, construction firms reported moderate reductions, and transportation, information, finance, and business services firms noted more modest declines.

Demand for workers was steady, but employers expressed some hesitancy in hiring due to uncertainty about the outlook. Though there were no mentions of major layoffs in the District, there was some quiet downsizing at financial firms at year end leading to a slight increase in job hunters. Further, a New York City area recruiter noted that there have been a rising number of jobseekers from the healthcare sector, as hospital consolidations have resulted in some reductions in office staffing. Still, demand for workers in financial services remained solid, and some fields that were quiet much of last year, such as sales and marketing, have seen some pickup. With labor supply and labor demand back into balance, it is generally not difficult to find qualified workers.

Wage growth continued at a moderate pace. Several contacts noted that New York State's minimum wage law was a factor pushing up wages for all their workers, though some businesses reported holding the line on wages to only cost-of-living increases or even pay cuts in some industries.

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Prices

Selling price increases picked up to a moderate pace after some slowing during the last reporting period. Manufacturing contacts noted a marked uptick in input price increases, while service sector firms reported that cost increases continued at about the same pace as in the prior reporting period. Prices for a number of food products increased sharply, including coffee, chocolate, and eggs; freight, insurance, and utilities costs also increased significantly. Tariffs and the impacts of shifting trade policies on prices were a source of significant concern for businesses across many industries. A manufacturing firm noted that either paying tariffs or adjusting sourcing to avoid tariffs would lead to higher selling prices. In general, firms expected some pickup in price increases in the months ahead.

Consumer Spending

Consumer spending held steady since the last report after a strong holiday sales season despite exceptionally harsh winter weather across much of the District. Auto dealers in upstate New York reported a modest increase in both new and used car sales in early 2025. Still, affordability remained a concern, and used cars have remained appealing due to the gap between the price of new and used cars. Inventory of new and used vehicles remained at healthy levels. Despite heightened uncertainty and some concerns about the impact of tariffs on global supply chains, retailers and auto dealers were optimistic about sales prospects in 2025.

Manufacturing and Distribution

Manufacturing activity edged up slightly, following a small decline in activity last period. New orders and shipments picked up. Activity among wholesale and distribution-related firms was largely unchanged. While supply availability was fairly steady, delivery times lengthened slightly. A shipping industry contact indicated that despite widespread apprehension among importers about the effect of tariffs and shifting trade policies, most are waiting until the changes are established before making any modifications to sourcing or shipping routes. Many contacts expect supply availability to worsen in the months ahead. One firm noted that interest rates are limiting investments, and capital spending plans were generally soft. Optimism among manufacturers and distribution-related firms dropped noticeably.

Services

Activity in the service sector weakened slightly. While business services firms reported steady activity, businesses in other service industries reported slight to modest declines. Service sector firms anticipated only modest growth in the coming months and were less optimistic than in the last reporting period.

Tourism activity in New York City was solid. Despite the usual seasonal slowdown, hotel occupancy rates were high and just below the levels from the same time in 2019. Broadway theatres continued to have high attendance. Even with the seasonal reprieve in hotel rates, high hotel costs cut into visitors' budgets, constraining spending on dining and other entertainment.

Real Estate and Construction

The housing market remained solid. Demand has continued to outpace supply in the New York City suburbs and upstate New York, limiting sales and pushing prices up. Exceptionally low inventory remains a constraint, and on Long Island inventory is at the lowest level in more than two decades. With inventory at relatively normal levels in New York City, new signed contracts have continued to rise. However, price dynamics in the City have been mixed, with the price of existing units moving sideways and the price of new development increasing.

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The rental market strengthened. Rents continued to rise in New York City, where bidding wars were common, and a large share of units were rented at an amount over the asking rent. In upstate New York, rents remained stable at a high level. With mortgage rates still relatively high, many prospective buyers have continued to rent.

Commercial real estate markets were mixed. New York City's office market saw a modest uptick in new leases, and vacancy rates fell. Financial services firms accounted for the lion's share of new office leases. Northern New Jersey's industrial market continued to weaken slightly, with a continued rise in vacancy rates and rents declining slightly as new supply on the market has offset rising demand. Increases in industrial demand was driven in large part by third-party logistics firms from Asia as well as big box retailers. Retail markets in New York City worsened slightly, with a small uptick in vacancy rates amid sagging rents.

Construction activity declined at a moderate pace. Despite concerns about rising materials prices, construction industry contacts remained optimistic about business activity in the coming months.

Banking and Finance

Activity in the broad finance sector weakened modestly. Small-to-medium-sized banks reported that demand continued to decline for all loan types, including business loans, consumer loans, and commercial and residential mortgages, as well as refinances. One regional bank reported that rates had not dropped as much as customers had expected, dampening the demand for loans. Most banking contacts reported that credit standards continued to ease, and delinquency rates continued to improve. Deposit rates moved lower. Still, finance industry contacts remained optimistic about the outlook.

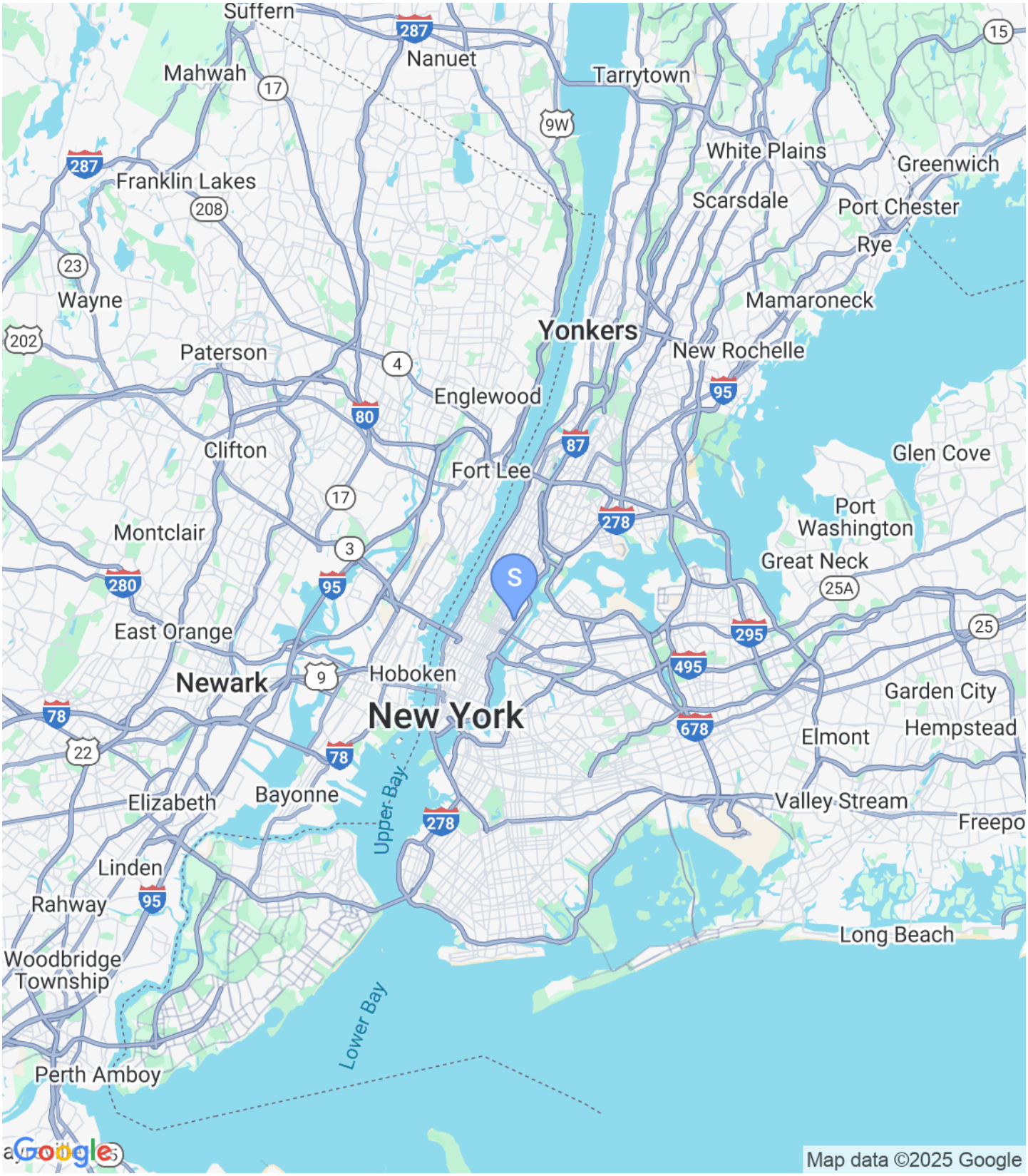
Community Perspectives

Housing shortages persist across much of the District. Although there have been some favorable changes in zoning, legislation, and availability of financing, progress in expanding the supply of housing has been limited, as communities have mounted resistance to real estate development. Still, urban neighborhoods and rural communities alike are finding some success in conversions from commercial properties, including offices but also churches and schools in more rural areas, offering some increase in supply in some communities.

Summary of Economic Activity

Economic activity in the Second District was little changed in early 2025. Employment grew slightly and wage growth was moderate, with labor supply and labor demand coming back into balance. Selling price increases picked up to a moderate pace after some slowing during the last reporting period, while input price increases remained moderate. Manufacturing activity edged up slightly. Consumer spending held steady, and tourism in New York City stayed near pre-pandemic levels. Housing markets remained solid, and new office leases picked up modestly in New York City. The broad finance sector weakened modestly. Many businesses noted heightened economic uncertainty and expressed concern about tariffs. Looking ahead, businesses were notably less optimistic.

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Mahwah
Nanuet
Tarrytown
White Plains
Greenwich
Franklin Lakes
Scarsdale
Port Chester
Rye
Wayne
Mamaroneck
Yonkers
Paterson
New Rochelle
Englewood
Clifton
Fort Lee
Glen Cove
Port Washington
Montclair
Great Neck
East Orange
Newark
Hoboken
New York
Garden City
Elmont
Hempstead
Elizabeth
Bayonne
Upper Bay
Valley Stream
Freepo
Linden
Rahway
Long Beach
Woodbridge Township
Lower Bay
Perth Amboy
S
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INTRODUCTION



New York is a hub of international business and is one of three centers for the world economy along with London and Tokyo. The city is a major center for banking and finance, retailing, world trade, transportation, tourism, real estate, insurance, media, theater, fashion, and the arts in the United States. New York City is at the heart of the New York Metropolitan Area, which consists of 23 counties, 10 of which are located in New York State, 12 in New Jersey, and Pike County in Pennsylvania.

With a labor force at 9.6 million workers, the Greater New York economy is the largest economy in the United States and as a center of international banking and commerce, one of the most important in the world. At its heart is New York City, a globally attractive metropolis that is home to such banking giants as JPMorgan Chase, Citigroup, Goldman Sachs and Morgan Stanley. Trade, real estate, manufacturing, tourism, biotechnology, and education are among the leading industries in the area.

This area is considered the New York-Newark-Jersey City, NY-NJ-PA Metropolitan Statistical Area.

Principal Cities in the area include:

- Jersey City
- Lakewood
- New Brunswick
- New York
- Newark
- White Plains

NEW YORK CITY

The five boroughs that comprise New York City make it the most populated city in the U.S., although it covers only 305 square miles or 195,000 acres. Excluding streets and major bodies of water, approximately 154,000 acres of land is useable. As of 2010, only 8,902 acres or 5.8% of the useable acreage was vacant, an indicator that New York City is densely developed. Roughly 41,500 acres or 27% of the useable acreage is open space used as public parks, playgrounds, nature preserves, cemeteries, amusement areas, beaches, stadiums and golf courses.

New York City is located inside of one of the world's largest natural harbors and consists of five boroughs: The Bronx, Brooklyn, Manhattan, Queens, and Staten Island. Throughout the boroughs, there are hundreds of distinct neighborhoods, many with a definable history and character to call their own. If the boroughs were each independent cities, four of the boroughs (Brooklyn, Queens, Manhattan, and the Bronx) would be among the ten most populous cities in the United States.

DEMOGRAPHIC ANALYSIS

The following is a demographic study of the region sourced by *Esri ArcGIS*®.

Population

According to Esri ArcGIS®, a Geographic Information System (GIS) Company, New York County had a 2024 population of 1,628,274 and experienced an annual growth rate of -1.0%, which was lower than the New York

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annual growth rate of -0.3%. The county accounted for 8.2% of the total New York population (19,924,635). Within the county the population density was 71,863.1 people per square mile compared to the lower New York population density of 422.8 people per square mile and the lower United States population density of 95.8 people per square mile.

POPULATION			
YEAR	US	NY	COUNTY
2020 Population	331,839,624	20,191,925	1,694,018
2024 Population	338,440,954	19,924,635	1,628,274
2029 Population	344,873,411	19,836,746	1,596,447
2020-2024 CAGR	0.5%	(0.3%)	(1.0%)
2024-2029 CAGR	0.4%	(0.1%)	(0.4%)

Source: Esri ArcGIS®

POPULATION DENSITY			
YEAR	US	NY	COUNTY
2024 Per Square Mile	95.8	422.8	71,863.1
2029 Per Square Mile	97.6	421.0	70,458.4

Source: Esri ArcGIS®

Household Trends

The 2024 Households number of households in the county was 806,344. The number of households in the county is projected to grow by 0.1% annually, increasing the number of households to 810,205 by 2029 Households. The 2024 average household size for the county was 1.92, which was 24.11% smaller than the United States average household size of 2.53 for 2024. The average household size in the county is anticipated to retract by 0.42% annually, reducing the average household size to 1.88 by 2029.

NUMBER OF HOUSEHOLDS			
YEAR	US	NY	COUNTY
2024 Households	130,716,571	7,705,781	806,344
2029 Households	134,930,577	7,795,409	810,205
2024-2029 CAGR	0.6%	0.2%	0.1%

Source: Esri ArcGIS®

AVERAGE HOUSEHOLD SIZE			
YEAR	US	NY	COUNTY
2024	2.53	2.51	1.92
2029	2.50	2.47	1.88
2024-2029 CAGR	(0.24%)	(0.32%)	(0.42%)

Source: Esri ArcGIS®

New York County had 76.43% renter occupied units, compared to the lower 48.75% in New York and the lower 35.64% in the United States.

HOUSING UNITS			
	US	NY	COUNTY
Owner Occupied	64.36%	51.25%	23.57%
Renter Occupied	35.64%	48.75%	76.43%

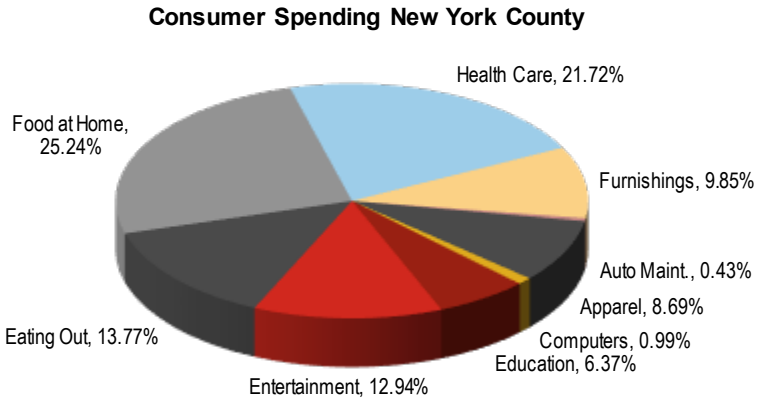
Source: Esri ArcGIS®

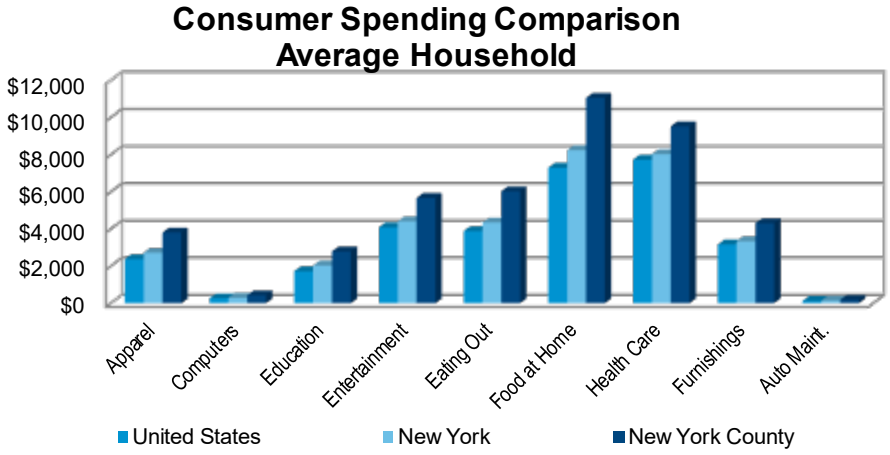
The 2024 median household income for the county was $99,544, which was 25.90% higher than the United States median household income of $79,068. The median household income for the county is projected to grow by 3.72% annually, increasing the median household income to $119,508 by 2029.

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MEDIAN HOUSEHOLD INCOME			
YEAR	US	NY	COUNTY
2024	$79,068	$83,109	$99,544
2029	$91,442	$95,658	$119,508
2024-2029 CAGR	2.95%	2.85%	3.72%

Source: Esri ArcGIS®





ECONOMY

The economy of New York City encompasses the largest municipal and regional economy in the United States. In 2023, the New York metropolitan area generated a gross metropolitan product (GMP) of US$2.2 trillion, with a population of 23.6 million people. Anchored by Wall Street in Lower Manhattan, New York City has been characterized as the world's premier financial center. The city is home to the New York Stock Exchange (NYSE) and Nasdaq, the world's two largest stock exchanges by both market capitalization and trading activity.

New York City, anchored by Manhattan, is the world's leading center of banking, finance, and communication. It is home to the NYSE on Wall Street. Many of the world's largest corporations are headquartered in Manhattan. The borough contained almost 600 million square feet of office space, as of the 3rd quarter 2023, making it the largest office market in the United States. Midtown Manhattan, with nearly 350 million square feet, as of the 3rd quarter 2023, is one the largest central business districts in the world.

Finance, health care and life sciences, high technology and biotechnology, real estate, and insurance all form the basis of New York City's economy. The city is also the nation's most important center for mass media, journalism, and publishing. Also, it is the country's preeminent arts center. Creative industries such as digital media, advertising, fashion, design, and architecture account for a growing share of employment. New York

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City possesses strong competitive advantages in these industries. Despite declining, manufacturing remains consequential. The Port of New York and New Jersey is a major economic engine, handling a maritime cargo volume in the ten months through October 2022 of over 8.2 million twenty-foot equivalent units.

LARGEST COMPANIES (BY REVENUE)

Rank	Company	Revenue (2021)	Industry
1	Verizon Communications	133,613	Telecommmnications
2	JP Morgan Chase & Co	127,202	Financial Services
3	Pfizer	81,288	Riarmaceuticals
4	Citigroup	79,865	Financial Services
5	PepsiCo	79,474	Food & Beverage Roducts
6	MetLife Inc.	71,080	Insurance
7	Prudential Financial Inc.	70,934	Insurance
8	Goldman Sachs	64.989	Financial Services
9	Morgan Stanley	61,121	Financial Services
10	International Business Machines Corp	57,350	Technology

Many Fortune 500 corporations are headquartered in New York City as are a large number of multinational corporations.

New York City's most important economic sector lies in its role as the headquarters for the U.S. financial industry.

Lower Manhattan is home to the New York Stock Exchange, on Wall Street, and the Nasdaq, at 165 Broadway, representing the world's largest and second largest stock exchanges, respectively, when measured both by overall average daily trading volume and by total market capitalization of their listed companies. Some of the largest commercial and investment banks in the world are headquartered in New York City: including JPMorgan Chase & Co., Citigroup Inc., The Goldman Sachs Group Inc., and Morgan Stanley, as depicted above.

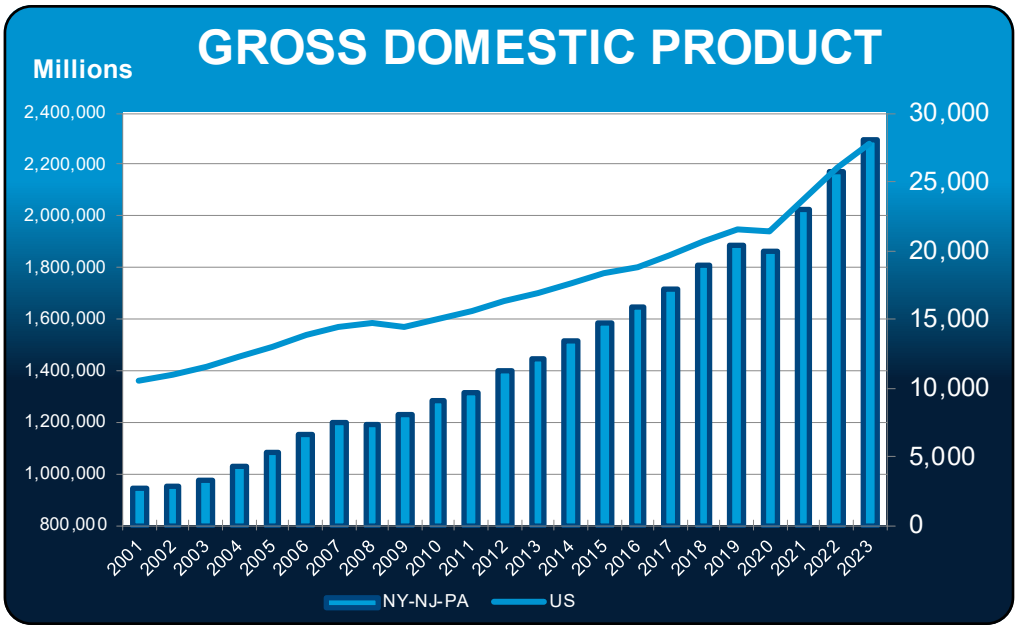
New York is a top-tier global high technology hub. New York's tech universe incorporates artificial intelligence, the Internet, new media, telecommunications, digital media, software development, biotechnology, game design, financial technology ("FinTech"), and other fields within information technology that are supported by its entrepreneurship ecosystem and venture capital investments.

Research and medical services drive New York's healthcare industry. The city has the most post-graduate life sciences degrees awarded annually in the United States, 60,000 licensed physicians, and 127 Nobel laureates with roots in local institutions. New York receives the second-highest amount of annual funding from the National Institutes of Health among all U.S. cities, after Boston.

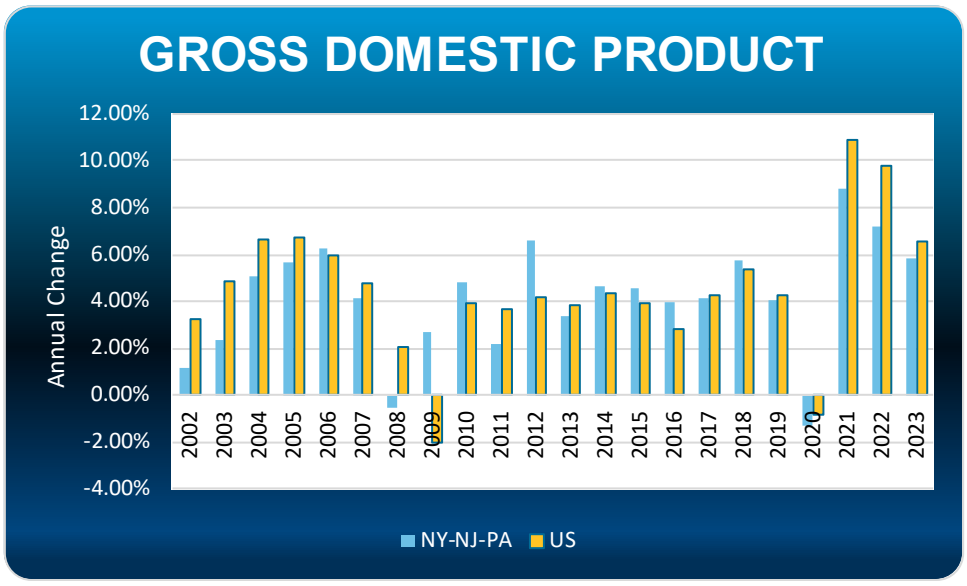
Manufacturing accounts for a significant share of employment. Garments, chemicals, metal products, processed foods, and furniture are some of the principal products. The food-processing industry is the most stable major manufacturing sector in the city. Food making is a $5 billion industry that employs more than 19,000 residents. There are over 233,000 manufacturing jobs in more than 10,000 New York City industrial businesses.

New York is by far the most important center for American mass media, journalism, and publishing. The city is the top media market in the United States, with 7% of the country's television-viewing households. Three of the Big Four music recording companies have their headquarters in the city. More than 200 newspapers and 350 consumer magazines have an office in the city.

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Over the past 23 years, the gross domestic product for the NY-NJ-PA, MSA has increased a compound annual rate of 4.1%, which is lower than the national increase of 4.5%.

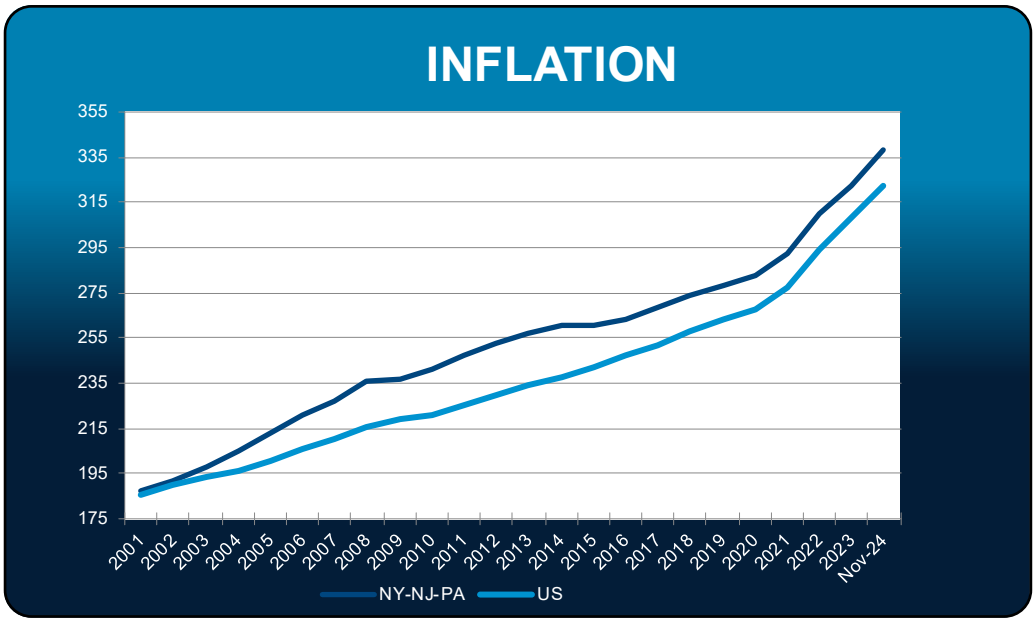


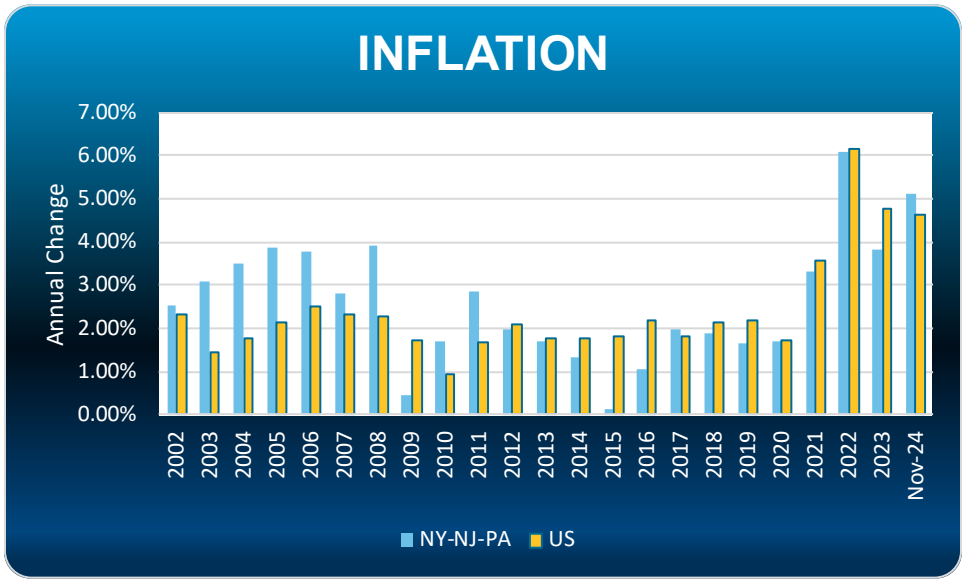
After a sharp drop from 2020 to 2021, the GDP for both the US and the NY-NJ-PA MSA increased by almost 10%. During the past year, both US and the NY-NJ-PA MSA increased by approximately 6%. Since COVID, growth has been the highest levels since 2002.

Inflation

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services.

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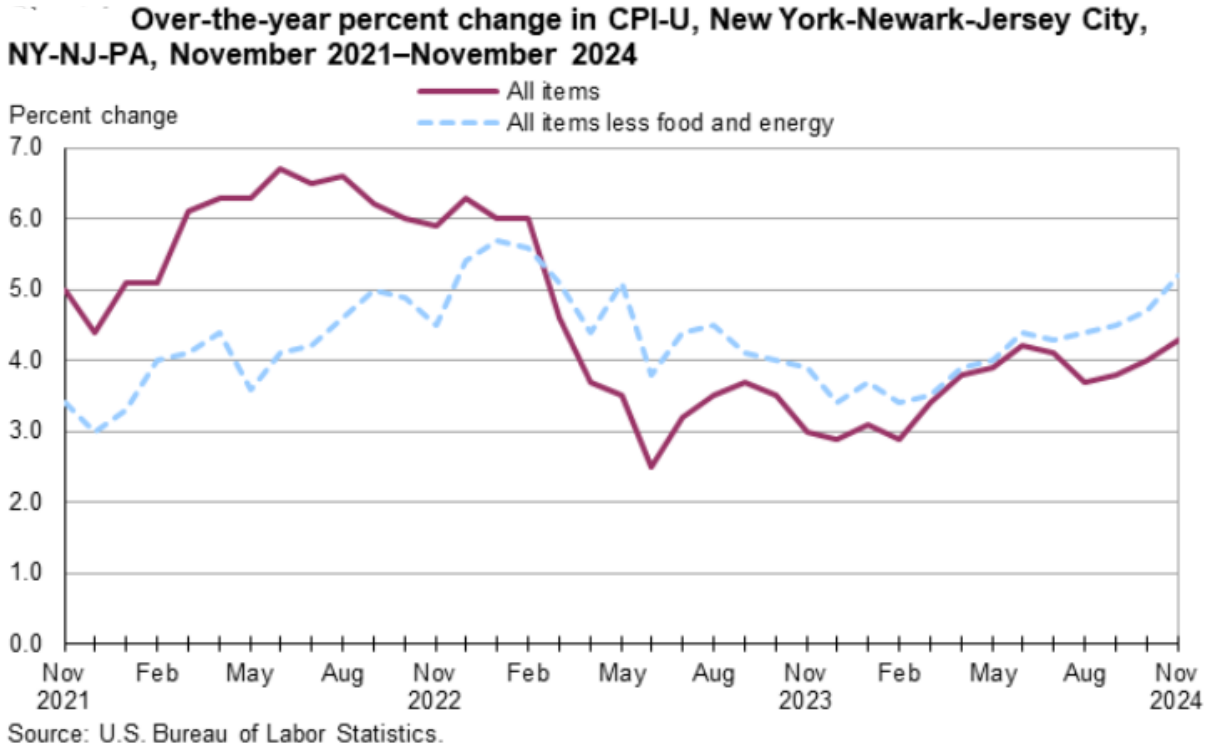


Over the past 23 years, the annual rate of inflation in the NY MSA has ranged from 0.1% to 6.1% with an average of 2.6%. Over the past 23 years, the annual rate of inflation in the nation has ranged from 1.0% to 6.1% with an average of 2.4%

The Consumer Price Index for All Urban Consumers (CPI-U) in the New York-Newark-Jersey City area inched up 0.1 percent for the second consecutive month in November, the U.S. Bureau of Labor Statistics reported.

Over the last 12 months, the New York area all items CPI-U advanced 4.3 percent. The index for all items less food and energy increased 5.2 percent. Food prices rose 1.8 percent, and energy prices declined 1.7 percent.

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Food

Food prices increased 0.4 percent in November after ticking down 0.1 percent one month earlier. Prices for food away from home rose 0.5 percent with higher prices recorded for both full service and limited service meals and snacks. A 0.3-percent increase in prices for food at home was the result of higher prices in three of the six grocery categories, led by meats, poultry, fish, and eggs. Other groceries with higher November prices included soups and processed fish and seafood.

From November 2023 to November 2024, the food index increased 1.8 percent. Away-from-home food prices rose 2.6 percent, and at-home food prices increased 1.4 percent.

Energy

The energy index was down 1.2 percent in November with declines in the indexes for household energy (-1.2 percent) and gasoline (-1.2 percent). Within household energy, lower prices were recorded for electricity (-4.4 percent) and fuel oil. In contrast, natural gas charges rose 5.5 percent.

For the year ended in November 2024, the New York area energy index declined 1.7 percent. Over the year, a 13.4-percent drop in gasoline prices outweighed a 5.9-percent rise in household energy prices. A decline in fuel oil prices partially offset higher prices for natural gas (13.9 percent) and electricity (7.1 percent).

All items less food and energy

The index for all items less food and energy inched up 0.1 percent in November. A 0.3-percent increase in shelter prices included a 0.3-percent increase in owners' equivalent rent and a 0.6-percent rise in rent of primary residence. Medical care prices advanced 1.6 percent with higher prices for medical care services and medical care commodities. Higher prices for leased cars and trucks contributed to a 0.7-percent increase in prices for new and used motor vehicles. A 0.2-percent increase in prices for education and communication included a 0.5-percent rise in tuition, other school fees, and childcare. All of these increases were largely offset by a seasonal reduction in apparel prices (-5.4 percent) as well as lower airline fares.

Over the year, the index for all items less food and energy advanced 5.2 percent. A 5.7-percent increase in shelter prices included increases of 6.3 percent for owners' equivalent rent and 5.5 percent for rent of primary

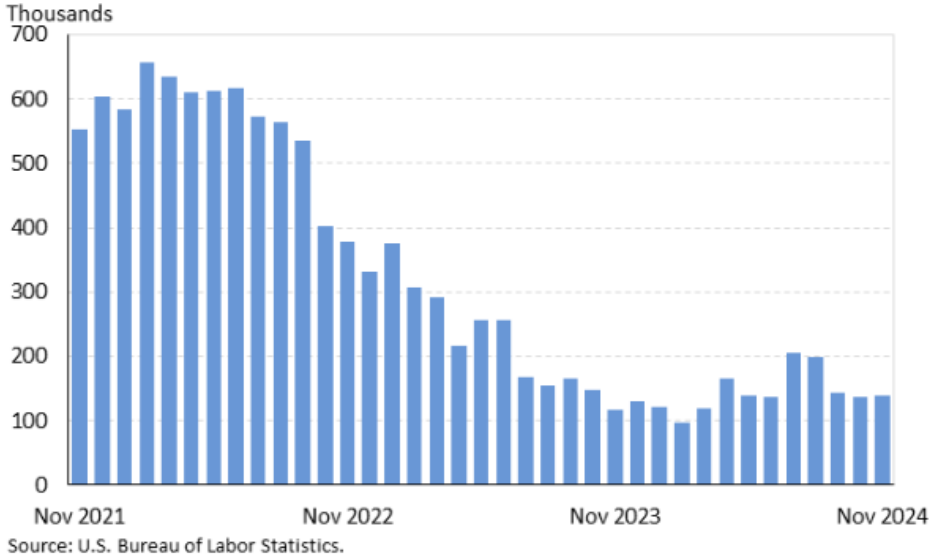
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residence. Among the other price categories with annual increases were education and communication (3.6 percent) and household furnishings and operations (6.9 percent).

EMPLOYMENT

Total nonfarm employment for the New York-Newark-Jersey City, NY-NJ-PA, metropolitan area increased by 139,200 over the year in November, the U.S. Bureau of Labor Statistics reported.

Over-the-year net change for total nonfarm employment in the New York metropolitan area, November 2021–November 2024



Source: U.S. Bureau of Labor Statistics.

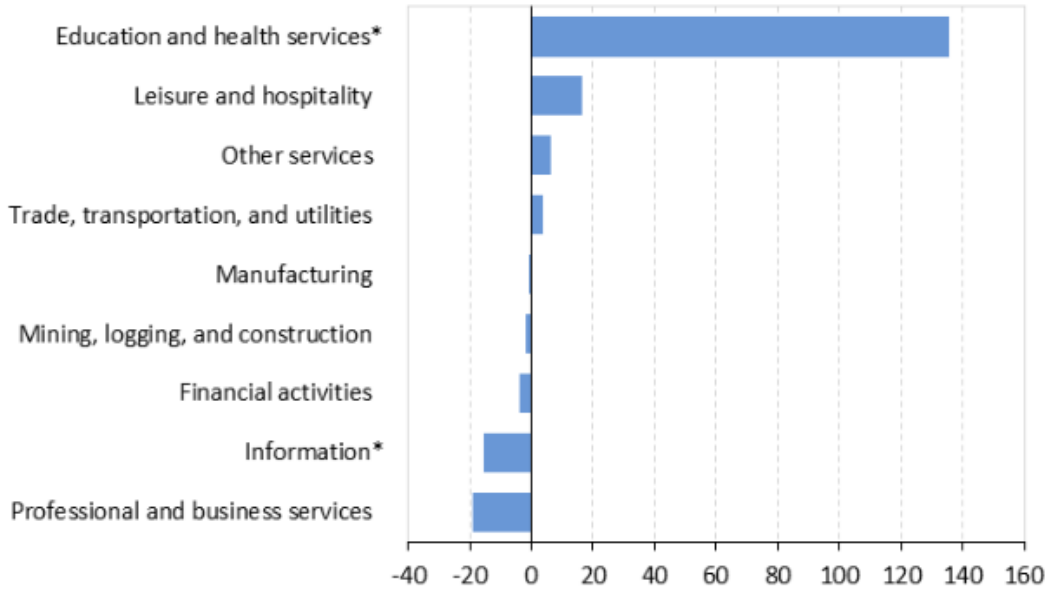
New York-Newark-Jersey City, NY-NJ-PA, is made up of four metropolitan divisions—separately identifiable employment centers within the greater metropolitan area. New York-Jersey City-White Plains, NY-NJ, with 73 percent of the metropolitan area's total nonfarm employment, gained 107,300 jobs over the year. Nassau County-Suffolk County, NY (13 percent of the area's employment), Newark, NJ-PA (13 percent of the area's employment), and Dutchess County-Putnam County, NY (1 percent of the area's employment), each had little change in the employment level over the year.

Industry employment

In New York-Newark-Jersey City, NY-NJ-PA, education and health services had the only significant gain (+135,600) among local private-industry supersectors. Health care and social assistance (+128,900) led the increase in the metropolitan area. The New York-Jersey City-White Plains, NY-NJ, division added 107,100 jobs, or 83 percent of the metropolitan area's employment gain in the health care and social assistance sector. The 6.0-percent increase in the metropolitan area's education and health services supersector compared to a 3.7-percent increase on the national level.

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Over-the-year net change for private-industry supersector employment in the New York metropolitan area, November 2024 (in thousands)



Note: An asterisk indicates statistical significance at the 90-percent confidence level.
Source: U.S. Bureau of Labor Statistics.

Private sector jobs in New York City rose by 75,400 over-the-year to 4,210,300 in October 2024. Gains occurred in private education and health services (+85,200), leisure and hospitality (+16,600), and trade, transportation, and utilities (+1,200). Losses occurred in natural resources, mining, and construction (-11,300), information (-8,100), financial activities (-5,700), other services (-1,300), and manufacturing (-1,200). Professional and business services category was unchanged for the month.

The city's seasonally adjusted unemployment rate was 5.4 percent in October, up 0.1 of a percent from September and an increase of 0.1 percent from October 2023. New York State's rate was 4.4 percent in October 2024. The share of the city's working age population (16+) who were either employed or looking for a job stood at 62.7 in October.

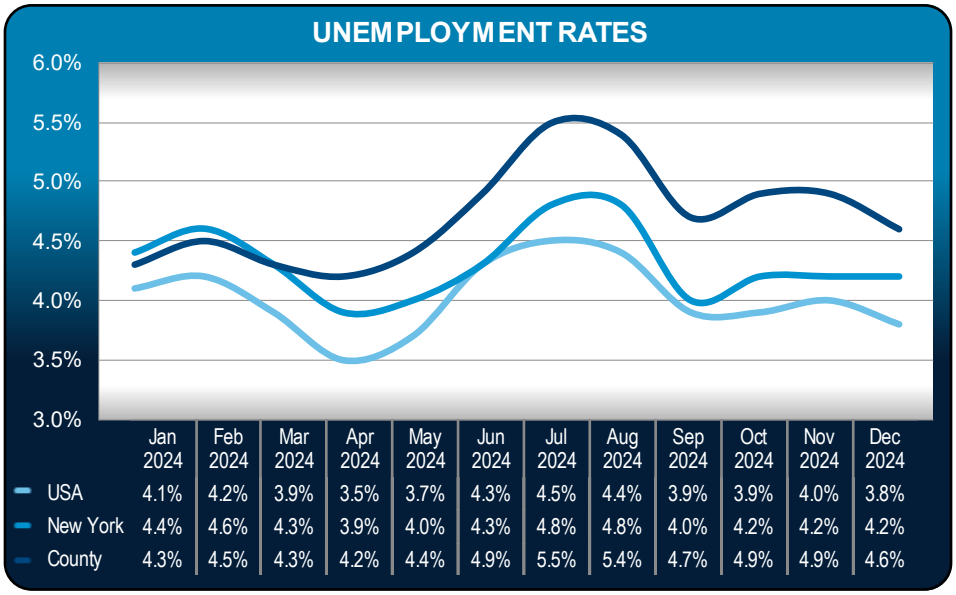
Total employment has increased annually over the past decade in the state of New York by 0.4% and increased annually by 0.4% in the county. From 2022 to 2023 unemployment decreased in New York by 0.2% and decreased by 0.2% in the county. In the state of New York unemployment has decreased over the previous month by 0.0% and decreased by 0.3% in the county.

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EMPLOYMENT & UNEMPLOYMENT STATISTICS 2014 - 2023

	TOTAL EMPLOYMENT				UNEMPLOYMENT RATE		
	New York		New York County, NY		United States*	New York	New York County, NY
Year	Total	% Δ Yr Ago	Total	% Δ Yr Ago			
2014	9,075,725	0.9%	873,095	2.8%	6.2%	6.3%	6.0%
2015	9,227,736	1.7%	890,438	2.0%	5.3%	5.2%	4.8%
2016	9,291,888	0.7%	899,764	1.0%	4.9%	4.9%	4.5%
2017	9,378,155	0.9%	919,548	2.2%	4.4%	4.6%	4.0%
2018	9,425,796	0.5%	921,751	0.2%	3.9%	4.1%	3.7%
2019	9,479,771	0.6%	931,159	1.0%	3.7%	3.9%	3.5%
2020	8,631,409	(8.9%)	812,105	(12.8%)	8.1%	9.8%	9.5%
2021	8,864,556	2.7%	835,782	2.9%	5.3%	7.1%	7.8%
2022	9,205,464	3.8%	882,029	5.5%	3.6%	4.3%	4.6%
2023	9,376,673	1.9%	906,513	2.8%	3.6%	4.1%	4.4%
CAGR	**0.4%**	-	**0.4%**	-	-	-	-

Source: U.S. Bureau of Labor Statistics *Unadjusted Non-Seasonal Rate



As of December 2024, the unemployment rate for the county was 0.4% higher than the state's unemployment rate and 0.8% higher than the nation's. The county's unemployment rate has tracked a similar rate to unemployment rate of the state and nation.

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EDUCATION

There are 248 institutions of higher education in the NY-NJ-PA MSA with a total enrollment of 882,497.

The largest colleges or universities are as follows:

LARGEST COLLEGES / UNIVERSITIES

Rank	Institution	City Name	Total UG Enrollment	Fulltime UG Enrollment	Total Grad Enrollment	Fulltime Grad Enrollment
1	Rutgers University-New Brunswick	New Brunswick, NJ	34,544	32,411	13,834	8,559
2	CUNY Borough of Manhattan Community College	New York, NY	26,606	17,131	0	0
3	Suffolk County Community College	Selden, NY	26,600	14,318	0	0
4	New York University	New York, NY	24,985	23,715	24,289	16,183
5	Nassau Community College	Garden City, NY	22,374	13,541	0	0
6	CUNY LaGuardia Community College	Long Island City, NY	20,231	10,922	0	0
7	CUNY Kingsborough Community College	Brooklyn, NY	17,758	10,300	0	0
8	CUNY New York City College of Technology	Brooklyn, NY	17,374	10,587	0	0
9	CUNY Hunter College	New York, NY	16,879	12,142	6,233	1,390
10	Stony Brook University	Stony Brook, NY	16,480	15,385	8,127	5,255

Education in New York City is provided by a vast number of public and private institutions. New York City has the largest educational system of any city in the world. The city's educational infrastructure spans primary education, secondary education, higher education, and research. New York City is home to some of the most important libraries, universities, and research centers in the world.

New York City has many nationally important independent universities and colleges, such as Barnard College, Columbia University, Cooper Union, Cornell Tech, Fordham University, Long Island University, Manhattan College, New York Institute of Technology, New York University, Pace University, Pratt Institute, St. John's University, The New School, Vaughn College of Aeronautics and Technology, and Yeshiva University. The city has dozens of other private colleges and universities, including many religious and special-purpose institutions, such as St. Francis College, The Juilliard School and The School of Visual Arts. There are about 413,308 university students in New York City attending around 110 universities and colleges.

New York City's public school system, operated by the New York City Department of Education, is the largest in the world. More than 1.1 million students are taught in more than 1,700 public schools with a budget of nearly $25 billion. It contains several selective specialized schools, such as Stuyvesant High School, The Bronx High School of Science, and Brooklyn Technical High School. There are several charter schools that operate in the city, such as Success Academy Charter Schools and Public Prep.

There are also approximately 900 additional privately run secular and religious schools in the city.

New York is a center of scientific research, particularly in medicine and the life sciences. The city has 15 nationally leading academic medical research institutions and medical centers. These include Rockefeller University, Beth Israel Medical Center, Columbia-Presbyterian Medical Center, Weill Cornell Medical College, Mount Sinai Medical Center and Mount Sinai School of Medicine, Memorial Sloan-Kettering Cancer Center, and the medical schools of New York University. In the Bronx, the Albert Einstein College of Medicine is a major academic center. Brooklyn also hosts one of the country's leading urban medical centers, SUNY Downstate Medical Center, an academic medical research institution and the oldest hospital-based medical school in the United States.

The Goddard Institute for Space Studies (GISS) is a component laboratory of NASA's Goddard Space Flight Center Earth-Sun Exploration Division and a unit of The Earth Institute at Columbia University.

Rockefeller University, located on the Upper East Side of Manhattan, is a world-renowned center for research and graduate education in the biomedical sciences, chemistry, and physics.

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SUMMARY

The overall area provides excellent amenities including public transportation, retail, personal services, schools, hospitals, parks and recreational facilities, and houses of worship. The area has minimal vacancy in commercial and residential properties.

Based on the active mixed-use nature of the subject's area, which is dominated by quality office, residential and retail properties, we anticipate that this location will remain viable going forward.

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LOCAL AREA PROFILE

The subject is situated in the Lenox Hill neighborhood of the Upper East Side in Manhattan, New York. The Upper East Side is between Central Park/Fifth Avenue, 59th Street, the East River, and 96th Street. According to the 2020 census, the population was 183,986. The area includes the neighborhoods of Lenox Hill, Carnegie Hill, and Yorkville. The area is known as one of the most affluent neighborhoods in New York City. It is bordered by 59th Street to the south, 96th Street to the north, Fifth Avenue to the west and the East River to the east. The Upper East Side Historic District is one of New York City's largest districts.

DEMOGRAPHIC PROFILE

Below is a demographic study of the area, sourced by *Esri ArcGIS*®.

LOCAL AREA DEMOGRAPHICS

DESCRIPTION	10021	DESCRIPTION	10021
POPULATION		**AVERAGE HOUSEHOLD INCOME**	
2010 Population	42,243	2024	$209,562
2020 Population	44,489	2029	$241,549
2024 Population	42,955	Change 2024-2029	15.26%
2029 Population	41,480	**MEDIAN HOUSEHOLD INCOME**	
Change 2010-2020	5.32%	2024	$145,321
Change 2020-2024	(3.45%)	2029	$175,648
Change 2024-2029	(3.43%)	Change 2024-2029	20.87%
NUMBER OF HOUSEHOLDS		**PER CAPITA INCOME**	
2010 Households	23,798	2024	$116,188
2020 Households	24,329	2029	$136,696
2024 Households	23,811	Change 2024-2029	17.65%
2029 Households	23,470	**HOUSEHOLDS BY INCOME (2022)**	
Change 2010-2020	2.23%	Less than $15,000	4.42%
Change 2020-2024	(2.13%)	$15,000 - $24,999	3.65%
Change 2024-2029	(1.43%)	$25,000 - $34,999	1.93%
HOUSING UNITS		$35,000 - $49,999	5.06%
Owner Occupied	9,933	$50,000 - $74,999	11.29%
Renter Occupied	13,878	$75,000 - $99,999	9.79%
HOUSING UNITS BY YEAR BUILT		$100,000 - $149,999	14.00%
Built 2020 or Later	0	$150,000 - $199,999	9.62%
Built 2010 to 2019	277	$200,000 or More	40.23%
Built 2000 to 2009	567	**HOUSING BY UNITS IN STRUCTURE**	
Built 1990 to 1999	737	1, Detached	441
Built 1980 to 1989	3,461	1, Attached	85
Built 1970 to 1979	2,615	2	296
Built 1960 to 1969	7,560	3 or 4	222
Built 1950 to 1959	3,100	5 to 9	835
Built 1940 to 1949	1,476	10 to 19	2,037
Built 1939 or Earlier	8,577	20 to 49	6,097
HOME VALUES		50 or More	18,301
Average	$1,506,432	Mobile Home	57
Median	$1,518,528	Boat, RV, Van, etc.	0

Source: Esri ArcGIS®

Transportation Routes

Lenox Hill is generally well served by all supporting facilities including local retail shopping, public transportation, schools, hospitals, and houses of worship. The 72nd Street subway station serves the N, Q, and R trains. The 4 and 6 trains are available at 68th Street and Lexington Avenue.

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The FDR Drive, a limited access north/south highway, is convenient to the area and easily accessible via nearby entries and exits at East 73rd Street and the West Side Highway (West Street) is available at 12th Avenue.

Community Services

Community services and facilities are readily available in the surrounding area. These include public services such as fire stations, hospitals, police stations, and schools (all ages). The subject property is located in School District 2.

IMMEDIATE AREA PROFILE

This section discusses uses and development trends in the immediate area that directly impact the performance and appeal of the subject property.

Predominant Land Uses

The subject is situated in Manhattan Community District 8. Land uses within the district are illustrated in the following chart.

MANHATTAN COMMUNITY DISTRICT 8 LAND USE

CLASSIFICATION	LOTS	SF (000)	PERCENTAGE
1-2 Family Residential	1,046	2,061.5	5.5%
Multi-Family Residential Elevator	953	13,964.9	37.2%
Multi-Family Residential Walkup	1,195	3,414.2	9.1%
Commercial/Office	258	1,552.8	4.1%
Industrial	21	131.1	0.3%
Mixed Residential/Commercial	1,612	8,598.1	22.9%
Open Space/Recreation	8	981.5	2.6%
Miscellaneous	10	69.7	0.2%
Parking	8	227.8	0.6%
Institutions	299	5,040.4	13.4%
Transportation/Utility	41	988.2	2.6%
Vacant	47	484.0	1.3%
TOTAL	5,498	37,514.1	100.0%

As evident, over 46% of the lots within the district comprise multi-family housing. Typical housing in the area consists of four- to six-story masonry old-law tenements and walkup apartment buildings constructed between 1890 and 1920. Many of these buildings, particularly along the avenues, also contain ground level commercial space used for retail purposes and other business establishments catering to the needs of the local residents.

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SUBJECT PROPERTY ANALYSIS

The following discussion draws context and analysis on how the subject property is influenced by the local and immediate areas.

Subject Property Analysis
The uses adjacent to the property are noted below:

- **North -** East 73Rd Street Followed By 530 East 74Th Street: A 24-Story Hospital Building
- **South -** 5-Story Multifamily Buildings
- **East -** FDR Drive
- **West -** 6-Story Garage Building

SUMMARY

Overall, the condition and appeal of the market is generally good. Demand for the subject's use as a residential property should be strong for the foreseeable future.

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General Description The subject site consists of 2 parcels. As noted below, the subject site has 36,659 SF (0.84 AC) of land area. The area is estimated based on the assessor's parcel map, and may change if a professional survey determines more precise measurements. Going forward, our valuation analyses will utilize the usable site area. The following discussion summarizes the subject site size and characteristics.

Assessor Parcels See Multiple Parcel Chart For Breakdown

Number Of Parcels 2

Land Area	**Acres**	**Square Feet**
Primary Parcel	0.842	36,659
Unusable Land	0.000	0
Excess Land	0.000	0
Surplus Land	0.000	0
Total Land Area	**0.842**	**36,659**

Shape See Multiple Parcel Chart For Breakdown

Topography Level at street grade

Zoning R10 / M1-4 (Residence / Light Industrial)

Drainage Assumed Adequate

Utilities All available to the site

Street Improvements

Street	**Direction**	**No. Lanes**	**Street Type**	Curbs	Sidewalks	Streetlights	Center Lane	Gutters
FDR Drive	Primary Street	two-way	five-lane	major arterial			✓	✓	✓
East 73rd Street	Secondary Street	two-way	one-lane	minor arterial	✓	✓	✓		✓
East 72nd Street	Secondary Street	two-way	one-lane	minor arterial	✓	✓	✓		✓

Frontage The subject has 140.55 feet of frontage on the west side of FDR Drive, 209.07 feet on the south side of East 73rd Street, and 75 feet on the north side of East 72nd Street.

MULTIPLE PARCEL SITE DESCRIPTION GRID

	USABLE		TOTAL					FLOOD
PARCEL	**SF**	**AC**	**SF**	**AC**	**SHAPE**	**ACCESS**	**EXPOSURE**	**PLAIN**
1484-26	28,397	0.65	28,397	0.65	Rectangular	Good	Good	Zone AE
1484-16	8,262	0.19	8,262	0.19	Rectangular	Good	Good	Zone AE
TOTAL	**36,659**	**0.84**	**36,659**	**0.84**				

Accessibility Good - The accessibility of the subject is rated as good. The subject is accessed from three streets, with the main entrance and primary point of ingress/egress being East 72nd Street. Major transportation arterials within proximity to the subject include FDR Drive and Brooklyn-Queens Expressway, providing linkage to the surrounding area.

Seismic The subject is in a moderate risk zone.

Flood Zone The subject site falls within the Zone AE flood zone. This is referenced by Community Number 360497, Panel Number 0203F, dated September 05, 2007. The flood zone is defined as follows:

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Zone AE is a High Risk Special Flood Hazard Area (SFHA). Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones. Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)

Easements

A preliminary title report was not available for review. During the on-site inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there is no negative value impact on the subject improvements. If questions arise regarding easements, encroachments, or other encumbrances, further research is advised.

Soils

A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.

Hazardous Waste

We have not conducted an independent investigation to determine the presence or absence of toxins on the subject property. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.

Conclusion

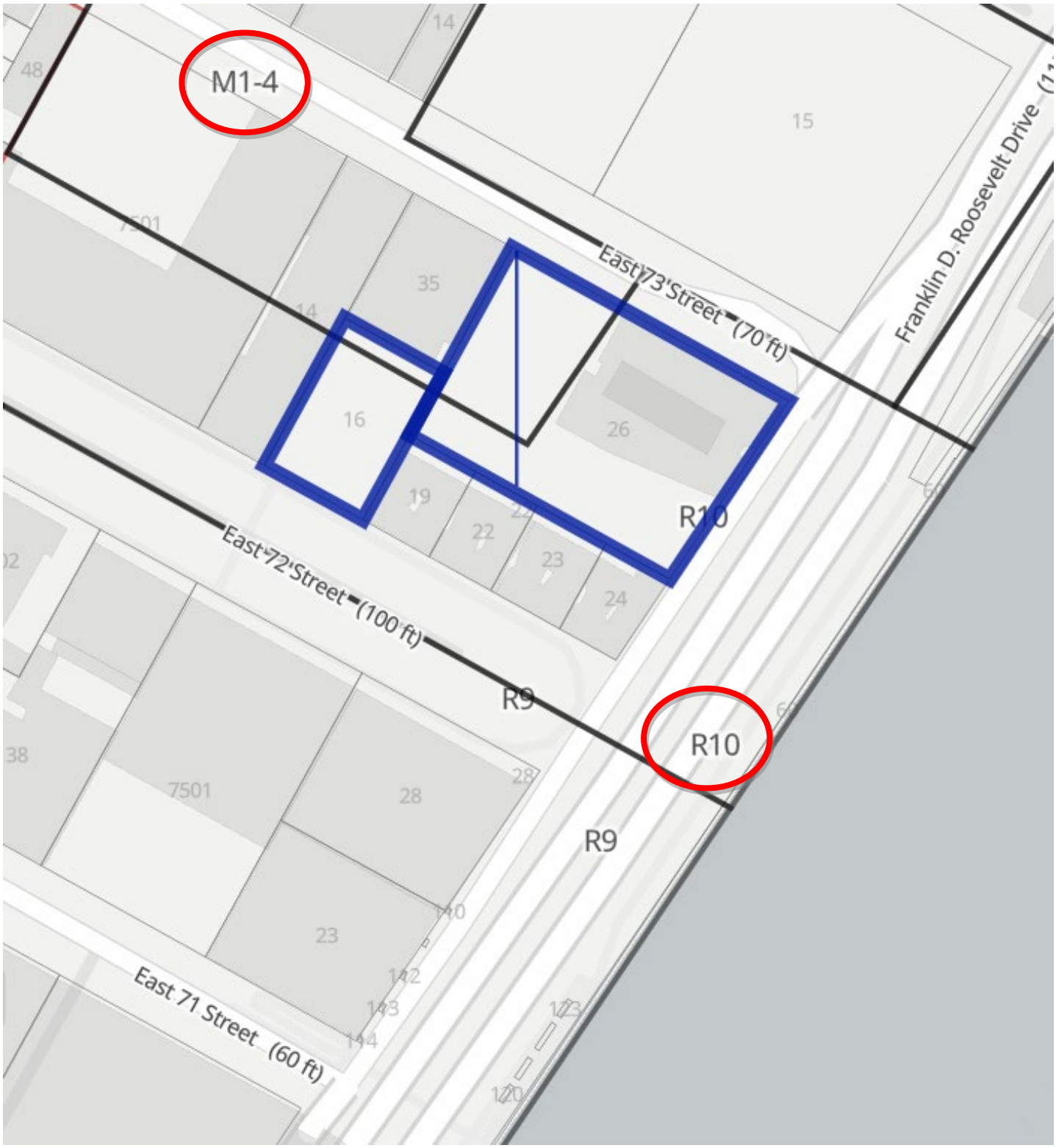
Overall, the subject's location is rated as good. This location rating considers the subject's general market area (New York Metro), its submarket (Upper East Side) and the surrounding uses and immediate neighborhood. It also takes into account the subject's exposure and access to employment centers, educational facilities, and shopping centers. All of these characteristics provide supporting uses for the subject site making it desirable for multifamily development. Overall, there are no known factors that would limit the site's development according to its highest and best use.

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PLAT MAP

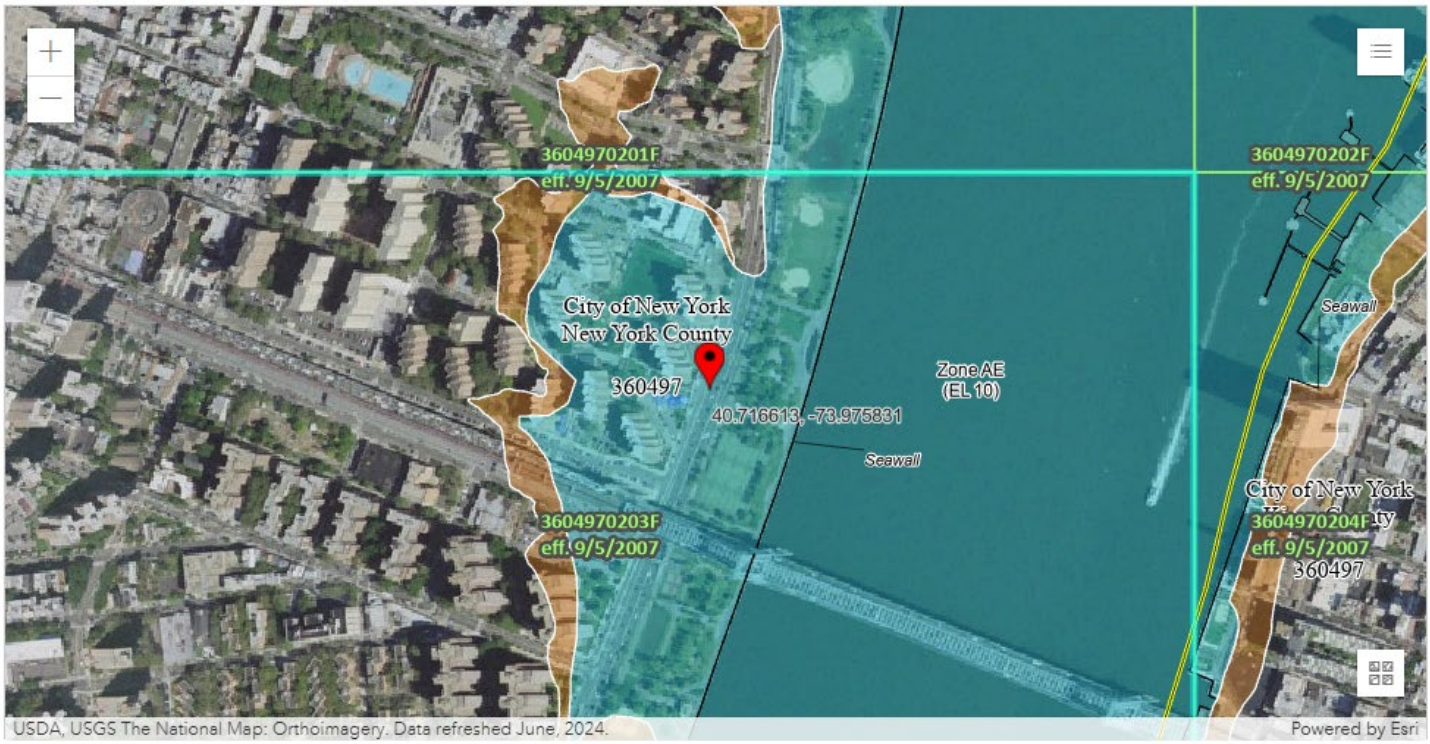

15
E 73 ST
130
50
75
184.43
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35
14
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64.17
204.33
26
16
110.17
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E 72 ST

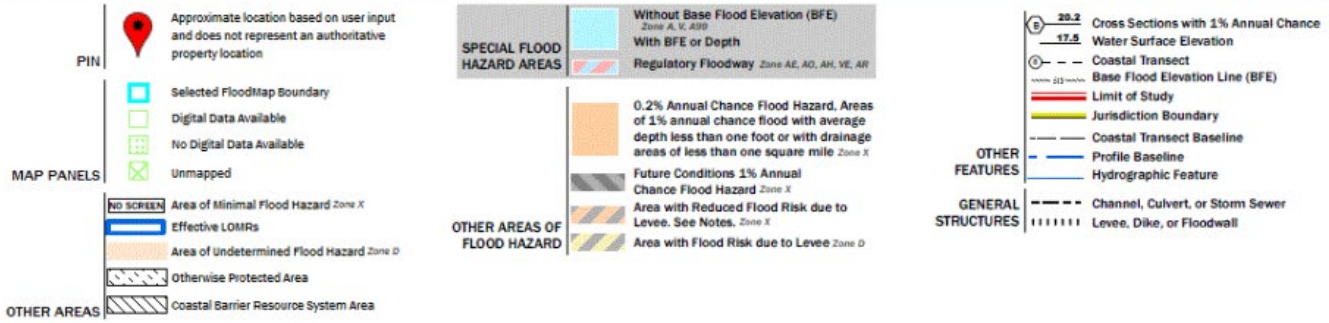
ZONING MAP



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FLOOD MAP


3604970201F
eff. 9/5/2007
3604970202F
eff. 9/5/2007
City of New York
New York County
360497
40.716613, -73.975831
Zone AE
(EL 10)
Seawall
Seawall
3604970203F
eff. 9/5/2007
City of New York
3604970204F
eff. 9/5/2007
360497
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.
Powered by Esri


PIN
Approximate location based on user input and does not represent an authoritative property location
MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped
OTHER AREAS
NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
Otherwise Protected Area
Coastal Barrier Resource System Area
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth
Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
OTHER FEATURES
20.2
17.5
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

Introduction

The information presented below is a basic description of the existing improvements. This information is used in the valuation of the property. Reliance has been placed upon information provided by sources deemed dependable for this analysis. It is assumed that there are no hidden defects, and that all structural components are functional and operational, unless otherwise noted. If questions arise regarding the integrity of the improvements or their operational components, it may be necessary to consult additional professional resources.

Property Type	Multifamily - Luxury Class A
Number of Units	403
Average Unit Size	990 SF
Commercial Area	77,275 SF
Total Number of Buildings	2
Number of Stories	1 - 50
Access	Luxury Class A
Service Level	Doorman
Net Rentable Area (NRA)	476,389 SF
Gross Building Area (GBA)	598,449 SF
Parking Total	208 (Garage)
Parking Comment	Parking is adequate and is consistent with the other projects in the market
Parking Spaces/Unit	0.5
Year Built	1986
Age/Life Analysis	
Actual Age	39 Years
Effective Age	10 Years
Economic Life	50 Years
Remaining Life	40 Years
Quality	Good
Condition	Good
Marketability	Good

MULTIPLE BUILDING DESCRIPTION GRID

BUILDING	GBA	NRA	YEAR BUILT	YEAR RENOV.	EFF. AGE	ECON. LIFE	REM. LIFE	STORIES	QUALITY	CONDITION
Residential / Office / Garage	583,731	461,671	1986	0	10	50	40	50	Excellent	Excellent
Garage (Below Grade)	14,718	14,718	1986	0	10	50	40	1	Excellent	Excellent
TOTAL	**598,449**	**476,389**						**50**		

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UNIT MIX				
UNIT TYPES	**NO. UNITS**	**% OF TOTAL**	**UNIT SIZE (SF)**	**NRA (SF)**
Studio FM	40	9.9%	568	22,700
1 BR FM	224	55.6%	836	187,159
2 BR FM	129	32.0%	1,303	168,110
3 BR FM	3	0.7%	1,787	5,360
4 BR FM	7	1.7%	2,255	15,785
TOTAL/AVERAGE	**403**	**100%**	**990**	**399,114**
Commercial				
HSS Properties Corp.			27,275	
Surrey Garage 72 St. Corp.		*(Estimated)*	50,000	
SUBTOTAL				**77,275**
TOTAL NET RENTABLE AREA (NRA)				**476,389**
Common Areas				122,060
TOTAL GROSS BUILDING AREA (GBA)				**598,449**

The unit sizes were provided by the subject's management.

The subject unit mix includes studio, one, two, three, and four bedroom apartments. Ownership has combined various unit since purchase, and therefore the total unit count may vary from prior years. The subject has all fair market (unregulated) units. Unit amenities include premium kitchen appliances. The subject's common amenities include: common laundry, concierge/doorman, lounge, fitness center, swimming pool, sauna, sun deck. The subject property also has an office occupying the lower level, first floor, and upper levels. A garage occupies the ground and basement floors, and is fully below grade at the East 72nd Street portion.

Basic Construction Steel and masonry

Foundation Reinforced concrete slab

Framing Structural steel with masonry and concrete encasement

Exterior Walls Glass curtainwall

Roof Type Flat with parapet walls

Roof Cover Sealed membrane

Insulation Exact type unknown, assumed adequate (R-type) and to code for both walls and ceilings.

Plumbing Each bathroom includes a toilet, sink, and a shower/tub kit with wall-mounted showerhead. Kitchens include a sink.

Air Conditioning Central HVAC

Heating Central heat

Hot Water One boiler serves domestic hot water to the entire building.

Lighting Each unit has adequate lighting (Fluorescent lights in the kitchen, incandescent lighting fixtures elsewhere).

Electrical Each unit is separately metered

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Interior Walls	Drywall
Ceilings	Drywall
Windows	Thermal windows in vinyl frames.
Doors	Exterior doors are typically metal with peepholes. Interior doors are hollow, painted wood.
Flooring	Vinyl tile in most areas; bathrooms have ceramic tile.
Elevators	Four elevators
Project Amenities	The subject's common amenities include: common laundry, concierge/doorman, lounge, fitness center, swimming pool, sauna, sun deck.
Appliances	Each unit is equipped with an oven/range combination, dishwasher, microwave, and refrigerator/freezer. The age and condition of appliances varies from unit to unit.
Laundry	The project offers common area laundry. According to the manager, there are XX sets of washer/dryers.
Countertops	The subject’s units include granite countertops.
Cabinets	Typical wood cabinetry
Security	Each unit has a natural gas detector, fire/smoke detector, and dead bolt.
Fire Protection	The subject has a fire sprinkler system and smoke detectors in each unit.
Deferred Maintenance	Deferred maintenance is measured as the cost of repairing or restoring the item to new or reasonably new condition. Based on our interview with the property manager and the onsite inspection by the field appraiser, no observable deferred maintenance exists.
Hazardous Materials	This appraisal assumes that the improvements are constructed free of all hazardous waste and toxic materials, including (but not limited to) asbestos. Please refer to the Assumptions and Limiting Conditions section regarding this issue.
***ADA* Compliance**	This analysis assumes that the subject complies with all ADA requirements. Please refer to the Assumptions and Limiting Conditions section regarding this issue.
Conclusion	The subject improvements are in good condition for their age and for the surrounding neighborhood. The interiors have Class A standard finish, superior to most other properties in the immediate area. The roof is reportedly in good condition with no roof leaks reported. Appliances are replaced as needed but are generally in good condition. The property has an attractive design and good curb appeal.

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INTRODUCTION

The subject property is located within the New York City municipality. In New York City, each tax classification has a specific tax rate, which is established annually. The system is described as follows:

Properties in New York City are assessed on a yearly basis. The Market Value is assessed annually with a Market Value date of January 15th. The reassessed annual Market Value is in effect as of July 1st, which is the beginning of the city's fiscal year which runs from July 1st through June 30th. Change in ownership does not trigger a reassessment. Construction or renovation of a building will result in a reassessment of the Market Value. Commercial properties are assessed at the lower of the transitional or actual assessed value. Transitional assessments are applied during the five-year phase-in of assessment changes.

In addition to scheduled reassessments, properties in New York City are reassessed upon gut renovation or demolition of the building. Properties are not reassessed upon sale.

The assessed value for the current year and past two years are summarized in the following table.

ASSESSMENTS - THREE YEAR HISTORY

BLOCK / LOT		DOF BUILDING CLASS	TAX CLASS		MARKET LAND	MARKET TOTAL	TRANSITIONAL LAND	TRANSITIONAL TOTAL	TAXABLE AV
1484/26	Residential / Office Building	D8	2	2023/2024	$11,970,000	$60,886,350	$11,970,000	$62,263,750	$60,886,350
				2024/2025	$11,970,000	$64,244,700	$11,970,000	$61,589,470	$61,589,470
				2025/2026	$11,970,000	$68,301,900	$11,970,000	$63,239,850	$63,239,850
1484/16	Garage Building	G1	4	2023/2024	$558,000	$1,596,150	$558,000	$1,631,160	$1,596,150
				2024/2025	$558,000	$1,719,000	$558,000	$1,619,190	$1,619,190
				2025/2026	$558,000	$1,815,750	$558,000	$1,521,930	$1,521,930
Totals				2023/2024	$12,528,000	$62,482,500	$12,528,000	$63,894,910	$62,482,500
				2024/2025	$12,528,000	$65,963,700	$12,528,000	$63,208,660	$63,208,660
				2025/2026	$12,528,000	$70,117,650	$12,528,000	$64,761,780	$64,761,780

The taxable assessment is $64,761,780 and represents the tentative assessment for the tax year 2025/2026.

TAX RATES

The tax rates for the four classes of properties in New York City over the past 10 years is as follows:

NYC TAX RATES

Year	Class 1	% change from prior year	Class 2	% change from prior year	Class 3	% change from prior year	Class 4	% change from prior year
2015/2016	$19.554	N/A	$12.883	N/A	$10.813	N/A	$10.656	N/A
2016/2017	$19.991	2.23%	$12.892	0.07%	$10.934	1.12%	$10.574	-0.77%
2017/2018	$20.385	1.97%	$12.719	-1.34%	$11.891	8.75%	$10.514	-0.57%
2018/2019	$20.919	2.62%	$12.612	-0.84%	$12.093	1.70%	$10.514	0.00%
2019/2020	$21.167	1.19%	$12.473	-1.10%	$12.536	3.66%	$10.537	0.22%
2020/2021	$21.045	-0.58%	$12.267	-1.65%	$12.826	2.31%	$10.694	1.49%
2021/2022	$19.963	-5.14%	$12.235	-0.26%	$12.289	-4.19%	$10.755	0.57%
2022/2023	$20.309	1.73%	$12.267	0.26%	$12.755	3.79%	$10.646	-1.01%
2023/2024	$20.085	-1.10%	$12.502	1.92%	$12.094	-5.18%	$10.592	-0.51%
2024/2025	$20.085	0.00%	$12.500	-0.02%	$11.181	-7.55%	$10.762	1.60%
Cumulative Change	$0.531	2.72%	-$0.383	-2.97%	$0.368	3.40%	$0.106	0.99%
Average Annual Change		0.32%		-0.33%		0.49%		0.11%
Compound Annual Change		0.27%		-0.30%		0.34%		0.10%

Source: New York City Department of Finance

The 2024/2025 Class 2 tax rate is $12.500 per $100 of assessed value, representing a 0.02% decrease from the previous year and a compounded 0.30% decrease over the past 10 years. The 2025/2026 rate has not yet been promulgated, but is expected to be similar to the expiring rate.

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TAX CONCLUSION

The taxes for the upcoming year are as follows:

TAX CALCULATION (2025/2026 TAX YEAR)						
Block / Lot		**Assessed Value**		**Tax Rate**		**Tax Liability**
1484/26	Residential / Office Building	$63,239,850	×	$12.500	=	$7,904,981
1484/16	Garage Building	$1,521,930	×	$10.762	=	$163,790
Total		$64,761,780				$8,068,771

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INTRODUCTION

Zoning requirements typically establish permitted and prohibited uses, building height, lot coverage, setbacks, parking and other factors that control the size and location of improvements on a site. The zoning characteristics for the subject property are summarized below:

ZONING SUMMARY	
Municipality Governing Zoning	New York City Department of City Planning
Current Zoning	R10 / M1-4
Permitted Uses	Permitted uses within this zoning district primarily include Multi-Family Apartments, Retail, Offices and Hotel.
Prohibited Uses	Heavy Industrial
Current Use	Multi-Family Apartments, Offices, and Garages
Is Current Use Legally Permitted?	Yes
Zoning Change	Not Likely

ZONING REQUIREMENTS	
	Requirement
Subject Site Area (SF)	36,659 SF
Maximum Floor Area Ratio	10.00
Maximum Developable Area	366,590 SF
Gross Building Area	598,449 SF
Overbuilt	231,859 SF

Source: New York City Department of City Planning

Based on the interpretation of the zoning ordinance, the subject property is an outright permitted use that could be rebuilt if unintentionally destroyed. The subject's use is permitted outright by the zoning; however, it does not conform to certain specific zoning requirements as detailed above. If the subject were destroyed unintentionally, the site could be redeveloped with the same use; however, the overall design and site placement would have to be adjusted to conform to current zoning requirements.

Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of our analysis correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence. Please note that this appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment.

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INTRODUCTION

The market analysis section provides a comprehensive study of supply/demand conditions, examines transaction trends, and interprets ground level information conveyed by market participants. Based on these findings and an analysis of the subject property, conclusions are drawn with regard to the subject's competitive position within the marketplace. Below is a list of the various sections covered in the following apartment market analysis:

- New York City Rent Guidelines
- New York Metro Apartment Market (REIS)
- Upper East Side Apartment Submarket (REIS)
- Competitive Dataset Analysis
- Upper East Side Office Rental Market (Costar)
- Competitive Dataset Analysis
- Broker / Market Participant Interviews
- Transaction Trends
- Subject Property Analysis

NEW YORK CITY RENT GUIDELINES

New York City is the largest housing market in the United States. The majority of rental housing (approximately 52 percent) is governed by a complex set of rent stabilization and rent control regulations governed and enforced by the state and city. Tax abatement and incentive plans continue to play a large role in shaping New York City's residential housing development, as do zoning laws and designations of historic preservation districts.

In June 2019, The New York State Legislature passed the Housing Stability And Tenant Protections Act of 2019, commonly referred to as "HSTPA". A significant number of reforms from prior legislation were enacted. Chief among them were:

- Made the rent regulation system permanent.
- Repealed the provisions that allow removal of units from rent stabilization when rent crosses a statutory high-rent threshold and the unit becomes vacant or the tenant's income is $200,000 or higher in the preceding two years.
- Limited the use of the "owner use" provision to a single unit.
- Limited the temporary non-profit exception to rent stabilization by requiring units to remain rent-stabilized if they are provided to individuals who are or were homeless or are at risk of homelessness. Provided individuals permanently or temporarily housed by nonprofits status as tenants while ensuring that units used for these purposes remain rent stabilized.
- Repealed the "vacancy bonus" provision that allows a property owner to raise rents as much as 20% each time a unit becomes vacant. Repealed the "longevity bonus" provision that allows rents to be raised by additional amounts based on the duration of the previous tenancy. Prohibited local Rent Guidelines Boards from reinstating vacancy bonus on their own.
- Prohibited Rent Guidelines Boards from setting additional increases based on the current rental cost of a unit or the amount of time since the owner was authorized to take additional rent increases, such as a vacancy bonus.
- Prohibited owners who have offered tenants a "preferential rent" below the legal regulated rent from raising the rent to the full legal rent upon renewal. Once the tenant vacates, the owner can charge any rent up to the full legal regulated rent, so long as the tenant did not vacate due to the owner's failure to

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maintain the unit in habitable condition. Owners with rent-setting regulatory agreements with federal or state agencies will still be permitted to use preferential rents based on their agreements.

- Set Maximum Collectible Rent increases for rent controlled tenants at the average of the five most recent Rent Guidelines Board annual rent increases for one-year renewals. This bill also prohibited fuel pass-along charges.
- Extended the four-year look-back period to six or more years as reasonably necessary to determine a reliable base rent and extends the period for which an owner can be liable for rent overcharge claims from two to six years.
- Lowered the rent increase cap for Major Capital Improvements (MCIs) from 6% to 2% in New York City. Provided the same protections of the 2% cap going forward on MCI rent increases attributable to MCIs that became effective within the prior seven years.
- Lengthened the MCI amortization period. Eliminated MCI increases after 30 years instead of allowing them to remain in effect permanently. Significantly tightened the rules governing what spending may qualify for MCI increases and tightened enforcement of those rules by requiring that 25% of MCIs be inspected and audited.
- Capped the amount of Individual Apartment Improvement (IAI) spending at $15,000 over a 15-year period and allows owners to make up to three IAIs during that time. Makes IAI increases temporary for 30 years rather than permanent and requires owners to clear any hazardous violations in the apartment before collecting an increase.
- Strengthened and made permanent the system that protects tenants in buildings that owners seek to convert into co-ops or condos. Eliminated the option of "eviction plans" and instituted reforms for non-eviction plans. Requires 51% of tenants in residence to agree to purchase apartments before the conversion can be effective. (Currently 15% of apartments must be sold, and the purchasers may be outside investors.) For market-rate senior citizens and disabled tenants during conversion, evictions are permitted only for good cause, where an unconscionable rent increase does not constitute good cause.

The following table illustrates historical, as well as the current and future allowable increases for rent stabilized apartments. In 2018/2019 the vacancy allowance has been separated between 1-Year and 2-Year lease contracts, at 19% and 20%, respectively. The vacancy allowance has now been repealed with the passing of the 2019 HSTP Act.

HISTORICAL RENT STABILIZATION INCREASES

	1-YEAR LEASE RENEWAL	2-YEAR LEASE RENEWAL	1-YEAR LEASE VACANCY	2-YEAR LEASE VACANCY
10/1/2009 to 9/30/2010	3.00%	6.00%	17.00%	17.00%
10/1/2010 to 9/30/2011	2.25%	4.50%	17.00%	17.00%
10/1/2011 to 9/30/2012	3.75%	7.25%	17.00%	17.00%
10/1/2012 to 9/30/2013	2.00%	4.00%	17.00%	17.00%
10/1/2013 to 9/30/2014	4.00%	7.75%	16.25%	20.00%
10/1/2014 to 9/30/2015	1.00%	2.75%	18.25%	20.00%
10/1/2015 to 9/30/2016	0.00%	2.00%	18.00%	20.00%
10/1/2016 to 9/30/2017	0.00%	2.00%	18.00%	20.00%
10/1/2017 to 9/30/2018	1.25%	2.00%	19.25%	20.00%
10/1/2018 to 9/30/2019	1.50%	2.50%	19.00%	20.00%
10/1/2019 to 9/30/2020	1.50%	2.50%	-	-
10/1/2020 to 9/30/2021	0.00%	1.00%	-	-
10/1/2021 to 9/30/2022	0.75%	2.50%	-	-
10/1/2022 to 9/30/2023	3.25%	5.00%	-	-
10/1/2023 to 9/30/2024	3.00%	6.04%	-	-
10/1/2024 to 9/30/2025	2.75%	5.25%	-	-

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On June 17, 2024, the NYC Rent Guidelines Board approved rent increases for rent stabilized apartments in New York City after vote. For one-year leases commencing on or after October 1, 2024, and on or before September 30, 2025, the Board approved 2.75% increases., For a two-year lease, the Board approved 5.25%.

Conclusion

The impact from the HSTP Act has had widespread impacts on the multifamily market in New York City, which is reflected in a slowdown in multi-family transactions after June 2019.

NEW YORK METRO APARTMENT MARKET

The following is an analysis of supply/demand trends in the New York Metro Apartment Market using information provided by REIS, widely recognized as a credible source for tracking market statistics. ***We note that this market data includes Manhattan, Queens, Brooklyn, and the Bronx.*** The table below presents historical data for key market indicators.

NEW YORK METRO HISTORICAL STATISTICS (LAST TEN YEARS)

PERIOD	SUPPLY	ADDED SUPPLY	NET ABSORPTION	VACANCY	ASKING RENT	ACTUAL RENT	Δ HSLDS
2015	422,944 Units	4,094 Units	5,337 Units	2.9%	$3,107/Unit	$3,057/Unit	1.4%
2016	432,175 Units	9,231 Units	8,697 Units	3.0%	$3,113/Unit	$3,031/Unit	1.0%
2017	445,689 Units	13,514 Units	6,844 Units	4.4%	$3,212/Unit	$3,067/Unit	0.6%
2018	457,874 Units	12,185 Units	14,582 Units	3.7%	$3,328/Unit	$3,170/Unit	0.5%
2019	465,326 Units	7,452 Units	7,994 Units	3.6%	$3,427/Unit	$3,275/Unit	(1.0%)
2020	471,191 Units	5,865 Units	1,781 Units	4.4%	$3,089/Unit	$2,940/Unit	(3.6%)
2021	475,546 Units	4,355 Units	8,185 Units	3.5%	$3,627/Unit	$3,458/Unit	(2.0%)
2022	483,526 Units	7,980 Units	9,587 Units	3.1%	$4,065/Unit	$3,886/Unit	1.4%
2023	494,127 Units	10,601 Units	10,732 Units	3.0%	$4,174/Unit	$3,970/Unit	(0.1%)
2024	504,787 Units	10,660 Units	10,077 Units	3.1%	$4,236/Unit	$4,049/Unit	0.2%
CAGR	**1.78%**	-	-	-	**3.15%**	**2.85%**	**(0.31%)**

Source: REIS®

The following table summarizes the trailing four quarter performance of the New York Metro market.

NEW YORK METRO TRAILING FOUR QUARTER PERFORMANCE

PERIOD	SUPPLY	ADDED SUPPLY	NET ABSORPTION	VACANCY	ASKING RENT	ACTUAL RENT	Δ HSLDS
2024 Q1	495,982 Units	1,855 Units	2,046 Units	3.0%	$4,186/Unit	$3,988/Unit	0.0%
2024 Q2	497,290 Units	1,308 Units	1,835 Units	2.9%	$4,230/Unit	$4,037/Unit	0.0%
2024 Q3	501,175 Units	3,885 Units	3,239 Units	3.0%	$4,247/Unit	$4,055/Unit	0.1%
2024 Q4	504,787 Units	3,612 Units	2,957 Units	3.1%	$4,236/Unit	$4,049/Unit	0.1%

Source: REIS®

As of Q4 2024 the New York Metro market has a total apartment inventory of 504,787 units with 15,648 units vacant indicating a current vacancy rate of 3.1%. There was 3,612 units completed last quarter, whereas there were 10,660 units added in the last year.

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Key supply/demand statistics for the most recent quarter, last year and historical averages are summarized below.

NEW YORK METRO MARKET TREND ANALYSIS			
	Q4 2024	2024	AVG LAST 10
Total Units	504,787	504,787	465,319
Vacant Units	15,648	15,648	16,147
Market Vacancy	3.1%	3.1%	3.5%
Construction Grow th Rate	0.7%	2.1%	1.8%
Absorption Rate	0.6%	2.0%	1.7%
Average Asking Rent/Unit	$4,236	$4,236	$3,538
Average Actual Rent/Unit	$4,049	$4,049	$3,390
Asking vs Attained	95.6%	95.6%	95.8%
Effective Concessions	4.4%	4.4%	4.2%

Source: REIS®

Vacancy

The Q4 2024 vacancy rate (3.1%) is consistent with last year (3.1%) and consistent with the average vacancy over the past ten years (3.5%). The historic vacancy trend indicates stable long-term demand for apartment units in the New York Metro market. The most recent vacancy trends demonstrate similar market conditions in comparison to the historic trend and suggest continued stability moving forward.

New York Metro Market Conclusion

Based on the preceding analysis, the New York Metro apartment market demonstrates sound fundamentals. Analysis of supply and demand trends indicate the market is currently stable with no evidence to prove this will change any time soon. There are no observed weaknesses of the market that stand out.

MANHATTAN RESIDENTIAL MARKET ANALYSIS

As the midpoint of 2025 approaches, New York's apartment market continues to thrive, driven by strong tenant demand and constrained new supply.

By most metrics, New York is outperforming the broader U.S. apartment market. As of the end of Q1 2025, the vacancy rate for Manhattan was 2.43%.

MANHATTAN VACANCY						
Period	12/31/2022	3/30/2023	12/31/2023	3/30/2024	12/31/2024	3/30/2025
Vacancy Rate	2.69%	2.54%	3.42%	2.42%	2.93%	2.43%

Source: Douglas Elliman

As noted in the previous table, vacancy rates are typically lower than the prior quarter. This suggests that an average vacancy rate of 3.0% is appropriate for Manhattan.

Sustained renter demand has helped keep vacancy rates low.

This tight market environment has supported above-average rent growth. At the end of the first quarter, annual rent growth in Manhattan measured 0.55% over the prior quarter.

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MANHATTAN AVERAGE RENT PSF						
Period	**12/31/2022**	**3/30/2023**	**12/31/2023**	**3/30/2024**	**12/31/2024**	**3/30/2025**
Average Rent PSF	$82.14	$79.43	$85.37	$83.03	$88.51	$89.00
Annual % Change (Q4 to Q4)	N/A		3.93%		3.68%	
Quarterly % Change Q4 to Q3)		-3.30%		-2.74%		0.55%

Source: Douglas Elliman

The change from year-end 2024 to Q1 2025 is 0.55% which equates to an annualized rate of 1.66%. It is noted that the rent increase from Q4 2024 to Q1 2025 is the strongest during this period over the past three years as in 2023, the rents declined by 3.30% and in 2024, the rents declined by 3.30%. As such, Manhattan rents are expected to continue strong growth through the rest of 2025.

UPPER EAST SIDE APARTMENT SUBMARKET OVERVIEW

The following is an analysis of supply/demand trends in the Upper East Side Apartment Submarket using information provided by CoStar. The table below presents historical data for key market indicators.

UPPER EAST SIDE HISTORICAL STATISTICS (LAST TEN YEARS)					
PERIOD	**SUPPLY**	**ADDED SUPPLY**	**NET ABSORPTION**	**VACANCY**	**ASKING RENT**
2015	34,766 Units	0 Units	(72) Units	1.4%	$4,220/Unit
2016	35,067 Units	301 Units	(18) Units	2.3%	$4,227/Unit
2017	35,067 Units	0 Units	(239) Units	3.0%	$4,293/Unit
2018	35,067 Units	0 Units	69 Units	2.8%	$4,352/Unit
2019	35,123 Units	56 Units	(1) Units	3.0%	$4,434/Unit
2020	35,123 Units	0 Units	178 Units	2.5%	$3,922/Unit
2021	35,228 Units	105 Units	84 Units	2.5%	$4,366/Unit
2022	35,228 Units	0 Units	(52) Units	2.7%	$5,100/Unit
2023	35,228 Units	0 Units	(28) Units	2.7%	$5,283/Unit
2024	35,228 Units	0 Units	46 Units	2.6%	$5,276/Unit
CAGR	**0.1%**	**-**	**-**	**-**	**2.3%**

Source: REIS®

Over the past ten years the Upper East Side apartment submarket was stable where there was balance in prevailing apartment supply/demand conditions. Over this time period the market inventory slightly increased by 1.3%. Further there was slight negative absorption (-0.1% change), moderate increase in the vacancy rate (1.2% change) and considerable increase of the asking average rent (25.0% change).

The following table summarizes the trailing four quarter performance of the Upper East Side submarket.

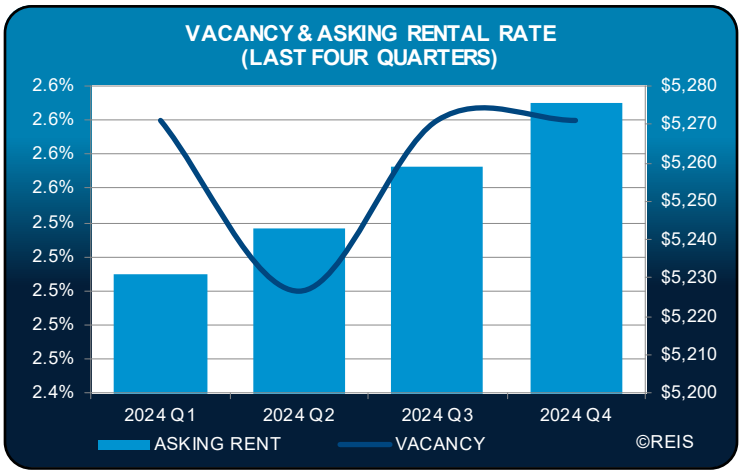
UPPER EAST SIDE TRAILING FOUR QUARTER PERFORMANCE					
PERIOD	**SUPPLY**	**ADDED SUPPLY**	**NET ABSORPTION**	**VACANCY**	**ASKING RENT**
2024 Q1	35,228 Units	0 Units	36 Units	2.6%	$5,231/Unit
2024 Q2	35,228 Units	0 Units	31 Units	2.5%	$5,243/Unit
2024 Q3	35,228 Units	0 Units	(10) Units	2.6%	$5,259/Unit
2024 Q4	35,228 Units	0 Units	(11) Units	2.6%	$5,276/Unit

Source: REIS®

As of Q4 2024 the Upper East Side submarket has a total apartment inventory of 35,228 units with 916 units vacant indicating a current vacancy rate of 2.6%. There was no additional inventory delivered last quarter, nor were there any new deliveries in the last year.

Over the past four quarters the Upper East Side apartment submarket has experienced no growth of supply. There was also positive net absorption, stability in vacancy rates and nominal increase of asking rent in the marketplace.

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Key supply/demand statistics for the most recent quarter, last year and historical averages are summarized below.

UPPER EAST SIDE MARKET TREND ANALYSIS

	Q4 2024	2024	AVG LAST 10
Total Units	35,228	35,228	35,113
Vacant Units	916	916	895
Market Vacancy	2.6%	2.6%	2.6%
Construction Grow th Rate	0.0%	0.0%	0.1%
Absorption Rate	(0.0%)	0.1%	(0.0%)
Average Asking Rent/Unit	$5,276	$5,276	$4,547

Source: REIS®

Vacancy

The Q4 2024 vacancy rate (2.6%) is consistent with last year (2.6%) and consistent with the average vacancy over the past ten years (2.6%). The historic vacancy trend indicates stable long-term demand for apartment units in the Upper East Side submarket. The most recent vacancy trends demonstrate similar market conditions in comparison to the historic trend and suggest continued stability moving forward.

Upper East Side Submarket Conclusion

Based on the preceding analysis, the Upper East Side apartment submarket demonstrates sound fundamentals. Analysis of supply and demand trends indicate the submarket is currently stable with no evidence to prove this will change any time soon. There are no observed weaknesses of the submarket that stand out.

COLLIERS 3Q 2024 MANHATTAN OFFICE MARKET REPORT

The following was sourced from Colliers International 3Q 2024 Manhattan Office Market Report.

Manhattan's leasing volume increased modestly, quarter over quarter. Meanwhile, availability tightened with positive absorption but lower pricing.

At 6.1%, New York City's August 2024 unemployment rate was notably higher than the 4.9% rate three months earlier and increased by 0.5 pp (percentage points), year over year.1 The rate also expanded by 0.8 pp since August 2022. However, New York City's 2.4% annual private sector job growth surpassed the growth nationally (at 1.4%) and at the state level (at 1.8%).

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Manhattan Market Indicators			
	Q3 2023	Q2 2024	Q3 2024
Availability Rate	17.9%	17.9%	**17.3%**
Average Asking Rent ($/SF/YR)	$75.28	$74.26	**$74.07**
Leasing Activity (SF)	6,501,441	8,174,469	**8,631,175**
Net Absorption (SF)	(525,370)	1,126,301	**3,554,808**

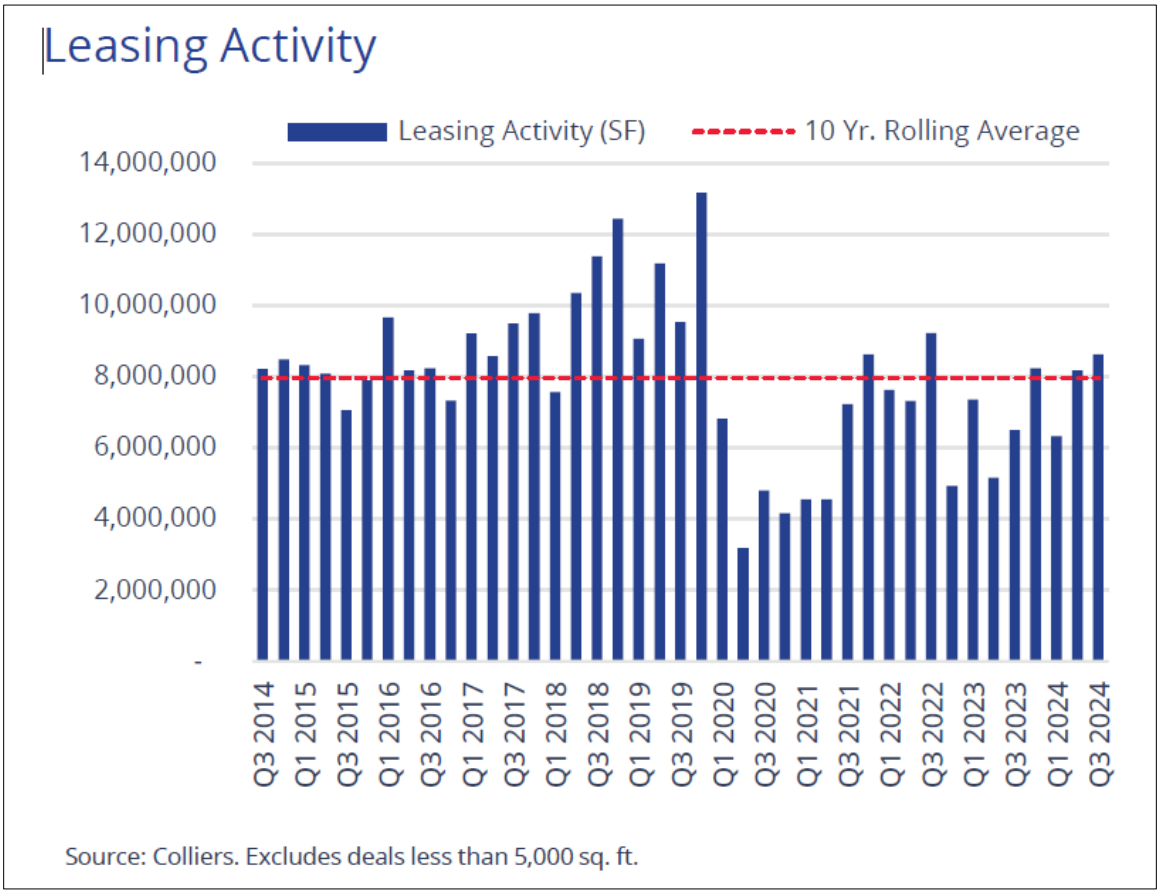
Quarterly leasing higher by 5.6%.

Manhattan office leasing activity grew by a modest 5.6% since Q2 2024 to 8.63M SF. The Q3 2024 leasing activity – Manhattan's strongest quarterly volume in two years – was 26.4% above the five-year rolling quarterly average (6.83M SF) and was 8.4% above the ten-year average (7.96M SF). Additionally, leasing volume during the first three quarters of 2024 totaled 23.14M SF, a 21.7% increase compared to the same period in 2023. If demand continues at the same pace for the remainder of the year, full-year leasing in 2024 would outpace 2023's yearly volume by 13.2% and would surpass the 29.11M SF leased in 2022. However, demand would still fall almost 30.0% below 2019 activity (42.97M SF).

The largest transactions during the quarter included the 1.06M SF Blackstone extension and expansion at 345 Park Avenue (Manhattan's largest lease since 2019), the 373,000-sq.-ft. renewal by Christie's at 20 Rockefeller Plaza, 10 Rockefeller Plaza and 1230 Avenue of the Americas, and Willkie Farr & Gallagher's 316,000-sq.-ft. renewal and expansion at 787 Seventh Avenue. Additionally, Manhattan's Class A product captured 69.0% of the total leasing volume. Although a smaller share compared to 76.2% during the prior quarter, this segment of demand still outperformed relative to Class A's 64.8% segment of the total Manhattan inventory.

Manhattan's FIRE (financial services, insurance and real estate) sector led leasing by industry during the quarter with a 46% share of activity. At 16%, the TAMI (technology, advertising, media and information services) industry had the second-largest segment of leasing by industry while the professional services industry had the third-largest, at 13%.

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Asking rent was 6.8% below March 2020 average

Manhattan's asking rent average decreased by 0.3% during Q3 2024 to $74.07/SF and the asking rent average was cut for the fifth consecutive quarter. The asking rent average was also lower in Midtown ($78.56/SF) and Downtown ($56.91/SF) while slightly increasing in Midtown South ($79.87/SF) since Q2 2024. On top of this, Manhattan's asking rent average was reduced by 1.6%, year over year, and was 6.8% below the March 2020 average of $79.47/SF.

The quarterly asking rent average was lower in 10 of Manhattan's 18 submarkets while 14 submarkets recorded cuts to pricing since Q3 2023. However, Hudson Yards/ Manhattan West ($133.52/SF), Greenwich Village ($109.80/SF) and Chelsea ($78.55/SF) ended the quarter with asking rents above their respective Q1 2020 pre-pandemic averages.

The U.N. Plaza's 7.3% quarterly decrease to $63.25/SF was the sharpest pricing drop in Manhattan during the quarter and was U.N. Plaza's lowest asking rent average since 2017. This was mostly caused by lower-repricing of available spaces within this boutique submarket.

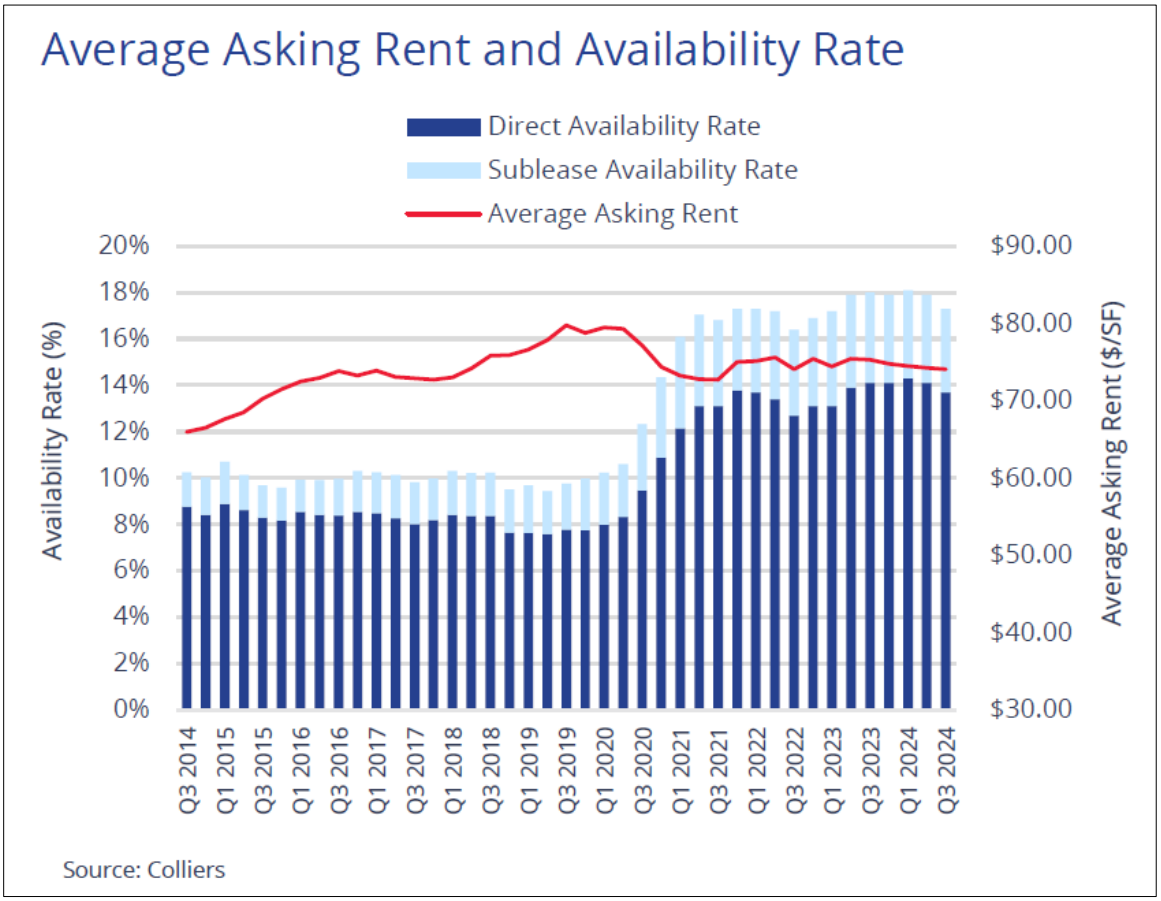
The Soho submarket's asking rent grew by 3.4% to $80.40/SF. This was the biggest percentage point gain in Manhattan during the quarter after 50,000-99,999-sq.-ft. blocks of above-average priced space were listed at 530 Broadway and 575 Broadway.

The average sublet asking rent ($56.58/SF) was lower by 0.5% since Q2 2024. Meanwhile, the direct asking rent average ($78.50/SF) was reduced by 0.4%, quarter over quarter. The average asking rent in Class A product ($80.50/SF) increased by 0.1% since June 2024 while the average in Class B product ($65.67/SF) was cut by 1.6%. Yet, the Class C inventory ($48.90/SF) was 0.9% higher.

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The year-to-date 2024 weighted average rental abatement period for new deals and expansions was 13.9 months, compared to 15.4 months as the full-year average in 2023. Additionally, the year-to-date average tenant improvement allowance for new deals and expansions ($137.33/SF) was 0.7% below the full-year 2023 average of $138.34/SF.

The year-to-date average abatement period for renewals increased slightly to 12.1 months, compared to 11.9 months in full-year 2023. Furthermore, the year-to-date allowance for renewals ($94.89/SF) was 4.4% decrease from the full-year 2023 average ($99.24/SF).



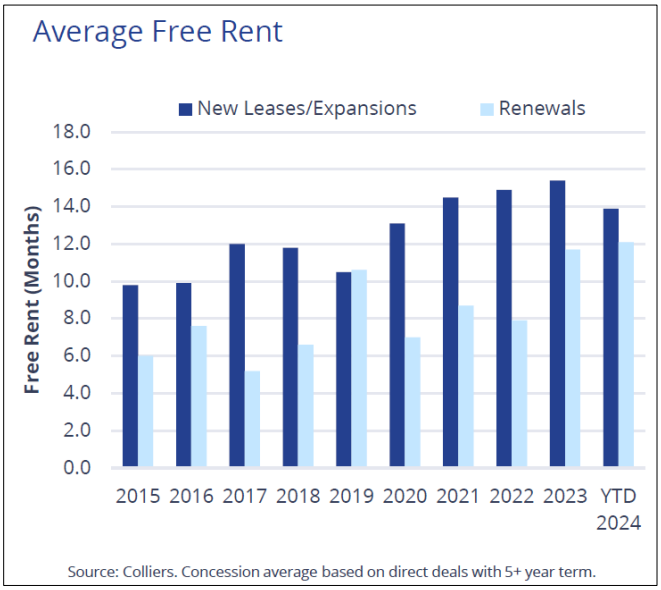
Available supply grew 72.9% since March 2020

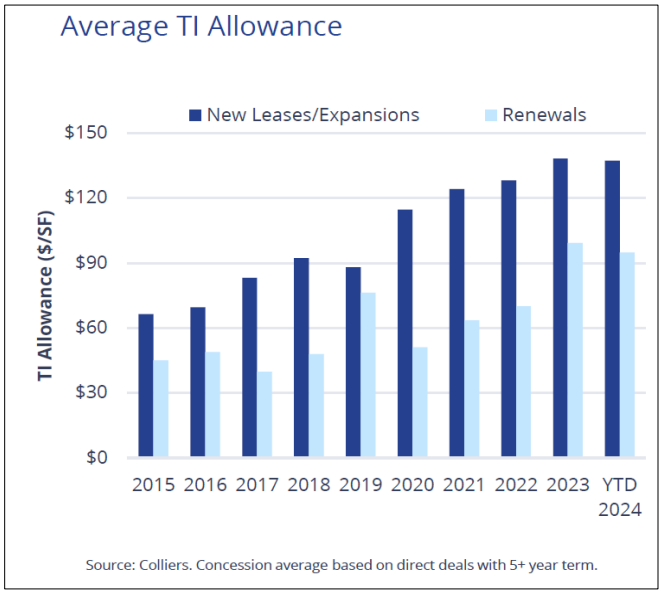
The Manhattan office market ended Q3 2024 with an availability rate of 17.3% – the tightest rate in 18 months – and was lower by 0.6 pp since the prior quarter. This was also the sharpest quarterly cut in availability since Q3 2022. Although Manhattan's available supply increased by 72.9% since March 2020 to 93.10M SF, it was considerably less than the 96.88M SF of availability one year ago. In addition, the availability rate was lower or unchanged across 13 of Manhattan's 18 submarkets, more so than the 10 submarkets that recorded decreases during the previous quarter.

Manhattan's sublet availability was lower during the quarter with a net decrease of 1.11M SF. Even as Manhattan's sublet inventory recorded a 62.3% gain since March 2020 to 19.32M SF, the sublet availability tightened by 7.3% since September 2023.

There were 33 Manhattan listings with over 250,000 sq. ft. of contiguous space, down from 36 during Q2 2024 but more than double the 15 listings during Q1 2020. Pricing for these large blocks decreased 0.7% since June 2024 to $93.28/SF, a 25.9% premium to the market average, compared to 26.5% in Q2 2024.

Manhattan's quarterly net absorption was positive 3.55M SF and was the strongest quarterly positive absorption in two years. Likewise, net absorption since September 2023 was positive 3.78M SF and was a reversal from the negative 8.27M SF during the prior year. Though net absorption since March 2020 totaled negative 39.25M SF, more than 90.0% of the negative absorption was isolated to the 18-month period ending September 2021.





Top Five Lease Transactions of Q3 2024

Tenant	Address	Size (SF)	Transaction Type
Blackstone	345 Park Avenue	1,061,000	Extension / Expansion
Christie's	20 Rockefeller Plaza 10 Rockefeller Plaza 1230 Avenue of the Americas	373,212	Renewal
Willkie Farr & Gallagher	787 Seventh Avenue	315,635	Renewal / Expansion
Ares Management	245 Park Avenue	307,336	Renewal / Expansion
Google	85 Tenth Avenue	297,000	Renewal

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Q3 2024 Manhattan Office Market Overview

Submarket	Inventory (SF)	Overall Availability Rate	Leasing Activity (SF)	Net Absorption (SF)	Overall Average Asking Rent ($/SF/YR)	Class A Average Asking Rent ($/SF/YR)	Class B Average Asking Rent ($/SF/YR)
Midtown	**241,332,217**	**15.5%**	**5,044,004**	**1,525,083**	**$78.56**	**$83.14**	**$54.88**
Columbus Circle	33,347,424	17.4%	867,353	569,483	$69.29	$71.46	$62.81
Grand Central	56,909,693	15.8%	976,915	318,210	$67.95	$69.20	$60.89
Plaza District	87,645,089	13.9%	2,542,195	254,681	$94.69	$96.81	$58.96
Times Square	59,811,873	17.1%	657,541	386,909	$73.94	$84.19	$47.60
U.N. Plaza	3,618,138	3.9%	-	(4,200)	$63.25	$63.66	$53.75
Midtown South	**191,819,795**	**18.0%**	**2,903,580**	**1,562,595**	**$79.87**	**$102.67**	**$73.18**
Chelsea	43,960,465	18.3%	1,080,614	449,145	$78.55	$107.05	$80.17
Gramercy Park	27,127,806	17.4%	344,988	349,529	$83.07	$99.61	$79.08
Greenwich Village	6,602,333	20.0%	67,278	(85,096)	$109.80	$144.50	$96.39
Hudson Square	14,834,161	19.6%	79,917	104,018	$80.55	$93.64	$74.92
Hudson Yards/ Manhattan West	20,280,248	14.9%	151,744	166,042	$133.52	$137.92	$84.12
Murray Hill	14,112,886	21.8%	192,598	135,056	$63.29	$69.86	$55.61
Penn Plaza/ Garment District	55,370,037	16.9%	902,332	661,805	$62.19	$89.79	$53.46
Soho	9,531,859	21.4%	84,109	(217,904)	$80.40	$80.37	$87.54
Downtown	**106,247,072**	**20.0%**	**683,591**	**467,130**	**$56.91**	**$58.88**	**$50.92**
City Hall	7,407,864	13.5%	20,051	(22,810)	$50.00	$52.91	$47.53
Financial District	42,695,263	24.2%	255,154	499,840	$55.94	$57.42	$48.00
Insurance District	10,367,134	22.2%	14,633	(228,600)	$54.42	$58.36	$43.22
Tribeca	8,922,537	12.9%	11,254	10,329	$68.29	-	$68.17
World Trade Center	36,854,274	17.5%	382,499	208,371	$58.26	$61.95	$43.18
Manhattan	**539,399,084**	**17.3%**	**8,631,175**	**3,554,808**	**$74.07**	**$80.50**	**$65.67**

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UPPER EAST SIDE OFFICE SUBMARKET OVERVIEW

The following is an analysis of supply/demand trends in the Upper East Side Office submarket using information provided by CoStar. The table below presents historical data for key market indicators.

UPPER EAST SIDE HISTORICAL STATISTICS (LAST TEN YEARS)

PERIOD	SUPPLY	NEW CONSTRUCTION	NET ABSORPTION	VACANCY	ASKING RENT
2015	5,568,879 SF	0 SF	(9,956) SF	1.7%	$72.62/SF
2016	5,544,849 SF	0 SF	(36,033) SF	1.9%	$78.72/SF
2017	5,781,449 SF	236,600 SF	81,437 SF	4.0%	$77.55/SF
2018	5,781,449 SF	0 SF	(26,457) SF	4.8%	$67.20/SF
2019	5,805,478 SF	24,029 SF	116,102 SF	3.8%	$69.73/SF
2020	5,792,978 SF	0 SF	(59,381) SF	3.3%	$82.07/SF
2021	5,792,978 SF	0 SF	(26,835) SF	4.6%	$79.82/SF
2022	5,792,978 SF	0 SF	58,129 SF	4.0%	$58.57/SF
2023	5,799,546 SF	6,568 SF	92,931 SF	2.5%	$54.66/SF
2024	5,789,631 SF	0 SF	(107,909) SF	3.7%	$52.44/SF
CAGR	0.4%	-	-	-	(3.2%)

*Supply numbers based on information which is amended/updated on an on-going basis by Costar.
Source: Costar®

Over the past ten years the Upper East Side Office submarket was stable where there was balance in prevailing Office supply/demand conditions. Over this time period the submarket inventory slightly increased by 4.8%. Further there was slight positive absorption (1.5% change), moderate increase in the vacancy rate (2.0% change) and considerable decrease of the asking average rent (-27.8% change).

Analysis of the data indicates the Upper East Side Office submarket has gone through three distinctive trends over the past ten years.

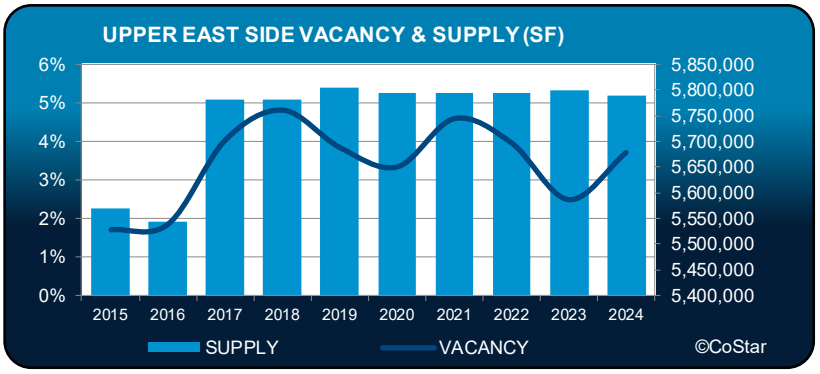
TEN YEAR HISTORICAL TREND ANALYSIS

PERIOD	ADDED SUPPLY	NET ABSORPTION	VACANCY	ASKING RENT
2015-2024	267,197 SF	82,028 SF	1.7%→3.7%	$72.62→$52.44
10 Yrs	*4.8%*	*1.5%*	*2.0%*	*-27.8%*
2015-2018	236,600 SF	8,991 SF	1.7%→4.8%	$72.62→$67.20
4 Yrs	*4.2%*	*0.2%*	*3.1%*	*-7.5%*
2019-2021	24,029 SF	29,886 SF	3.8%→4.6%	$69.73→$79.82
3 Yrs	*0.4%*	*0.5%*	*0.8%*	*14.5%*
2022-2024	6,568 SF	43,151 SF	4.0%→3.7%	$58.57→$52.44
3 Yrs	*0.1%*	*0.7%*	*-0.3%*	*-10.5%*

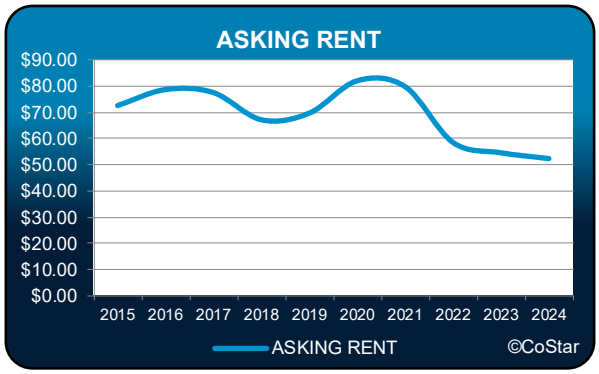
The four year period from 2015 to 2018 was highlighted with significantly increased supply, slight positive absorption, increase of vacancy rates and considerable decrease of asking rent in the submarket. The next three year period from 2019 to 2021 featured slightly increased supply, slight positive absorption, moderate increase of vacancy rates and considerable increase of asking rent levels. The most recent three year period from 2022 to 2024 featured slightly increased supply, slight positive absorption, moderate decrease of vacancy rates and considerable decrease of asking rent levels.

Over the past ten years the submarket had a compound annual growth rate (CAGR) of 0.4% per year. Vacancy has ranged from 1.7% to 4.8% with an average of 3.4%. Vacancy increased from 1.7% in 2015 to 4.8% in 2018, increased from 3.8% in 2019 to 4.6% in 2021 and decreased from 4.0% in 2022 to 3.7% in 2024.

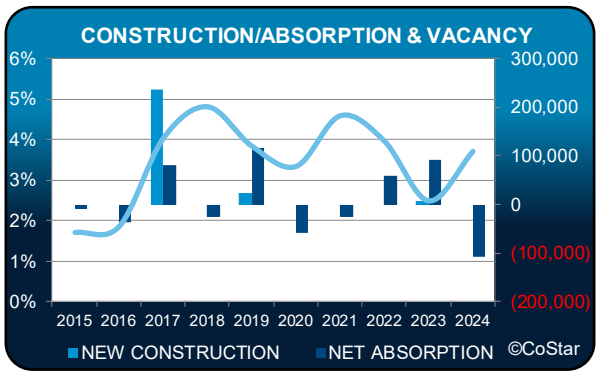
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Over the past ten years asking rent has experienced a CAGR of -3.2%. Asking rent hit a low of $52.44/SF in 2024 and a high in 2020 at $82.07/SF.



In the past ten years a total of 267,197 SF were added to the supply with 82,028 SF of net absorption achieved during the same period.



The following table summarizes the trailing four quarter performance of the Upper East Side submarket.

UPPER EAST SIDE TRAILING FOUR QUARTER PERFORMANCE

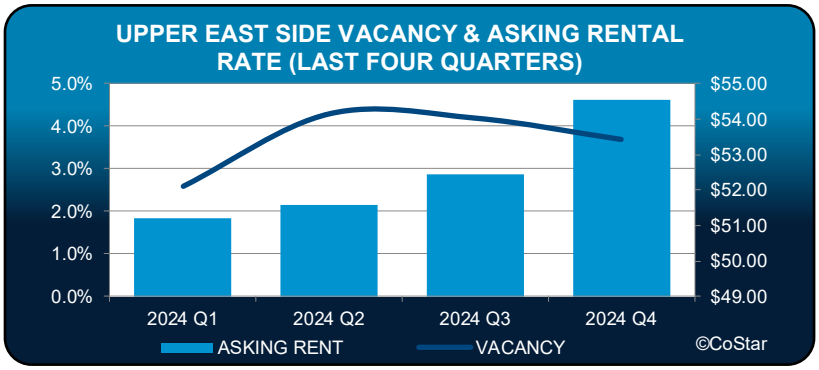
PERIOD	SUPPLY	NEW CONSTRUCTION	NET ABSORPTION	VACANCY	ASKING RENT
2024 Q1	5,799,546 SF	0 SF	(35,534) SF	2.6%	$51.21/SF
2024 Q2	5,799,546 SF	0 SF	(95,720) SF	4.3%	$51.58/SF
2024 Q3	5,789,631 SF	0 SF	(6,591) SF	4.2%	$52.43/SF
2024 Q4	5,789,631 SF	0 SF	29,936 SF	3.7%	$54.54/SF

Source: Costar®

As of Q4 2024 the Upper East Side submarket has a total Office inventory of 5,789,631 SF with 213,293 SF vacant indicating a current vacancy rate of 3.7%. There was no additional inventory delivered last quarter, nor were there any new deliveries in the last year.

Over the past four quarters the Upper East Side office submarket has experienced no growth of supply. There was also negative net absorption, increase in vacancy rates and increase of asking rent in the marketplace.

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Key supply/demand statistics for the most recent quarter, last year and historical averages are summarized below.

UPPER EAST SIDE MARKET TREND ANALYSIS

	Q4 2024	2024	Last 10
Total SF	5,789,631	5,789,631	5,745,022
Vacant SF	213,293	214,216	196,767
Market Vacancy	3.7%	3.7%	3.4%
Construction Growth Rate	0.0%	0.0%	0.4%
Absorption Rate	0.5%	(1.9%)	0.1%
Average Asking Rent/SF	$54.54	$52.44	$69.34

Source: Costar®

Vacancy

The Q4 2024 vacancy rate (3.7%) is consistent with last year (3.7%) and consistent with the average vacancy over the past ten years (3.4%). The historic vacancy trend indicates stable long-term demand for office space in the Upper East Side submarket. The most recent vacancy trends demonstrate similar market conditions in comparison to the historic trend and suggest continued stability moving forward.

Supply

There was no new inventory added during Q4 2024, nor were there any new deliveries in the last year. As summarized in the table below, there are 2 Office projects under construction in the Upper East Side Office submarket totaling 635,000 SF that represent 9.9% of supply that will be added in the near term. Based on this evidence it appears that supply side issues do not represent a threat to the stability of supply/demand conditions in the market.

UPPER EAST SIDE OFFICE CONSTRUCTION ACTIVITY SUMMARY

STATUS	NO. OF PROJECTS	SIZE (SF)	% OF SUPPLY
Under Construction	2	635,000	9.9%

Source: Costar®

Absorption

During Q4 2024 net absorption was 0.5% and net absorption was -1.9% over the last year. The Upper East Side office market has established an overall trend of stable absorption (0.1%) over the past ten years. The historic absorption trend indicates stable long-term demand for office space in the Upper East Side submarket. The most recent absorption trends demonstrate similar market conditions in comparison to the historic trend and suggest continued stability moving forward.

Upper East Side Submarket Conclusion

Based on the preceding analysis, the Upper East Side Office submarket demonstrates sound fundamentals. Analysis of supply and demand factors indicate the market is currently stable with no evidence to prove this will change any time soon. The greatest strength of the submarket appears to be its low vacancy rates. There are no observed weaknesses of the submarket that stand out.

BROKER / MARKET PARTICIPANT INTERVIEWS

Interviews with brokers and other market participants were conducted to put previously discussed trends and data into better context of what is really occurring in the marketplace.

SALES PERSPECTIVE INTERVIEW	
Name	Eric Toddy
Company	Colliers International
Location	New York, NY
Survey Date	1Q 25
Survey Property Profile	Trophy Multifamily

According to Eric Toddy, sale transactions have been steady over the past six months for the subject property type, with most activity being seen from national and foreign buyers. The market participant reported that large quality investments opportunities are currently in greatest demand. Currently capitalization rates for stabilized assets range from 4.00% to 5.00%, with an average of 4.25%-4.5%. Eric Toddy indicated that given the lack of similar quality investments on the market as well as the drop in developments in New York City due to the loss of the 421a tax exemption, a property like the subject would generate relatively low overall capitalization rates. Foreign buyers continue to command a large portion of the buyer pool and are specifically seeking trophy properties like the subject. These buyers often view New York City real estate as a safe and attractive asset, particularly for asset diversification strategies.

TRANSACTION TRENDS

Sales Volume

There has been a low inventory of multi-family sales on a national basis as the commercial real estate market has been impacted by rising interest rates. Buyers are cautious, while sellers of turnkey properties are holding onto their inventory. The highest transaction activity is seen in smaller properties that are excluded from rent regulations, as well as properties that are viewed as having a value upside.

The volume of sale transactions for similar assets has been Low over the past six months within the region. This assertion is supported by the comparable sales that were researched for backup support of the value methodology used for this assignment. These sales are somewhat recent transactions, which provides support for the reported market sales activity. Sales volume is directly impacted by the activity levels of sellers and buyers of this property type.

The following was obtained from the Manhattan 2024 Year-End Commercial Real Estate Trends, published by Ariel Property Advisors:

The Manhattan commercial real estate market experienced a robust rebound in 2024, reflecting renewed investor and developer confidence. With $15.75 billion in spending, 378 transactions, and 512 properties traded, Manhattan reaffirmed its dominance across NYC boroughs. Moreover, 2H'24 was the best performing half since 1H'22.

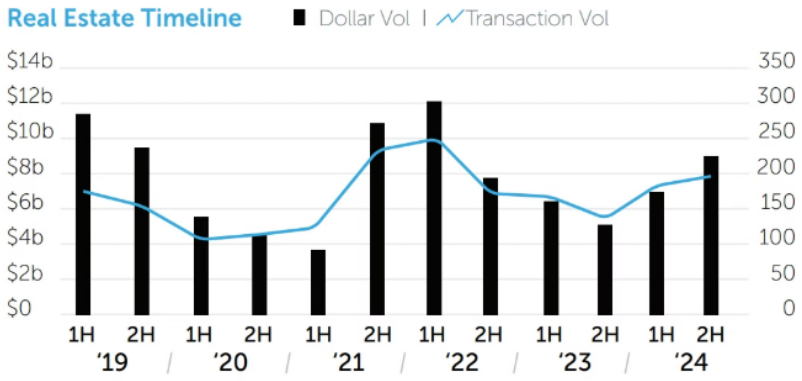
Multifamily assets remained strong, contributing 22% to total spending with an 11% year-over-year growth, driven by demand for high-quality residential properties, including renewed interest in rent-stabilized assets.

Development assets surged with a 121% jump in dollar volume ($3.22 billion). Optimism was fueled by the new tax incentive programs and the legislation to aid office conversions to residential.

The office sector showed recovery signs, with a 74% spending increase over 2023, capturing 32% of total investment dollars. While owner-users were active buyers, developers targeted office-to-residential conversion opportunities.

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These trends collectively signaled a revitalized market and set the stage for continued momentum in 2025.



Dollar Volume Comparison

Product Type	2024	2024 VS 2023	2023	2024 VS 2022	2022
Multifamily	$3,443.20M	11%	$3,108.01M	-54%	$7,530.32M
MF-MU 10+ resi units	$2,865.36M	8%	$2,642.34M	-58%	$6,844.82M
MF-MU 6-9 resi units	$189.06M	6%	$178.32M	-36%	$296.74M
MF-MU Small	$388.78M	35%	$287.35M	0%	$388.76M
Retail	$2,228.50M	46%	$1,525.16M	64%	$1,357.38M
Ind / WH / Sto*	$4.70M	-88%	$38.38M	-98%	$203.60M
Development	$3,215.69M	121%	$1,456.96M	25%	$2,566.92M
Office	$5,111.54M	74%	$2,934.38M	-25%	$6,807.13M
Hotel	$1,465.49M	-18%	$1,786.42M	33%	$1,100.32M
Special Purpose	$279.26M	-48%	$536.97M	-38%	$449.69M
GRAND TOTAL	**$15,748.39M**	38%	**$11,386.26M**	-21%	**$20,015.35M**

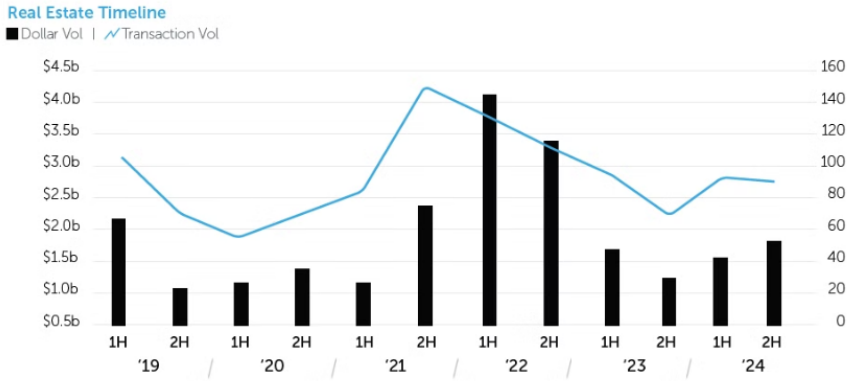
*Ind / Wh / Sto: Industrial / Warehouse / Self Storage

Of the total $3.4 billion spent on multifamily assets within Manhattan, 83% represented multifamily buildings with more than 10 units, reflecting a consistent investor appetite seen over the past two years. A deeper analysis shows that predominantly free-market assets accounted for 76% of the dollar volume and 73% of the transaction volume, a decline from 79% and 84%, respectively, in 2023. Pricing also increased slightly for properties with less than 25% rent-stabilized units. Interest in rent-stabilized assets also increased supported by 24% of transaction volume in 2024, up from just 12% in 2023 - further indicating a market characterized by more distressed sales.

The most notable transaction of the year was 20 Exchange Place, a 57-story luxury Art Deco skyscraper in the Financial District, which sold for $370 million. The property, comprising 767 units, was purchased by Dermot Company from DTH Capital. Initially converted to apartments over 20 years ago, the deal priced at $480,000 per unit, making it the second-highest per-unit transaction of the year. The highest per-unit sale occurred earlier in the year at 200 West 67th Street in Lincoln Square, where the 310-unit tower traded for $850,000 per unit.

Pricing per square foot mid-year 2024 showed a downward trend, dropping 15%, but the year-end average reflected a more modest 6% decline compared to 2023. Cap rates continued to rise, averaging 6.23% versus 5.24% in 2023, contributing to reduced property values as interest rates remained steady for most of the year.

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Property Value Metrics - Multifamily*

Year	2018	2019	2020	2021	2022	2023	2024
$/SF	$891	$940	$647	$660	$712	$722	$679
$/Unit	$693,251	$758,217	$490,607	$452,380	$525,856	$510,046	$441,514
Cap Rate	3.72%	3.98%	4.58%	4.56%	4.36%	5.24%	6.23%
GRM	18.35	16.01	14.25	13.53	13.83	12.31	9.67

*reflects multifamily transactions of 10+ residential units

Seller Activity

Based on research completed on various listing sources including CoStar and Loopnet, properties similar to the subject in terms of pricing and overall investment appeal have general availability, with numerous listings offered within the marketplace. This trend represents the general sentiment of market participants interviewed for this and other assignments.

Most Probable Buyer Profile/Activity

In the open market, the subject property type would command most interest from national and regional buyers that are actively pursuing similar large investment properties. Refining the buyer profile a bit further, specific buyers known to be active for this property type primarily include family trusts, pension funds and REITs. There is currently moderate buyer demand for substitute properties of the subject based on the volume of sale transactions and reports by buyers, sellers and other market participants during confirmation of market transactions. The most probable buyer is a national and regional investor.

Transaction Trends Conclusion

Based on the preceding analysis, there is an established sales market for the subject property. As previously discussed, the velocity of sale transactions has been low over the past six months. Currently there is moderate buyer demand, while there is general availability for this property type on the supply side. Based on these factors, conditions are in equilibrium in regard to negotiating sale terms. One of the greatest observed strengths of this asset type is the particularly sound fundamentals compared to other commercial real estate sectors.

SUBJECT PROPERTY ANALYSIS

This market analysis has examined historical and current supply/demand trends for the subject property type on market and submarket levels. Further, the subject's competitive dataset was profiled and analyzed to gain perspective of supply/demand conditions for properties in direct competition with the subject. Market participant interviews were conducted to provide ground level support of what is really occurring in the marketplace. Next,

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transaction trends were researched and analyzed. The final step will be to draw conclusions from the market data and analyses based on their perceived influence on the subject property.

The subject is a Multifamily (Luxury Class A) asset with a total of 403 units and one office space, as well as a parking garage. There is a private driveway with 24-hour attended gatehouse, as well as 24-hour door attendant and concierge. The entrance abuts a riverside courtyard with reflecting pool. The rooftop health club includes a heated pool, solarium and outdoor sundeck. The fitness center is fully equipped and includes a sauna and locker room. Many apartments have expansive panoramic views of the East River and Brooklyn Skyline. The subject is situated in a strong market location, within proximity to Cornell University Medical College and Rockefeller University, and retail and restaurants on York Avenue. There is also good access in the local area with numerous bus routes, as well as a subway station in proximity to the subject.

Considering these factors, the subject is expected to perform well within the market.

General Vacancy Conclusion

As summarized in the table below this market analysis relied on various published data sources and field research for assessing how supply/demand conditions influence the long-term vacancy estimate of the subject property.

GENERAL VACANCY CONCLUSION

Residential	Source	Q4 2024	LAST YR	AVG LAST 10
New York Metro	REIS	3.1%	3.1%	3.5%
Upper East Side	REIS	2.6%	2.6%	2.6%
Office		**Q4 2024**	**LAST YR**	**AVG LAST 10**
Upper East Side	CoStar	3.7%	3.7%	3.4%
Residential				**2.5%**
Office				**3.5%**

The residential market analysis indicated a vacancy rate of 3.1% and an average vacancy rate of 3.5% over the past 10 years. The submarket level analysis indicated a CoStar vacancy rate of 2.6% and an average vacancy rate of 2.6% over the past 10 years. Based on our analysis of the local market, a general vacancy rate of 2.5% is concluded for the residential income.

The office market analysis indicated a current vacancy rate of 3.7% and an average vacancy rate of 3.4% over the past 10 years. The submarket level analysis indicated a current vacancy rate of 1.4% and an average vacancy rate of 1.0% over the past 10 years. Based on our analysis of the local market, a general vacancy rate of 3.5% is concluded for the office income. A vacancy rate of 3.5% was also applied to the garage income.

Taking the above factors into consideration, as well as the subject's good condition with competitive amenities and all fair market units (not subject to rent regulation), our conclusions are summarized below.

INCOME LOSS

	Residential	Office
Vacancy Rate	2.5%	3.5%
Credit Loss	0.5%	0.5%
TOTAL	**3.0%**	**4.0%**

EXPOSURE TIME & MARKETING PERIOD

Exposure time is defined as "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective

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date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market" (The Dictionary of Real Estate Appraisal, Appraisal Institute, 2015). Reasonable exposure time is impacted by the aggressiveness and effectiveness of a property's exposure to market participants, availability and cost of financing, and demand for similar investments. Exposure time is best established based the recent history of marketing periods for comparable sales, discussions with market participants and information from published surveys.

The following information was taken into consideration to develop estimates of exposure time and marketing period for the subject property:

EXPOSURE TIME & MARKETING PERIOD

SOURCE	QUARTER	RANGE	AVG
PriceWaterhouse Coopers			
National Apartment Market	1Q 25	3.0 to 15.0	6.9

The availability of acquisition financing factors into exposure time. In recent quarters, financing has been available for well-positioned commercial real estate, particularly for stabilized assets. For second tier or marginal properties, financing has been available but subject to more stringent requirements. Based on review of the local capital market, we conclude that adequate financing options would have been available to consummate a sale of the property on the date of value.

Exposure Time Conclusion

The preceding information generally supports an exposure time range from 3 to 15 months for Multifamily properties. The subject property is of good quality and is in good condition. Based on its overall physical and locational characteristics, the subject has above average overall appeal to investors. Considering these factors, a reasonable estimate of exposure time for the subject property is 12 months or less.

Marketing Period Conclusion

Marketing period is very similar to exposure time, but reflects a projected time period to sell the property, rather than a retrospective estimate. We have reviewed open listings and discussed the market with local participants, and given the nature of the subject property, we feel that a time period of 12 months or less is supported for the subject's marketing period.

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INTRODUCTION

The highest and best use of an improved property is defined as that reasonable and most probable use that will support its highest present value. The highest and best use, or most probable use, must be legally permissible, physically possible, financially feasible, and maximally productive. This section develops the highest and best use of the subject property As-Vacant and As-Improved.

AS-VACANT ANALYSIS

Legal Factors

The legal factors that possibly influence the highest and best use of the subject site are discussed in this section. Private restrictions, zoning, building codes, historic district controls, and environmental regulations are considered, if applicable to the subject site. Permitted uses of the subject's Residence / Light Industrial (R10 / M1-4) zoning were listed in the Zoning Analysis section and include Multi-Family Apartments, Retail, Offices and Hotel. The potential use that meets the requirements of the legal permissibility test is mixed-use development.

Physical & Locational Factors

Regarding physical characteristics, the subject site is irregular in shape and has level topography with good access and good exposure. The subject is surrounded by multifamily development and commercial development. Of the outright permitted uses, physical and locational features best support development of a mixed-use multi-family property as market conditions warrant for the site's highest and best use as-vacant.

Feasibility Factors

The financial feasibility of those uses that meet the legal and physical tests discussed is analyzed further in this section. Supply and demand conditions affect the financial feasibility of possible uses. Indicators of feasibility, which typically indicate favorable or non-favorable supply and demand conditions, include construction financing and proposed projects. In recent quarters there has been new multifamily development throughout the subject's market area. This is evidence that new multifamily construction is feasible at this time. Financial feasibility factors generally support immediate development of subject site.

As-Vacant Conclusion

Based on the previous discussion, the subject's highest and best use as-vacant is concluded to be development of a mixed-use multi-family property as market conditions warrant.

AS-IMPROVED ANALYSIS

Legal Factors

The subject property, as-improved, is a multifamily luxury class a project that is zoned Residence / Light Industrial. The legal factors influencing the highest and best use of the property support the subject's use as-improved.

Physical & Locational Factors

The physical and location characteristics of the subject improvements have been previously discussed in this report. In summary, the subject's improvements were constructed in 1986 and have a remaining economic life of 40 years based on our estimate. The project is of good quality construction and in good condition, with adequate service amenities. The subject improvements as-improved are sufficiently supported by site features including its irregular, level topography, good access and good exposure. Further, the subject's location supports the subject improvements as-improved with similar and homogeneous developments present in the subject's immediate market area. Physical and location factors influencing the highest and best use of the property support the subject's use as-improved.

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Alternative Uses & Feasibility Factors

In addition to legal and physical considerations, analysis of the subject property as-improved requires the treatment of two important issues: 1) consideration of alternative uses for the property; and 2) the marketability of the most probable use. The five possible alternative treatments of the property are demolition, expansion, renovation, conversion, and the subject's use as-improved.

- **Demolition** The subject improvements contribute significant value above the current land value. Therefore, demolition is not applicable in this case.
- **Expansion** The subject property comprises approximately 0.842 acres (36,659 SF) and is improved with a luxury class a multifamily development. The subject site does not contain additional site area for expansion. Therefore, expansion of the subject is not considered a viable option.
- **Renovation** The subject property is in good condition. Renovation, in the form of capital expenditures, would not increase the rent levels or value appreciably. For this reason, renovation is not appropriate.
- **Conversion** Conversion is neither appropriate nor applicable to this property.
- **Continued Use "As-Is"** The final option is the continued use of the property "As-Is." This is legal, physically possible, and financially feasible. Therefore, continued use as a multifamily (Luxury Class A) development is considered appropriate.

Among the five alternative uses, the subject's use as-improved is supported to be its Highest and Best Use.

Marketability Factors

As previously indicated in the Market Analysis, the subject property has good marketability. The condition of the property reflects good maintenance and appeal. In general apartment supply/demand conditions and immediate market area trends support viable short and long-term operations of the subject's use as-improved. Based on our analysis of the subject property and investigation of comparable properties in the marketplace, the subject is considered to have excellent overall tenant appeal with a very strong competitive position for attracting and retaining tenants. Based on our analysis of the subject property and investigation of substitute properties in the marketplace, the subject is considered to have excellent overall buyer appeal with a very strong competitive position if the asset was exposed to the open market.

As-Improved Conclusion

Legal, physical, and market considerations have been analyzed to evaluate the highest and best use of the property. This analysis is presented to evaluate the type of use that will generate the greatest level of future benefits possible from the property. Based on the previous discussion, the highest and best use of the subject property as-improved is concluded to be continued use as an office/multi-family property.

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INTRODUCTION

The following presentation of the appraisal process deals directly with the valuation of the subject property. The following paragraphs describe the standard approaches to value that were considered for this analysis.

INCOME APPROACH

The Income Approach is based on the premise that properties are purchased for their income producing potential. It considers both the annual return on the invested principal and the return of the invested principal. This valuation technique entails careful consideration of contract rents currently in place, projected market rents, other income sources, vacancy allowances, and projected expenses associated with the efficient operation and management of the property. The relationship of these income estimates to property value, either as a single stream or a series of projected streams, is the essence of the income approach. The two fundamental methods of this valuation technique include Direct Capitalization and Discounted Cash Flow.

- **Direct Capitalization**
  This method analyzes the relationship of one year's stabilized net operating income to total property value. The stabilized net operating income is capitalized at a rate that implicitly considers expected growth in cash flow and growth in property value over a buyer's investment horizon. The implied value may be adjusted to account for non-stabilized conditions or required capital expenditures to reflect an as is value.

- **Discounted Cash Flow (DCF)**
  The DCF analysis models a property's performance over a buyer's investment horizon from the date of acquisition through the projected sale of the property at the end of the holding period. Net cash flows from property operations and the reversion are discounted at a rate reflective of the property's economic and physical risk profile.

Development of the Income Approach is a specific scope requirement of this assignment. Characteristics specific to the subject property warrant that this valuation technique is developed. The subject is an investment property; therefore, the Income Approach represents the decision making process of knowledgeable buyers and sellers of this property type. The Direct Capitalization method is used in this analysis. Discounted Cash Flow analysis does not contribute substantially to estimating value beyond the direct capitalization method and is not used in this analysis.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based on the principle of substitution, which asserts that no one would pay more for a property than the value of similar properties in the market. This approach analyzes comparable sales by applying transactional and property adjustments in order to bracket the subject property on an appropriate unit value comparison. The sales comparison approach is applicable when sufficient data on recent market transactions is available. Alternatively, this approach may offer limited reliability because many properties have unique characteristics that cannot be accounted for in the adjustment process.

Development of the Sales Comparison Approach is a specific scope requirement of this assignment. Characteristics specific to the subject property warrant that this valuation technique to be developed. Sufficient sales data is available to provide a credible value estimate by the Sales Comparison Approach. Based on this reasoning, the Sales Comparison Approach is presented within this appraisal.

LAND VALUATION

Development land in the subject marketplace is most often valued utilizing the Sales Comparison Approach. Development of the subject site value is a specific scope requirement of this assignment. Characteristics

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specific to the subject property warrant that a site value is developed. Within the Site Valuation section, the subject is valued as one marketable economic site.

COST APPROACH

The Cost Approach is a set of procedures through which a value indication is derived for the fee simple estate by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive or profit; deducting depreciation from the total cost; and adding the estimated land value. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property interest being appraised. For investment properties, this valuation technique is most often relied upon as a test of financial feasibility for proposed construction.

Development of the Cost Approach is not a specific scope requirement of this assignment. Characteristics specific to the subject property do not warrant that this valuation technique is developed. The Cost Approach has limited applicability due to the age of the improvements and lack of market based data to support an estimate of accrued depreciation. Knowledgeable buyers and sellers typically do not rely on this valuation technique for income-producing properties similar to the subject. Based on the preceding information, the Cost Approach will not be presented.

RECONCILIATION OF VALUE CONCLUSIONS

The Income (Direct Capitalization) and Sales Comparison approaches are used to value the subject property, which will be reconciled into the final opinion of market value in the Analysis of Value Conclusions section.

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INTRODUCTION

The Income Approach is based on the premise that properties are purchased for their income producing potential. It considers both the annual return on the invested principal and the return of the invested principal. This valuation technique entails careful consideration of contract rents currently in place, projected market rents, other income sources, vacancy allowances, and projected expenses associated with the efficient operation and management of the property. The relationship of these income estimates to property value, either as a single stream or a series of projected streams, is the essence of the income approach. The three fundamental methods of this valuation technique include Direct Capitalization and Discounted Cash Flow.

As previously discussed within the Valuation Methods section, the Direct Capitalization method is used in this analysis, and Discounted Cash Flow analysis is not developed.

Income Approach Framework

The following identifies the primary sections and order in which the Income Approach is developed.

- Subject Information
- Apartment Rent Analysis
- Commercial Rent Analysis
- Income & Expense Analysis
- Investment Market Analysis
- Direct Capitalization
- Adjustments to Value
- Income Approach Reconciliation

SUBJECT INFORMATION

Current Rent Roll Data - A copy of the rent roll is located in the addenda of this report, dated March 31, 2025. The following table displays the unit statistics of each floor plan based on our analysis of the rent roll.

SUBJECT LEASING INFORMATION

	UNIT SUMMARY			UNITS PERCENT	AVG UNIT	NRA	UNIT % OCC-	ACTUAL RENT PER UNIT	TOTAL	AVG
UNIT TYPE	OCC	VAC	TOT	OF TOTAL	SF	SF	UPIED	AVERAGE	$/MO	$/SF
Studio FM	40	0	40	9.9%	568	22,700	100%	$3,941	$157,660	$6.95
1 BR FM	222	2	224	55.6%	836	187,159	99%	$5,254	$1,166,438	$6.29
2 BR FM	128	1	129	32.0%	1,303	168,110	99%	$8,129	$1,040,560	$6.24
3 BR FM	3	0	3	0.7%	1,787	5,360	100%	$11,458	$34,375	$6.41
4 BR FM	7	0	7	1.7%	2,255	15,785	100%	$15,714	$110,000	$6.97
TOTAL/AVG	**400**	**3**	**403**	**100%**	**990**	**399,114**	**99.3%**	**$6,273**	**$2,509,033**	**$6.33**

The subject has all fair market (unregulated) units. Unit amenities include dishwashers and premium kitchen appliances, and many have waterfront views.

As of our effective date of value, 3 units were vacant. These units may be rented at market rate.

Subject Utility Structure

Tenants are billed directly for their electricity, telephone, cable, and internet usage. The landlord is responsible for water, sewer, heating, and garbage removal, which is included in the tenant's rent.

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ANALYSIS OF RENT COMPARABLES

Unit of Comparison

The analysis is conducted on a rent per month basis, reflecting market behavior. This unit of comparison is predominantly used in this market.

Selection of Comparables

A complete search of the area was conducted in order to find the most comparable complexes in terms of age, appeal, condition, number of units, and amenities. The rent comparables are located in the subject's local area and range from 0.4 to 1.0 miles from the subject site, with an average distance of 0.7 miles. The subject is in good condition with good appeal for the market area considering its vintage. The comparables selected in this analysis are similar properties to the subject property.

Presentation

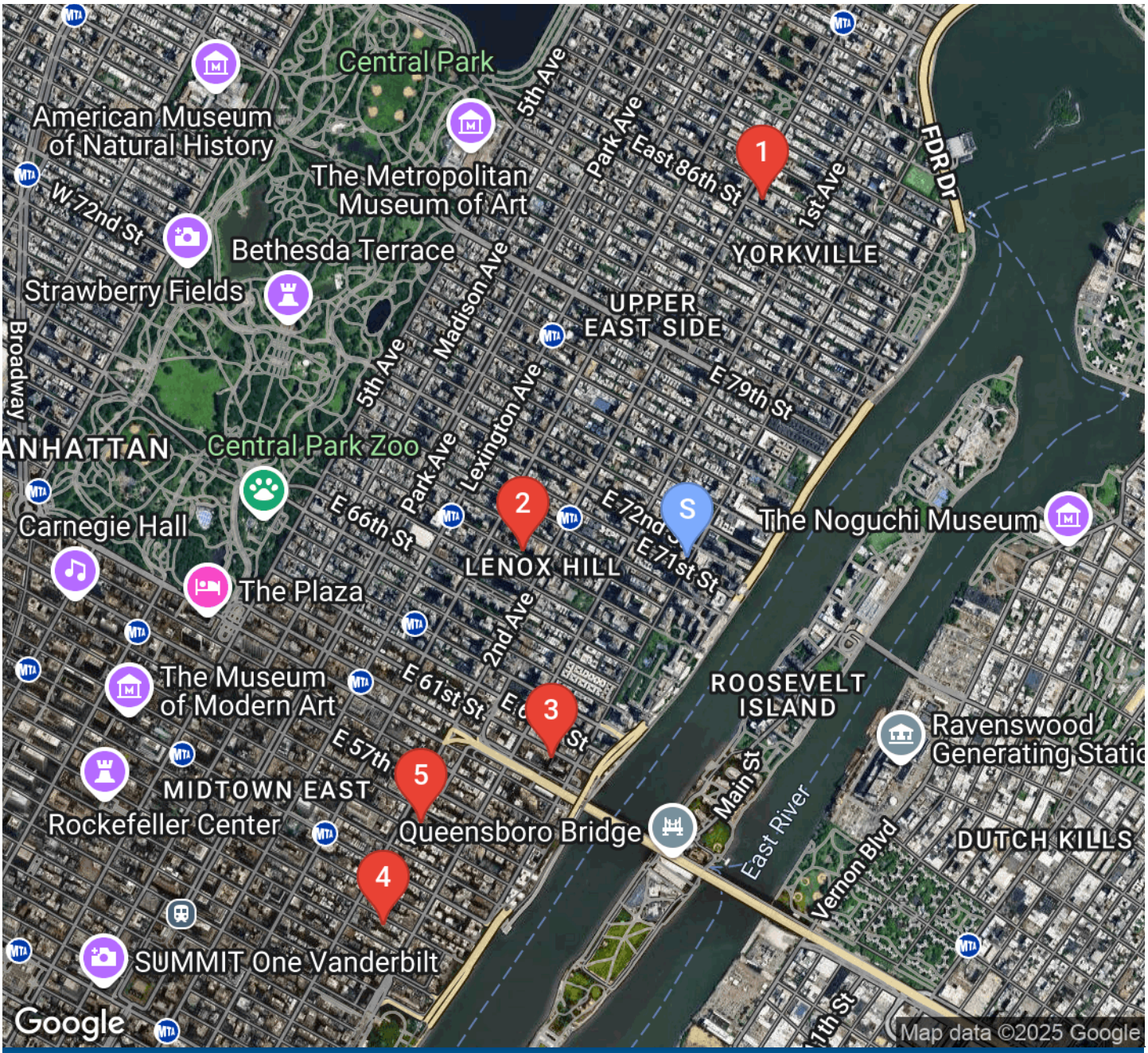
The following presentation summarizes the comparables most similar to the subject property. A Rent Comparable Summation Table, Rent Comparable Location Map, Data Sheets, and analysis of the rent comparables is presented on the following pages.

RENT SUMMATION TABLE

COMPARABLE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5
Name	1 East River Drive	Yorkshire Towers	215 East 68th Street	One Sutton Place North	Stonehenge 51	The Bristol
Address	1 East River Drive	305-315 East 86th Street	215 East 68th Street	420 E 61st St	340 East 51st Street	305 East 55th Street
City	New York	New York	New York	New York	New York	New York
State	NY	NY	NY	NY	NY	NY
Zip	10021	10028	10065	10065	10022	10022
PHYSICAL INFORMATION						
Number of Units	403	692	613	232	114	368
NRA	476,389	757,496	1,201,289	234,306	73,264	320,269
Year Built	1986	1964	1962	2001	1965	2001
Average SF/Unit	990	1,095	1,960	1,010	643	870
RENT INFORMATION						
Rent Type	-	High-Rise	Market Rent	High-Rise	High-Rise	-
$/Unit Average	$6,273	$7,197	$10,356	$6,300	$4,563	$7,586
$/SF Average	$6.33	$6.57	$5.28	$6.24	$7.10	$8.72
Studio $/Unit Avg	$3,941	$4,237	$4,556	$3,767	$3,491	-
1 BD $/Unit Avg	$5,254	$4,984	$4,358	$5,322	$4,584	$5,700
2 BD $/Unit Avg	$8,129	$7,767	$9,030	$7,856	$6,354	$8,221
3 BD $/Unit Avg	$11,458	$8,506	$13,210	$10,079	-	$8,595

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RENT COMPARABLE LOCATION MAP



COMPARABLE KEY

COMP	DISTANCE	NAME	ADDRESS	AVG SF/UNIT	UNITS	BUILT
SUBJECT	-	1 East River Drive	1 East River Drive, New York, NY	990	403	1986
No. 1	0.8 Miles	Yorkshire Towers	305-315 East 86th Street, New York, NY	1,095	692	1964
No. 2	0.4 Miles	215 East 68th Street	215 East 68th Street, New York, NY	1,960	613	1962
No. 3	0.5 Miles	One Sutton Place North	420 E 61st St, New York, NY	1,010	232	2001
No. 4	1.0 Miles	Stonehenge 51	340 East 51st Street, New York, NY	643	114	1965
No. 5	0.8 Miles	The Bristol	305 East 55th Street, New York, NY	870	368	2001

COMPARABLE 1

LOCATION INFORMATION

Name	Yorkshire Towers
Address	305-315 East 86th Street
City, State, Zip Code	New York, NY, 10028
MSA	New York-Northern New Jersey-Long Island

PHYSICAL INFORMATION

Project Design	Mixed Use - Apartment/Commercial
Number of Units	692
Year Built	1964
Net Rentable Area (NRA)	757,496
Average Unit Size (SF)	1,095
Rent Type	High-Rise
Location	Average
Quality	Average
Condition	Average
Project Amenities	Concierge/Doorman, Fitness Center, On-site Manager
Unit Amenities	Balcony/Patio, Cable/Satellite

UTILITIES	INCL. IN RENT	NOT INCL. IN RENT
Electricity		✓
Water	✓	
Hot Water	✓	
Sewer	✓	
Garbage	✓	
Telephone		✓
Gas		✓
Cable/Satellite		✓
High-Speed Internet		✓

UNIT MIX

DESCRIPTION	UNITS	SIZE	AVG RENT
STUDIO / 1 BA	72	812	$4,237
1 BD / 1 BA	170	800	$4,984
2 BD / 2 BA	282	1,110	$7,767
3 BD / 2 BA	140	1,413	$8,506
4 BD / 3 BA	28	1,867	$15,964



YORKSHIRE TOWERS

OCCUPANCY / ABSORPTION

Vacant Units	8
Occupancy Rate	99%

CONFIRMATION

Name	Streeteasy / Costar
Source	Confidential

REMARKS

The property is located in the Yorkville neighborhood of Manhattan. The subject is a mixed residential and commercial building with 21 floors and 698 units; 692 of which are residential. The subject was built in 1964. This represents a 21-story, door-attendant building in the Upper East Side neighborhood of Manhattan. Amenities include a fitness center, swimming pool, and outdoor courtyard. Many units have private balconies or terraces.

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COMPARABLE 2

LOCATION INFORMATION

Name	215 East 68th Street
Address	215 East 68th Street
City, State, Zip Code	New York, NY, 10065
MSA	New York-Northern New Jersey-Long Island,

PHYSICAL INFORMATION

Project Design	High-Rise
Number of Units	613
Year Built	1962
Net Rentable Area (NRA)	1,201,289
Average Unit Size (SF)	1,960
Rent Type	Market Rent
Location	Good
Quality	Good
Condition	Good
Project Amenities	Common Laundry, Concierge/Doorman, Elevators, Fitness Center, Game Room



215 EAST 68TH STREET

OCCUPANCY / ABSORPTION

Vacant Units	6
Occupancy Rate	99%

CONFIRMATION

Name	Confidential
Source	Confidential

UTILITIES	INCL. IN RENT	NOT INCL. IN RENT
Electricity		✓
Water	✓	
Hot Water	✓	
Sew er	✓	
Garbage		✓
Telephone		✓
Gas		✓
Cable/Satellite		✓
High-Speed Internet		✓

UNIT MIX

DESCRIPTION	UNITS	SIZE	AVG RENT
STUDIO / 1 BA	62	700	$4,556
1 BD / 1 BA	66	860	$4,358
2 BD / 2 BA	122	1,638	$9,030
3 BD / 2 BA	243	2,351	$13,210
4 BD / 3 BA	60	2,500	$11,111
5 BD / 4.5 BA	60	3,000	$13,333

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COMPARABLE 3

LOCATION INFORMATION

Name	One Sutton Place North
Address	420 E 61st St
City, State, Zip Code	New York, NY, 10065
MSA	New York-Northern New Jersey-Long Island

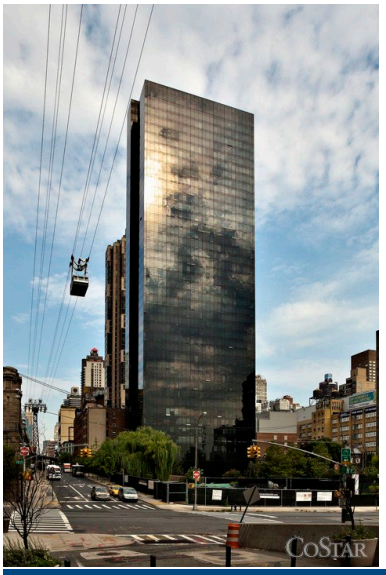
PHYSICAL INFORMATION

Project Design	High-Rise
Number of Units	232
Year Built	2001
Net Rentable Area (NRA)	234,306
Average Unit Size (SF)	1,010
Rent Type	High-Rise
Location	Average
Quality	Average
Condition	Average
Project Amenities	Common Laundry, Elevators, Fitness Center
Unit Amenities	Air Conditioning, Alarm System, Balcony/Patio, Dishwasher, Fireplace, Garbage Disposal, Parking Covered, Parking Garage, Parking Open, Premium Flooring, Storage, Washer/Dryer Hookups, Washer/Dryer In-Unit
Parking	

UTILITIES	INCL. IN RENT	NOT INCL. IN RENT
Electricity		✓
Water		✓
Hot Water		✓
Sewer		✓
Garbage		✓
Telephone		✓
Gas		✓
Cable/Satellite		✓
High-Speed Internet		✓

UNIT MIX

DESCRIPTION	UNITS	SIZE	AVG RENT
STUDIO / 1 BA	37	500	$3,767
1 BD / 1 BA	117	843	$5,322
2 BD / 2 BA	39	1,295	$7,856
3 BD / 2 BA	39	1,711	$10,079



ONE SUTTON PLACE NORTH

OCCUPANCY / ABSORPTION

Vacant Units	10
Occupancy Rate	96%

CONFIRMATION

Name	Confidential
Source	Confidential

REMARKS

Project Design: High-Rise # of Units: 234

COMPARABLE 4

LOCATION INFORMATION

Name	Stonehenge 51
Address	340 East 51st Street
City, State, Zip Code	New York, NY, 10022
MSA	New York-Northern New Jersey-Long Island

PHYSICAL INFORMATION

Project Design	Market Rent
Number of Units	114
Year Built	1965
Net Rentable Area (NRA)	73,264
Average Unit Size (SF)	643
Rent Type	High-Rise
Location	Average
Quality	Average
Condition	Average
Project Amenities	Business Center, Common Laundry, Concierge/Doorman, Fitness Center



STONEHENGE 51

OCCUPANCY / ABSORPTION

Vacant Units	3
Occupancy Rate	97%

CONFIRMATION

Name	Confidential
Source	Confidential

UTILITIES	INCL. IN RENT	NOT INCL. IN RENT
Electricity		✓
Water		✓
Hot Water		✓
Sewer		✓
Garbage	✓	
Telephone		✓
Gas		✓
Cable/Satellite		✓
High-Speed Internet		✓

UNIT MIX

DESCRIPTION	UNITS	SIZE	AVG RENT
STUDIO / 1 BA	5	429	$2,693
STUDIO / 1 BA	34	427	$3,608
1 BD / 1 BA	53	657	$4,801
2 BD / 1 BA	12	1,046	$6,906
4 BD / 4 BA	1	2,793	$19,995

REMARKS

This comparable represents an apartment building located in New York, NY. This property was constructed in 1965. The building features a fourteen-story design that consists of 114 units.

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COMPARABLE 5

LOCATION INFORMATION

Name	The Bristol
Address	305 East 55th Street
City, State, Zip Code	New York, NY, 10022

PHYSICAL INFORMATION

Number of Units	368
Year Built	2001
Net Rentable Area (NRA)	320,269
Average Unit Size (SF)	870
Location	Average
Quality	Average
Condition	Average
Appeal	Average
Project Amenities	Common Laundry, Concierge/Doorman, Fitness Center, Rooftop Area



THE BRISTOL

OCCUPANCY / ABSORPTION

Vacant Units	4
Occupancy Rate	99%

CONFIRMATION

Name	Streeteasy; Costar
Source	Confidential

UTILITIES	INCL. IN RENT	NOT INCL. IN RENT
Electricity		✓
Water		✓
Hot Water		✓
Sewer	✓	
Garbage	✓	
Telephone		✓
Gas		✓
Cable/Satellite		✓
High-Speed Internet		✓

This property represents a 33-story door-attendant building in the Sutton Place neighborhood. Amenities include a children's play area, fitness center, laundry, a sundeck, and garage parking.

UNIT MIX

DESCRIPTION	UNITS	SIZE	AVG RENT
1 BD / 1 BA	154	642	$5,700
2 BD / 1 BA	115	906	$8,221
3 BD / 2 BA	65	1,197	$8,595
4 BD / 2 BA	34	1,159	$12,051

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DISCUSSION OF RENTAL ADJUSTMENTS

Adjustments for differences between the subject property and the comparables can be made quantitatively or qualitatively. Adjustments for some differences can be derived from the market and are addressed below. Other items for which dollar adjustments are more difficult to derive are addressed in the Qualitative Adjustments paragraph.

Adjustments

The subject property and the comparables vary to some degree in terms of physical characteristics, project amenities, unit amenities, parking, laundry, and utilities. The following grid illustrates the quantitative adjustments applied to the comparables (when necessary) in order to make the comparables similar to the subject in terms of these features.

RENT COMPARABLE ADJUSTMENT TABLE

	$ ADJ.	SUBJECT	COMP 1		COMP 2		COMP 3		COMP 4		COMP 5	
PHYSICAL PROJECT FEATURES												
Location			Similar	0%	Similar	0%	Similar	0%	Similar	0%	Similar	0%
Average Unit Size		990	1,095	0%	1,960	-10%	1,010	0%	643	10%	870	0%
Condition	-		Inferior	5%	Inferior	5%	Inferior	5%	Inferior	5%	Inferior	5%
Physical Subtotal Adjustment				5%		-5%		5%		15%		5%
PROJECT AMENITIES												
Swimming Pool	**5%**	**Yes**	No	5%	No	5%	No	5%	No	5%	No	5%
Fitness Center	**10%**	**Yes**	Yes	0%	Yes	0%	Yes	0%	Yes	0%	Yes	0%
Clubhouse	**10%**	**No**	No	0%	No	0%	No	0%	No	0%	No	0%
Project Amenities Subtotal Adjustment				5%		5%		5%		5%		5%
UNIT AMENITIES												
Air Conditioning	**5%**	**No**	No	0%	No	0%	Yes	-5%	No	0%	No	0%
Unit Amenities Subtotal Adjustment				0%		0%		-5%		0%		0%
LAUNDRY												
Washer/Dryer In-Unit	**5%**	**No**	No	0%	No	0%	Yes	-5%	No	0%	No	0%
Laundry Subtotal Adjustment				0%		0%		-5%		0%		0%
UTILITIES INCLUDED IN RENT												
Electricity	**5%**	**No**	No	0%	No	0%	No	0%	No	0%	No	0%
Hot Water	**5%**	**No**	Yes	-5%	Yes	-5%	No	0%	No	0%	No	0%
Cable	**5%**	**No**	No	0%	No	0%	No	0%	No	0%	No	0%
Internet	**5%**	**No**	No	0%	No	0%	No	0%	No	0%	No	0%
Utilities Subtotal Adjustment				-5%		-5%		0%		0%		0%
TOTAL ADJUSTMENTS				5%		-5%		0%		20%		10%

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RENT COMPARABLE ADJUSTMENT GRID

The following tables adjust the comparables to the subject property quantitatively.

RENT COMPARABLE ADJUSTMENT SUMMARY

	NO.	AVG	EFF. RENT	ADJUSTMENTS					TOTAL	ADJUSTED	
COMPARABLE 1	**UNITS**	**SIZE**	**$/UNIT**	**PHYSICAL**	**PROJECT**	**UNIT**	**LAUNDRY**	**UTILITIES**	**ADJ**	**$/UNIT**	**$/SF**
STUDIO / 1 BA	72	812	$4,237	5%	5%	0%	0%	-5%	5%	$4,449	$5.48
1 BD / 1 BA	170	800	$4,984	5%	5%	0%	0%	-5%	5%	$5,233	$6.54
2 BD / 2 BA	282	1,110	$7,767	5%	5%	0%	0%	-5%	5%	$8,155	$7.35
3 BD / 2 BA	140	1,413	$8,506	5%	5%	0%	0%	-5%	5%	$8,931	$6.32
4 BD / 3 BA	28	1,867	$15,964	5%	5%	0%	0%	-5%	5%	$16,762	$8.98
COMPARABLE 2											
STUDIO / 1 BA	62	700	$4,556	-5%	5%	0%	0%	-5%	-5%	$4,328	$6.18
1 BD / 1 BA	66	860	$4,358	-5%	5%	0%	0%	-5%	-5%	$4,140	$4.81
2 BD / 2 BA	122	1,638	$9,030	-5%	5%	0%	0%	-5%	-5%	$8,579	$5.24
3 BD / 2 BA	243	2,351	$13,210	-5%	5%	0%	0%	-5%	-5%	$12,550	$5.34
4 BD / 3 BA	60	2,500	$11,111	-5%	5%	0%	0%	-5%	-5%	$10,555	$4.22
5 BD / 4.5 BA	60	3,000	$13,333	-5%	5%	0%	0%	-5%	-5%	$12,666	$4.22
COMPARABLE 3											
STUDIO / 1 BA	37	500	$3,767	5%	5%	-5%	-5%	0%	0%	$3,767	$7.53
1 BD / 1 BA	117	843	$5,322	5%	5%	-5%	-5%	0%	0%	$5,322	$6.32
2 BD / 2 BA	39	1,295	$7,856	5%	5%	-5%	-5%	0%	0%	$7,856	$6.07
3 BD / 2 BA	39	1,711	$10,079	5%	5%	-5%	-5%	0%	0%	$10,079	$5.89
COMPARABLE 4											
STUDIO / 1 BA	5	429	$2,693	15%	5%	0%	0%	0%	20%	$3,232	$7.53
STUDIO / 1 BA	34	427	$3,608	15%	5%	0%	0%	0%	20%	$4,330	$10.14
1 BD / 1 BA	53	657	$4,801	15%	5%	0%	0%	0%	20%	$5,761	$8.77
2 BD / 1 BA	12	1,046	$6,906	15%	5%	0%	0%	0%	20%	$8,287	$7.92
4 BD / 4 BA	1	2,793	$19,995	15%	5%	0%	0%	0%	20%	$23,994	$8.59
COMPARABLE 5											
1 BD / 1 BA	154	642	$5,700	5%	5%	0%	0%	0%	10%	$6,270	$9.77
2 BD / 1 BA	115	906	$8,221	5%	5%	0%	0%	0%	10%	$9,043	$9.98
3 BD / 2 BA	65	1,197	$8,595	5%	5%	0%	0%	0%	10%	$9,455	$7.90
4 BD / 2 BA	34	1,159	$12,051	5%	5%	0%	0%	0%	10%	$13,256	$11.44

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MARKET RENT ANALYSIS

The following tables summarize the various indicators of market rent, and provide the market rent analysis and conclusions for the subject property.

STUDIO UNIT CONCLUSION

COMP	UNIT TYPE	UNIT SIZE	RENT/MONTH $/UNIT	RENT/MONTH $/SF	ADJUSTED RENT/MONT $/UNIT	ADJUSTED RENT/MONT $/SF	NET ADJ %
1	STUDIO / 1 BA	812	$4,237	$5.22	$4,449	$5.48	5.0%
2	STUDIO / 1 BA	700	$4,556	$6.51	$4,328	$6.18	-5.0%
3	STUDIO / 1 BA	500	$3,767	$7.53	$3,767	$7.53	0.0%
4	STUDIO / 1 BA	429	$2,693	$6.28	$3,232	$7.53	20.0%
4	STUDIO / 1 BA	427	$3,608	$8.45	$4,330	$10.14	20.0%
LOW		427	$2,693	$5.22	$3,232	$5.48	-5.0%
HIGH		812	$4,556	$8.45	$4,449	$10.14	20.0%
AVERAGE		574	$3,772	$6.80	$4,021	$7.37	8.0%
MEDIAN		500	$3,767	$6.51	$4,328	$7.53	5.0%

SUBJECT ANALYSIS & CONCLUSIONS

UNITS	VAC	UNIT TYPE	SIZE	ACTUAL RENT $/UNIT	ACTUAL RENT $/SF	CONCLUDED RENT $/UNIT	CONCLUDED RENT $/SF
40	0	Studio FM	568	$3,941	$6.95	$4,300	$7.58

Analysis and Conclusions

The rent comparables range in size from 427 SF to 812 SF, with an average unit size of 574 SF. The rent comparables' unadjusted rent ranges from $2,693 to $4,556 per month, with an average rent of $3,772 per month. After applying adjustments to the comparables for differences in amenities, laundry, parking and utilities, the rent comparables' rent ranges from $3,232 to $4,449 per month, with an average rent of $4,021 per month.

- There are (40) Studio FM subject units of 568 SF. This unit type has no vacant units and is 100.0% occupied. Primary emphasis is placed on the middle of the adjusted rent comparable range. Therefore, a market rent of $4,300 per month is estimated for this unit type.

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1 BEDROOM UNIT CONCLUSION

COMP	UNIT TYPE	UNIT SIZE	RENT/MONTH $/UNIT	RENT/MONTH $/SF	ADJUSTED RENT/MONT $/UNIT	ADJUSTED RENT/MONT $/SF	NET ADJ %
1	1 BD / 1 BA	800	$4,984	$6.23	$5,233	$6.54	5.0%
2	1 BD / 1 BA	860	$4,358	$5.07	$4,140	$4.81	-5.0%
3	1 BD / 1 BA	843	$5,322	$6.32	$5,322	$6.32	0.0%
4	1 BD / 1 BA	657	$4,801	$7.31	$5,761	$8.77	20.0%
5	1 BD / 1 BA	642	$5,700	$8.88	$6,270	$9.77	10.0%
LOW		642	$4,358	$5.07	$4,140	$4.81	-5.0%
HIGH		860	$5,700	$8.88	$6,270	$9.77	20.0%
AVERAGE		760	$5,033	$6.76	$5,345	$7.24	6.0%
MEDIAN		800	$4,984	$6.32	$5,322	$6.54	5.0%

SUBJECT ANALYSIS & CONCLUSIONS

UNITS	VAC	UNIT TYPE	SIZE	ACTUAL RENT $/UNIT	ACTUAL RENT $/SF	CONCLUDED RENT $/UNIT	CONCLUDED RENT $/SF
224	2	1 BR FM	836	$5,254	$6.29	$5,600	$6.70

Analysis and Conclusions

The rent comparables range in size from 642 SF to 860 SF, with an average unit size of 760 SF. The rent comparables' unadjusted rent per month ranges from $4,358 to $5,700, with an average rent of $5,033. After applying adjustments to the comparables for differences in amenities, laundry, parking and utilities, the rent comparables' rent per month ranges from $4,140 to $6,270, with an average rent of $5,345.

- There are (224) 1 BR FM subject units of 836 SF. This unit type has 2 vacant units and is 99.1% occupied. Primary emphasis is placed on the middle of the adjusted rent comparable range. Therefore, a market rent of $5,600 per month is estimated for this unit type.

2 BEDROOM UNIT CONCLUSION

COMP	UNIT TYPE	UNIT SIZE	RENT/MONTH $/UNIT	RENT/MONTH $/SF	ADJUSTED RENT/MONT $/UNIT	ADJUSTED RENT/MONT $/SF	NET ADJ %
1	2 BD / 2 BA	1,110	$7,767	$7.00	$8,155	$7.35	5.0%
2	2 BD / 2 BA	1,638	$9,030	$5.51	$8,579	$5.24	-5.0%
3	2 BD / 2 BA	1,295	$7,856	$6.07	$7,856	$6.07	0.0%
4	2 BD / 1 BA	1,046	$6,906	$6.60	$8,287	$7.92	20.0%
5	2 BD / 1 BA	906	$8,221	$9.07	$9,043	$9.98	10.0%
LOW		906	$6,906	$5.51	$7,856	$5.24	-5.0%
HIGH		1,638	$9,030	$9.07	$9,043	$9.98	20.0%
AVERAGE		1,199	$7,956	$6.85	$8,384	$7.31	6.0%
MEDIAN		1,110	$7,856	$6.60	$8,287	$7.35	5.0%

SUBJECT ANALYSIS & CONCLUSIONS

UNITS	VAC	UNIT TYPE	SIZE	ACTUAL RENT $/UNIT	ACTUAL RENT $/SF	CONCLUDED RENT $/UNIT	CONCLUDED RENT $/SF
129	1	2 BR FM	1,303	$8,129	$6.24	$8,700	$6.68

Analysis and Conclusions

The rent comparables range in size from 906 SF to 1,638 SF, with an average unit size of 1,199 SF. The rent comparables' unadjusted rent per month ranges from $6,906 to $9,030, with an average rent of $7,956. After applying adjustments to the comparables for differences in amenities, laundry, parking and utilities, the rent comparables' rent per month ranges from $7,856 to $9,043, with an average rent of $8,384.

- There are (129) 2 BR FM subject units of 1,303 SF. This unit type has one vacant unit and is 99.2% occupied. Primary emphasis is placed on the middle of the adjusted rent comparable range. Therefore, a market rent of $8,700 per month is estimated for this unit type.

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3 BEDROOM UNIT CONCLUSION

COMP	UNIT TYPE	UNIT SIZE	RENT/MONTH $/UNIT	RENT/MONTH $/SF	ADJUSTED RENT/MONT $/UNIT	ADJUSTED RENT/MONT $/SF	NET ADJ %
1	3 BD / 2 BA	1,413	$8,506	$6.02	$8,931	$6.32	5.0%
2	3 BD / 2 BA	2,351	$13,210	$5.62	$12,550	$5.34	-5.0%
3	3 BD / 2 BA	1,711	$10,079	$5.89	$10,079	$5.89	0.0%
5	3 BD / 2 BA	1,197	$8,595	$7.18	$9,455	$7.90	10.0%
LOW		1,197	$8,506	$5.62	$8,931	$5.34	-5.0%
HIGH		2,351	$13,210	$7.18	$12,550	$7.90	10.0%
AVERAGE		1,668	$10,098	$6.18	$10,254	$6.36	2.5%
MEDIAN		1,562	$9,337	$5.96	$9,767	$6.11	2.5%

SUBJECT ANALYSIS & CONCLUSIONS

UNITS	VAC	UNIT TYPE	SIZE	ACTUAL RENT $/UNIT	ACTUAL RENT $/SF	CONCLUDED RENT $/UNIT	CONCLUDED RENT $/SF
3	0	3 BR FM	1,787	$11,458	$6.41	$11,500	$6.44

Analysis and Conclusions

The rent comparables range in size from 1,197 SF to 2,351 SF, with an average unit size of 1,668 SF. The rent comparables' unadjusted rent per month ranges from $8,506 to $13,210, with an average rent of $10,098. After applying adjustments to the comparables for differences in amenities, laundry, parking and utilities, the rent comparables' rent per month ranges from $8,931 to $12,550, with an average rent of $10,254.

- There are (3) 3 BR FM subject units of 1,787 SF. This unit type has no vacant units and is 100.0% occupied. Primary emphasis is placed on the middle of the adjusted rent comparable range. Therefore, a market rent of $11,500 per month is estimated for this unit type.

4 BEDROOM UNIT CONCLUSION

COMP	UNIT TYPE	UNIT SIZE	RENT/MONTH $/UNIT	RENT/MONTH $/SF	ADJUSTED RENT/MONT $/UNIT	ADJUSTED RENT/MONT $/SF	NET ADJ %
1	4 BD / 3 BA	1,867	$15,964	$8.55	$16,762	$8.98	5.0%
2	4 BD / 3 BA	2,500	$11,111	$4.44	$10,555	$4.22	-5.0%
4	4 BD / 4 BA	2,793	$19,995	$7.16	$23,994	$8.59	20.0%
5	4 BD / 2 BA	1,159	$12,051	$10.40	$13,256	$11.44	10.0%
LOW		1,159	$11,111	$4.44	$10,555	$4.22	-5.0%
HIGH		2,793	$19,995	$10.40	$23,994	$11.44	20.0%
AVERAGE		2,080	$14,780	$7.64	$16,142	$8.31	7.5%
MEDIAN		2,183	$14,008	$7.86	$15,009	$8.79	7.5%

SUBJECT ANALYSIS & CONCLUSIONS

UNITS	VAC	UNIT TYPE	SIZE	ACTUAL RENT $/UNIT	ACTUAL RENT $/SF	CONCLUDED RENT $/UNIT	CONCLUDED RENT $/SF
7	0	4 BR FM	2,255	$15,714	$6.97	$16,000	$7.10

Analysis and Conclusions

The rent comparables range in size from 1,159 SF to 2,793 SF, with an average unit size of 2,080 SF. The rent comparables' unadjusted rent per month ranges from $11,111 to $19,995, with an average rent of $14,780. After applying adjustments to the comparables for differences in amenities, laundry, parking and utilities, the rent comparables' rent per month ranges from $10,555 to $23,994, with an average rent of $16,142.

- There are (7) 4 BR FM subject units of 2,255 SF. This unit type has no vacant units and is 100.0% occupied. There have been no recently leased units of this unit type. Primary emphasis is placed on the middle of the adjusted rent comparable range. Therefore, a market rent of $16,000 per month is estimated for this unit type.

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POTENTIAL GROSS RESIDENTIAL INCOME

The following table presents the subject's reconstructed rent roll based on the preceding analysis. As stated above, we have applied market rent to all units within our valuation.

APARTMENT POTENTIAL GROSS INCOME

				CONTRACT RENT (BLENDED)[1]			CONCLUDED MARKET RENT			CONTRACT
UNIT TYPE	UNITS	VAC	SF	$/UNIT (MO.)	MONTHLY	ANNUALLY	$/UNIT (MO.)	MONTHLY	ANNUALLY	V. MARKET
Studio FM	40	0	568	$3,941	$157,660	$1,891,915	$4,300	$172,000	$2,064,000	91.7%
1 BR FM	224	2	836	$5,257	$1,177,638	$14,131,656	$5,600	$1,254,400	$15,052,800	93.9%
2 BR FM	129	1	1,303	$8,134	$1,049,260	$12,591,124	$8,700	$1,122,300	$13,467,600	93.5%
3 BR FM	3	0	1,787	$11,458	$34,375	$412,500	$11,500	$34,500	$414,000	99.6%
4 BR FM	7	0	2,255	$15,714	$110,000	$1,320,000	$16,000	$112,000	$1,344,000	98.2%
TOTAL	**403**		**399,114**	**$6,275**	**$2,528,933**	**$30,347,195**	**$6,688**	**$2,695,200**	**$32,342,400**	**93.8%**

[1] Contract + Market (Vacant Units Projected At Market Level)

An analysis of the in-place contract rents and market rate rents is as follows:

RENT ROLL ANALYSIS

INCOME COMPONENT			MONTHLY	TOTAL ANNUAL
400	Occupied Units	@ Contract Rent	$2,509,033	$30,108,395
3	Vacant Units	@ Market Rates	$19,900	$238,800
403	Total Units	@ Contract Rent (Blended)	$2,528,933	$30,347,195
403	Total Units	@ Market Rent	$2,695,200	$32,342,400
% Difference (In-Place versus Market)				**6.6%**

The subject achieves 93.8% of market rent, with strong potential upside available. Given that the subject units are not rent stabilized and may be leased at market rate, we have applied the full market rent in our forecast of potential gross income. We will consider the market-rate nature of the projected income in our capitalization rate conclusion. The loss to lease over this period will be deducted from the value conclusion as a one-time deduction. In this instance, the loss to lease equates to the difference between the market rent and current blended contract rent, divided by two, since we assume that all units may be turned over within a one-year period, on average, with some leases expiring in month one and others in month twelve. Thus, our loss to lease will equate to $997,603 ($32,342,400 market rent - $30,347,195 contract rent / 2).

COMMERCIAL INCOME

This section provides an overview of the subject's existing commercial leases. The rental income conclusion was reconciled taking into account such items as durability of in-place contract rents, lease escalations and market terms as measured by rent comparables.

Commercial Rent Roll

The following Rent Roll Summary reflects a breakdown of the individual tenant spaces and a snapshot of in-place contract rents including lease term, expense structure, base rent, expense recovery and total income.

RENT ROLL SUMMARY AS OF MARCH 31 2025

TENANT		TOTAL NRA (SF)	% OF GBA	TENANT GROUP	LEASE TERMS START	END	YEARS	EXPENSE STRUCTURE	ADDITIONAL RENT	CURRENT BASE RENT ANNUAL	PSF (YR.)	PER SPACE
HSS Properties Corp.	East 73rd Street and East 72nd Street	27,275	4.6%	Office	9/20	8/35	15.0	Modified Gross	6.49% of the increase in real estate taxes over the 2020/2021 tax amount	$2,596,372	$95.19	
Surrey Garage 72 St. Corp.	East 73rd Street and East 72nd Street	50,000	8.4%	Parking	6/23	5/33	10.0	Modified Gross	5.0% of the increase in real estate taxes over the 2023/2024 tax amount	$1,530,837	$30.62	$7,360
Total NRA		**77,275**	**12.9%**							**$4,127,209**	**$53.41**	

COMMERCIAL MARKET RENT ANALYSIS

Having discussed the subject's current income producing capability in detail through an analysis of the subject rent roll, it is appropriate to examine competitive comparable properties within the market. This allows for a comparison of the subject property's contracts to what is attainable in the current market. Risks associated with anomalies between the subject rent roll and current market terms will be addressed in the Cash Flow Risk section that follows the Market Rent Analysis section.

Adjustment Process

Quantitative adjustments are made to the comparable leases. The following adjustments or general market trends were considered for the basis of market rent analysis.

Transactional Adjustments

If warranted, the comparable leases were adjusted for varying lease structures, atypical concessions and market conditions. The adjustment for rent concession equivalency quantifies the differences between market standard free rent and tenant improvement allowances compared to those of the lease transaction, which were divided by the comparable's lease term, and applied to the beginning "face" rent of the comparable lease.

Market Conditions

Transactional market conditions adjustment was based on a review of historical sale data, market participant interviews and review of current versus historical pricing. Based on our research, the following table summarizes the market conditions adjustment applied in this analysis.

MARKET CONDITIONS ADJUSTMENT			
Per Year As Of	March 2025	(As-Is)	0%

The market has exhibited value stability during the time from the oldest lease date up through the effective valuation date; therefore a market conditions adjustment is not warranted.

Property Adjustments

Quantitative percentage adjustments were made for location and physical characteristics such as size, age, condition, exposure and parking ratio. Where possible the adjustments applied are based on paired data or other statistical analysis. It should be stressed that the adjustments are subjective in nature and are meant to illustrate our logic in deriving a value opinion for the subject site.

Tenant Space Adjustments

The lease comparables were further adjusted to the subject to account for tenant space specific characteristics such as size and space functionality.

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ANALYSIS OF COMPARABLE OFFICE LEASES

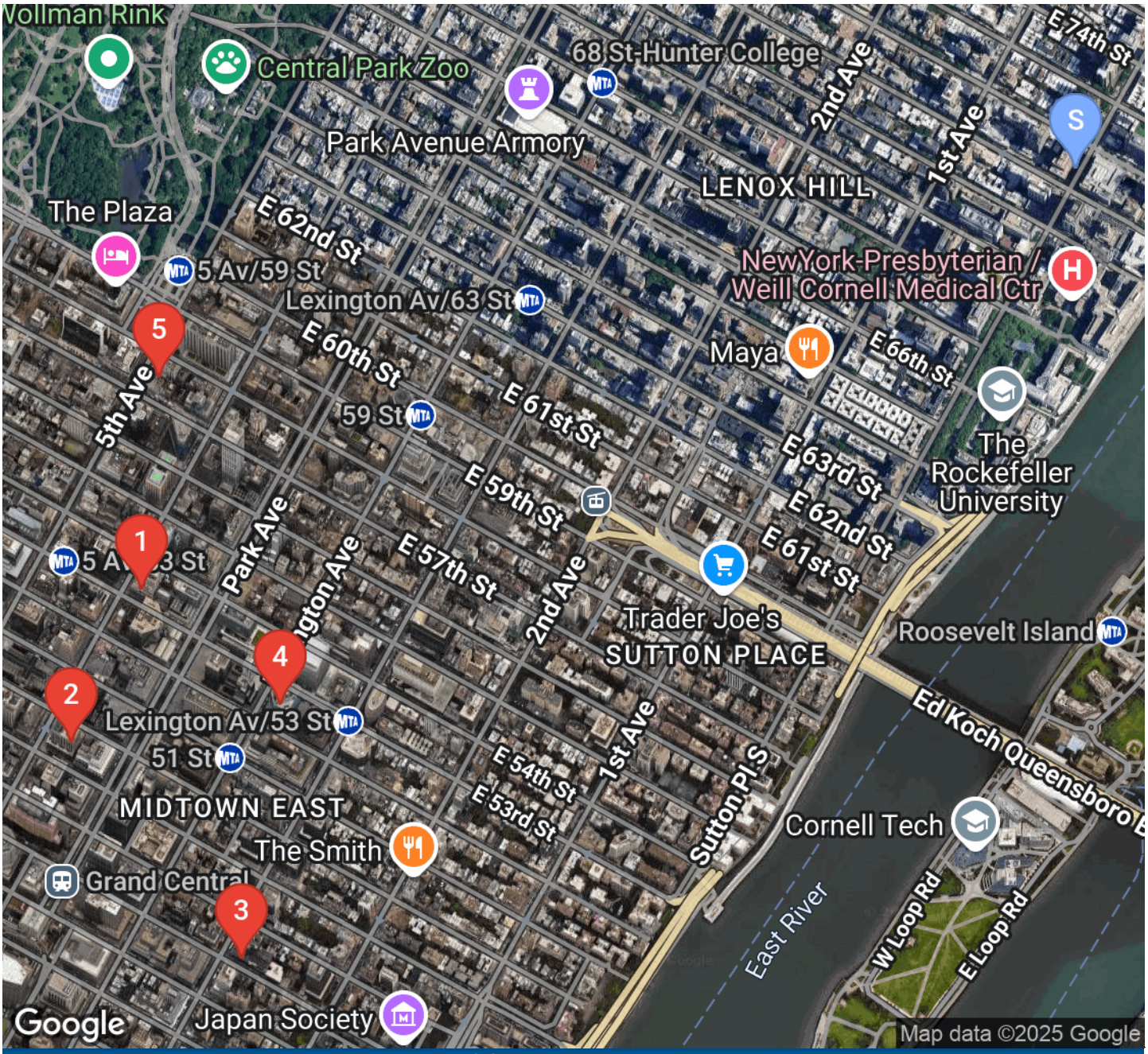
The Office lease analysis is used to derive an opinion of market rent and correlating leasing assumptions for the Office MLA category. The following table includes a summary of the comparables selected for this analysis, including relevant listings and actual leases at competing properties. Following the table is an adjustment grid, analysis and our conclusion. Due to the size of the subject space, we expanded our survey to include the surrounding locales including Midtown Manhattan, where larger office spaces are more readily identified.

OFFICE LEASE SUMMATION TABLE

COMPARABLE	SUBJECT	LEASE 1	LEASE 2	LEASE 3	LEASE 4	LEASE 5
Address	1 East River Drive	535 Madison Avenue	437 Madison Avenue	757 3rd Avenue	599 Lexington Avenue	745 Fifth Ave
City	New York	New York	New York	New York	New York	New York
State	NY	NY	NY	NY	NY	NY
Zip	10021	10022	10022	10017	10022	10151
LEASE INFORMATION						
Tenant Name	**HSS Properties**	Not disclosed	Armanino	BMS Group	Banco Itau	Hakluyt
Lease Sign Date		10/1/2024	8/1/2024	1/1/2024	1/1/2024	7/1/2023
Lease Type		New	New	Extension	New	New
Lease Status		Signed	Signed	Signed	Signed	Signed
Rate Type		MG	MG	MG	MG	MG
Size (SF)	**27,275**	14,375	19,135	13,194	17,649	12,400
Term (Yrs)		-	10.0	5.0	11.8	10.0
Rent ($/SF/Yr.)		$95.00	$105.00	$70.00	$86.00	$120.00

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COMPARABLE OFFICE LEASE MAP



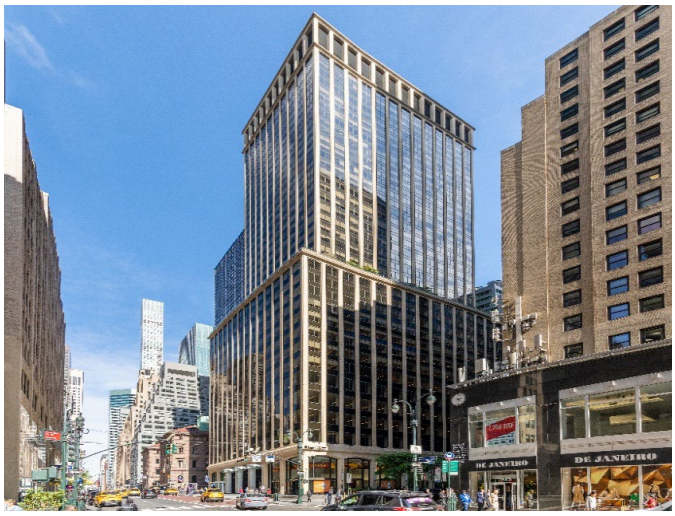
COMPARABLE KEY

COMP	DISTANCE	NAME	ADDRESS	TENANT	LEASE DATE	SF	$/SF
SUBJECT	-	1 East River Drive	1 East River Drive, New York, NY	-	-	-	$95.19
No. 1	1.1 Miles	The Art of American Building	535 Madison Avenue, New York, NY	Not disclosed	11/1/2024	14,375	$95.00
No. 2	1.3 Miles	437 Madison Avenue	437 Madison Avenue, New York, NY	Armanino	11/1/2024	19,135	$105.00
No. 3	1.3 Miles	757 3rd Avenue	757 3rd Avenue, New York, NY	BMS Group	1/1/2024	13,194	$70.00
No. 4	1.1 Miles	599 Lexington Avenue	599 Lexington Avenue, New York, NY	Banco Itau	1/1/2024	17,649	$86.00
No. 5	1.0 Miles	745 Fifth Ave	745 Fifth Ave, New York, NY	Hakluyt	7/1/2023	12,400	$120.00

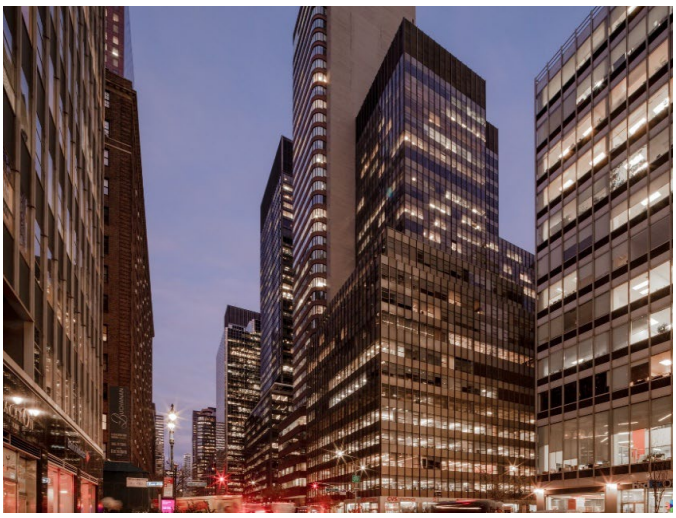
COMPARABLE RENT PHOTOGRAPHS



COMPARABLE 1



COMPARABLE 2



COMPARABLE 3



COMPARABLE 4



COMPARABLE 5

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OFFICE LEASE ADJUSTMENT TABLE

COMPARABLE	SUBJECT	LEASE 1	LEASE 2	LEASE 3	LEASE 4	LEASE 5
Address	1 East River Drive	535 Madison Avenue	437 Madison Avenue	757 3rd Avenue	599 Lexington Avenue	745 Fifth Ave
City	New York	New York	New York	New York	New York	New York
Year Built	1986	1982	1967	1962	1986	1930
LEASE INFORMATION						
Tenant Name	**HSS Properties**	Not disclosed	Armanino	BMS Group	Banco Itau	Hakluyt
Lease Sign Date		10/1/2024	8/1/2024	1/1/2024	1/1/2024	7/1/2023
Lease Type		New	New	Extension	New	New
Lease Status		Signed	Signed	Signed	Signed	Signed
Rate Type		MG	MG	MG	MG	MG
Size (SF)	27,275	14,375	19,135	13,194	17,649	12,400
Term (Yrs)		-	10.0	5.0	11.8	10.0
Rent ($/SF/Yr.)		$95.00	$105.00	$70.00	$86.00	$120.00
TRANSACTIONAL ADJUSTMENTS						
Lease Type		$0.00	$0.00	$0.00	$0.00	$0.00
Concessions		$0.00	$0.00	$0.00	$0.00	$0.00
Market Conditions[1]		0%	0%	0%	0%	0%
Subtotal Eff Rent		$95.00	$105.00	$70.00	$86.00	$120.00
PROPERTY ADJUSTMENTS						
Location		-10%	-10%	-10%	-10%	-10%
Leased Size		-5%	0%	-5%	0%	-5%
Condition		0%	0%	0%	0%	0%
Exposure		0%	0%	0%	0%	0%
Access		0%	0%	0%	0%	0%
Subtotal Property Adj		-15%	-10%	-15%	-10%	-15%
TOTAL ADJUSTED RENT		**$80.75**	**$94.50**	**$59.50**	**$77.40**	**$102.00**

STATISTICS	UNADJUSTED	ADJUSTED
LOW	$70.00	$59.50
HIGH	$120.00	$102.00
MEDIAN	$95.00	$80.75
AVERAGE	$95.20	$82.83

MARKET CONCESSIONS[1]	
Lease Type	Modified Gross

[1] Market Conditions Adjustment - Compound annual change in market conditions: 0%
Date of Value (for adjustment calculations): 3/31/25

Discussion of Adjustments

Comparable 1 ($80.75/SF adjusted) required a gross adjustment of 15%. This rental is in a location that commands higher rent levels than the subject property; thus a downward Location adjustment is required. This rental is smaller than the subject; thus a downward Size adjustment is required.

Comparable 2 ($94.50/SF adjusted) required a gross adjustment of 10%. This rental is in a location that commands higher rent levels than the subject property; thus a downward Location adjustment is required.

Comparable 3 ($59.50/SF adjusted) required a gross adjustment of 15%. This rental is in a location that commands higher rent levels than the subject property; thus a downward Location adjustment is required. This rental is smaller than the subject; thus a downward Size adjustment is required.

Comparable 4 ($77.40/SF adjusted) required a gross adjustment of 10%. This rental is in a location that commands higher rent levels than the subject property; thus a downward Location adjustment is required.

Comparable 5 ($102.00/SF adjusted) required a gross adjustment of 15%. This rental is in a location that commands higher rent levels than the subject property; thus a downward Location adjustment is required. This rental is smaller than the subject; thus a downward Size adjustment is required.

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OFFICE SPACE MARKET RENT CONCLUSION

The comparables indicate an adjusted lease rate range from $59.50 to $102.00/SF, with a median of $80.75/SF and an average of $82.83/SF. Based on the results of the preceding analysis, Comparable 1 ($80.75/SF adjusted), Comparable 2 ($94.50/SF adjusted), Comparable 3 ($59.50/SF adjusted), Comparable 4 ($77.40/SF adjusted) and Comparable 5 ($102.00/SF adjusted) are given primary consideration for the lease rate conclusion.

Our estimate of market rent of $85 PSF is less than the current rent of $95.19 PSF. The existing tenant is associated with the hospital located just opposite the subject and is especially incentivized to pay above-market rent. In fact, it has occupied this space for over 30 years including multiple renewals, with 10 years remaining in the current term. Thus, the contract rent will be relied upon in our forecast. The following table summarizes the analysis of the comparables leases and the Office market rent conclusion.

OFFICE LEASE CONCLUSION TABLE

	LEASE	ADJUSTMENT				NET	GROSS	OVERALL
LEASE	RATE	TRANSACTIONAL[1]	ADJUSTED	PROPERTY[2]	FINAL	ADJ %	ADJ %	COMPARISON
1	$95.00	$0.00	$95.00	-15%	**$80.75**	-15%	15%	PRIMARY
2	$105.00	$0.00	$105.00	-10%	**$94.50**	-10%	10%	PRIMARY
3	$70.00	$0.00	$70.00	-15%	**$59.50**	-15%	15%	PRIMARY
4	$86.00	$0.00	$86.00	-10%	**$77.40**	-10%	10%	PRIMARY
5	$120.00	$0.00	$120.00	-15%	**$102.00**	-15%	15%	PRIMARY
LOW	**$59.50**					**AVERAGE**		**$82.83**
HIGH	**$102.00**					**MEDIAN**		**$80.75**
		AVERAGE CONTRACT						**CONCLUSION**
Office		**$95.19**						**$85.00**

[1]Cumulative [2]Additive (Includes Tenant Adjustments)

ANALYSIS OF COMPARABLE PARKING LEASES

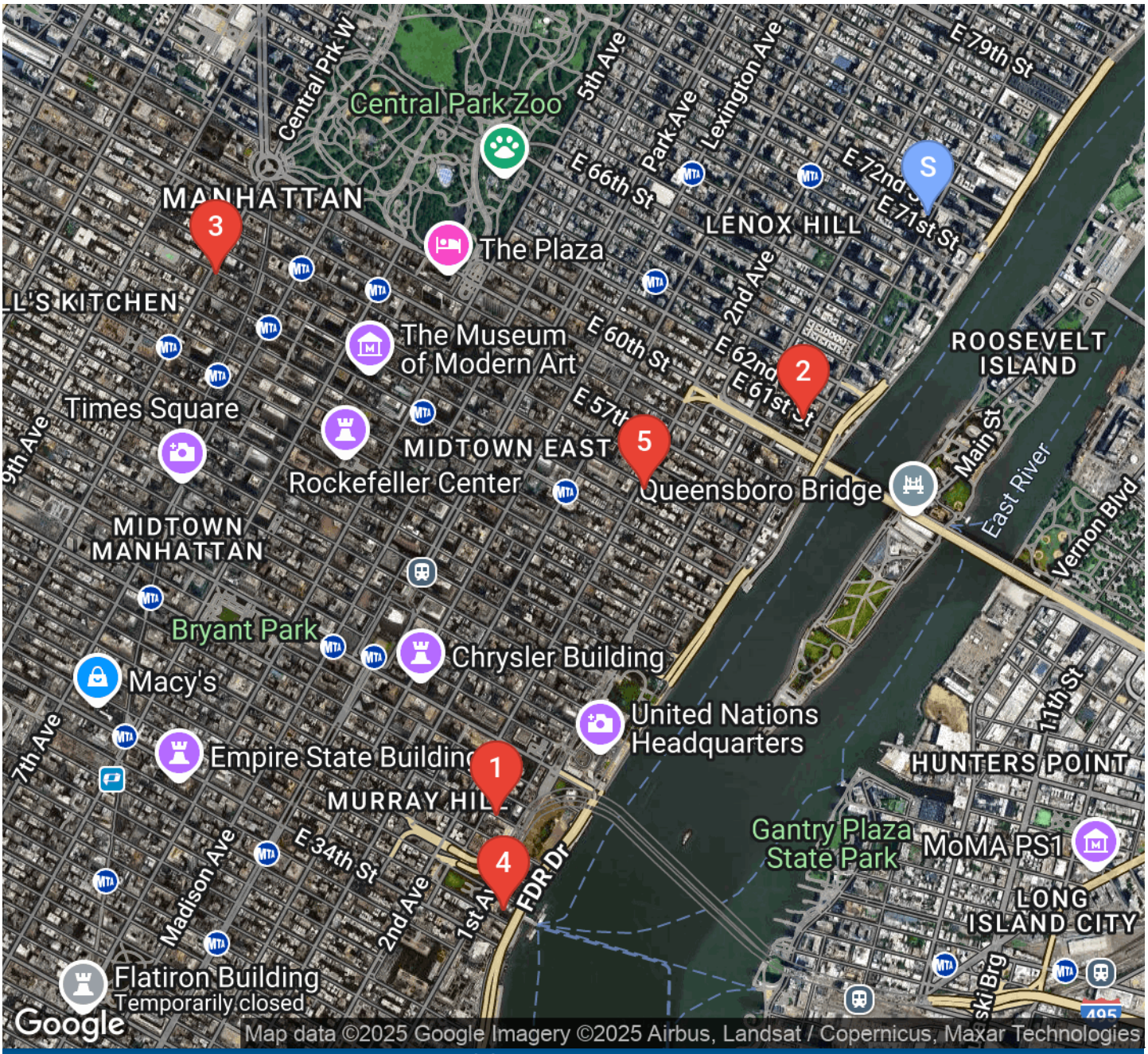
The Parking lease analysis is used to derive an opinion of market rent and correlating leasing assumptions for the Parking MLA category. The following table includes a summary of the comparables selected for this analysis, including relevant listings and actual leases at competing properties.

PARKING LEASE SUMMATION TABLE

COMPARABLE	SUBJECT	LEASE 1	LEASE 2	LEASE 3	LEASE 4	LEASE 5
Address	1 East River Drive	685 1st Avenue	1113 York Avenue	260 West 54th Street	626 1st Avenue	300 East 55th Street
City	New York	New York	New York	New York	New York	New York
State	NY	NY	NY	NY	NY	NY
Zip	10021	10016	10065	10019	10016	10022
LEASE INFORMATION						
Tenant Name		iPark	Laz Parking	City Parking	City Parking	Icon Parking
Commencement Date		Mar-25	May-23	Jan-23	Jan-23	Nov-22
Lease Type		New	New	New	New	New
Lease Status		Signed	Signed	Signed	Signed	Signed
Rate Type		Gross	Gross	Gross	Gross	Gross
Parking Spaces	208	110	128	355	252	25
Term (Yrs)		10.0	10.0	10.0	10.0	10.0
Rent ($/space/yr.)		$6,364	$5,625	$7,042	$4,206	$6,120

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COMPARABLE PARKING LEASE MAP



COMPARABLE KEY

COMP	DISTANCE	ADDRESS	TENANT	LEASE DATE	SF	$/SF
SUBJECT	-	1 East River Drive, New York, NY	-	-	-	$7,000
No. 1	1.6 Miles	685 1st Avenue, New York, NY	iPark	3/1/2025		$6,364
No. 2	0.5 Miles	1113 York Avenue, New York, NY	Laz Parking	5/31/2023		$5,625
No. 3	1.6 Miles	260 West 54th Street, New York, NY	City Parking	1/1/2023		$7,042
No. 4	1.8 Miles	626 1st Avenue, New York, NY	City Parking	1/1/2023		$4,206
No. 5	0.9 Miles	300 East 55th Street, New York, NY	Icon Parking	11/1/2022		$6,120

PARKING LEASE ADJUSTMENT TABLE

COMPARABLE	SUBJECT	LEASE 1	LEASE 2	LEASE 3	LEASE 4	LEASE 5
Address	1 East River Drive	685 1st Avenue	1113 York Avenue	260 West 54th Street	626 1st Avenue	300 East 55th Street
City	New York	New York	New York	New York	New York	New York
LEASE INFORMATION						
Tenant Name		iPark	Laz Parking	City Parking	City Parking	Icon Parking
Commencement Date		Mar-25	May-23	Jan-23	Jan-23	Nov-22
Lease Type		New	New	New	New	New
Lease Status		Signed	Signed	Signed	Signed	Signed
Rate Type		Gross	Gross	Gross	Gross	Gross
Parking Spaces	208	110	128	355	252	25
Term (Yrs)		10.0	10.0	10.0	10.0	10.0
Rent ($/space/yr.)		$6,364	$5,625	$7,042	$4,206	$6,120
TRANSACTIONAL ADJUSTMENTS						
Lease Type		$0.00	$0.00	$0.00	$0.00	$0.00
Market Conditions[1]		0%	0%	0%	0%	0%
Subtotal Eff Rent		$6,364	$5,625	$7,042	$4,206	$6,120
PROPERTY ADJUSTMENTS						
Location		0%	10%	10%	10%	0%
Size		-5%	-5%	5%	0%	-5%
Condition		0%	0%	0%	0%	0%
Exposure		0%	0%	0%	0%	0%
Access		0%	0%	0%	0%	0%
Subtotal Property Adj		-5%	5%	15%	10%	-5%
TOTAL ADJUSTED RENT		**$6,045**	**$5,906**	**$8,099**	**$4,627**	**$5,814**

STATISTICS	UNADJUSTED	ADJUSTED		
LOW	$4,206	$4,627	Lease Type	Modified Gross
HIGH	$7,042	$8,099		
MEDIAN	$6,120	$5,906		
AVERAGE	$5,871	$6,098		

[1] Market Conditions Adjustment - Compound annual change in market conditions: 0%
Date of Value (for adjustment calculations): 3/31/25

Discussion of Adjustments

Comparable 1 ($6,045.46/SF adjusted) required a gross adjustment of 5%. This rental is smaller than the subject; thus a downward Size adjustment is required.

Comparable 2 ($5,906.25/SF adjusted) required a gross adjustment of 15%. This rental is in a location with inferior streetside parking relative to the subject property; thus an upward Location adjustment is required. This rental is smaller than the subject; thus a downward Size adjustment is required.

Comparable 3 ($8,098.59/SF adjusted) required a gross adjustment of 15%. This rental is in a location with inferior streetside parking relative to the subject property; thus an upward Location adjustment is required. This rental is larger than the subject; thus an upward Size adjustment is required.

Comparable 4 ($4,626.60/SF adjusted) required a gross adjustment of 10%. This rental is in a location with inferior streetside parking relative to the subject property; thus an upward Location adjustment is required.

Comparable 5 ($5,814.00/SF adjusted) required a gross adjustment of 5%. This rental is smaller than the subject; thus a downward Size adjustment is required.

PARKING SPACE MARKET RENT CONCLUSION

The comparables indicate an adjusted lease rate range from $4,626.60 to $8,098.59/SF, with a median of $5,906.25/SF and an average of $6,098.18/SF. Based on the results of the preceding analysis, Comparable 1

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($6,045.46/SF adjusted), Comparable 2 ($5,906.25/SF adjusted), Comparable 3 ($8,098.59/SF adjusted), Comparable 4 ($4,626.60/SF adjusted) and Comparable 5 ($5,814.00/SF adjusted) are given primary consideration for the lease rate conclusion.

The following table summarizes the analysis of the comparables leases and the Parking market rent conclusion.

PARKING LEASE CONCLUSION TABLE

LEASE	LEASE RATE	ADJUSTMENT TRANSACTIONAL[1]	ADJUSTED	PROPERTY[2]	FINAL	NET ADJ %	GROSS ADJ %	OVERALL COMPARISON
1	$6,364	$0.00	$6,363.64	-5%	**$6,045.46**	-5%	5%	PRIMARY
2	$5,625	$0.00	$5,625.00	5%	**$5,906.25**	5%	15%	PRIMARY
3	$7,042	$0.00	$7,042.25	15%	**$8,098.59**	15%	15%	PRIMARY
4	$4,206	$0.00	$4,206.00	10%	**$4,626.60**	10%	10%	PRIMARY
5	$6,120	$0.00	$6,120.00	-5%	**$5,814.00**	-5%	5%	PRIMARY
LOW	**$4,627**					**AVERAGE**		**$6,098**
HIGH	**$8,099**					**MEDIAN**		**$5,906**

	AVERAGE CONTRACT	CONCLUSION
Parking	**$7,360**	**$7,000**

[1]Cumulative [2]Additive (Includes Tenant Adjustments)

Additional Rent

The additional rent generated from the commercial component is primarily through reimbursement income based on increases in real estate taxes, and is illustrated in the following table.

REAL ESTATE REIMBURSEMENT CALCULATION

Tenant	Current Taxes	Base Year	Base Year AV	Base Year Tax Rate	Base Year Taxes	Increase In Taxes	Pro Rata	Reimbursement Amount
HSS Properties Corp.	$8,068,771	2020/2021	$66,638,230	$12.267	$8,174,512	($105,740)	6.49%	$0
Surrey Garage 72 St. Corp.	$8,068,771	2023/2024	$62,482,500	Varies	$7,638,855	$429,917	5.00%	$21,496
Total								$21,496

UTILITY REIMBURSEMENT CALCULATION

Tenant	Reimbursement Structure	Heating/Cooling	Electricity	Reimbursement Amount
HSS Properties Corp.	Fixed costs for after-hours heating and cooling, and electricity cost	$127,102	$104,736	$231,838
Total				$231,838

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COMMERCIAL POTENTIAL GROSS RENT

Our analysis and conclusions of the subject's commercial potential gross rent are detailed as follows:

POTENTIAL GROSS RENT SUMMARY — AS OF MARCH 31 2025

TENANT	TOTAL NRA (SF)	% OF NRA	TENANT CATEGORY	CONTRACT RENT ($/SF $/SPACE)	MARKET RENT	CONTRACT V MARKET	BASIS FOR PROFORMA	RENT FORECAST ANNUAL	RENT FORECAST PSF (YR.)	RENT FORECAST PSF (MO.)
OCCUPIED SPACE										
HSS Properties Corp.	27,275	4.6%	Office	$95.19	$85.00	112%	Contract	$2,596,372	$95.19	$7.93
Surrey Garage 72 St. Corp.	50,000	8.4%	Parking	$7,360	$7,000	105%	Contract	$1,530,837	$30.62	$2.55
TOTAL BASE RENT								**$4,127,209**		
ADDITIONAL RENT										
HSS Properties Corp.	(Utility Reimbursement)							$231,838	$8.50	$0.71
Surrey Garage 72 St. Corp.	(Tax Reimbursement)							$14,385	$0.29	$0.02
OCCUPIED SUBTOTALS	**77,275**	**100.0%**	-			-	-	**$4,373,431**	**$56.60**	**$4.72**
VACANT SUBTOTALS	**0**	**0.0%**	-			-	-	**$0**	-	-
TOTAL	**77,275**	**100.0%**	-			-	-	**$4,373,431**	**$56.60**	**$4.72**

(1) Potential rent at current market levels, reflected on an annual basis.

MARKET LEASING ASSUMPTIONS

	Mkt Rent ($/SF/Yr.) / ($/space)	Expense Structure	Lease (Years)	Contract Rent Increases	Rnwl Prob	Downtime Btwn Leases	Free Rent (Initial) New	Free Rent (Initial) Rnwls	Leasing Comm New	Leasing Comm Rnwls
Office	$85.00	Modified Gross	10.0	3.0% Increases	75%	6	1 months	1 months	3.75%	1.50%
Parking	$7,000	Modified Gross	10.0	3.0% Increases	75%	6	1 months	1 months	3.75%	1.50%

Leasing commissions are based on the following schedule for new deals: Year 1: 6.0%, Year 2: 5.0%, Years 3-4: 4.0%, Years 5: 3.0%.
For renewals the following schedules applies: Year 1: 3.0%, Year 2: 2.5%, Years 3-4: 2.0%. Years 5: 1.5%

INCOME & EXPENSE ANALYSIS

The preceding section addressed potential risks associated with the cash flow of the subject property. Having addressed potential risks, it is appropriate to analyze historical revenues and operating expenses.

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SUBJECT OPERATING HISTORICALS

									COLLIERS FORECAST			
YEAR	2023				2024				PROFORMA			
INCOME ITEMS	TOTAL	$/UNIT	$/SF	%EGI	TOTAL	$/UNIT	$/SF	%EGI	TOTAL	$/UNIT	$/SF	%EGI
Potential Rental Income	$26,216,938	$65,054	$43.81	91.2%	$29,753,099	$73,829	$49.72	90.2%	$32,342,400	$80,254	$54.04	88.4%
Commercial Income	$4,082,633	$10,131	$6.82	14.2%	$4,220,499	$10,473	$7.05	12.8%	$4,127,209	$10,241	$6.90	11.3%
TOTAL RENTAL INCOME	$30,299,571	$75,185	$50.63	105.4%	$33,973,599	$84,302	$56.77	103.0%	$36,469,609	$90,495	$60.94	99.7%
OTHER INCOME												
Other Income	$406,715	$1,009	$0.68	1.4%	$408,377	$1,013	$0.68	1.2%	$410,000	$1,017	$0.69	1.1%
Utility Reimbursements	$284,376	$706	$0.48	1.0%	$295,838	$734	$0.49	0.9%	$300,000	$744	$0.50	0.8%
Amenity Income	$73,466	$182	$0.12	0.3%	$354,381	$879	$0.59	1.1%	$360,000	$893	$0.60	1.0%
Cable	$0	-	-	0.0%	$217,511	$540	$0.36	0.7%	$220,000	$546	$0.37	0.6%
TOTAL OTHER INCOME	$764,558	$1,897	$1.28	2.7%	$1,276,107	$3,167	$2.13	3.9%	$1,290,000	$3,201	$2.16	3.5%
POTENTIAL GROSS INCOME (PGI)	$31,064,128	$77,082	$51.91	108.0%	$35,249,706	$87,468	$58.90	106.9%	$37,759,609	$93,696	$63.10	103.2%
Residential Vacancy & Credit Loss	($2,305,656)	($5,721)	($3.85)	(8.0%)	($2,279,123)	($5,655)	($3.81)	(6.9%)	($970,272)	($2,408)	($1.62)	(2.7%)
Commercial Vacancy & Credit Loss	$0	-	-	0.0%	$0	-	-	0.0%	($165,088)	($410)	($0.28)	(0.5%)
Other Income Vacancy & Credit Loss	$0	-	-	0.0%	$0	-	-	0.0%	($38,700)	($96)	($0.06)	(0.1%)
EFFECTIVE GROSS INCOME (EGI)	$28,758,472	$71,361	$48.06	100.0%	$32,970,583	$81,813	$55.09	100.0%	$36,585,549	$90,783	$61.13	100.0%
EXPENSE ITEMS												
Real Estate Taxes	($7,764,299)	($19,266)	($12.97)	(27.0%)	($7,855,593)	($19,493)	($13.13)	(23.8%)	($8,068,771)	($20,022)	($13.48)	(22.1%)
Property Insurance	($1,497,405)	($3,716)	($2.50)	(5.2%)	($722,258)	($1,792)	($1.21)	(2.2%)	($722,258)	($1,792)	($1.21)	(2.0%)
Utilities	($1,640,651)	($4,071)	($2.74)	(5.7%)	($1,647,613)	($4,088)	($2.75)	(5.0%)	($1,645,735)	($4,084)	($2.75)	(4.5%)
Repairs & Maintenance	($1,386,503)	($3,440)	($2.32)	(4.8%)	($1,001,777)	($2,486)	($1.67)	(3.0%)	($1,017,363)	($2,524)	($1.70)	(2.8%)
Off-Site Management	($287,585)	($714)	($0.48)	(1.0%)	($329,677)	($818)	($0.55)	(1.0%)	($548,783)	($1,362)	($0.92)	(1.5%)
Payroll	($2,246,534)	($5,575)	($3.75)	(7.8%)	($1,663,498)	($4,128)	($2.78)	(5.0%)	($1,675,657)	($4,158)	($2.80)	(4.6%)
General & Administrative	($8,206)	($20)	($0.01)	(0.0%)	($16,139)	($40)	($0.03)	(0.0%)	($239,380)	($594)	($0.40)	(0.7%)
Reserves	$0	0	0	0.0%	$0	0	0	0.0%	($119,690)	($297)	($0.20)	(0.3%)
TOTAL EXPENSES	($14,831,182)	($36,802)	($24.78)	(51.6%)	($13,236,555)	($32,845)	($22.12)	(40.1%)	($14,037,637)	($34,833)	($23.46)	(38.4%)
NET OPERATING INCOME (NOI)	**$13,927,290**	**$34,559**	**$23.27**	**48.4%**	**$19,734,028**	**$48,968**	**$32.98**	**59.9%**	**$22,547,912**	**$55,950**	**$37.68**	**61.6%**

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Ownership has provided us with the following historical income and expenses figures that are GAAP compliant and are based on the extraordinary assumption that the property was under a REIT structure for the following prior years. The reader should know that they are not reflective of actual operating costs to the ownership at the time. An explanation of what was broken out from the actual costs provided in the table below.

PAYROLL AND RELATED				
	2023	2024	Q1 2025	
Super Salary	$232,029	$212,946	$73,720	The term "Categorization as a Super" is a misnomer in this context. This role is more accurately described as a *Resident Manager*, as they primarily serve an asset management function within our REIT
Handyman Salary	$355,742	$318,962	$88,002	There are three "handymen" on-site. One is a resident manager who is paid under the handyman category. One handymen only serves on capital project management and is part of the asset management team.
Porter Salary	$774,580	$833,071	$243,677	One member of the concierge staff works for HSS and we cover their payroll. This is a reimbursable expense to the REIT.
Additional Building Salary	$248,846	($27,653)	$24,986	
Concierge Salary	--	$418,199	$96,724	50% of the Concierge is the front-line of our asset maangement team. They assist tenants with their complaints and logging/tracking those complaints through our software.
Payroll Taxes	$152,082	$208,121	$56,271	The proportionate share of the asset management employees payroll taxes will now be a burden of the REIT.
Payroll Service Fee	$7,238	$5,302	$2,017	Payroll service is allocated to each building as a function of the building being individually owned. Through the REIT this will be a corporate expense.
Union Dues and Benefits	$813,986	$590,069	$162,781	Union Benefits will be allocated based on the employee function. The REIT will absord the costs of the REIT level employees.
Employee Bonus	$14,870	$20,000	($20,000)	The proportionate share of the asset management employees bonus will now be a burden of the REIT.
Employee Appreciation	--	--	$0	Employee appreciation is due to asset management employees.
Employee Reimbursements	--	--	$0	Employee reimbursements are due for costs such as food or transporation that are granted to employees of the REIT when they serve onsite functions.
Disability Insurance	$11,015	$10,312	$2,064	The proportionate share of the asset management employees disability will now be a burden of the REIT.
Workmen's Compensation	$70,791	$63,399	$17,660	The proportionate share of the asset management employees workers comp will now be a burden of the REIT.
Temporary Employee	--	--	$1,377	Temporary Employees are employees of the asset manager that when on-site have their cost allocated to the building. As a REIT this allocated will no longer take place and employees will be at the REIT level only.
Total Reallocated to Go Partners LLC	$1,340,590	$1,326,364	$374,640	
TOTAL PAYROLL AND RELATED	**$1,340,590**	**$1,326,364**	**$374,640**	

GENERAL AND ADMINISTRATIVE			
	2023	2024	Q1 2025
Gas and Mileage Reimbursements	$0	$0	$0
Bank Charges	$9,575	$945	$5
Payment Processing Fees	$0	$4,500	$1,449
Credit and Background Reports	$16,174	$4,504	$103
Food, Travel & Entertainment	$5,674	$5,718	$0
Leased Equipment Expense	$0	$0	$0
Filing Fees	$0	$4,365	$782
Postage	$7,001	$1,682	$340
Employee Cell Phones	$0	$0	$0
Marketing and Advertising	$127,146	$42,981	$4,167
Training and development fees	$0	$0	$0
Salary Allocation	$1,340,590	$1,326,364	$374,640
Referrals	$0	$0	$0
Licenses	$12,852	$0	$0
Dues and Subscriptions	$49,935	$74,210	$6,042
Office Expense - Administrative	$0	$1,080	$7,399
Office Internet	$15,100	$3,917	$0
Office Supplies	$256	$0	$0
Office Equipment	$0	$0	$0
Computer/Software	$9,620	$26,949	$6,647
IT fees	$8,672	$2,050	$0
Depreciation	$37,243	$66,232	$16,558
Office Expense - Building Related	$0	$0	$0
Non-Operating Payroll	$114,249	$0	$0
Asset Management Fee	$418,071	$189,767	
Consulting	$0	$18,284	$0
Legal Fees	$11,569	$20,019	$8,513
Professional Fees	$14,506	$34,803	$9,363
Auditing And Accounting	$20,593	$7,977	$8,867
Legal Tenants	$37,559	$36,964	$21,186
Utility Consulting	$0	$2,200	$10,674
Professional Fees	-$70,843	$468,793	$1,100
Consulting	$0	$75,000	$175,919
Legal Fees	$0	$67,476	$0
Broker Fees	$0	$0	-$39,408
Commission Expense	$0	$16,691	$196,215
Unit Improvements	$0	$0	$10,498
Appliance Improvements	$0	$0	$0
Washers & Dryers	$0	$0	$0
HVAC Improvements	$0	$0	$0
General Interior Improvements	$1,803	$0	$0
Electrical Improvements	$0	$0	$0
Common Area Improvements	$0	$0	$0
Computer Equipment	$1,034	$0	$0
Architect	$0	$0	$0
Furniture & Fixtures	$1,595	$0	$0
Miscellaneous Improvements	$0	$0	$0
Parking Expense	$0	$0	$0
Uniforms - Amortization	$26,542	$73,727	$0
Employee Recruitment	$0	$15	$22,935
Violations	$19,257	$17,757	$0
RE Tax Consulting	$0	$0	$0
Other Taxes Or Assessments	$1,571	$2,359	$0
Corporate Taxes	$0	$22,300	$210
Misc. Expense	$0	$0	$4,525
Marketing	$0	$0	$0
Covid-19 Rent Deferred	$0	$0	$0
Ins Claim Reimb	$0	$0	$0
TOTAL:	**$2,237,343**	**$2,619,631**	**$848,730**

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OTHER INCOME

In the following section, we analyzed and made conclusions for the other income items of the subject property.

OTHER INCOME ANALYSIS & CONCLUSIONS

OTHER INCOME

	SUBJECT			INC. COMPS	
YEAR	TOTAL	$/UNIT	%EGI	COMP	$/UNIT
2023	$406,715	$1,009	1.4%	1	$5,336
2024	$408,377	$1,013	1.2%	2	$5,276
				3	$4,060
				4	$6,893
				5	$2,017
CONCLUSION	**$410,000**	**$1,017**	**1.1%**	**AVG**	**$4,716**

ANALYSIS

The concluded amount is all inclusive of other income. This includes items such as laundry income, late fees, application fees, pet income, and early termination fees, among others. Note that the comparables' other income includes all sources with the exception of commercial income. The subject's total, including reimbursements, amenity, and cable items parsed below, total approximately $3,201 per unit, and are supported by luxury buildings in this market.

UTILITY REIMBURSEMENTS

	SUBJECT		
YEAR	TOTAL	$/UNIT	%EGI
2023	$284,376	$706	1.0%
2024	$295,838	$734	0.9%
CONCLUSION	**$300,000**	**$744**	**0.8%**

ANALYSIS

The concluded amount is all inclusive of income associated with utility reimbursements. Note that this is inclusive of the office tenant reimbursements. The conclusion is based on the 2024 historical income.

AMENITY INCOME

	SUBJECT		
YEAR	TOTAL	$/UNIT	%EGI
2023	$73,466	$182	0.3%
2024	$354,381	$879	1.1%
CONCLUSION	**$360,000**	**$893**	**1.0%**

ANALYSIS

The concluded amount is all inclusive of income associated with amenity income. The conclusion is based on the 2024 historical income.

CABLE

	SUBJECT		
YEAR	TOTAL	$/UNIT	%EGI
2023	$0	-	0.0%
2024	$217,511	$540	0.7%
CONCLUSION	**$220,000**	**$546**	**0.6%**

ANALYSIS

The concluded amount is all inclusive of income associated with cable. The conclusion is based on the 2024 historical income.

Vacancy and Credit Loss

This category was discussed in depth in the market analysis section of this report. Please reference that discussion for a full analysis. Our conclusions are summarized below.

INCOME LOSS

	Residential	Office
Vacancy Rate	2.5%	3.5%
Credit Loss	0.5%	0.5%
TOTAL	**3.0%**	**4.0%**

Analysis of Operating Expenses

Expenses are estimated based on one or more of the following sources: (1) historical or projected operation of the subject; (2) comparable expense properties; (3) published operating sources; or (4) individual suppliers. The expense comparables reflect varying accounting methods with respect to individual line items and reserves for replacement expenses. On a line-item basis, due to the variances in accounting and classification, their applicability is diminished. The following section provides supporting information and discusses the individual expense conclusions for the subject property. The operating expenses for the subject property were presented previously. The following chart summarizes comparable expenses.

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EXPENSE COMPARABLES

COMPARABLE	COMP 1			COMP 2			COMP 3			COMP 4			COMP 5			LOW	HIGH	AVG
City	New York			New York			New York			New York			New York					
State	NY			NY			NY			NY			NY					
Expense Year	2023			2023			2023			2024			2025					
Actual/Budget	Actual			Actual			Actual			Actual			Actual					
Units	266			269			125			393			522			125	522	315
Gross Building Area	281,955			288,420			132,748			284,281			509,090			132,748	509,090	299,299
Year Built	1975			1975			1960			2003			1992					
EXPENSE ITEMS	**$/UNIT**	**$/SF**	**%EGI**	**$/UNIT**	**$/SF**	**%EGI**	**$/UNIT**	**$/SF**	**%EGI**	**$/UNIT**	**$/SF**	**%EGI**	**$/UNIT**	**$/SF**	**%EGI**	**LOW**	**HIGH**	**AVG**
Rental Income	$52,290			$51,707			$26,515			$36,423			$48,859					
Other Income	$5,336			$5,276			$4,060			$11,843			$4,649					
Other Income % EGI	12.2%			12.2%			13.3%			24.5%			9.3%					
EGI	$43,908	$41.42		$43,418	$40.49		$30,576	$28.79		$48,266	$66.72		$50,016	$51.28		$28.79	$66.72	$45.74
EXPENSE ITEMS	**$/UNIT**	**$/SF**	**%EGI**	**$/UNIT**	**$/SF**	**%EGI**	**$/UNIT**	**$/SF**	**%EGI**	**$/UNIT**	**$/SF**	**%EGI**	**$/UNIT**	**$/SF**	**%EGI**	**LOW**	**HIGH**	**AVG**
Real Estate Taxes	$14,532	$13.71	33.1%	$14,370	$13.40	33.1%	$12,619	$11.88	41.3%	$13,559	$18.74	28.1%	$13,075	$13.41	26.1%	$11.88	$18.74	$14.23
Property Insurance	$1,804	$1.70	4.1%	$1,784	$1.66	4.1%	$879	$0.83	2.9%	$1,234	$1.71	2.6%	$948	$0.97	1.9%	$0.83	$1.71	$1.37
Utilities	$3,973	$3.75	9.0%	$3,929	$3.66	9.0%	$2,813	$2.65	9.2%	$3,095	$4.28	6.4%	$1,892	$1.94	3.8%	$1.94	$4.28	$3.26
Repairs & Maintenance	$1,011	$0.95	2.3%	$999	$0.93	2.3%	$1,894	$1.78	6.2%	$546	$0.75	1.1%	$3,323	$3.41	6.6%	$0.75	$3.41	$1.57
Off-Site Management	$2,162	$2.04	4.9%	$2,138	$1.99	4.9%	$917	$0.86	3.0%	$879	$1.22	1.8%	$1,450	$1.49	2.9%	$0.86	$2.04	$1.52
Payroll	$4,750	$4.48	10.8%	$4,698	$4.38	10.8%	$6,324	$5.95	20.7%	$4,258	$5.89	8.8%	$5,666	$5.81	11.3%	$4.38	$5.95	$5.30
General & Administrative	$3,434	$3.24	7.8%	$2,203	$2.05	5.1%	$1,501	$1.41	4.9%	$265	$0.37	0.5%	$1,057	$1.08	2.1%	$0.37	$3.24	$1.63
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$0.00	$0.00	$0.00
TOTAL EXPENSES ($/UNIT)	**$31,667**	**$29.87**	**72.1%**	**$30,121**	**$28.09**	**69.4%**	**$26,947**	**$25.37**	**88.1%**	**$23,836**	**$32.95**	**49.4%**	**$27,410**	**$28.11**	**54.8%**	**$25.37**	**$32.95**	**$28.88**
TOTAL EXPENSES NET TAXES ($/UNIT)	**$17,134**	**$16.16**	**39.0%**	**$15,750**	**$14.69**	**36.3%**	**$14,328**	**$13.49**	**46.9%**	**$10,277**	**$14.21**	**21.3%**	**$14,335**	**$14.70**	**28.7%**	**$13.49**	**$16.16**	**$14.65**

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Conclusion of Operating Expenses

In the following section we discuss the individual expense conclusions for the subject property.

EXPENSE ANALYSIS & CONCLUSIONS

REAL ESTATE TAXES

	SUBJECT				EXPENSE COMPS			
YEAR	TOTAL	$/UNIT	$/SF	%EGI	COMP	$/UNIT	$/SF	%EGI
2023	$7,764,299	$19,266	$12.97	27.0%	1	$14,532	$13.71	33.1%
2024	$7,855,593	$19,493	$13.13	23.8%	2	$14,370	$13.40	33.1%
					3	$12,619	$11.88	41.3%
					4	$13,559	$18.74	28.1%
					5	$13,075	$13.41	26.1%
CONCLUSION	**$8,068,771**	**$20,022**	**$13.48**	**22.1%**	**AVG**	$13,631	$14.23	32.3%

ANALYSIS

The concluded expense is all inclusive of costs associated with real estate taxes. The concluded taxes are based on the current taxes of the subject. Please refer to the Assessments and Taxes section for additional details.

PROPERTY INSURANCE

	SUBJECT				EXPENSE COMPS			
YEAR	TOTAL	$/UNIT	$/SF	%EGI	COMP	$/UNIT	$/SF	%EGI
2023	$1,497,405	$3,716	$2.50	5.2%	1	$1,804	$1.70	4.1%
2024	$722,258	$1,792	$1.21	2.2%	2	$1,784	$1.66	4.1%
					3	$879	$0.83	2.9%
					4	$1,234	$1.71	2.6%
					5	$948	$0.97	1.9%
CONCLUSION	**$722,258**	**$1,792**	**$1.21**	**2.0%**	**AVG**	$1,330	$1.37	3.1%

ANALYSIS

This expense includes all premiums and costs incurred for insurance covering structures, public liability, rental value, and equipment. We anticipate nominal increase in the coming year. The conclusion is based on the 2024 historical expense.

UTILITIES

	SUBJECT				EXPENSE COMPS			
YEAR	TOTAL	$/UNIT	$/SF	%EGI	COMP	$/UNIT	$/SF	%EGI
2023	$1,640,651	$4,071	$2.74	5.7%	1	$3,973	$3.75	9.0%
2024	$1,647,613	$4,088	$2.75	5.0%	2	$3,929	$3.66	9.0%
					3	$2,813	$2.65	9.2%
					4	$3,095	$4.28	6.4%
					5	$1,892	$1.94	3.8%
CONCLUSION	**$1,645,735**	**$4,084**	**$2.75**	**4.5%**	**AVG**	$3,140	$3.26	7.5%

ANALYSIS

Utilities include gas, electricity and water & sewer. Utility reimbursements are added as a separate line item.

REPAIRS & MAINTENANCE

	SUBJECT				EXPENSE COMPS			
YEAR	TOTAL	$/UNIT	$/SF	%EGI	COMP	$/UNIT	$/SF	%EGI
2023	$1,386,503	$3,440	$2.32	4.8%	1	$1,011	$0.95	2.3%
2024	$1,001,777	$2,486	$1.67	3.0%	2	$999	$0.93	2.3%
					3	$1,894	$1.78	6.2%
					4	$546	$0.75	1.1%
					5	$3,323	$3.41	6.6%
CONCLUSION	**$1,017,363**	**$2,524**	**$1.70**	**2.8%**	**AVG**	$1,555	$1.57	3.7%

ANALYSIS

This expense covers the cost of all routine maintenance and repairs. The 2023 cost reflects substantial renovations performed as units turned, and not indicative of typical stabilized performance. The conclusion is based on the historical expenses and the expense comparable information.

OFF-SITE MANAGEMENT

	SUBJECT				EXPENSE COMPS			
YEAR	TOTAL	$/UNIT	$/SF	%EGI	COMP	$/UNIT	$/SF	%EGI
2023	$287,585	$714	$0.48	1.0%	1	$2,162	$2.04	4.9%
2024	$329,677	$818	$0.55	1.0%	2	$2,138	$1.99	4.9%
					3	$917	$0.86	3.0%
					4	$879	$1.22	1.8%
					5	$1,450	$1.49	2.9%
CONCLUSION	**$548,783**	**$1,362**	**$0.92**	**1.5%**	**AVG**	$1,509	$1.52	3.5%

ANALYSIS

This expense reflects the professional management service for the subject. This reflects the in-place management contract of 1.5%, and is reasonable given the above-average income level.

PAYROLL

	SUBJECT				EXPENSE COMPS			
YEAR	TOTAL	$/UNIT	$/SF	%EGI	COMP	$/UNIT	$/SF	%EGI
2023	$2,246,534	$5,575	$3.75	7.8%	1	$4,750	$4.48	10.8%
2024	$1,663,498	$4,128	$2.78	5.0%	2	$4,698	$4.38	10.8%
					3	$6,324	$5.95	20.7%
					4	$4,258	$5.89	8.8%
					5	$5,666	$5.81	11.3%
CONCLUSION	**$1,675,657**	**$4,158**	**$2.80**	**4.6%**	**AVG**	$5,139	$5.30	12.5%

ANALYSIS

This expense consists of all payroll and associated employee benefits related to the subject's personnel directly involved in the management and maintenance of the subject. This line item includes the amenities expense and concierge items. The conclusion is based on the 2024 historical expense.

GENERAL & ADMINISTRATIVE

	SUBJECT				EXPENSE COMPS			
YEAR	TOTAL	$/UNIT	$/SF	%EGI	COMP	$/UNIT	$/SF	%EGI
2023	$8,206	$20	$0.01	0.0%	1	$3,434	$3.24	7.8%
2024	$16,139	$40	$0.03	0.0%	2	$2,203	$2.05	5.1%
					3	$1,501	$1.41	4.9%
					4	$265	$0.37	0.5%
					5	$1,057	$1.08	2.1%
CONCLUSION	**$239,380**	**$594**	**$0.40**	**0.7%**	**AVG**	$1,692	$1.63	4.1%

ANALYSIS

As indicated in the prior discussion, given the reallocation of these expenses to the corporate level, we have applied an expense at the low end of the comparables.

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RESERVES	SUBJECT			
YEAR	TOTAL	$/UNIT	$/SF	%EGI
2023	$0	$0	-	0.0%
2024	$0	$0	-	0.0%
CONCLUSION	**$119,690**	**$297**	**$0.20**	**0.3%**

ANALYSIS

Reserves for replacements are not typical cash expenditures, but rather the annualized cost of major expense in the future. Based on the Q1 2025 PwC Investor Survey, the majority of investors report replacement reserves between $200 and $550 per unit, with an average of $330 per unit. We have concluded to replacement reserves of $0.20 PSF, which amounts to $297/unit.

TOTAL EXPENSES (NET OF TAXES)	
SUBJECT HISTORICAL $/SF	$8.99-$11.81
EXPENSE COMPARABLES $/SF	$13.49-$16.16
SUBJECT HISTORICAL %EGI	16%-25%
EXPENSE COMPARABLES %EGI	21%-47%
TOTAL EXPENSES $/SF	$9.97
TOTAL EXPENSES %EGI	16%
TOTAL EXPENSES	**$14,037,637**

CONCLUSION

Our forecast is slightly below the range of the comparable data, but within the range of the historical data. Our forecast is slightly above the 2024 figure of $11.39 PSF, anticipating nominal increases in the coming year. Thus, the projected expenses are reasonably supported by the data.

INVESTMENT MARKET ANALYSIS

Development of Capitalization Rate

The going-in capitalization rate, also known as overall rate (OAR), can be determined using several sources and methods. In developing our opinion of OAR, the following techniques were used:

- Comparable Sales (Sales Comparison Approach)
- Investor Surveys
- Band of Investment Technique
- Debt Coverage Ratio Technique

Comparable Sales

The following table presents a summary of the comparable sales used ahead in the Sales Comparison Approach, and the capitalization rates from each of those sales.

CAPITALIZATION RATE COMPARABLES (OAR)

	NAME	ADDRESS	CITY	ST	SALE DATE	YR BLT	GBA	$/SF	UNITS	$/UNIT	SALE PRICE	NOI	NOI/SF	CAP RATE
1	Rivers Bend	501 East 87th Street	New York	NY	Mar-25	1963	202,322	$576	180	$647,222	$116,500,000	$4,214,023	$20.83	3.62%
2	The Hanley	165 E 66th Street	New York	NY	Nov-24	1957	255,597	$501	151	$847,682	$128,000,000	$5,696,000	$22.29	4.45%
3	501 E 74th St	501 E 74th St	New York	NY	Jun-24	2014	71,750	$878	81	$777,778	$63,000,000	-	-	-
4	Aire	200 W 67th St	New York	NY	Feb-24	2007	390,682	$678	310	$854,839	$265,000,000	$12,455,000	$31.88	4.70%
5	The Lanthian	377 East 33rd Street	New York	NY	Aug-23	1998	213,549	$983	209	$1,004,785	$210,000,000	$9,450,000	$44.25	4.20%
6	265 East 66th Street	265 East 66th Street	New York	NY	Apr-23	1979	490,652	$821	328	$1,227,515	$402,625,000	$12,078,750	$24.62	3.00%
LOW														**3.00%**
HIGH														**4.70%**
AVERAGE														**3.99%**
MEDIAN														**4.20%**

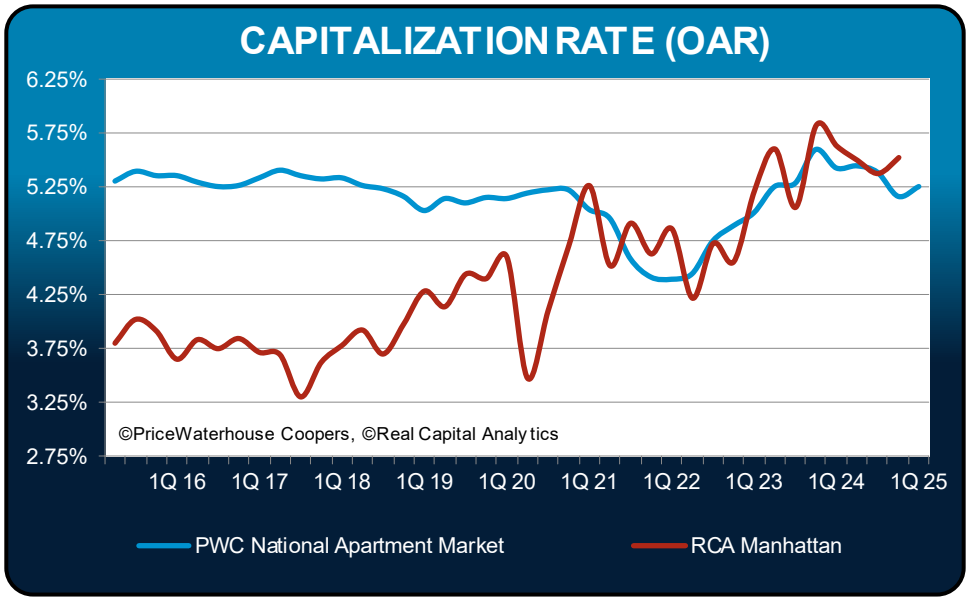
For this analysis, we have provided six primary sales comparables, which are later presented in the Sales Comparison Approach. These six primary sales have capitalization rates ranging from 3.00% to 4.70%, with an average of 3.99% and a median of 4.20%.

Investor Surveys

The potential investor pool for the subject asset includes national, regional and local investors. While all of these groups place emphasis on local cap rates, regional and national investors would also strongly consider national cap rate trends from investor surveys due to the potential to invest in other regions that are offering competitive rates of return.

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The following graph provides a historical illustration of capitalization rate statistics as surveyed by investors that we considered to be relevant to the subject property.



The following table provides the most recent survey results from investors.

CAPITALIZATION RATE SURVEYS (OAR)

SOURCE	QUARTER	RANGE	AVG
PriceWaterhouse Coopers			
National Apartment Market	1Q 25	4.00% to 6.25%	5.25%
Real Capital Analytics			
Manhattan	4Q 24		5.53%
AVERAGE		**4.00% to 6.25%**	**5.25%**

In addition to the published investor surveys, the appraisers spoke with two local market participants to put previously discussed trends and data into better context of what is really occurring in the market place.

MARKET PARTICIPANT INTERVIEWS - CAPITALIZATION RATES (OAR)

NAME	COMPANY	DATE	RANGE
Eric Toddy	Colliers International	1Q 25	4.00% to 5.00%

Band of Investment Technique

Because most properties are purchased with debt and equity capital, the overall capitalization rate must satisfy the market return requirements of both investment positions. Lenders must anticipate receiving a competitive interest rate commensurate with the perceived risk of the investment or they will not make funds available. Lenders also require that the principal amount of the loan be repaid through amortization payments. Similarly, equity investors must anticipate receiving a competitive equity cash return commensurate with the perceived risk or they will invest their funds elsewhere.

To analyze the capitalization rate from a financial position, the Band of Investment Technique is used. Available financing information indicates the following terms:

BAND OF INVESTMENT ASSUMPTIONS	
Loan Amortization Period	30 Years
Interest Rate	6.50%
Loan-to-Value (LTV) Ratio	65%
Mortgage Constant	7.58%

Equity dividend rates vary depending upon motivations of buyers and financing terms. The previous terms and an appropriate equity dividend rate are used in the Band of Investments calculations, which are presented on the following chart.

BAND OF INVESTMENT CALCULATION					
Mortgage Component	65%	x	7.58%	=	4.930%
Equity Component	35%	x	5.50%	=	1.925%
Indicated Capitalization Rate					6.855%
INDICATED CAPITALIZATION RATE					**6.86%**

Debt Coverage Ratio Technique

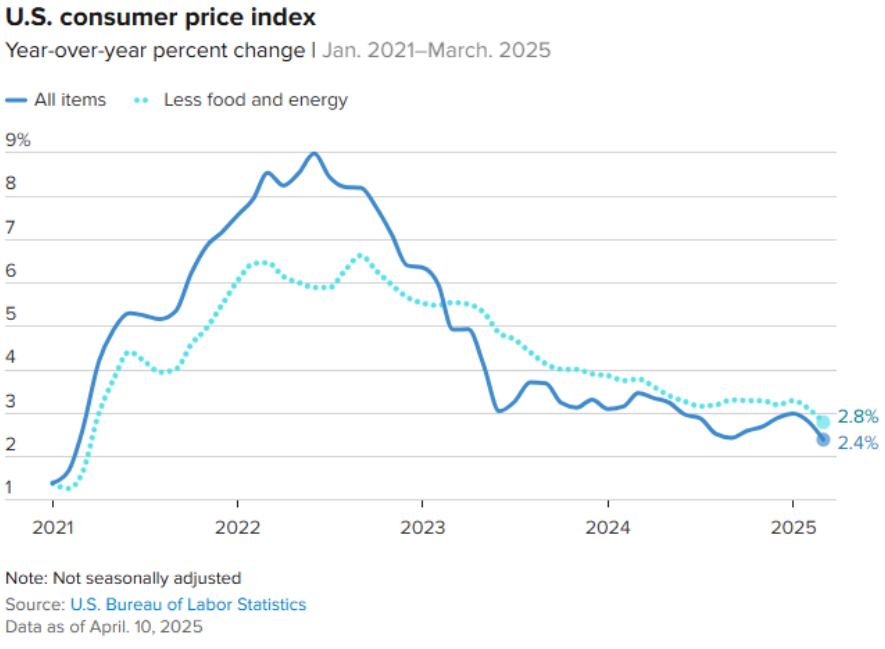
An alternate method to calculating capitalization rates based on financing metrics is the Debt Coverage Ratio method, which uses the relationship between the DCR, LTV, and mortgage constant to conclude to a rate value. Based on the assumptions previously discussed, we have concluded to a DCR of 1.30, an LTV of 65% and a mortgage constant of 7.58%. The following calculation indicates the cap rate conclusion by this method:

DEBT COVERAGE RATIO CALCULATION	
Debt Coverage Ratio	1.30
Loan-to-Value (LTV) Ratio	65%
Mortgage Constant	7.58%
INDICATED CAPITALIZATION RATE	**6.41%**

Overall Economic Effects

The U.S. economy has experienced a dramatic rise in inflation within the past three years, which has led to increases in property operation expenses.

In March 2025, the US inflation rate, as measured by the Consumer Price Index (CPI), was 2.4%. This represented an increase from 2.8% in February 2025.



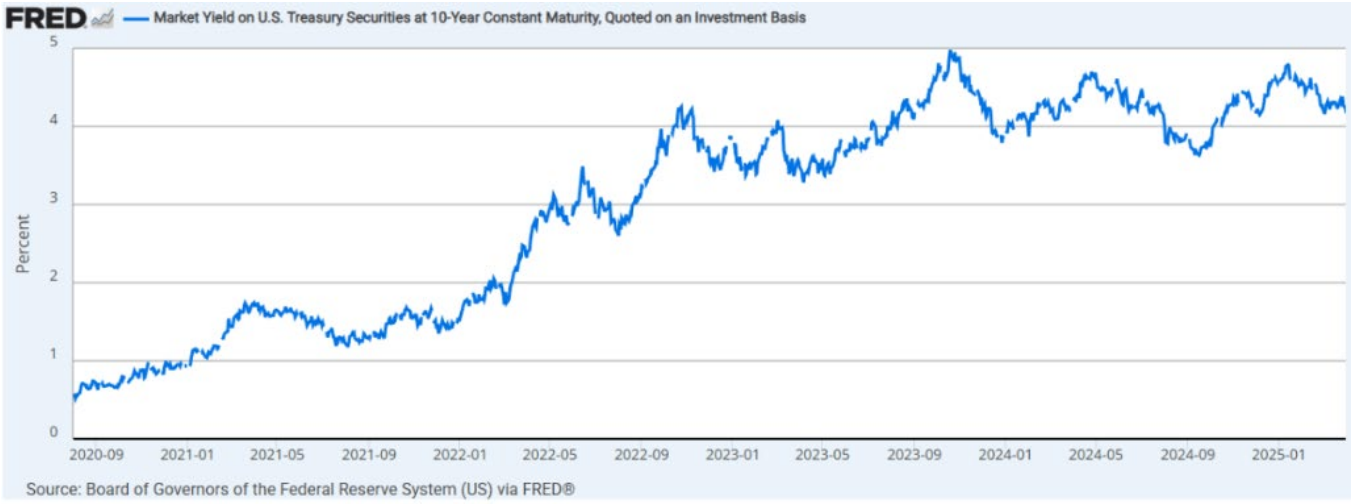
To battle inflation, the Fed had increased the interest rate by a total of 525 basis points between March 2022 and July 2023, resulting in a rate of 5.50%, the highest level in more than 22 years. In September 2024, the Fed issued a 50 basis points rate cut; In November 2024, the Fed issued a 25 basis points rate cut; In the December meeting, the Fed issued a 25 basis point rate cut. In the January and March 2025 meetings the Fed held its made the decision to hold its benchmark rate steady. Fed officials expect to hold the rate steady in 2025 as opposed to previous anticipated rate cuts. The anticipated steady rate is expected to keep the cost of borrowing stable.

The difference between the 10-year Treasury yield and mortgage rates (the spread) can fluctuate due to various factors, including market sentiment, inflation expectations, and risk premiums associated with mortgages. Lenders need to offer rates that are competitive with other investment options, like Treasury bonds, to attract investors. The yield on the 10-year Treasury note is a significant benchmark for mortgage rates. Generally, when the 10-year Treasury yield increases, mortgage rates tend to rise as well, and vice versa. This relationship is due to lenders needing to make mortgages attractive to investors compared to Treasury notes.

Impact of Treasury Rate Changes

As of March 31, 2025, the 10-Year Treasury was 4.23%, which is 3 basis points higher than the prior year. This marks an increase from the middle of September 2024 low of 3.621%. The 10-year U.S. Treasury yield has significantly increased since 2020. In August 2020, it was at 0.51%. The 10-year Treasury yield started at a very low level in 2020, influenced by the COVID-19 pandemic and the Federal Reserve's aggressive response. Several factors have contributed to the rising yields, including persistent inflation, strong economic growth, and heightened macroeconomic uncertainty.

The following table reflects changes in the US Treasury note since August 2020.



While it remains unclear as to how the market will react overall, the expectation is that the drop will be a catalyst for increased transaction volume. Investors are weighing the economic outlook for the year ahead, and a light economic calendar this week delivered a muddled picture.

The Treasury rate typically provides a good benchmark for risk and the minimum rate of return required. Taking into consideration its upward trend despite rate cuts, we anticipate capitalization rate trends to remain similar in the near future.

Mortgage Spread Compared to Treasury Rates

We have compared the 10-year Treasury Rate to the Average Cap Rate from the PwC survey for that period. As of the 1st Quarter 2025, the average National Apartment Market overall capitalization rate was 5.16%, suggesting a spread of 101 basis points. This spread is similar to the spread one year earlier.

Capitalization Rate Conclusion

- We have considered the current economic conditions previously discussed.
- Five of the sales from the Sales Comparison approach have capitalization rates ranging from 3.00% to 4.70%, with an average of 3.99% and a median of 4.20%. Primary emphasis was placed on this survey.
- Market participants indicated a range of 4.25% to 4.50% for free market trophy apartment buildings in Manhattan. Primary emphasis was placed on this survey.
- National multi-family investors reported an average capitalization rate of 5.25% as of Q1 2025. Trophy properties would command a cap rate at the low end of the range. Primary emphasis was placed on this survey.
- Lenders are typically placing greater reliance on the Band of Investment Technique as they navigate these uncertain times. However, we note that while the Band of Investment and Debt Coverage Ratio methods consider current financing indicators, they fail to include any indication of locational differences and operational differences. Thus, less weight is considered on these methods.
- The subject is situated in a strong market, as evidenced by historically low vacancy rates and increasing market rents.
- The property is a trophy quality asset, with high-end amenities and desirable East River views.

Taking all factors into consideration, the following table summarizes the various capitalization rate indicators and provides the final capitalization rate conclusion.

CAPITALIZATION RATE CONCLUSION (OAR)

SOURCE	QUARTER	RANGE			AVG	SUGGESTED	WEIGHT	FACTOR
Comparable Sales		3.00%	to	4.70%	3.99%	4.00%	35.0%	1.4%
National Investor Surveys (PwC)	1Q 25	4.00%	to	6.25%	5.25%	4.00%	30.0%	1.2%
Eric Toddy	1Q 25	4.00%	to	5.00%	4.25%-4.5%	4.25%	30.0%	1.3%
Band of Investment Technique					6.86%	6.85%	2.50%	0.2%
Debt Coverage Technique					6.41%	6.40%	2.50%	0.2%
AVERAGE		3.67%	to	5.32%	5.63%			4.21%
CAPITALIZATION CONCLUSION								**4.15%**

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DIRECT CAPITALIZATION

This method analyzes the relationship of one year's stabilized net operating income to total property value. The stabilized net operating income is capitalized at a rate that implicitly considers expected growth in cash flow and growth in property value over a buyer's investment horizon. The implied value may be adjusted to account for non-stabilized conditions or required capital expenditures to reflect an as is value.

The following table summarizes our opinion of market value via direct capitalization.

DIRECT CAPITALIZATION SUMMATION TABLE - AS OF 3/31/2025

INCOME ITEMS	%PGI	%EGI	$/SF	$/UNIT	TOTAL
Potential Rental Income			$54.04	$80,254	$32,342,400
Office Income			$4.34	$6,443	$2,596,372
Parking Income			$2.56	$3,799	$1,530,837
TOTAL RENTAL INCOME			**$60.94**	**$90,495**	**$36,469,609**
OTHER INCOME					
Other Income			$0.69	$1,017	$410,000
Utility Reimbursements			$0.50	$744	$300,000
Amenity Income			$0.60	$893	$360,000
Cable			$0.37	$546	$220,000
TOTAL OTHER INCOME			**$2.16**	**$3,201**	**$1,290,000**
POTENTIAL GROSS INCOME (PGI)			**$63.10**	**$93,696**	**$37,759,609**
INCOME LOSS	**%PGI**		**$/SF**	**$/UNIT**	**TOTAL**
Residential Vacancy & Credit Loss	(3.0%)		($1.62)	($2,408)	($970,272)
Commercial Vacancy & Credit Loss	(4.0%)		($0.28)	($410)	($165,088)
Other Vacancy & Credit Loss	(3.0%)		($0.06)	($96)	($38,700)
TOTAL INCOME LOSS	**(3.1%)**		**($1.96)**	**($2,913)**	**($1,174,060)**
EFFECTIVE GROSS INCOME (EGI)	**96.9%**		**$61.13**	**$90,783**	**$36,585,549**
EXPENSE ITEMS	**%PGI**	**%EGI**	**$/SF**	**$/UNIT**	**TOTAL**
Real Estate Taxes	(21.4%)	(22.1%)	($13.48)	($20,022)	($8,068,771)
Property Insurance	(1.9%)	(2.0%)	($1.21)	($1,792)	($722,258)
Utilities	(4.4%)	(4.5%)	($2.75)	($4,084)	($1,645,735)
Repairs & Maintenance	(2.7%)	(2.8%)	($1.70)	($2,524)	($1,017,363)
Off-Site Management	(1.5%)	(1.5%)	($0.92)	($1,362)	($548,783)
Payroll	(4.4%)	(4.6%)	($2.80)	($4,158)	($1,675,657)
General & Administrative	(0.6%)	(0.7%)	($0.40)	($594)	($239,380)
Reserves	(0.3%)	(0.3%)	($0.20)	($297)	($119,690)
TOTAL EXPENSES	**(37.2%)**	**(38.4%)**	**($23.46)**	**($34,833)**	**($14,037,637)**
NET OPERATING INCOME (NOI)	**59.7%**	**61.6%**	**$37.68**	**$55,950**	**$22,547,912**
Capitalization Rate					4.15%
Capitalized Value					$543,323,175
INDICATED VALUE			**$907**	**$1,347,395**	**$543,000,000**
Loss to Lease					($997,603)
FAIR VALUE			**$906**	**$1,344,913**	**$542,000,000**

Rounded to nearest $1,000,000

Adjustments to Value

The loss to lease adjustment equates to the difference between the market rent and current blended contract rent, divided by two, since we assume that all units may be turned over within a one-year period, on average, with some leases expiring in month one and others in month twelve. Thus, our loss to lease will equate to $997,603 ($32,342,400 market rent - $30,347,195 contract rent / 2).

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INTRODUCTION

The Sales Comparison Approach is based on the principle of substitution, which asserts that a buyer would not pay more for a property than the value of similar properties in the market. This approach analyzes comparable sales by applying transactional and property adjustments to bracket the subject property within an appropriate unit value comparison.

UNIT OF COMPARISON

The most relevant unit of comparison is the price per SF of GBA. This indicator best reflects the analysis used by buyers and sellers in this market for improved properties with similar design and utility.

COMPARABLE SELECTION

We completed a thorough search for similar improved sales in terms of property type, location, physical characteristics, and date of sale. In selecting comparables, emphasis was placed on confirming recent improved sales of properties that match the highest and best use, and buyer/seller profile of the subject property.

The sale comparables are located in the subject's region and range from 0.1 to 1.9 miles from the subject site, with an average distance of 0.9 miles. Overall, the sales selected represent the best comparables available for this analysis.

ADJUSTMENT PROCESS

Quantitative adjustments are made to the comparable sales. The following adjustments or general market trends were considered for the basis of valuation.

Transactional Adjustments
Dollar adjustments to the comparable sales were considered and made when warranted for transactional adjustments in the sequence shown below:

Property Rights Transferred	The valuation of the subject site was completed on a leased fee basis. If warranted, leased fee, leasehold and/or partial interest sales were adjusted accordingly.
Financing Terms	The subject property was valued on a cash equivalent basis. Adjustments were made to the comparables involving financing terms atypical of the marketplace.
Conditions of Sale	This adjustment accounts for extraordinary motivation on the part of the buyer or seller often associated with distressed sales.
Expenditures After Purchase	Adjustments were applied if physical conditions warranted expenditures on the part of the buyer to bring the comparable up to functional standards. Most often this adjustment accounts for costs associated with deferred maintenance.
Market Conditions	Market conditions adjustments were based on a review of historical sale data, market participant interviews and review of current versus historical pricing. on our research, the following table summarizes the market conditions adjustment applied in this analysis.

MARKET CONDITIONS ADJUSTMENT			
Per Year As Of	March 2025	(As-Is)	0%

The market has exhibited value stability during the time from the oldest sale date up through the effective valuation date; therefore a market conditions adjustment is not warranted.

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Property Adjustments

Quantitative percentage adjustments are also made for location and physical characteristics such as size, age, site and parking ratios, access, exposure, quality and condition, as well as other applicable elements of comparison. Where possible the adjustments applied are based on paired data or other statistical analysis. It should be stressed that the adjustments are subjective in nature and are meant to illustrate our logic in deriving a value opinion for the subject property.

Location	Properties that have superior locational characteristics generally obtain higher rent levels and higher corresponding sales prices than properties with inferior locational characteristics.
Size	Generally speaking, larger properties sell for a lower amount than smaller properties, due to the larger pool of potential investors of smaller properties. However, larger parcels often have the ability to incorporate superior amenities which generate higher rents and sales prices than similarly sized units. As such, larger properties require downward adjustments as compared to smaller properties.
Exposure	Corner properties generally sell for a greater amount than mid-block properties due to their added exposure from the wrap around frontage.
Condition	Properties in better condition generally sell for a greater amount than properties in inferior condition. These properties generally have lower maintenance costs as well as the need for less capital expenditures.
Office	Mixed-use properties generally have price differences based on the amount of commercial space.

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PRESENTATION

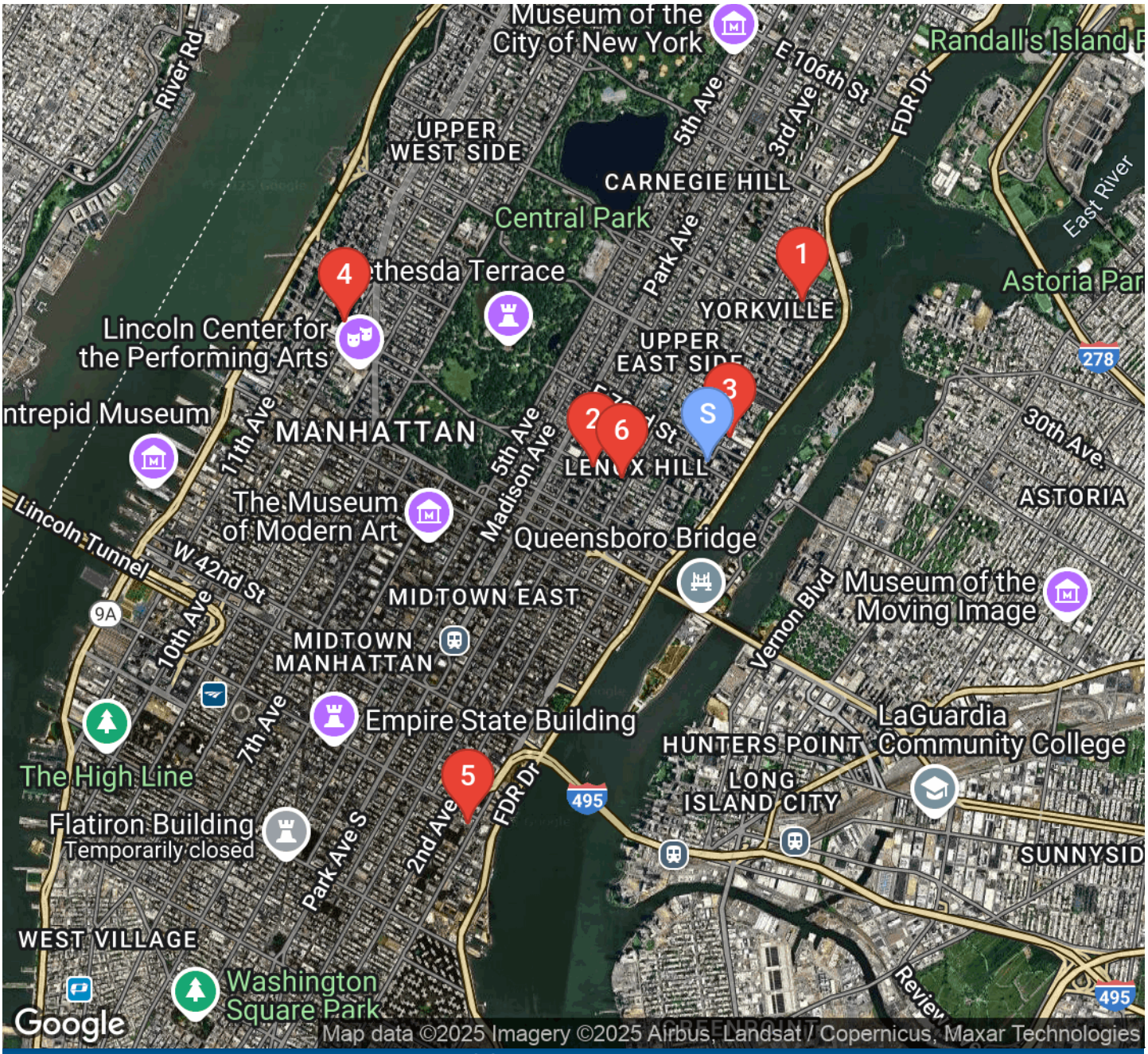
The following Sales Summation Table, Location Map and datasheets summarize the improved sales data. Following these items, the comparable sales are adjusted for applicable elements of comparison and the opinion of value by the Sales Comparison Approach is concluded.

IMPROVED SALES SUMMATION TABLE

COMPARABLE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6
Name	1 East River Drive	Rivers Bend	The Hanley	501 E 74th St	Aire	The Lanthian	265 East 66th Street
Address	1 East River Drive	501 East 87th Street	165 E 66th Street	501 E 74th St	200 W 67th St	377 East 33rd Street	265 East 66th Street
City	New York	New York	New York	New York	New York	New York	New York
State	NY	NY	NY	NY	NY	NY	NY
Zip	10021	10128	10065	10021	10023	10016	10065
County	New York	New York	New York	New York	New York	New York	New York
PHYSICAL INFORMATION							
GBA (SF)	598,449	202,322	255,597	71,750	390,682	213,549	490,652
Units	403	180	151	81	310	209	328
Average Unit SF	990	1,124	1,693	886	1,260	1,022	1,496
Land Area (SF)		16,363	40,206	6,094	50,000	13,939	40,168
Year Built	1986	1963	1957	2014	2007	1998	1979
Stories	50	21	20	20	42	23	45
SALE INFORMATION							
Date		3/12/2025	11/1/2024	6/28/2024	2/4/2024	8/30/2023	4/20/2023
Status		Recorded	Recorded	Recorded	Recorded	Recorded	Recorded
Rights Transferred		Leased Fee	Leased Fee	Leased Fee	Leased Fee	Leased Fee	Leased Fee
Transaction Price		$116,500,000	$128,000,000	$63,000,000	$265,000,000	$210,000,000	$402,625,000
Transaction $/Unit		$647,222	$847,682	$777,778	$854,839	$1,004,785	$1,227,515
Transaction $/SF GBA		$576	$501	$878	$678	$983	$821
Analysis Price		$116,500,000	$128,000,000	$63,000,000	$265,000,000	$210,000,000	$402,625,000
Analysis $/Unit		$647,222	$847,682	$777,778	$854,839	$1,004,785	$1,227,515
Analysis $/SF GBA		$576	$501	$878	$678	$983	$821
NOI/Unit		$23,411	$37,722		$40,177	$45,215	$36,825
NOI/SF GBA		$20.83	$22.29		$31.88	$44.25	$24.62
Capitalization Rate		3.62%	4.45%		4.70%	4.20%	3.00%

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SALES LOCATION MAP



COMPARABLE KEY

COMP	DISTANCE	NAME	ADDRESS	OCC.	SALE DATE	OAR	$/UNIT
SUBJECT	-	1 East River Drive	1 East River Drive, New York, NY	99.3%	-	-	$800
No. 1	0.8 Miles	Rivers Bend	501 East 87th Street, New York, NY		3/12/2025	3.62%	$576
No. 2	0.5 Miles	The Hanley	165 E 66th Street, New York, NY	94.0%	11/1/2024	4.45%	$501
No. 3	0.1 Miles	501 E 74th St	501 E 74th St, New York, NY	99.1%	6/28/2024		$878
No. 4	1.7 Miles	Aire	200 W 67th St, New York, NY	100.0%	2/4/2024	4.70%	$678
No. 5	1.9 Miles	The Lanthian	377 East 33rd Street, New York, NY		8/30/2023	4.20%	$983
No. 6	0.4 Miles	265 East 66th Street	265 East 66th Street, New York, NY		4/20/2023	3.00%	$821

COMPARABLE 1



LOCATION INFORMATION

Name	Rivers Bend
Address	501 East 87th Street
City, State, Zip Code	New York, NY, 10128
County	New York
MSA	New York-Northern New Jersey-Long Island, NY
APN	M / 1587 / 1

SALE INFORMATION

Buyer	A&E Real Estate Holdings
Seller	Soloviev Group
Transaction Date	03/12/2025
Transaction Status	Recorded
Transaction Price	$116,500,000
Analysis Price	$116,500,000
Rights Transferred	Leased Fee
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Project Type	High-Rise
Project Size GBA	202,322 SF
Units	180
No. of Buildings/Floors	1 Buildings / 21 Floors
Year Built	1963
Quality / Condition	Average / Average
Appeal	Average
Site Size	16,363 SF
Zoning	R10

RIVERS BEND



ANALYSIS INFORMATION

Price/SF			$575.81
Adjusted Price/SF			$604.60
Capitalization Rate			3.62%
Equity Div. / PGIM / EGIM	-	11.27	11.27

CONFIRMATION

Name	Confidential	
Company	Confidential	
Source	Knowledgeable Third Party	
Date / Phone Number	03/13/2025	Confidential

REMARKS

The elevator building with 179 residential units in Yorkville has 202,322 square feet of built space. The parcel has frontage of 151 feet and is 125 feet deep with a total lot size of 16,363 square feet. The lot is irregular. The zoning is R10 which allows for up to 10 times floor area ratio (FAR) for residential with inclusionary housing. The city-designated market value for the property in 2022 is $40.9 million. The most recent loan totaled $60.5 million and was provided by Walker & Dunlop on August 31, 2020. A&E Real Estate Holdings, among the top three largest private residential owners in the city, according to a PincusCo accounting, paid $116.5 million to Stefan Soloviev's Soloviev Group, for the 179-unit Rivers Bend apartment building at 501 East 87th Street in Yorkville, Manhattan, according to sources familiar with the deal. The sale closed March 12, 2025, and has not yet been recorded. The purchase equates to approximately $547,000 per unit.

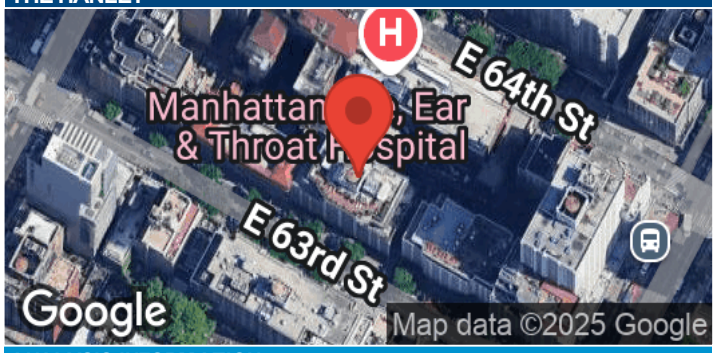
The purchase also resolves a lawsuit Soloviev filed in December 2024 over a previous effort to sell a majority stake of the building to A&E Real Estate Holdings , in which Soloviev would retain a minority position. However, in the final deal, A&E Real Estate Holdings acquired a 100 percent interest from Soloviev.

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COMPARABLE 2



THE HANLEY



LOCATION INFORMATION

Name	The Hanley
Address	165 E 66th Street
City, State, Zip Code	New York, NY, 10065
County	New York
APN	1401-1002, 1401-1003

SALE INFORMATION

Buyer	Stonehenge NYC
Seller	CIM Group, LP
Transaction Date	11/1/2024
Transaction Status	Recorded
Transaction Price	$128,000,000
Analysis Price	$128,000,000
Recording Number	2024000294520
Rights Transferred	Leased Fee
Financing	Conventional
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Project Type	High-Rise
Project Size GBA	255,597 SF
Units	151
No. of Buildings/Floors	Buildings / 20 Floors
Year Built	1957 - Renovated 2015
Quality / Condition	Average / Average
Appeal	Average
Building Structure	Masonry
Site Size	20,083 SF
Project Amenities	Common Laundry, Concierge/Doorman, Fitness Center
Unit Amenities	Dishwasher, Garbage Disposal, Microwave, Range/Stove, Refrigerator, Washer/Dryer In-Unit

ANALYSIS INFORMATION

Price/SF			$500.79
Adjusted Price/SF			$600.95
Capitalization Rate			4.45%
Equity Div. / PGIM / EGIM	-	8.35	8.79

CONFIRMATION

Name	Confidential	
Company	Confidential	
Source	Knowledgeable Third Party	
Date / Phone Number	11/22/2024	Confidential

UNIT MIX

NO. UNITS	AVG SIZE	DESCRIPTION
2	620	STUDIO / 1 BA
36	940	1 BD / 1 BA
73	1,451	2 BD / 2 BA
27	1,722	3 BD / 3 BA
13	2,352	4 BD / 4 BA

REMARKS

This site is a generally rectangular, corner parcel containing a gross site area of 40,206 SF and is zoned C1-9 by the City of New York. The site is improved with a twenty-story, masonry constructed apartment building that was built in 1957 and renovated in 2015 that contains a GBA of 272,535 SF, of which 233,578 SF represents the NRA and containing 151 (7 Studio, 48 1BR/1BA, 42 2BR/2BA, 36 3BR/3BA, 18 4BR/4BA) apartment units. The sale included the parking garage; however, Miami-based Crescent Heights retained ownership of the retail portion, 16,938 SF, of the property.

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COMPARABLE 3



LOCATION INFORMATION

Name	501 E 74th St
Address	501 E 74th St
City, State, Zip Code	New York, NY, 10021
County	New York
MSA	New York-Northern New Jersey-Long Island, NY
APN	M / 1486 / 1, 103

SALE INFORMATION

Buyer	501 East 74th Street Owner, LLC
Seller	Golden Asset LLC
Transaction Date	06/28/2024
Transaction Status	Recorded
Transaction Price	$63,000,000
Analysis Price	$63,000,000
Recording Number	2024000177043
Rights Transferred	Leased Fee
Conditions of Sale	Arms-Length

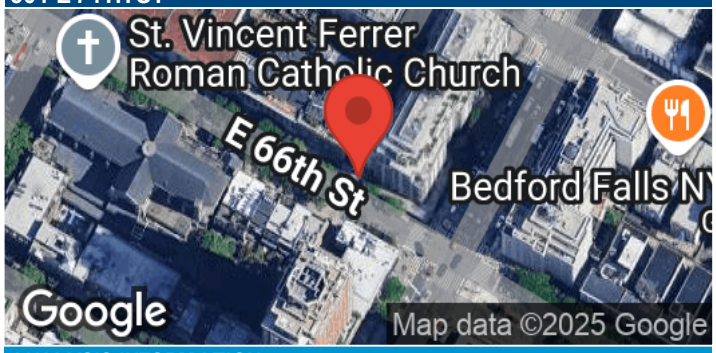
PHYSICAL INFORMATION

Project Type	High-Rise
Project Size GBA	71,750 SF
Units	81
No. of Buildings/Floors	1 Buildings / 20 Floors
Year Built	2014
Parking Spaces / Ratio	8 (0.1/Unit)
Quality / Condition	Average / Average
Appeal	Average
Building Structure	Concrete
Site Size	6,094 SF
Project Amenities	Elevators, Fitness Center, Pet Policy
Unit Amenities	None

UNIT MIX

NO. UNITS	AVG SIZE	DESCRIPTION
34	520	STUDIO / 1 BA
16	794	1 BD / 1 BA
29	1,222	2 BD / 2 BA
2	2,000	3 BD / 2 BA

501 E 74TH ST



ANALYSIS INFORMATION

Price/SF			$878.05
Adjusted Price/SF			$878.05
Capitalization Rate			-
Equity Div. / PGIM / EGIM	-	-	-

CONFIRMATION

Name	Confidential	
Company	Confidential	
Source	Knowledgeable Third Party	
Date / Phone Number	12/6/2024	Confidential

REMARKS

The multifamily property located at 501 East 74th Street in the Upper East Side was recently sold for $63,000,000. This property consists of 83 units with a price per unit of $759,036, encompassing a total area of 74,214 square feet. The sale price per square foot stood at $849. The transaction involved Fetner Properties as the buyer and the Ohebshalom Family as the seller. New York Life served as the lender for the deal. The sales brokers for this transaction were Daniel Kaplan and Doug Middleton, while the mortgage brokers were Tom Traynor, Tom Rugg, and Adam Spengler from CBRE.

In this transaction, the key individuals involved were the sales brokers Daniel Kaplan and Doug Middleton. The mortgage brokers who facilitated the loan were Tom Traynor, Tom Rugg, and Adam Spengler from CBRE. Fetner Properties acted as the buyer, while the Ohebshalom Family served as the seller. New York Life provided the financing for the deal.

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COMPARABLE 4



LOCATION INFORMATION

Name	Aire
Address	200 W 67th St
City, State, Zip Code	New York, NY, 10023
County	New York
MSA	New York-Northern New Jersey-Long Island, NY
APN	1158-0129, 1158-1701, 1158-1702, 1158-1703

SALE INFORMATION

Buyer	Gotham Organization and Carlyle Group
Seller	A&R Kalimian Realty
Transaction Date	02/4/2024
Transaction Status	Recorded
Transaction Price	$265,000,000
Analysis Price	$265,000,000
Recording Number	2024000035885
Rights Transferred	Leased Fee
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Project Type	High-Rise
Project Size GBA	390,682 SF
Units	310
No. of Buildings/Floors	1 Buildings / 42 Floors
Year Built	2007
Quality / Condition	Good / Good
Appeal	Good/Excellent
Building Structure	Steel
Site Size	50,000 SF
Zoning	C8 / C2-5
Average Unit Size	889 SF
Density	270.0
Project Amenities	Business Center, Clubhouse, Common Laundry, Elevators, Fitness Center, Playground,
Unit Amenities	Air Conditioning, Alarm System, Dishwasher, Garbage Disposal, Parking Covered, Parking

UNIT MIX

NO. UNITS	AVG SIZE	DESCRIPTION
63	600	1 BD / 1 BA
123	1,149	2 BD / 2 BA
10	1,545	3 BD / 3 BA
50	485	STUDIO / 1 BA

AIRE



ANALYSIS INFORMATION

Price/SF			$678.30
Adjusted Price/SF			$813.96
Capitalization Rate			4.70%
Equity Div. / PGIM / EGIM	-	-	-

CONFIRMATION

Name	Confidential	
Company	Confidential	
Source	Knowledgeable Third Party	
Date / Phone Number	02/6/2024	Confidential

REMARKS

This 42-story, 310-unit, high-rise multi-family property on the Upper West Side of Manhattan traded in February 2024 for a total of $265 million - equating to roughly $854,839 per unit.

The seller was A&R Kalimian Realty LP. They were represented by a capital markets brokerage team in the transaction. According to CoStar data, a $225 million senior mortgage taken out by the seller matured in November 2023, before the building reportedly went up for sale.

The buyer was a joint venture between New York, NY-based Gotham Organization and Washington, DC-based The Carlyle Group. They purchased the asset in an all-cash transaction. The property also includes a full retail section alongside Amsterdam Avenue. The seller, A&R Kalimian Realty, faced expiration of roughly $200 million in mortgage loans and decided not to seek new financing. However, Aire did not go into actual default as was erroneously reported. Gotham's purchase includes a fully leased retail portion along Amsterdam Avenue.

The gleaming, glass-clad building boasts a tenants' wellness center and a private, half-acre park. Its plight was closely watched ever since a $195.8 million loan from J. P. Morgan went to special servicing in 2023.

COMPARABLE 5



LOCATION INFORMATION

Name	The Lanthian
Address	377 East 33rd Street
City, State, Zip Code	New York, NY, 10016
County	New York
MSA	New York-Northern New Jersey-Long Island, NY
APN	M / 939 / 23

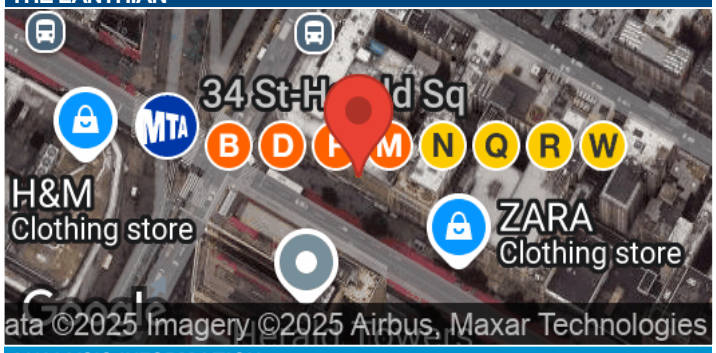
SALE INFORMATION

Buyer	New York University
Seller	SPI California Management LLC
Transaction Date	08/30/2023
Transaction Status	Recorded
Transaction Price	$210,000,000
Analysis Price	$210,000,000
Recording Number	2023000225060
Rights Transferred	Leased Fee
Financing	Conventional
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Project Type	High-Rise
Project Size GBA	213,549 SF
Units	209
No. of Buildings/Floors	1 Buildings / 23 Floors
Year Built	1998
Quality / Condition	Average / Average
Appeal	Average
Site Size	13,939 SF
Project Amenities	Common Laundry, Concierge/Doorman, Fitness Center, Rooftop Area
Unit Amenities	None

THE LANTHIAN



ANALYSIS INFORMATION

Price/SF			$983.38
Adjusted Price/SF			$1,130.89
Capitalization Rate			4.20%
Equity Div. / PGIM / EGIM	-	-	-

CONFIRMATION

Name	Confidential	
Company	Confidential	
Source	Confidential	
Date / Phone Number	12/6/2024	Confidential

REMARKS

This 209-unit multi-family property, known as "The Lanthian", along with its neighboring Kips Bay air rights, were purchased by the NYU Grossman School of Medicine in August 2023 for a total of $210 million (a per-unit value of nearly $1.01 million per unit).

The 23-story building was constructed in 1998 and consists of entirely free-market units.

The seller was Dennis Wong, managing member of SPI California Management LLC of which Verbena Road Holdings is a subsidiary. They were represented by a capital markets brokerage in the transaction.

The deal also included an assumed debt with an outstanding balance of $103 million, provided by New York Life.

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COMPARABLE 6



LOCATION INFORMATION

Name	265 East 66th Street
Address	265 East 66th Street
City, State, Zip Code	New York, NY, 10065
County	New York
MSA	New York-Northern New Jersey-Long Island, NY
APN	M / 1421 / 21

SALE INFORMATION

Buyer	Townhouse Company II, L.L.C.
Seller	265 East 66TH LLC
Transaction Date	04/20/2023
Transaction Status	Recorded
Transaction Price	$402,625,000
Analysis Price	$402,625,000
Recording Number	2023000106914
Rights Transferred	Leased Fee
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Project Type	High-Rise
Project Size GBA	490,652 SF
Units	328
No. of Buildings/Floors	1 Buildings / 45 Floors
Year Built	1979 - Renovated 2015
Quality / Condition	Average / Average
Appeal	Average
Site Size	0.9 Acres (40,168 SF)
Zoning	C2-8 / R8B
Average Unit Size	0 SF
Density	355.7
Project Amenities	Common Laundry, Concierge/Doorman, Fitness Center, Rooftop Area, Swimming Pool
Unit Amenities	Parking Garage

265 EAST 66TH STREET



ANALYSIS INFORMATION

Price/SF			$820.59
Adjusted Price/SF			$943.68
Capitalization Rate			3.00%
Equity Div. / PGIM / EGIM	-	-	-

CONFIRMATION

Name	Confidential	
Company	Confidential	
Source	Knowledgeable Third Party	
Date / Phone Number	04/30/2025	Confidential

REMARKS

The property is a 45-story Class A mixed-use multifamily property. It was built in 1979 and renovated in 2015 and is situated along the west side of Second Avenue and has frontage on East 66th Street and East 67th Street. On April 20, 2023, the property was sold for $402,625,000. Based on our conversations with participants, the property had a transaction cap rate of 3.00%.

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IMPROVED SALES ADJUSTMENT TABLE

COMPARABLE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6
Name	1 East River Drive	Rivers Bend	The Hanley	501 E 74th St	Aire	The Lanthian	265 East 66th Street
Address	1 East River Drive	501 East 87th Street	165 E 66th Street	501 E 74th St	200 W 67th St	377 East 33rd Street	265 East 66th Street
City, State	New York, NY	New York, NY	New York, NY	New York, NY	New York, NY	New York, NY	New York, NY
GBA	598,449	202,322	255,597	71,750	390,682	213,549	490,652
Units	403	180	151	81	310	209	328
Average Unit SF	990	1,124	1,693	886	1,260	1,022	1,496
Year Built	1986	1963	1957	2014	2007	1998	1979
SALE INFORMATION							
Date		3/12/2025	11/1/2024	6/28/2024	2/4/2024	8/30/2023	4/20/2023
Analysis Price		$116,500,000	$128,000,000	$63,000,000	$265,000,000	$210,000,000	$402,625,000
$/Unit		$647,222	$847,682	$777,778	$854,839	$1,004,785	$1,227,515
$/SF GBA		$576	$501	$878	$678	$983	$821
TRANSACTIONAL ADJUSTMENTS							
Property Rights		0%	0%	0%	0%	0%	0%
Financing		0%	0%	0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%	0%	0%
Expenditures After the Sale		0%	0%	0%	0%	0%	0%
Market Conditions[1]		0%	0%	0%	0%	0%	0%
Subtotal Transactional Adj Price		$576	$501	$878	$678	$983	$821
PROPERTY ADJUSTMENTS							
Location		0%	0%	10%	10%	10%	0%
Condition		10%	10%	0%	0%	10%	0%
Unit Mix/Unit Size		0%	0%	0%	0%	0%	0%
Size		-5%	-5%	-10%	-5%	-5%	0%
Water Views		0%	15%	0%	15%	0%	15%
Subtotal Property Adjustment		5%	20%	0%	20%	15%	15%
TOTAL ADJUSTED PRICE		**$605**	**$601**	**$878**	**$814**	**$1,131**	**$944**

STATISTICS	UNADJUSTED	ADJUSTED
LOW	$501	$601
HIGH	$983	$1,131
MEDIAN	$749	$846
AVERAGE	$739	$829

[1] Market Conditions Adjustment - Compound annual change in market conditions: 0%
Date of Value (for adjustment calculations): 03/31/25

SALES COMPARABLE ANALYSIS

Discussion of Adjustments

Comparable 1 ($604.60/SF as adjusted) did not require any transaction adjustments. This sale is in inferior condition so an upward Condition adjustment is required. This sale is smaller than the subject; thus a downward Size adjustment is required.

Comparable 2 ($600.95/SF as adjusted) did not require any transaction adjustments. This sale is in inferior condition so an upward Condition adjustment is required. This sale is smaller than the subject; thus a downward Size adjustment is required. This sale lacks waterfront views which impact potential rent; thus a downward adjustment is required.

Comparable 3 ($878.05/SF as adjusted) did not require any transaction adjustments. This property is located in a neighborhood that is considered inferior to the subject due to proximity to mass transportation and neighborhood amenities. This is also evidenced by the lower rents generated at the property. This sale is smaller than the subject; thus a downward Size adjustment is required.

Comparable 4 ($813.96/SF as adjusted) did not require any transaction adjustments. This property is located in a neighborhood that is considered inferior to the subject due to proximity to mass transportation and neighborhood amenities. This is also evidenced by the lower rents generated at the property. This sale is

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smaller than the subject; thus a downward Size adjustment is required. This sale lacks waterfront views which impact potential rent; thus a downward adjustment is required.

Comparable 5 ($1,130.89/SF as adjusted) did not require any transaction adjustments. This property is located in a neighborhood that is considered inferior to the subject due to proximity to mass transportation and neighborhood amenities. This is also evidenced by the lower rents generated at the property. This sale is in inferior condition so an upward Condition adjustment is required. This sale is smaller than the subject; thus a downward Size adjustment is required.

Comparable 6 ($943.68/SF as adjusted) did not require any transaction adjustments.This sale lacks waterfront views which impact potential rent; thus a downward adjustment is required.

SALES COMPARISON APPROACH CONCLUSION

The comparable sales indicate an adjusted value range from $600.95 to $1,130.89/SF, with a median of $846.01/SF and an average of $828.69/SF. Based on the results of the preceding analysis, Comparable 1 ($604.60/SF adjusted), Comparable 2 ($600.95/SF adjusted), Comparable 3 ($878.05/SF adjusted), Comparable 4 ($813.96/SF adjusted), Comparable 5 ($1,130.89/SF adjusted) and Comparable 6 ($943.68/SF adjusted) are given primary consideration for the subject's opinion of value.

We note that the subject generates a large portion of its effective gross revenue from such sources as commercial space and amenity space. In comparison, the comparable sales utilized in this analysis do not contain commercial (retail) space and do not contain the same level of amenities provided at the subject. Other incomes from buildings of this class average $4,000 per unit, as shown previously. As such, we must determine the contributory value of these sources by estimating the net operating income generated and apply a market reflective capitalization rate. The gross potential income is reduced by the average Other Income of $4,000 per unit, and an operating expense ratio of 25% was applied to account for operating costs and other expenses associated with these spaces.

Our proforma and value adjustment conclusion is presented below:

OTHER INCOME ADJUSTMENT		
Office Income		$2,596,372
Parking Income		$1,530,837
Other Income		$410,000
Utility Reimbursements		$300,000
Amenity Income		$360,000
Cable		$220,000
Total	$13,442	$5,417,209
Typical Other Income	$4,000	
Atypical Other Income	$9,442	$3,805,209
Expense Ratio		25%
Net Atypical Other Income		$2,853,907
Capitalization Rate		4.50%
Value Contribution of Other Income		**$63,420,153**

The following table summarizes the analysis of the comparables, reports the reconciled price per net rentable area (GBA) value conclusion, and presents the concluded value of the subject property.

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SALES COMPARISON APPROACH CONCLUSION (SF)

COMP	TRANSACTION PRICE	ADJUSTMENT TRANSACTIONAL[1]	ADJUSTED	PROPERTY[2]	FINAL	NET ADJ %	GROSS ADJ %	WEIGHT GIVEN
1	$576	0%	$576	5%	**$605**	5%	15%	PRIMARY
2	$501	0%	$501	20%	**$601**	20%	30%	PRIMARY
3	$878	0%	$878	0%	**$878**	0%	20%	PRIMARY
4	$678	0%	$678	20%	**$814**	20%	30%	PRIMARY
5	$983	0%	$983	15%	**$1,131**	15%	25%	PRIMARY
6	$821	0%	$821	15%	**$944**	15%	15%	PRIMARY
LOW	**$601**						**AVERAGE**	**$828.69**
HIGH	**$1,131**						**MEDIAN**	**$846.01**

	SUBJECT SF		**$/SF**		**VALUE**
INDICATED VALUE	**598,449**	**x**	**$800**	**=**	**$479,000,000**
Plus: Contributory Value of the Commercial and Amenity Income					$63,420,153
AS-IS MARKET VALUE			**$906**		**$542,000,000**

[1]Cumulative [2]Additive

Rounded to nearest $1,000,000

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INTRODUCTION

The Reconciliation of Value Conclusions is the final step in the appraisal process and involves the weighing of the individual valuation techniques in relationship to their substantiation by market data, and the reliability and applicability of each valuation technique to the subject property. Understanding the profiles of potential buyers and their typical reliance on each approach to value strongly influences the weighting process.

In the open market, the subject property type would command most interest from national and regional buyers that are actively pursuing similar large investment properties. Refining the buyer profile a bit further, specific buyers known to be active for this property type primarily include family trusts, pension funds and REITs. There is currently moderate buyer demand for substitute properties of the subject based on the volume of sale transactions and reports by buyers, sellers and other market participants during confirmation of market transactions. The most probable buyer is a national and regional investor.

Based on the overall quality of the data and analyses, and the decision-making process of the typical buyer profile of the subject asset, the Income approach warranted primary emphasis and the Sales Comparison approach warranted secondary emphasis in developing our final opinion of market.

As previously discussed, the **Cost Approach** was not used in this analysis because depreciation is difficult to estimate. Additionally, there are few land sales since development is not currently financially feasible. Investors do not typically use the Cost Approach for similar purchasing decisions.

The price per square foot method has been presented in the **Sales Comparison Approach**. There have been very few recent sales of properties similar to the subject in the immediate market area in the current market conditions, which decreases the validity of this approach. Recognizing the shifting market conditions, investors would typically give secondary weight to the Sales Comparison Approach in determining value. Therefore, supporting weight is given to the Sales Comparison Approach in this analysis. Strengths and weaknesses of this approach to value included the following:

Strength: The price per square foot method presents a reasonably narrow range of indicators of value.

Strength: Buyers of this property type frequently rely on this method for general guidance and support of the Income Approach value.

Weakness: A wide variety of adjustments were needed for some of the comparables.

The **Income Approach** to value is generally considered to be the best and most accurate measure of the value of income-producing properties. In this analysis, the Direct Capitalization method was developed. The value estimate by this approach best reflects the analysis that knowledgeable buyers and sellers carry out in their decision-making processes regarding this type of property. Sufficient market data was available to reliably estimate gross income, vacancy, expenses and capitalization and discount rates for the subject property. The Income Approach is given primary emphasis in the analysis. Strengths and weaknesses of this approach to value included the following:

Strength: Sufficient market data was available to reliably estimate gross income, vacancy, expenses and capitalization and discount rates for the subject property.

Strength: The subject has recent leases and the rents are well supported by the market data.

Strength: Cap rate data from multiple sources was available, leading to a reliable conclusion.

PRESENTATION OF VALUE CONCLUSIONS

The following table summarizes our final opinion of the As-Is Fair Value of the subject property's leased fee interest as of March 31, 2025, and the Retrospective Fair Values as of December 31, 2024 and December 31,

2023. At the request of the client, we have also completed an Insurable Replacement Cost Estimate, and determined the fair market value of the fee simple interest in the underlying land as of March 31, 2025, subject to a Hypothetical Condition that the site is free and clear of improvements.

ANALYSIS OF VALUE CONCLUSIONS

VALUATION INDICES		FAIR VALUE
INTEREST APPRAISED		LEASED FEE
DATE OF VALUE		MARCH 31, 2025
Income Approach		$542,000,000
Sales Comparison Approach		$542,000,000
FINAL VALUE CONCLUSION		**$542,000,000**
$/Unit		$1,344,913/Unit
$/SF (GBA)		$905.67/SF
Exposure Time		12 Months or Less
Marketing Period		12 Months or Less
Fair Value, Retrospective	12/31/2024	$539,000,000
Fair Value, Retrospective	12/31/2023	$478,000,000
Insurable Replacement Cost		$358,240,000
Market Value of Underlying Site subject to a Hypothetical Condition (MVHC)		$202,000,000

Details for the retrospective values are included in the addenda.

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We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions of the signers are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The signers of this report has no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- Elie Benshabat has performed no services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Tina Yu has performed no services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Tony O'Sullivan, MAI, MRICS has performed no services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The signers are not biased with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* and the *Code of Professional Ethics and Standards of Professional Appraisal* Practice of the Appraisal Institute.
- Elie Benshabat did not inspect the property that is the subject of this report. Tina Yu inspected the property that is the subject of this report. Tony O'Sullivan, MAI, MRICS did not inspect the property that is the subject of this report.
- No one provided significant real property appraisal assistance to appraisers signing this certification.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

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As of the date of this report Tony O'Sullivan, MAI, MRICS completed the continuing education program for Designated Members of the Appraisal Institute. As of the date of this report Elie Benshabat and Tina Yu have completed the Standards and Ethics Education Requirement for (Candidates or Practicing Affiliates) of the Appraisal Institute.

"Elie Benshabat"

June 17, 2025
Date

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June 17, 2025
Date

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This appraisal is subject to the following assumptions and limiting conditions:

- The appraisers may or may not have been provided with a survey of the subject property. If further verification is required, a survey by a registered surveyor is advised.
- We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- The exhibits in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.
- Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or restrictive violations existing in the subject property.
- The appraisers assume no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein.
- Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- The appraisers may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made therefore.
- The statements of value and all conclusions shall apply as of the dates shown herein.
- There is no present or contemplated future interest in the property by the appraisers which is not specifically disclosed in this report.
- Without the written consent or approval of the authors neither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraisers and the firm with which the appraisers are connected.
- This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.
- The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- The liability of Colliers International Valuation & Advisory Services, its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- The appraisers are not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. Colliers International Valuation & Advisory Services and its principals, agents, employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property

damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.

› The appraisers assume no responsibility for determining if the subject property complies with the *Americans with Disabilities Act* (*ADA*). Colliers International Valuation & Advisory Services, its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties or diminution in value resulting from non-compliance. This appraisal assumes that the subject meets an acceptable level of compliance with *ADA* standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.

› An on-site inspection of the subject property was conducted. No evidence of asbestos materials on-site was noted. A Phase 1 Environmental Assessment was not provided for this analysis. This analysis assumes that no asbestos or other hazardous materials are stored or found in or on the subject property. If evidence of hazardous materials of any kind occurs, the reader should seek qualified professional assistance. If hazardous materials are discovered and if future market conditions indicate an impact on value and increased perceived risk, a revision of the concluded values may be necessary.

› A detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.

› This analysis assumes that the financial information provided for this appraisal, including rent rolls and historical income and expense statements; accurately reflect the current and historical operations of the subject property.

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Insurable Replacement Cost
Land Valuation
Retrospective Value Estimate As of 12/31/2024
Retrospective Value Estimate As of 12/31/2023
Engagement Letter
Valuation Glossary
Qualifications of Appraisers
Qualifications of Colliers International Valuation & Advisory Services

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INSURABLE REPLACEMENT COST

At the client's request, we have included an estimate of the insurable replacement cost estimate of the subject improvements, which represents the replacement cost new of the subject improvements, exclusive of land value and profit, and the costs associated with excavation, site work, foundations and architects fees. Insurance coverage is usually specific to a given project. We have not been provided with the specific policy requirements, which limit the reliability of the conclusion. Insurable replacement cost is a matter of underwriting as opposed to valuation. Users of this report should not construe the conclusion of insurable value to be an indication of market value. The insurable estimate is made using base costs and multiplier adjustments for market conditions and location from *Marshall Valuation Service,* which is assumed to accurately reflect replacement cost of the subject. We assume no liability as to the subject's insurable replacement cost and recommend that an estimate from a reputable insurance company be obtained if further assurance is required.

The following chart summarizes the insurable replacement cost estimate:

INSURABLE REPLACEMENT COST

MARSHALL VALUATION SERVICE DIRECT COST

Number of Buildings	2				
Gross Building Area	598,449 SF		**1**	**2**	**3**
Number of Stories			50	1	1
Component Description			Luxury Apartments (High-Rise)	Office Space	Underground Parking Structure
MVS Section/Page/Class			11 / 15 / A	15 / 17 / A	14 / 34 / A - B
MVS Publication Date			Nov-24	Nov-23	Feb-24
Quality Rating			Good	Excellent	Parking Underground
Component SF (Gross)			521,174	27,275	50,000
Base Cost (Per SF)			$404.00	$320.00	$136.00
		SQUARE FOOT REFINEMENTS			
Fire Sprinklers			$3.00	$0.00	$0.00
Appliances		$25,000 per unit	$19.33	$0.00	$0.00
Subtotal			**$426.33**	**$320.00**	**$136.00**
		HEIGHT & SIZE REFINEMENTS			
Number of Stories Multiplier			1.235	1.000	1.000
Subtotal			**$526.52**	**$320.00**	**$136.00**
		COST MULTIPLIERS			
Current Cost Multiplier		Mar-25	1.04	1.04	1.035
Local Multiplier		Manhattan	1.32	1.32	1.33
DIRECT COSTS PER SF			**$722.81**	**$439.30**	**$187.21**
Component SF (Gross)			521,174	27,275	50,000
TOTAL REPLACEMENT COST NEW			$376,707,481	$11,981,798	$9,360,540

[1]Colliers International Estimate

INSURABLE REPLACEMENT COST CONCLUSION

Base Improvement Cost		$398,049,820
Demolition	0%	$0
Insurable Rplcmnt Cost Exclusions	10%	($39,804,982)
INSURABLE REPLACEMENT COST		$358,240,000

Rounded to nearest $10,000

INTRODUCTION

As previously discussed within the Valuation Methods section, the subject is valued as one marketable economic site in this appraisal. Land value is influenced by a number of factors; most prominent of which is development and use potential. These factors, as well as others, are considered in the following analysis.

UNIT OF COMPARISON

The most relevant unit of comparison is the price per square foot per floor-to-area ratio (FAR). This indicator best reflects the analysis used by buyers and sellers in this market for land with similar utility and zoning in this marketplace.

COMPARABLE SELECTION

A thorough search was made for similar land sales in terms of proximity to the subject, size, location, development potential, and date of sale. In selecting comparables, emphasis was placed on confirming recent sales of commercial sites that are similar to the subject property in terms of location and physical characteristics. Overall, the sales selected represent the best comparables available for this analysis.

ADJUSTMENT PROCESS

Quantitative adjustments are made to the comparable sales. The following adjustments or general market trends were considered for the basis of valuation.

Transactional Adjustments

Dollar adjustments to the comparable sales were considered and made when warranted for transactional adjustments in the sequence shown below:

Property Rights Transferred	The valuation of the subject site was completed on a fee simple basis. If warranted, leased fee, leasehold and/or partial interest land sales were adjusted accordingly.
Financing Terms	The subject site was valued on a cash equivalent basis. Adjustments were made to the comparables involving financing terms atypical of the marketplace.
Conditions of Sale	This adjustment accounts for extraordinary motivation on the part of the buyer or seller often associated with distressed sales and/or assemblages.
Expenditures After Purchase	Adjustments were applied if site conditions warranted expenditures on the part of the buyer to create a buildable site. Examples include costs for razing pre-existing structures, general site clearing and/or mitigation of environmental issues.
Market Conditions	Market conditions adjustments were based on a review of historical sale data, market participant interviews and review of current versus historical pricing. Based on our research, the following table summarizes the market conditions adjustment applied in this analysis.

MARKET CONDITIONS ADJUSTMENT			
Per Year As Of	March 2025	(As-Is)	0%

The market has exhibited value stability during the time from the oldest sale date up through the effective valuation date; therefore a market conditions adjustment is not warranted.

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Property Adjustments

Quantitative percentage adjustments are also made for location and physical characteristics such as size, shape, access, exposure, topography, zoning and overall utility. Where possible the adjustments applied are based on paired data or other statistical analysis. For example, location adjustments are based primarily on review of land values in the market areas for the comparables relative to the subject. It should be stressed that the adjustments are subjective in nature and are meant to illustrate our logic in deriving a value opinion for the subject site.

PRESENTATION

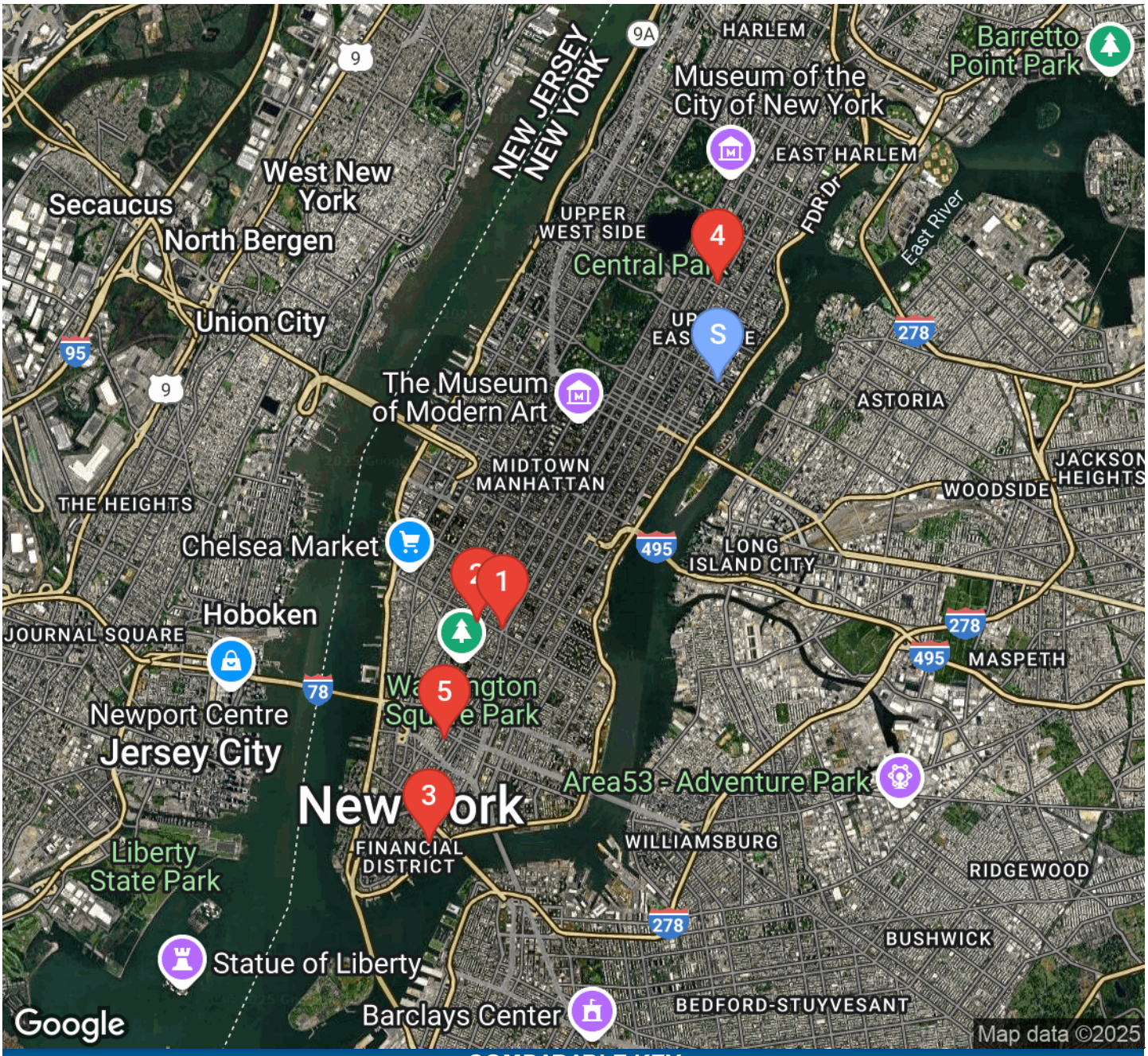
The following Land Sales Summation Table, Location Map and datasheets summarize the sales data used in this analysis. Following these items, the comparable land sales are adjusted for applicable elements of comparison and the opinion of site value is concluded.

LAND SALES SUMMATION TABLE

COMPARABLE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5
Name	1 East River Drive	Development Site	Development Site	Development Site	Development Site	Development Site
Address	1 East River Drive	34 Union Square	8-12 West 14th Street	233-235 Water Street	1530-1532 3rd Avenue	470 Broadway
City	New York	New York	New York	New York	New York	New York
State	NY	NY	NY	NY	NY	NY
Zip	10021	10003	10009	10038	10028	10013
County	New York	New York	New York	New York	New York	New York
APN	M / 1484 / 26, 16	M / 871 / 82	M / 577 / 34	M / 97 / 49	M / 1515 / 33	0473-0005
PHYSICAL INFORMATION						
Site SF	36,659	3,250	18,070	2,418	5,000	3,350
FAR	10.0 : 1	8.0 : 1	7.2 : 1	6.0 : 1	10.0 : 1	5.0 : 1
Max Bldg SF	366,590	26,000	130,104	14,556	50,000	16,750
Zoning	R10 / M1-4	C6-4 & C-2A	C6-2/C6-2M	C6-2A / LM	C2-8A	M1-5/R9X
Corner	Yes	Yes	No	No	Yes	No
SALE INFORMATION						
Date		10/24/2024	5/9/2024	1/2/2024	10/10/2023	7/7/2023
Status		Recorded	Recorded	Recorded	Recorded	Recorded
Rights Transferred		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Transaction Price		$10,000,000	$57,500,000	$5,400,000	$24,500,000	$8,077,750
Analysis Price		$10,162,500	$60,250,000	$5,400,000	$24,625,000	$7,879,750
$/SF/FAR		$390.87	$463.09	$370.98	$492.50	$470.43

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LAND SALES LOCATION MAP



COMPARABLE KEY

COMP	DISTANCE	ADDRESS	SALE DATE	ACRES	SF	$/SF/FAR
SUBJECT	-	1 East River Drive, New York, NY	-	0.84	36,659	-
No. 1	2.9 Miles	34 Union Square, New York, NY	10/24/2024	0.08	3,250	$390.87
No. 2	3.0 Miles	8-12 West 14th Street, New York, NY	5/9/2024	0.42	18,070	$463.09
No. 3	4.8 Miles	233-235 Water Street, New York, NY	1/2/2024	0.06	2,418	$370.98
No. 4	0.9 Miles	1530-1532 3rd Avenue, New York, NY	10/10/2023	0.12	5,000	$492.50
No. 5	4.0 Miles	470 Broadway, New York, NY	7/7/2023	0.08	3,350	$470.43

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COMPARABLE 1

LOCATION INFORMATION

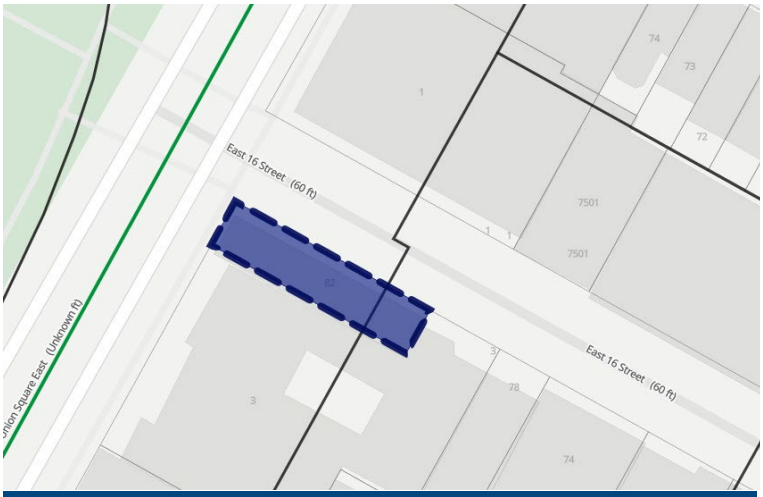
Name	Development Site
Address	34 Union Square
City, State, Zip Code	New York, NY, 10003
County	New York
APN	M / 871 / 82

SALE INFORMATION

Buyer	Riese Organization
Seller	T30 Capital
Transaction Date	10/24/2024
Transaction Status	Recorded
Transaction Price	$10,000,000
Analysis Price	$10,162,500
Recording Number	2.024E+12
Rights Transferred	Fee Simple
Financing	All Cash
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Location	Average
Site Size (Net)	0.08 Acres (3,250 SF)
Site Size (Gross)	0.08 Acres (3,250 SF)
Zoning	C6-4 & C-2A
Shape	Rectangular
Topography	Level
Access	Average
Exposure	Average
Corner	Yes
Utilities	No



DEVELOPMENT SITE

ANALYSIS INFORMATION

Price	$/FAR	$/SF
Gross	$390.87	$3,126.92
Net	$390.87	$3,126.92

CONFIRMATION

Name	Confidential	
Company	Confidential	
Source	Knowledgeable Third Party	
Date / Phone Number	11/1/2024	Confidential

REMARKS

The asset involved in this transaction is a development site located at 34 Union Square East in Manhattan. According to the broker, the sale was completed for a total price of $10,000,000, with a buildable square footage (BSF) of 26,000 and a price per buildable square foot (PPBSF) of $384. The property has an area of 6,500 square feet and a price per square foot (PPSF) of $1,538.

At the time of sale, the site was improved with a 6,500 SF. The demolition costs are estimated at $162,500 and are included in the Analysis Price.

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COMPARABLE 2

LOCATION INFORMATION

Name	Development Site
Address	8-12 West 14th Street
City, State, Zip Code	New York, NY, 10009
County	New York
MSA	New York-Northern New Jersey-Long Islan
APN	M / 577 / 34

SALE INFORMATION

Buyer	5W13 Owner LLC
Seller	Friedland W 14 Owner LLC et al
Transaction Date	05/9/2024
Transaction Status	Recorded
Transaction Price	$57,500,000
Analysis Price	$60,250,000
Recording Number	2.024E+12
Rights Transferred	Fee Simple
Financing	Conventional
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Intended Use	Vacant Land
Location	Average
Site Size (Net)	0.42 Acres (18,070 SF)
Site Size (Gross)	0.42 Acres (18,070 SF)
Zoning	C6-2/C6-2M
Shape	Generally Rectangular
Topography	Level
Access	Average
Exposure	Average
Corner	No
Utilities	No



DEVELOPMENT SITE

ANALYSIS INFORMATION

Price	$/FAR	$/SF
Gross	$463.09	$3,334.26
Net	$463.09	$3,334.26

CONFIRMATION

Name	Confidential	
Company	Confidential	
Source	Knowledgeable Third Party	
Date / Phone Number	08/20/2024	Confidential

REMARKS

This property consists of a 110,000 SF multi-story office building that was purchased vacant for redevelopment. The site has frontage on both West 13th and West Streets. Due to its frontage on West 14th Street, the site benefits from additional allowable FAR (wide street). This is a mid-block site. The property sold in May 2024 for $57,500,000. The sale price was adjusted upward for demolition costs of $25.00 PSF.

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COMPARABLE 3

LOCATION INFORMATION

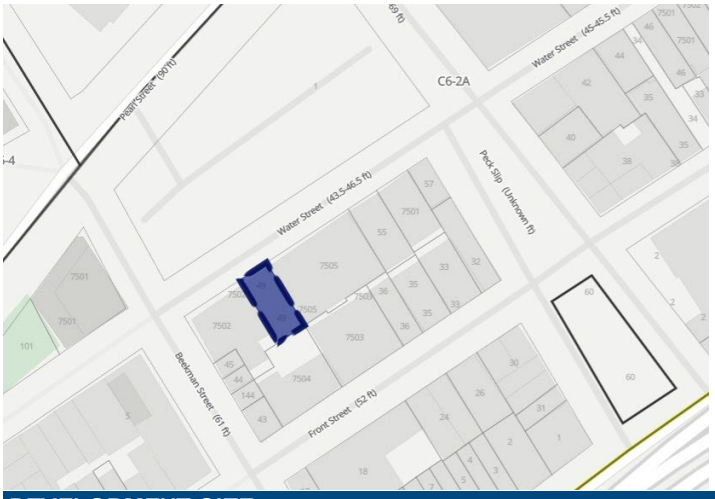
Name	Development Site
Address	233-235 Water Street
City, State, Zip Code	New York, NY, 10038
County	New York
APN	M / 97 / 49

SALE INFORMATION

Buyer	Roebling Residential LLC
Seller	Balom Realty Corp
Transaction Date	01/2/2024
Transaction Status	Recorded
Transaction Price	$5,400,000
Analysis Price	$5,400,000
Recording Number	2.024E+12
Rights Transferred	Fee Simple
Financing	Conventional
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Location	Average
Site Size (Net)	0.06 Acres (2,418 SF)
Site Size (Gross)	0.06 Acres (2,418 SF)
Zoning	C6-2A / LM
Shape	Rectangular
Topography	Level
Access	Average
Exposure	Average
Corner	No
Utilities	Yes



DEVELOPMENT SITE

ANALYSIS INFORMATION

Price	$/FAR	$/SF
Gross	$370.97	$2,233.25
Net	$370.97	$2,233.25

CONFIRMATION

Name	Confidential	
Company	Confidential	
Source	Knowledgeable Third Party	
Date / Phone Number	06/19/2024	Confidential

REMARKS

This is a development site on the east side of Water Street between Beekman Street and Peck Slip. At the time of sale, this property was improved with a 4,836 square foot building that was vacant at the time of sale.

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COMPARABLE 4

LOCATION INFORMATION

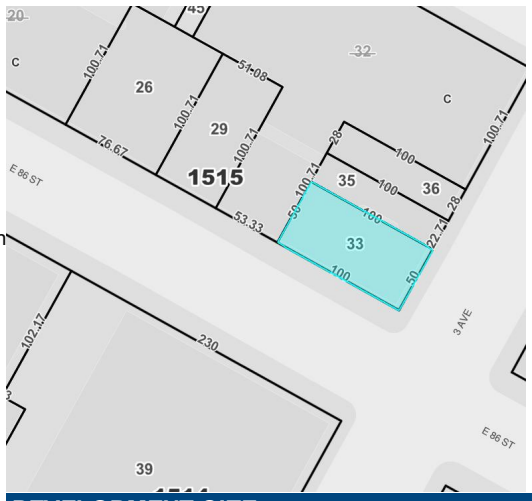
Name	Development Site
Address	1530-1532 3rd Avenue
City, State, Zip Code	New York, NY, 10028
County	New York
MSA	New York-Northern New Jersey-Long Islan
APN	M / 1515 / 33

SALE INFORMATION

Buyer	ZDJ E 86 LLC
Seller	Extell Development Company
Transaction Date	10/10/2023
Transaction Status	Recorded
Transaction Price	$24,500,000
Analysis Price	$24,625,000
Recording Number	2.023E+12
Rights Transferred	Fee Simple
Financing	Conventional
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Intended Use	Vacant Land
Location	Average
Site Size (Net)	0.12 Acres (5,000 SF)
Site Size (Gross)	0.12 Acres (5,000 SF)
Zoning	C2-8A
Development Potential	50000
Shape	Rectangular
Topography	Level
Access	Average
Exposure	Average
Corner	Yes
Utilities	Yes



DEVELOPMENT SITE

ANALYSIS INFORMATION

Price	$/FAR	$/SF	$/Unit
Gross	$492.50	$4,925.00	$493
Net	$492.50	$4,925.00	$493

CONFIRMATION

Name	Know ledgeable Third Party	
Company	Confidential	
Source	Know ledgeable Third Party	
Date / Phone Number	12/11/2023	Confidential

REMARKS

This property consists of a one-story, 5,000 square foot retail center that is vacant. The property has development potential of up to 50,000 square feet (residential) based upon the current C2-A zoning. The site has corner frontage and exposure on both East 86th Street and Third Avenue. The property sold in October 2023 for $24,500,000 for redevelopment. Demolition costs of $25.00 PSF have been added to the sale price.

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COMPARABLE 5

LOCATION INFORMATION

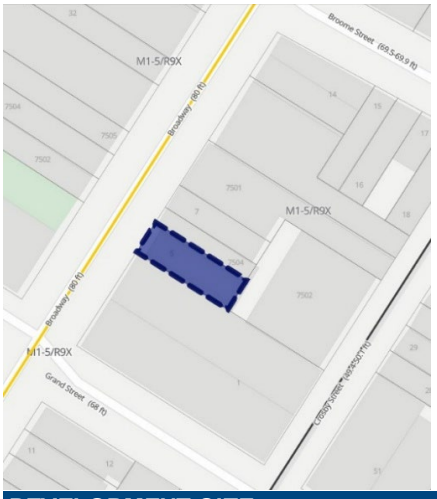
Name	Development Site
Address	470 Broadway
City, State, Zip Code	New York, NY, 10013
County	New York
APN	0473-0005

SALE INFORMATION

Buyer	Thor Equities
Seller	Msbam 2012-C6 Broadway LLC
Transaction Date	07/7/2023
Transaction Status	Recorded
Transaction Price	$8,077,750
Analysis Price	$7,879,750
Recording Number	2.023E+12
Rights Transferred	Fee Simple
Conditions of Sale	Arms-Length

PHYSICAL INFORMATION

Location	Average
Site Size (Net)	0.08 Acres (3,350 SF)
Site Size (Gross)	0.08 Acres (3,350 SF)
Zoning	M1-5/R9X
Shape	Rectangular
Topography	Flat
Access	Average
Exposure	Average
Corner	No
Utilities	No



DEVELOPMENT SITE

ANALYSIS INFORMATION

Price	$/FAR	$/SF
Gross	$470.43	$2,352.16
Net	$470.43	$2,352.16

CONFIRMATION

Name	Confidential	
Company	Confidential	
Source	Knowledgeable Third Party	
Date / Phone Number	12/7/2023	Confidential

REMARKS

Special Servicer LNR Partners sold this 6,600 building to Thor Equities for $8,077,750, or $1,233.90 per SF. The property fully vacant at the time of sale. The property was on the market for less than two months. This was a Ten-X Auction sale. The buyer turned over the property to its lender, LNR Partners, in October 2022 as a deed-in-lieu-of-foreclosure transaction after they were delinquent on the loan. Although this was not vacant land sale, this comparable is zoned M1-5 which allows a buildable FAR of 5.0, or a maximum building size of 16,750 SF on its 3,350 SF site. A $198,000 demolition cost ($30/SF for the 6,600 SF building) was subtracted from the sale price and is reflected as the analysis price.

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LAND SALES ADJUSTMENT TABLE

COMPARABLE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5
Name	1 East River Drive	Development Site	Development Site	Development Site	Development Site	Development Site
Address	1 East River Drive	34 Union Square	8-12 West 14th Street	233-235 Water Street	1530-1532 3rd Avenue	470 Broadway
City	New York	New York	New York	New York	New York	New York
APN	M / 1484 / 26, 16	M / 871 / 82	M / 577 / 34	M / 97 / 49	M / 1515 / 33	0473-0005
Acres	0.84	0.08	0.42	0.06	0.12	0.08
Site SF	36,659	3,250	18,070	2,418	5,000	3,350
FAR	10.0 : 1	8.0 : 1	7.2 : 1	6.0 : 1	10.0 : 1	5.0 : 1
Max Bldg SF	366,590	26,000	130,104	14,556	50,000	16,750
Zoning	R10 / M1-4	C6-4 & C-2A	C6-2/C6-2M	C6-2A / LM	C2-8A	M1-5/R9X
Corner	Yes	Yes	No	No	Yes	No
SALE INFORMATION						
Date		10/24/2024	5/9/2024	1/2/2024	10/10/2023	7/7/2023
Status		Recorded	Recorded	Recorded	Recorded	Recorded
Rights Transferred		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Analysis Price		$10,162,500	$60,250,000	$5,400,000	$24,625,000	$7,879,750
Price/SF/FAR		$390.87	$463.09	$370.98	$492.50	$470.43
TRANSACTIONAL ADJUSTMENTS						
Property Rights		0%	0%	0%	0%	0%
Financing		0%	0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%	0%
Expenditures After the Sale		0%	0%	0%	0%	0%
Market Conditions[1]		0%	0%	0%	0%	0%
Subtotal Transactional Adj Price		$390.87	$463.09	$370.98	$492.50	$470.43
PROPERTY ADJUSTMENTS						
Location		10%	10%	10%	10%	10%
Size		10%	5%	10%	10%	10%
Exposure		0%	5%	5%	0%	5%
Access		0%	0%	0%	0%	0%
Shape		0%	0%	0%	0%	0%
Site Utility Rating		5%	5%	5%	5%	5%
Subtotal Property Adjustment		25%	25%	30%	25%	30%
TOTAL ADJUSTED PRICE		**$488.59**	**$578.86**	**$482.27**	**$615.63**	**$611.56**

STATISTICS	UNADJUSTED	ADJUSTED
LOW	$370.98	$482.27
HIGH	$492.50	$615.63
MEDIAN	$463.09	$578.86
AVERAGE	$437.57	$555.38

[1] Market Conditions Adjustment: 0%

Date of Value (for adjustment calculations): 3/31/25

LAND SALES ANALYSIS

Comparable 1 ($488.59/SF/FAR adjusted) did not require any transaction adjustments. This sale is in a location with inferior access to local amenities and public transportation, which will be reflected in its potential rental income; thus an upward Location adjustment is required. This sale is larger than the subject; thus an upward Size adjustment is required. This sale lacks the waterfront view amenity of the subject; thus an upward adjustment is required.

Comparable 2 ($578.86/SF/FAR adjusted) did not require any transaction adjustments. This sale is in a location with inferior access to local amenities and public transportation, which will be reflected in its potential rental income; thus an upward Location adjustment is required. This sale is larger than the subject; thus an upward Size adjustment is required. This sale has inferior exposure as compared to the subject; thus an

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upward adjustment is required. This sale lacks the waterfront view amenity of the subject; thus an upward adjustment is required.

Comparable 3 ($482.27/SF/FAR adjusted) did not require any transaction adjustments. This sale is in a location with inferior access to local amenities and public transportation, which will be reflected in its potential rental income; thus an upward Location adjustment is required. This sale is larger than the subject; thus an upward Size adjustment is required. This sale has inferior exposure as compared to the subject; thus an upward adjustment is required. This sale lacks the waterfront view amenity of the subject; thus an upward adjustment is required.

Comparable 4 ($615.63/SF/FAR adjusted) did not require any transaction adjustments. This sale is in a location with inferior access to local amenities and public transportation, which will be reflected in its potential rental income; thus an upward Location adjustment is required. This sale is larger than the subject; thus an upward Size adjustment is required. This sale lacks the waterfront view amenity of the subject; thus an upward adjustment is required.

LAND VALUE CONCLUSION

The comparable land sales indicate an adjusted value range from $482.27 to $615.63/SF/FAR, with a median of $578.86/SF/FAR and an average of $555.38/SF/FAR. Based on the results of the preceding analysis, Comparable 1 ($488.59/SF/FAR adjusted), Comparable 2 ($578.86/SF/FAR adjusted), Comparable 3 ($482.27/SF/FAR adjusted), Comparable 4 ($615.63/SF/FAR adjusted) and Comparable 5 ($611.56/SF/FAR adjusted) are given primary consideration for the subject's opinion of land value.

The following table summarizes the analysis of the comparables, reports the reconciled price per square foot per floor-to-area ratio (FAR) value conclusion, and presents the concluded value of the subject site.

CALCULATION OF LAND VALUE

	ANALYSIS	ADJUSTMENT				NET	GROSS	OVERALL
COMP	PRICE	TRANSACTIONAL[1]	ADJUSTED	PROPERTY[2]	FINAL	ADJ %	ADJ %	COMPARISON
1	$390.87	0%	$390.87	25%	**$488.59**	25%	25%	PRIMARY
2	$463.09	0%	$463.09	25%	**$578.86**	25%	25%	PRIMARY
3	$370.98	0%	$370.98	30%	**$482.27**	30%	30%	PRIMARY
4	$492.50	0%	$492.50	25%	**$615.63**	25%	25%	PRIMARY
5	$470.43	0%	$470.43	30%	**$611.56**	30%	30%	PRIMARY
LOW	**$482.27**					**AVERAGE**		**$555.38**
HIGH	**$615.63**					**MEDIAN**		**$578.86**

COMPONENT	SUBJECT ZFA		$/SF/FAR CONCLUSION		VALUE
TOTAL PROPERTY	**366,590.00**	**x**	**$550.00**	**=**	**$202,000,000**

[1]Cumulative [2]Additive Rounded to nearest $1,000,000

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RETROSPECTIVE VALUE ESTIMATE (AS OF DECEMBER 31, 2024)

At the request of the client, we have also included a Retrospective Value Estimate as of December 31, 2024.

The following tables illustrate the rent roll summary and commercial income from December 31, 2024. Note the subject's blended leasing information includes vacant units input at market.

In our analysis, we have applied the full market rent in our forecast of potential gross income. To estimate the residential market rent for the December 31, 2024 retrospective valuation, we conducted a rental survey of comparable buildings rented as of the date of value. Our forecast is presented in the table that follows. As above, we expect units to turn over the next 12 months; the loss to lease over this period will be deducted from the value conclusion as a one-time deduction.

APARTMENT POTENTIAL GROSS INCOME

				CONTRACT RENT (BLENDED)[1]			CONCLUDED MARKET RENT			CONTRACT
UNIT TYPE	UNITS	VAC	SF	$/UNIT (MO.)	MONTHLY	ANNUALLY	$/UNIT (MO.)	MONTHLY	ANNUALLY	V. MARKET
Studio FM	40	1	568	$3,955	$158,217	$1,898,604	$4,257	$170,297	$2,043,564	92.9%
1 BR FM	224	4	836	$5,232	$1,172,074	$14,064,889	$5,545	$1,241,980	$14,903,762	94.4%
2 BR FM	129	3	1,303	$8,106	$1,045,731	$12,548,773	$8,614	$1,111,188	$13,334,257	94.1%
3 BR FM	3	0	1,787	$11,333	$34,000	$408,000	$11,386	$34,158	$409,901	99.5%
4 BR FM	7	0	2,255	$15,714	$110,000	$1,320,000	$15,842	$110,891	$1,330,693	99.2%
TOTAL	**403**	**8**	**399,114**	**$6,253**	**$2,520,022**	**$30,240,265**	**$6,622**	**$2,668,515**	**$32,022,178**	**94.4%**

[1] Contract + Market (Vacant Units Projected At Market Level)

RETAIL RENT ROLL SUMMARY **AS OF 12/31/2024**

	TOTAL	% OF	TENANT	LEASE TERMS			RENT	EXPENSE	ADDITIONAL RENT	CURRENT BASE RENT		
TENANT	NRA (SF)	GBA	GROUP	START	END	YEARS	ABATEMENT	STRUCTURE		ANNUAL	PSF (YR.)	PER SPACE
HSS Properties Corp.	27,275	4.6%	Office	9/20	8/35	15.0	None	Modified Gross	6.49% of the increase in real estate taxes over the 2020/2021 tax amount	$2,580,378	$94.61	
Surrey Garage 72 St. Corp.	50,000	8.4%	Parking	6/23	5/33	10.0	None	Modified Gross	5.0% of the increase in real estate taxes over the 2023/2024 tax amount	$1,519,636	$30.39	$7,306
OCCUPIED SUBTOTALS	**77,275**	**13%**		-	-	-		-		**$4,100,014**	**$53.06**	**$4.42**
VACANT SUBTOTALS	**0**	**0%**										
Total NRA	**77,275**	**25.8%**								**$4,100,014**	**$53.06**	**$4.42**

The taxes in 2024 were calculated as follows:

TAX CALCULATION (2024/2025 TAX YEAR)

Block / Lot		Assessed Value		Tax Rate		Tax Liability
1484/26	Residential / Office Building	$61,589,470	×	$12.500	=	$7,698,684
1484/16	Garage Building	$1,619,190	×	$10.762	=	$174,257
Total		$63,208,660				$7,872,941

Expenses

With respect to operating expenses in our retrospective values, investors typically model 3.0% increases per year. Therefore, apart from real estate taxes and management cost, we projected expenses that are discounted based on an annual factor of 3.0% per annum from our concluded March 31, 2025 expense conclusions.

Cap Rates

As of December 31, 2024, the 10-Year Treasury was 4.58%, which is 60 basis points higher than the prior year. The 10-year U.S. Treasury yield has significantly increased since 2020. In August 2020, it was at 0.51%. The 10-year Treasury yield started at a very low level in 2020, influenced by the COVID-19 pandemic and the

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Federal Reserve's aggressive response. Several factors have contributed to the rising yields, including persistent inflation, strong economic growth, and heightened macroeconomic uncertainty.

We have compared the 10-year Treasury Rate to the Average Cap Rate from the PwC survey for that period. As of the 4th Quarter 2024, the average National Apartment Market overall capitalization rate was 5.16%, suggesting a spread of 58 basis points. This spread is the tightest that it's been over the past three years.

The 4thquarter 2024 PwC survey indicated the following:

CAPITALIZATION RATE SURVEYS (OAR)			
SOURCE	QUARTER	RANGE	AVG
PriceWaterhouse Coopers			
National Apartment Market	4Q 24	4.00% to 6.25%	5.16%
AVERAGE		4.00% to 6.25%	5.16%

The subject is institutional-grade investment and would compete with the properties that are surveyed in the above chart. As noted, in the current valuation, we have concluded to a cap rate at the low end of the low end of the investor survey range. As such, the subject would have commanded a cap rate of 4.15% in the 4th quarter of 2024.

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DIRECT CAPITALIZATION SUMMATION TABLE - AS OF 12/31/24

INCOME ITEMS	%PGI	%EGI	$/SF	$/UNIT	TOTAL
Potential Rental Income			$53.51	$79,459	$32,022,178
Office Income			$4.31	$6,403	$2,580,378
Parking Income			$2.54	$3,771	$1,519,636
TOTAL RENTAL INCOME			**$60.36**	**$89,633**	**$36,122,192**
OTHER INCOME					
Other Income			$0.68	$1,007	$405,941
Utility Reimbursements			$0.50	$737	$297,030
Amenity Income			$0.60	$884	$356,436
Cable			$0.36	$541	$217,822
TOTAL OTHER INCOME			**$2.13**	**$3,169**	**$1,277,228**
POTENTIAL GROSS INCOME (PGI)			**$62.49**	**$92,803**	**$37,399,420**
INCOME LOSS	**%PGI**		**$/SF**	**$/UNIT**	**TOTAL**
Residential Vacancy & Credit Loss	(3.0%)		($1.67)	($2,479)	($998,982)
Commercial Vacancy & Credit Loss	(4.0%)		($0.27)	($407)	($164,001)
Other Vacancy & Credit Loss	(3.0%)		($0.06)		($38,317)
TOTAL INCOME LOSS	**(3.2%)**		**($2.01)**	**($2,981)**	**($1,201,300)**
EFFECTIVE GROSS INCOME (EGI)	**95.9%**		**$60.49**	**$89,822**	**$36,198,120**
EXPENSE ITEMS	**%PGI**	**%EGI**	**$/SF**	**$/UNIT**	**TOTAL**
Real Estate Taxes	(21.1%)	(21.7%)	($13.16)	($19,536)	($7,872,941)
Property Insurance	(1.9%)	(2.0%)	($1.20)	($1,779)	($716,881)
Utilities	(4.4%)	(4.5%)	($2.73)	($4,053)	($1,633,484)
Repairs & Maintenance	(2.7%)	(2.8%)	($1.69)	($2,506)	($1,009,790)
Off-Site Management	(1.45%)	(1.50%)	($0.91)	($1,347)	($542,972)
Payroll	(4.4%)	(4.6%)	($2.78)	($4,127)	($1,663,183)
General & Administrative	(0.6%)	(0.7%)	($0.40)	($590)	($237,598)
Reserves	(0.3%)	(0.3%)	($0.20)	($295)	($118,799)
TOTAL EXPENSES	**(36.9%)**	**(38.1%)**	**($23.05)**	**($34,232)**	**($13,795,647)**
NET OPERATING INCOME (NOI)	**59.9%**	**61.9%**	**$37.43**	**$55,589**	**$22,402,473**
Capitalization Rate					4.15%
Capitalized Value					$539,818,626
AS-IS MARKET VALUE			**$902**	**$1,339,950**	**$540,000,000**
Less: Loss to Lease	(2.4%)	(2.5%)	($2)		($890,956)
RETROSPECTIVE VALUE			**$901**	**$1,337,469**	**$539,000,000**

Rounded to nearest $1,000,000

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RETROSPECTIVE VALUE ESTIMATE (AS OF DECEMBER 31, 2023)

At the request of the client, we have also included a Retrospective Value Estimate as of December 31, 2023.

The following tables illustrate the rent roll summary and commercial income from December 31, 2024. Note the subject's blended leasing information includes vacant units input at market.

In our analysis, we have applied the full market rent in our forecast of potential gross income. To estimate the residential market rent for the December 31, 2023 retrospective valuation, we conducted a rental survey of comparable buildings rented as of the date of value. Our forecast is presented in the table that follows. As above, we expect units to turn over the next 12 months; the loss to lease over this period will be deducted from the value conclusion as a one-time deduction.

APARTMENT POTENTIAL GROSS INCOME

				CONTRACT RENT (BLENDED)[1]			CONCLUDED MARKET RENT			CONTRACT
UNIT TYPE	UNITS	VAC	SF	$/UNIT (MO.)	MONTHLY	ANNUALLY	$/UNIT (MO.)	MONTHLY	ANNUALLY	V. MARKET
Studio FM	40	0	568	$3,722	$148,885	$1,786,620	$4,133	$165,337	$1,984,043	90.0%
1 BR FM	224	7	836	$4,949	$1,108,569	$13,302,825	$5,383	$1,205,806	$14,469,672	91.9%
2 BR FM	127	8	1,303	$7,745	$983,596	$11,803,149	$8,363	$1,062,097	$12,745,170	92.6%
3 BR FM	3	0	1,787	$10,883	$32,650	$391,800	$11,055	$33,164	$397,962	98.5%
4 BR FM	8	0	2,299	$14,072	$112,575	$1,350,900	$15,380	$123,041	$1,476,497	91.5%
TOTAL	**402**	**15**	**399,114**	**$5,921**	**$2,386,275**	**$28,635,295**	**$6,425**	**$2,589,445**	**$31,073,344**	**92.2%**

[1] Contract + Market (Vacant Units Projected At Market Level)

RETAIL RENT ROLL SUMMARY **AS OF 12/31/2023**

TENANT	TOTAL NRA (SF)	% OF GBA	TENANT GROUP	LEASE TERMS START	END	YEARS	RENT ABATEMENT	EXPENSE STRUCTURE	ADDITIONAL RENT	CURRENT BASE RENT ANNUAL	PSF (YR.)	PSF (MO.)
HSS Properties Corp.	27,275	4.6%	Office	9/20	8/35	15.0	None	Modified Gross	6.49% of the increase in real estate taxes over the 2020/2021 tax amount	$2,517,442	$92.30	$7.69
Surrey Garage 72 St. Corp.	50,000	8.4%	Parking	6/23	5/33	10.0	None	Modified Gross	5.0% of the increase in real estate taxes over the 2023/2024 tax amount	$1,475,375	$29.51	$7,093
OCCUPIED SUBTOTALS	**77,275**	**12.9%**		-	-	-		-		**$3,992,817**	**$51.67**	**$4.31**
VACANT SUBTOTALS		**0%**										
Total NRA	**77,275**	**25.8%**								**$3,992,817**	**$51.67**	**$4.31**

The taxes in 2023 were calculated as follows:

TAX CALCULATION (2023/2024 TAX YEAR)

Block / Lot		Assessed Value		Tax Rate		Tax Liability
1484/26	Residential / Office Building	$60,886,350	×	$12.502	=	$7,612,011
1484/16	Garage Building	$1,596,150	×	$10.592	=	$169,064
Total		$62,482,500				$7,781,076

Expenses

With respect to operating expenses in our retrospective values, investors typically model 3.0% increases per year. Therefore, apart from real estate taxes and management cost, we projected expenses that are discounted based on an annual factor of 3.0% per annum from our concluded December 31, 2024 expense conclusions.

Cap Rates

As of December 31, 2023, the 10-Year Treasury was 3.88%, which was the same as the prior year. In August 2020, it was at 0.51%. The 10-year Treasury yield started at a very low level in 2020, influenced by the COVID-

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19 pandemic and the Federal Reserve's aggressive response. Several factors have contributed to the rising yields, including persistent inflation, strong economic growth, and heightened macroeconomic uncertainty.

We have compared the 10-year Treasury Rate to the Average Cap Rate from the PwC survey for that period. As of the 4th Quarter 2023, the average National Apartment Market overall capitalization rate was 5.59%, suggesting a spread of 171 basis points. This spread is wider than the prior year spread.

The 4th quarter 2023 PwC survey indicated a cap rate range as follows:

CAPITALIZATION RATE SURVEYS (OAR)					
SOURCE	QUARTER	RANGE			AVG
PriceWaterhouse Coopers					
National Apartment Market	4Q 23	4.00%	to	8.00%	5.59%
AVERAGE		**4.00%**	**to**	**8.00%**	**5.59%**

The subject is institutional-grade investment and would compete with the properties that are surveyed in the above chart. We have used the selected capitalization rate for the December 31, 2024 valuation as the basis for selecting an appropriate overall capitalization rate as of December 31, 2023. The average 4Q 24 PwC cap rate was 5.16%, which is about 43 basis points lower than the 4Q 23 PwC average of 5.59%. As such, we have adjusted the 4Q 24 cap rate by about 35 basis points. As such, the subject would have commanded a cap rate of 4.50% in the 4th quarter of 2023.

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DIRECT CAPITALIZATION SUMMATION TABLE - 12/31/2023

INCOME ITEMS	%PGI	%EGI	$/SF	$/UNIT	TOTAL
Potential Rental Income			$51.92	$77,105	$31,073,344
Office Income			$4.21	$6,247	$2,517,442
Parking Income			$2.47	$3,661	$1,475,375
TOTAL RENTAL INCOME			**$58.60**	**$87,013**	**$35,066,161**
OTHER INCOME					
Other Income			$0.67	$988	$398,058
Utility Reimbursements			$0.49	$723	$291,262
Amenity Income			$0.58	$867	$349,515
Cable			$0.36	$530	$213,592
TOTAL OTHER INCOME			**$2.09**	**$3,108**	**$1,252,427**
POTENTIAL GROSS INCOME (PGI)			**$60.69**	**$90,121**	**$36,318,588**
INCOME LOSS	**%PGI**		**$/SF**	**$/UNIT**	**TOTAL**
Residential Vacancy & Credit Loss	(3.0%)		($1.62)	($2,406)	($969,773)
Commercial Vacancy & Credit Loss	(4.0%)		($0.27)	($396)	($159,713)
Other Vacancy & Credit Loss	(3.0%)		($0.06)		($37,573)
TOTAL INCOME LOSS	**(3.1%)**		**($1.95)**	**($2,896)**	**($1,167,059)**
EFFECTIVE GROSS INCOME (EGI)	**93.1%**		**$58.74**	**$87,225**	**$35,151,529**
EXPENSE ITEMS	**%PGI**	**%EGI**	**$/SF**	**$/UNIT**	**TOTAL**
Real Estate Taxes	(21.4%)	(22.1%)	($13.00)	($19,308)	($7,781,076)
Property Insurance	(1.9%)	(2.0%)	($1.16)	($1,727)	($696,001)
Utilities	(4.5%)	(4.7%)	($2.74)	($4,071)	($1,640,651)
Repairs & Maintenance	(2.7%)	(2.8%)	($1.64)	($2,433)	($980,379)
Off-Site Management	(1.5%)	(1.5%)	($0.88)	($1,308)	($527,273)
Payroll	(4.4%)	(4.6%)	($2.70)	($4,007)	($1,614,741)
General & Administrative	(0.6%)	(0.7%)	($0.39)	($572)	($230,677)
Reserves	(0.3%)	(0.3%)	($0.19)	($286)	($115,339)
TOTAL EXPENSES	**(37.4%)**	**(38.7%)**	**($22.70)**	**($33,712)**	**($13,586,137)**
NET OPERATING INCOME (NOI)	**59.4%**	**61.3%**	**$36.04**	**$53,512**	**$21,565,393**
Capitalization Rate					4.50%
Capitalized Value					$479,230,951
AS-IS MARKET VALUE			**$800**	**$1,188,586**	**$479,000,000**
Less: Loss to Lease	(3.4%)	(3.5%)	($3)		($1,219,025)
RETROSPECTIVE VALUE			**$799**	**$1,186,104**	**$478,000,000**

Rounded to nearest $1,000,000

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Colliers Valuation & Advisory Services

Professional Service Agreement

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March 12, 2025

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Matthew Keller
GO Partners, LLC
80 Fifth Avenue, Suite 1201
New York, NY 10011
Office: 212.725.9202
Email: matt@blacksprucellc.com

RE: Appraisal of Five Multifamily Properties in New York, NY

Dear Mr. Keller:

Thank you for considering Colliers International Valuation & Advisory Services, LLC for the assignment identified in the below stated Professional Service Agreement. Please sign one copy of the agreement and return it to me, thereby indicating your authorization for us to proceed with this assignment and your acceptance of the attached Terms and Conditions.

PROFESSIONAL SERVICE AGREEMENT ("Agreement")	
Project	Five multifamily apartment buildings ("Property")
Location	One Sutton Place (420 E 61st St), New York, NY Two Sutton Place (1113 York Ave), New York, NY 1 East River Drive (525 E 72nd St), New York, NY 685 First Avenue, New York, NY American Copper Buildings (626 First Ave), New York, NY
Project Description	One Sutton Place – A two building, 41-story, luxury apartment building with a commercial component, containing 234 apartment units. Two Sutton Place – A 37-story, luxury apartment building containing 209 units and a parking garage. 1 East River Drive – A 50-story, luxury apartment building containing 415 apartment units. 685 First Ave – A 43-story, luxury mixed-use condominium building that contains individual condominium units for the rental apartments, retail and parking garage components, but does not include the individual condominium apartments situated within the upper floors of the asset which are not part of the collateral. American Copper Buildings – A two building, 48-story, luxury apartment complex with a commercial component, containing 761 apartment units.
Parties	Colliers International Valuation & Advisory Services, LLC ("CIVAS") and GO Partners, LLC (herein at times referred to as "Client")
Intended User	The appraisal will be prepared for GO Partners, LLC. Intended users include the Client and its financial advisors and auditors. No other users are intended.

Intended Use	The reports to be performed under this Agreement ("Appraisal") are intended for use for IFRS compliance and equity offering process in conjunction with a Canadian IPO, with approval of the reports to be posted on SEDAR as part of a prospectus in accordance with Canadian securities laws. The reports are not intended for any other use.
Purpose	Fair Value (as defined by IFRS)
Type of Appraisal	CIVAS will produce Appraisal Reports in which the appraiser's analysis and conclusions will be summarized within the documents.
Rights Appraised	Leased Fee
Dates of Value	1 Sutton Place – 11/23/2022 (PPA on acquisition date), 12/31/2023, 12/31/2024, 3/31/2025 2 Sutton Place – 11/23/2022 (PPA on acquisition date), 12/31/2023, 12/31/2024, 3/31/2025 1 East River – 11/23/2022 (PPA on acquisition date), 12/31/2023, 12/31/2024, 3/31/2025 626 First Ave – 3/1/2022 (PPA on acquisition date), 12/31/2022, 12/31/23, 12/31/2024, 3/31/2025 685 First Ave – 9/3/2022 (PPA on acquisition date), 12/31/2022, 12/31/2023, 12/31/2024, 3/31/2025
Scope of Work	CIVAS will provide the Appraisals in accordance with CUSPAP, as well as IFRS accounting treatment for business combinations and asset acquisitions (initial recognition), and the Code of Ethics and Certifications Standards of the Appraisal Institute and State Licensing Laws. CIVAS will research relevant market data and perform analysis to the extent necessary to produce credible appraisal results. Purchase Price Allocation (as of acquisition date): **Tangible Assets** › Land › Land Improvements › Building(s) › FF&E **Intangible Assets & Liabilities** › Lease-based intangibles (if any) › Assumed Debt (if any) For the subsequent measurement dates indicated above, CIVAS will estimate the Fair Value of each asset and provide the following valuation scenarios: › As Is › As Stabilized (if applicable) CIVAS anticipates developing the following valuation approaches (as applicable): › Cost Approach › Sales Comparison Approach › Income Capitalization Approach (Direct Capitalization) › Insurable Value An interior observation of the subject property will be performed. The scope of work will be included in the Appraisal. A copy of the Assumptions and Limiting Conditions, which appear in the Appraisal, is available upon request.
Delivery	Draft Appraisal: Delivered twenty (20) business days from the date of authorization and receipt of property-specific information. Final Appraisal: Delivered three (3) days after completion of client review and authorization to deliver final report(s).
Professional Fee	**Total Fees - $98,700** (see attached schedule)
Expenses	Fees include all associated expenses.
No. of Reports	One (1) Electronic Draft Appraisal and One (1) Electronic Final Appraisal per property. No printed copies will be delivered to the client.
Retainer	None Please send notification to CIVASAccounting@colliers.com when payment has been sent.

Payment Terms	CIVAS will invoice Client for the Appraisal in its entirety (less retainer) at the delivery of the draft appraisal. Final payment is due and payable within five (5) business days upon delivery of the electronic copy of the Final Appraisal or within thirty (30) days of your receipt of our Draft Appraisal, whichever is sooner. If a Draft Appraisal is requested, the fee is considered earned upon delivery of our Draft Appraisal.
Acceptance Date	These specifications are subject to modification if this Agreement is not accepted within three (3) business days from the date of this letter.

Terms and Conditions

The attached Terms and Conditions and Specific Property Data Request are deemed a part of this Agreement as though set forth in full herein. The following is a list of information needed to begin and complete our analysis. The Client signing this Agreement or the party sending the specific property data certifies that all the information provided is accurate and complete as of the date of this request, and that any updates, revisions or additional relevant information that comes into control or possession of the Client prior to the date on which the Appraisal is delivered shall be provided to CIVAS immediately. Please forward with the Agreement or as soon as possible.

- Purchase Sale Agreements
- Closing Statements
- Acquisition Models & Related Analysis
- Fixed Asset Registers
- Offering Memorandum
- Assumed Debt Terms & Amortization Schedules
- Survey with Legal Description & Site Size
- Title Report
- Wetland Delineation Map (if applicable)
- Engineering studies, soil tests or environmental assessments
- Ground lease (if applicable)
- Existing Building or Improvement Plans
- Individual Floor or Unit Plans
- Current County Property Tax Bill
- Details on any Sale, Contract, or listing of the property in the past 3 years
- Construction Cost/Budget (within past 3 years)
- Detailed list of personal property items
- Property Condition Report
-
- Details regarding the historical and future replacement schedule (i.e., carpets, appliances, cabinetry, laundry facilities, HVAC, etc.)
- Capital improvements history (2 years) & budget
- Three year & YTD Income & Expenses
- Current Budget
- Detailed occupancy report for the past 3 years and YTD
- Detailed current certified rent roll indicating any vacant units and in-place rents
- Details regarding any pending changes to the rent roll including any negotiated side deals to delay or forgive rent payments
- Aged Accounts/Delinquency Report
- Details regarding any concessions currently being offered for new and existing tenants
- Marketing plan and/or local competitive study, if available
- Copy of recent Appraisals or Market Studies
- Name and telephone number of property contact for physical inspection and additional information needed during the appraisal process
- Property Contact _____

In addition to the items requested above, please forward any additional materials you would consider relevant in the analysis of the subject property.

Reliance Language

The Appraisal is for the sole use of the Client; however, Client may provide only complete, final copies of the Appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with the stated Intended Use. CIVAS is not required to explain or testify as to appraisal results other than to respond to the Client for routine and customary questions. Please note that our consent to allow the Appraisal prepared by CIVAS or portions of such Appraisal, to become part of or be referenced in any public offering, the granting of such consent will be at our sole and absolute discretion and, if given, will be on condition that CIVAS will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to CIVAS, by a party satisfactory to CIVAS.

CIVAS does consent to your submission of the reports to rating agencies, loan participants or your accountants/auditors in its entirety (but not component parts) without the need to provide CIVAS with an Indemnification Agreement and/or Non-Reliance letter. CIVAS hereby expressly grants to Client the right to copy the Appraisal and distribute it to employees of Client.

If you have questions regarding the enclosed, please feel free to contact me. CIVAS appreciates this opportunity to be of service to you on this assignment and looks forward to serving you. If you have additional questions, please contact us.

I, **Matthew Keller /GO Partners, LLC**, agree to the above stated terms and authorize Colliers International Valuation & Advisory Services, LLC to prepare the above referenced appraisals.

"Matthew Keller" 4/17/25

_____ Date: _____

Matthew Keller
GO Partners, LLC

Respectfully,

Colliers International Valuation & Advisory Services, LLC

"Tony O'Sullivan"

Tony O'Sullivan, MAI, MRICS
Executive Managing Director | Northeast
Direct +1 212 207 8057
tony.osullivan@colliers.com

Terms and Conditions

"T&C"

1) The Appraisal will be subject to Colliers International Valuation & Advisory Services, LLC's ("CIVAS") Assumptions and Limiting Conditions that are incorporated into each appraisal, and any Extraordinary Assumptions and Hypothetical Conditions that may be incorporated into each appraisal.

2) Any capitalized, non-defined words shall have the same meaning as defined in the Agreement to which these T&Cs are attached.

3) Client is defined as the party signing the Agreement and shall be responsible for payment of the fees stipulated in the Agreement. Payment of the fee for the Appraisal is not contingent on the appraised value(s) or the outcome of the report(s). Additional fees will be charged on an hourly basis for any work that may exceed the scope of this proposal, including performing additional valuation scenarios, additional research, and conference calls, meetings, deposition preparation, deposition, trial testimony or travel that may exceed the time allotted by CIVAS for an assignment of this nature. If CIVAS is requested to cease working on the Appraisal for any reason prior to the completion of the appraisal(s), CIVAS will be entitled to bill the Client for the time spent to date at CIVAS' hourly rates for the personnel involved. The Client will be billed a minimum $500 or at a rate of $250 per hour for associate time, $300 per hour for valuation services director, $400 per hour for managing director, and $450 per hour for executive managing director. If the Client delays completion of the assignment beyond ninety (90) days, the fee may be renegotiated. This may result in the total fee exceeding the original agreed fee agreed upon cost.

4) Client agrees to pay all fees and expenses, including attorney's fees, incurred by CIVAS in connection with the collection or attempted collection of the fees and expenses. In the event Client fails to make payments when due and payable, the amount due shall bear interest at 1.5% per month or the maximum rate permitted in the state in which the CIVAS office executing the Agreement is located, whichever is lesser.

5) The fee is due upon delivery of the final report or within thirty (30) days of your receipt of the draft report, whichever is sooner. If a draft is requested, the fee is considered earned upon delivery of our draft report.

6) In the event that either party commences any legal action relating to the provisions of the Agreement, including collection, the prevailing party shall be entitled to its actual attorneys' fees and costs. The Agreement shall be governed by and construed in accordance with the laws of the state where the CIVAS office executing the Agreement is located. The venue of any action arising out of the Agreement shall be the county where the CIVAS office executing the Agreement is located. Client will have up to thirty (30) days from receipt of the Draft Appraisal to review and communicate its review to CIVAS. CIVAS reserves the right to bill Client for additional appraisal efforts that may arise from the Client not responding within with this time period.

7) CIVAS does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the state of affairs of the Property furnished to CIVAS by Client. In the event that any such information is inaccurate, misleading or incomplete, CIVAS shall have no responsibility or liability for any matters relating thereto (whether to the Client or to any third party).

8) CIVAS shall have no responsibility for legal matters, questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The Appraisal will not constitute a survey of the Property analyzed.

9) Client shall provide CIVAS with such materials with respect to the Appraisal as requested by CIVAS and which are in the possession or under the control of Client. Client shall provide CIVAS with sufficient access to the Property to be analyzed and hereby grants permission for entry, unless discussed in advance to the contrary.

10) The data gathered in the course of the Appraisal (except data furnished by Client) and the Appraisal prepared pursuant to the Agreement are, and will remain, the property of CIVAS. With respect to data provided by Client, such data shall be confidential, and CIVAS shall not disclose any information identified as confidential furnished to CIVAS. Notwithstanding the foregoing, CIVAS is authorized by Client to disclose all or any portion of the Appraisal and the related data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable CIVAS to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.

11) Unless specifically noted, CIVAS does not assume any duty to analyze or examine the Property or adjacent property for the possible presence of toxic and/or hazardous substances or materials (including but not exclusive to asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material), or the cost of encapsulation or removal thereof) and accepts no liability regarding the issue. If such materials exist, CIVAS defers to the expertise of professionals specifically trained in analyzing the cost to remediate, which will not be a part of the appraisal fee proposal. The Appraisal will contain a comprehensive disclaimer to this effect.

12) CIVAS understands that there is no major or significant deferred maintenance in the Property which would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, and are not a part of the fee contemplated in the Agreement.

13) Client acknowledges that CIVAS is being retained hereunder as an independent contractor to perform the services described herein and nothing in the Agreement shall be deemed to create any other relationship between Client and CIVAS. The Agreement shall be deemed concluded and the services hereunder completed upon delivery to Client of the Appraisal discussed herein.

14) Client agrees that its only remedy for losses or damages relating to the Agreement shall be limited to the amount of the appraisal fee paid by the Client and in no circumstances shall CIVAS be liable for any losses or damages in excess of this amount. Should the Client, or any other entitled party, make a claim against CIVAS, its directors, officers, employees and other affiliates and shareholders, relating to this engagement or the appraisal(s), the maximum damages recoverable from CIVAS, its directors,

officers, employees and other affiliates and shareholders, shall be the amount of funds actually collected by CIVAS under the Agreement, and no claim shall be made for any consequential or punitive damages.

15) If CIVAS or any of its employees receives a subpoena or other judicial notification to produce documents or provide testimony involving the Appraisal in connection with a lawsuit or related proceeding, CIVAS will notify the Client of receipt of the subpoena or notification. However, if CIVAS is not part of the lawsuit or proceedings, Client agrees to compensate CIVAS for the professional time required and to reimburse CIVAS for the expenses incurred in responding to any such subpoena or judicial notification, including any attorneys' fees, as they are incurred. CIVAS is to be compensated at the prevailing hourly rates of the personnel responding to the subpoena or command for testimony.

16) If expert witness testimony is required in connection with the Appraisal, the following hourly rates will apply. The Client will be billed at the rate of $250 per hour for associate time, $350 per hour for valuation services director, $400 per hour for managing director, and $450 per hour for executive managing director. The hourly billings pertain to court preparation, waiting and travel time, document review and preparation (excludes appraisal report) and all meetings related to court testimony.

17) Client shall indemnify and hold CIVAS, its parent, subsidiaries, affiliates, its officers, directors, employees and agents ("CIVAS Indemnities"), fully harmless against all losses, damages, claims, and expenses of any kind whatsoever (including costs and reasonable attorneys' fees), sustained or incurred by a third party as a result of the negligence or intentional acts or omissions of Client (including any failure to perform any duty imposed by law), any misrepresentation, distortion or if Client fails to provide complete and accurate information to CIVAS, for which recovery is sought against the CIVAS Indemnities; however, such obligation to defend and indemnify shall not apply to the extent caused by the negligent act or willful misconduct of CIVAS. Client shall indemnify and hold CIVAS Indemnities harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the Appraisal to any third party. LIMITATION OF LIABILITY. EXCEPT FOR THE INDEMNIFICATION PROVISION ABOVE, ANYTHING IN THE AGREEMENT TO THE CONTRARY NOTWITHSTANDING, UNDER NO CIRCUMSTANCES WHATSOEVER SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY SPECIAL, CONSEQUENTIAL, PUNITIVE, OR INCIDENTAL DAMAGES OF ANY KIND WHATSOEVER.

18) CIVAS agrees to maintain Professional Liability Insurance in the amount of $1,000,000 and General Liability insurance in the amount of $2,000,000, as well as Workers Compensation per local regulatory requirements. CIVAS will endeavor to provide Client with written notice regarding any cancellation of any such insurance. CIVAS will provide Client with certificates of insurance naming Client as an additional insured on the General Liability policy upon request.

19) The Appraisal and the name Colliers International Valuation & Advisory Services may not be used in any marketing or investment material or offering memoranda without CIVAS' prior written consent. CIVAS, its employees and appraisers have no liability to any recipients of any prepared material and disclaim all liability to any party other than the Client.

20) Unless CIVAS consents in writing, the Appraisal cannot be used by any party or for any purpose other than the Client for the purposes specified in the Agreement. Should the Client provide a copy of this Appraisal to any person or entity not authorized by CIVAS in writing, Client hereby agrees to hold CIVAS, its directors, officers, employees and other affiliates and shareholders, harmless from all damages, expenses, claims and costs, including any attorney's fees. The Client acknowledges that any opinions and conclusions expressed by the professionals of CIVAS pursuant to the Agreement are made as employees and not as individuals. CIVAS' responsibility is limited to the Client, and the use of the Appraisal or related product by third parties shall be solely at the risk of the Client and/or third parties.

21) The use of this appraisal shall be used only for the purpose as set forth in the Intended Use section of the Agreement. In the event that the client wishes to use this report or portions of this report for any other purpose such as, to become part of or be referenced in, any offering or other material intended for the review of others, or to be submitted to others, will be at the Client's sole and absolute discretion and, if given, will be on condition that CIVAS will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to CIVAS and the Client, by a party satisfactory to CIVAS and the Client. CIVAS does consent to Client submission of the complete Appraisal to rating agencies, loan participants or your accountants/auditors without the need to provide us with an Indemnification Agreement and/or Non-Reliance letter.

FEE SCHEDULE

Property	Dates of Value	Appraisal Fee	PPA Fee	Total Fee
One Sutton Place	11/23/2022 12/31/2023 12/31/2024 3/31/2025	$13,400	$6,500	$19,900
Two Sutton Place	11/23/2022 12/31/2023 12/31/2024 3/31/2025	$13,000	$6,500	$19,500
1 East River Drive	11/23/2022 12/31/2023 12/31/2024 3/31/2025	$13,000	$6,500	$19,500
685 First Ave	3/1/2022 12/31/2022 12/31/2023 12/31/2024 3/31/2025	$13,400	$6,500	$19,900
626 First Ave	9/3/2022 12/31/2022 12/31/2023 12/31/2024 3/31/2025	$13,400	$6,500	$19,900
				$98,700

	1 East River		
Account Name	**2023**	**2024**	**Q1 2024**
TOTAL RENTAL INCOME	24,909,907	27,874,163	6,970,748
TOTAL COMMERCIAL INCOME	3,372,371	3,284,100	832,824
TOTAL CONCESSIONS	(998,626)	(400,186)	(190,696)
NET RENTAL INCOME	27,283,652	30,758,076	7,612,876
TOTAL MISC INCOME	1,474,820	2,212,507	444,858
TOTAL REVENUE	28,758,472	32,970,583	8,057,735
TOTAL BAD DEBT	168,903	229,099	6,664
TOTAL INSURANCE	1,497,405	722,258	174,136
TOTAL TAXES	7,764,299	7,855,593	-
TOTAL UTILITIES	1,640,651	1,647,613	437,645
TOTAL PAYROLL AND RELATED	1,340,590	1,326,364	486,581
TOTAL ADMINISTRATIVE EXPENSES	5,942	1,596	1,596
TOTAL PROFESSIONAL & LEGAL FEES	287,585	329,677	39,066
TOTAL OTHER SERVICES	905,944	337,134	72,465
TOTAL REPAIRS AND MAINTENANCE	652,264	567,013	128,134
TOTAL CONTRACT SERVICES	381,864	235,619	68,418
TOTAL MISCELLANEOUS EXPENSES	2,264	14,543	-
TOTAL TURNOVER	352,375	199,145	42,995
TOTAL OPERATING EXPENSES	15,000,085	13,465,654	1,457,700
NET OPERATING INCOME	**13,758,387**	**19,504,929**	**6,600,034**
GENERAL AND ADMINISTRATIVE	1,754,086	1,565,498	273,458
MANAGEMENT FEE	418,071	189,767	189,767
PROFESSIONAL FEES	13,384	731,516	51,644
OTHER EXPENSES	51,802	132,849	33,925
FINANCE COST	33,277,983	35,853,515	8,668,909
LOSS ON EXTINGUISHMENT OF DEBT	-	-	-
Unrealized (Gain)/Loss on Property Fair Value	(22,307,220)	(24,420,818)	4,350
UNREALIZED (GAIN)/LOSS ON PROPERTY FAIR VALUE - IFR	(3,795,720)	(91,294)	3,882,149
TOTAL NON OPERATING EXPENSES	9,412,386	13,961,033	13,104,202
NET INCOME (LOSS)	**4,346,001**	**5,543,896**	**(6,504,168)**

Black Spruce Management - 685 1st Ave, , One & Two Sutton & American Copper Allocation

							Property	General Liability	Excess Liability	GL, XS & Prop
Entity	Address	City	State	GL Policy	XS Limit	Property Policy	Property Total	GL Total	XS Total	Overall Total
685 1st Avenue	685-695 First Avenue	New York	NY	6/30 GNY	$100M Tower	Liberty Mutual	$83,510.82	$190,499.72	$142,150.79	$416,161.33
East River	525 East 72nd Street aka 530 East 73rd Street	New York	NY	6/30 GNY	$100M Tower	Liberty Mutual	$396,823.56	$94,945.34	$278,611.95	$770,380.85
Sutton	420 East 61st Street	New York	NY	6/30 GNY	$100M Tower	Liberty Mutual	$204,035.41	$28,284.24	$116,839.36	$349,159.01
Sutton	1113 York Avenue	New York	NY	6/30 GNY	$100M Tower	Liberty Mutual	$190,979.03	$25,701.76	$106,171.42	$322,852.21
American Copper	626 First Avenue	New York	NY	11/22 GNY	$100M Tower	N/A	N/A	$210,934.00	$351,777.94	$562,711.94

Valuation Glossary 2024

Unless specified otherwise, these definitions were extracted or paraphrased from the following sources or publications:

- The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022 (Dictionary).
- Uniform Standards of Professional Appraisal Practice, 2020-2023 Edition (USPAP).
- The Appraisal of Real Estate, Fifteenth Edition, Appraisal Institute, Chicago, Illinois, 2020 (15th Edition).

Absolute Net Lease
A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. *(Dictionary)*

Ad Valorem Tax
A real estate tax based on the assessed value of the property, which is not necessarily equivalent to its market value. *(15th Edition)*

Arm's-length Transaction
A transaction between unrelated parties who are each acting in his or her own best interest. *(Dictionary)*

As-Is Market Value
The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. *(Dictionary)*

Assessed Value
The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value. *(Dictionary)*

Average Daily Room Rate (ADR)
In the lodging industry, the net rooms revenue derived from the sale of guest rooms divided by the number of paid occupied rooms. *(Dictionary)*

Band of Investment
A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment. *(Dictionary)*

Cash-Equivalent Price
The sale price of a property that is equivalent to what a cash buyer would pay. *(Dictionary)*

Common Area
The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities. *(Dictionary)*

Contract Rent
The actual rental income specified in a lease. *(15th Edition)*

Cost Approach
A set of procedures through which a value indication is derived for the fee simple estate by estimating the cost new as of the effective date of the appraisal to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive; deducting depreciation from the total cost; and adding the estimated land value. The contributory value of any site improvements that have not already been considered in the total cost can be added on a depreciated-cost basis. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property rights being appraised. *(Dictionary)*

Curable Functional Obsolescence
An element of depreciation; a curable defect caused by a flaw involving the structure, materials, or design, which can be practically and economically corrected. *(Dictionary)*

Debt Coverage Ratio (DCR)
The ratio of net operating income to annual debt service, which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR).* (*Dictionary)*

Deferred Maintenance
Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of a property. *(Dictionary)*

Depreciation
In appraisal, a loss in the value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date. *(Dictionary)*

Direct Costs
Expenditures for the labor and materials used in the construction of improvements; also called *hard costs. (Dictionary)*

Discounted Cash Flow (DCF) Analysis
The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate. *(Dictionary)*

Discount Rate
A rate of return on capital used to convert future payments or receipts into present value. *(Dictionary)*

Disposition Value
The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider their best interests.
7. An adequate marketing effort will be made during the exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

Easement
The right to use another's land for a stated purpose. Access or right-of-way easements may be acquired by private parties or public utilities. Governments may be the beneficiaries of easements placed on privately owned land that is dedicated to conservation, open space, or preservation. *(15th Edition)*

Economic Life
The period over which improvements to real estate contribute to property value. *(Dictionary)*

Effective Age
The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. *(Dictionary)*

Effective Date
The date on which the appraisal or review opinion applies (SVP) *(Dictionary)*

Effective Gross Income (EGI)
The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. *(Dictionary)*

Effective Gross Income Multiplier (EGIM)
The ratio between the sale price (or value) of a property and its effective gross income. *(Dictionary)*

Effective Rent
The total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions - e.g. free rent, excessive tenant improvements, moving allowances, lease buyouts, cash allowances, and other lease incentives. *(15th Edition)*

Eminent Domain
The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the U.S. Constitution, also known as the *takings clause*, guarantees payment of just compensation upon appropriation of private property. *(Dictionary)*

Entrepreneurial Incentive
The amount an entrepreneur expects or wants to receive as compensation for providing coordination and expertise and assuming the risks associated with the development of a project. Entrepreneurial incentive is the expectation of future reward as opposed to the profit actually earned on the project. *(Dictionary)*

Entrepreneurial Profit
A market-derived figure that represents the amount an entrepreneur received for his or her contribution to a past project to compensate for his or her time, effort, knowledge, and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses. *(Dictionary)*

Excess Land
Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. *(Dictionary)*

Excess Rent
The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the lessor and may reflect superior management, a lease execution in an earlier, stronger rental market, or an agreement of the parties. Due to the higher risk inherent in the receipt of excess rent, it may be calculated separately and capitalized or discounted at a higher rate in the income capitalization approach. *(15th Edition)*

Expense Stop
A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying any operating expenses above a stated level or amount. *(Dictionary)*

Exposure Time
An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. *(USPAP)*

Extraordinary Assumption
An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions. *(USPAP)*

External Obsolescence
A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent. There are two forms of external obsolescence: economic and locational. *(Dictionary)*

Fair Market Value
In nontechnical usage, a term that is equivalent to the contemporary usage of *market value*.
As used in condemnation, litigation, income tax, and property tax situations, a term that is similar in concept to market value but may be defined explicitly by the relevant agency or interpreted differently by court precedent. *(Dictionary)*

Feasibility Analysis
A study of the cost-benefit relationship of an economic endeavor. *(USPAP)*

Fee Simple Estate
Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. *(Dictionary)*

Floor Area Ratio (FAR)
The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. *(Dictionary)*

Functional Obsolescence
The impairment of functional capacity of improvements according to market tastes and standards. *(Dictionary)*

Functional Utility
The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. *(Dictionary)*

Furniture, Fixtures, and Equipment (FF&E)
Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

Going-concern
An established and operating business having an indefinite future life. *(Dictionary)*

Going-concern Value
An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern or market value of the total assets of the business*. *(Dictionary)*

Gross Building Area (GBA)
Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. *(Dictionary)*

Gross Leasable Area (GLA)
Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. *(Dictionary)*

Gross Living Area (GLA)
Total area of finished, above-grade residential space area; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) *(Dictionary)*

Highest & Best Use
The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market

participant would have in mind for the asset when formulating the price that it would be willing to bid (IVS). *(Dictionary)*

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *(USPAP)*

Income Capitalization Approach

In the income capitalization approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The principle of anticipation is fundamental to this approach. Techniques and procedures from this approach are used to analyze comparable sales data and to measure obsolescence in the cost approach. *(15th Edition)*

Incurable Functional Obsolescence

An element of depreciation; a defect caused by a deficiency or superadequacy involving the structure, materials, or design that cannot be practically or economically corrected as of the effective date of the appraisal. *(Dictionary)*

Indirect Costs

Expenditures or allowances for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract. Indirect costs may include administrative costs, professional fees, financing costs and the interest paid on construction loans, taxes and the builder's or developer's all-risk insurance during construction, and marketing, sales, and lease-up costs incurred to achieve occupancy or sale. Also called *soft costs*. *(Dictionary)*

Interim Use

The use contemplated by the market participants that the subject real estate can be put to while waiting for certain subsequent factors to occur. *(Dictionary)*

Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. *(Dictionary)*

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversion right when the lease expires. *(Dictionary)*

Leasehold Estate

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. *(Dictionary)*

Legal Nonconforming Use

A use that was lawfully established and maintained, but no longer conforms to the use regulations of its current zoning; sometimes known as a legally nonconforming use. *(Dictionary)*

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

Market Area

The geographic region from which a majority of demand comes and in which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas, or the competitive market area may be distinguished from the general market area. *(Dictionary)*

Market Rent

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. *(Dictionary)*

Market Study

An analysis of the market conditions of supply, demand, and pricing for a specific property type in a specific area. *(Dictionary)*

Market Value (Most Common Non-FRT)

The most probable price, as of a specific date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue distress. *(Dictionary)*

Market Value (Interagency Guidelines)

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (*12 CFR, Part 34, Subpart C - Appraisals, 34.42(h)*).

Marketability Analysis

The study of how a specific property is expected to perform in a specific market. A marketability analysis expands on a market analysis by addressing a specific property. *(Dictionary)*

Neighborhood Analysis

The objective analysis of observable or quantifiable data indicating discernible patterns of urban growth, structure, and change that may detract from or enhance property values; focuses on four sets of considerations that influence value: social, economic, governmental, and environmental factors. *(Dictionary)*

Net Net Net Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management. Also called *NNN lease, triple net lease*, or *fully net lease. (Dictionary)*

Net Operating Income (NOI)

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization). *(15th Edition)*

Obsolescence

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. *(Dictionary)*

Off-site Costs

Costs incurred in the development of a project excluding on-site costs such as grading and construction of the building and other improvements; also called *common costs* or *off-site improvement costs. (Dictionary)*

On-site Costs

Costs incurred for the actual construction of buildings and improvements on a particular site. *(Dictionary)*

Overage Rent

The percentage rent paid over and above the guaranteed minimum rent or base rent; calculated as a percentage of sales in excess of a specified breakeven sales volume. *(15th Edition)*

Overall Capitalization Rate (OAR)

The relationship between a single year's net operating income expectancy and the total property price or value. *(Dictionary)*

Parking Ratio

The ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios for various land uses are often stated in zoning ordinances. *(Dictionary)*

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. *(Dictionary)*

Potential Gross Income Multiplier (PGIM)

The ratio between the sale price (or value) of a property and its annual potential gross income. *(Dictionary)*

Present Value (PV)

The value of a future payment or series of future payments discounted to the current date or to time period zero. *(Dictionary)*

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy. *(Dictionary)*

Qualitative Adjustment

An indication that one property is superior, inferior, or similar to another property. Note that the common usage of the term is a misnomer in that an adjustment to the sale price of a comparable property is not made. Rather, the indication of a property's superiority or inferiority to another is used in relative comparison analysis, bracketing, and other forms of qualitative analysis. *(Dictionary)*

Quantitative Adjustment
In the application of the sales comparison and income capitalization approaches, a numerical (dollar or percentage) adjustment to the sale price, rent, or expense amount of a comparable property to account for the effect on value of a difference between each comparable property and the subject property. *(Dictionary)*

Rentable Area
The amount of space on which the rent is based; calculated according to local practice. *(Dictionary)*

Replacement Cost
The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. *(Dictionary)*

Replacement Cost for Insurance Purposes
The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design and layout for insurance coverage purposes guaranteeing that damaged property is replaced with a new property (i.e., depreciation is not deducted). *(Dictionary)*

Reproduction Cost
The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. *(Dictionary)*

Retrospective Value Opinion
A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." *(Dictionary)*

Sales Comparison Approach
The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered vacant when an adequate supply of comparable sales is available. *(Dictionary)*

Scope of Work
The type and extent of research and analysis in an appraisal or appraisal review assignment. Scope of work includes, but is not limited to:
The extent to which the property is identified;
The extent to which tangible property is inspected;
The type and extent of data researched; and
The type and extent of analysis applied to arrive at opinions or conclusions. *(USPAP)*

Shopping Center Types
Neighborhood Shopping Center: The smallest type of shopping center, generally with a gross leasable area of between 30,000 and 100,000 square feet. Typical anchors include supermarkets. Neighborhood shopping centers offer convenience goods and personal services and usually depend on a market population support of 3,000 to 40,000 people.

Community Shopping Center: A shopping center of 100,000 to 400,000 square feet that usually contains one junior department store, a variety store, discount or department store. A community shopping center generally has between 20 and 70 retail tenants and a market population support of 40,000 to 150,000 people.

Regional Shopping Center: A shopping center of 300,000 to 900,000 square feet that is built around one or two full-line department stores of approximately 200,000 square feet each plus small tenant spaces. This type of center is typically supported by a minimum population of 150,000 people.

Super-Regional Center: A large center of 600,000 to 2.0 million square feet anchored by three or more full-line department stores. This type of center is typically supported by a population area of 300,000 people. *(15th Edition)*

Sum of the Retail Values
The sum of the separate and distinct market value opinions for each of the units in a condominium; subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as sold together in a single transaction; it is simply the total of the individual market value conclusions. An appraisal has an effective date, but summing the sales prices of multiple units over an extended period of time will not be the value on that one day unless the prices are discounted to make the value equivalent to what another developer or investor would pay for the bulk purchase of the units. Also called the *aggregate of the retail values* or *aggregate retail selling price*. *(Dictionary)*

Superadequacy
An excess in the capacity or quality of a structure or structural component; determined by market standards. *(Dictionary)*

Surplus Land
Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. *(Dictionary)*

Tenant Improvements (TIs)
1. Fixed improvements to the land or structures installed for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. *(Dictionary)*

Usable Area
The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas. *(Dictionary)*

Useful Life
The period of time over which a structure or a component of a property may reasonably be expected to perform the function for which it was designed. *(Dictionary)*

Vacancy and Collection Loss
A deduction from potential gross income *(PGI)* made to reflect income deductions due to vacancies, tenant turnover, and nonpayment of rent; also called *vacancy and credit loss* or *vacancy and contingency loss. (Dictionary)*

Yield Capitalization
A method used to convert future benefits into present value by (1) discounting each future benefit at an appropriate yield rate, or (2) developing an overall rate that explicitly reflects the investment's income pattern, holding period, value change, and yield rate. *(Dictionary)*



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Tony O'Sullivan, MAI, MRICS

Area of Expertise

Mr. O'Sullivan has valued and consulted on real estate matters for over 25 years. After a number of years with several industry leaders such as New York Life Insurance, Grubb & Ellis and Cushman & Wakefield, Mr. O'Sullivan is now the Managing Director for the New York office.

Mr. O'Sullivan has provided valuation and consultancy services on several national portfolios of Class A office buildings, shopping centers, apartment complexes and industrial warehouse/distribution centers. He has also provided his valuation expertise on golf resorts, hotel casinos and luxury 5-star hotels, both nationally and internationally.

Tony is a member of the New York Consultancy Team and has been involved in assignments that provided specialized consultancy reports for clients that included marketability studies and highest and best use analyses on large-scale multi-family, mixed-use office and hotel developments throughout New York City and the Tri-State area.

Affiliations or Memberships

Managing Director, Colliers International Valuation & Advisory Services (NYC)

Managing Director, Landauer Valuation & Advisory

Director, Cushman & Wakefield

Senior Appraiser, Leitner Group

Appraiser, New York Life

Professional Background

Member – Appraisal Institute

Member – Royal Institute of Chartered Surveyors

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New Jersey State License. #42RG00250500

Connecticut State License. #RCG.0001414

Member - Mortgage Bankers Association

Education or Qualifications

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State Certifications

Connecticut

Massachusetts

New Jersey

New York

UNIQUE ID NUMBER
46000050129

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Department of State
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EFFECTIVE DATE
MO. 02 | DAY 13 | YR. 24

EXPIRATION DATE
MO. 02 | DAY 12 | YR. 26

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HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

ROBERT J. RODRIGUEZ
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)



Senior Valuation Specialist
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Professional Background

Senior Valuation Associate
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Mortgage Loan Closing Assistant, Amalgamated Bank

Real Estate Law Intern, The Law Office of Joseph Yau, PLLC

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State Certifications

New York

Appraisal Institute Courses

- Principles of Real Estate Appraisal
- Real Estate Appraisal Procedures
- Uniform Standards of Professional Appraisal
- General Appraiser Income Approach I
- General Appraiser Income Approach II

Other Related Courses

- Residential Market Analysis and Highest/Best Use
- Residential Site Valuation and Cost Approach
- Residential Income and Sales Comparison Approach
- Residential Report Writing and Case Studies

Property Types Experience

- Multi-family
- Condominium
- Office
- Industrial
- Land
- Retail

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EXPIRATION DATE

MO.	DAY	YR.
04	20	25

YU TINA
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ROBERT J. RODRIGUEZ
SECRETARY OF STATE

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NJ Certified General Appraiser License No.: 42RG00262600

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State Certifications

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New Jersey

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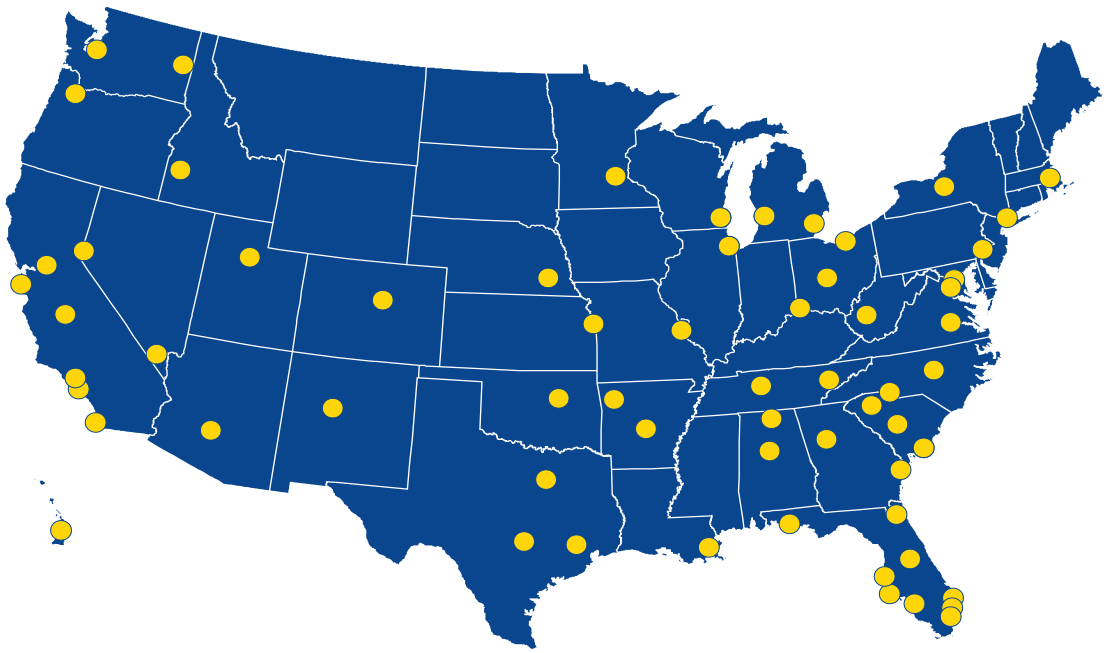
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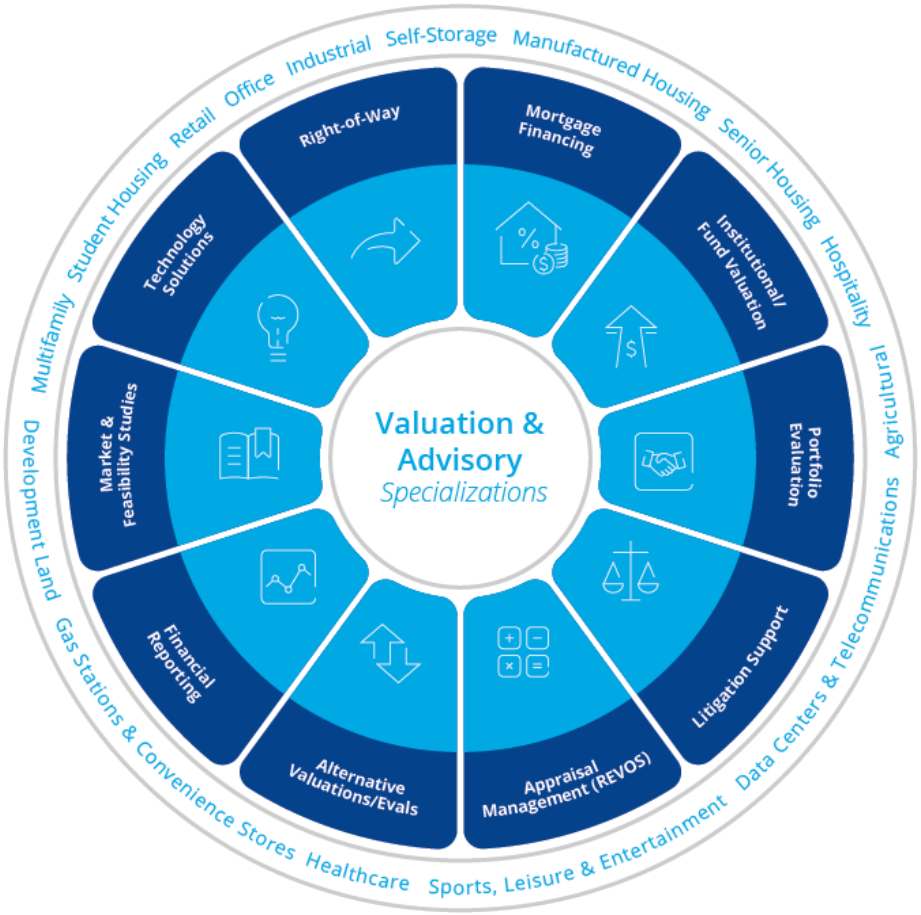
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