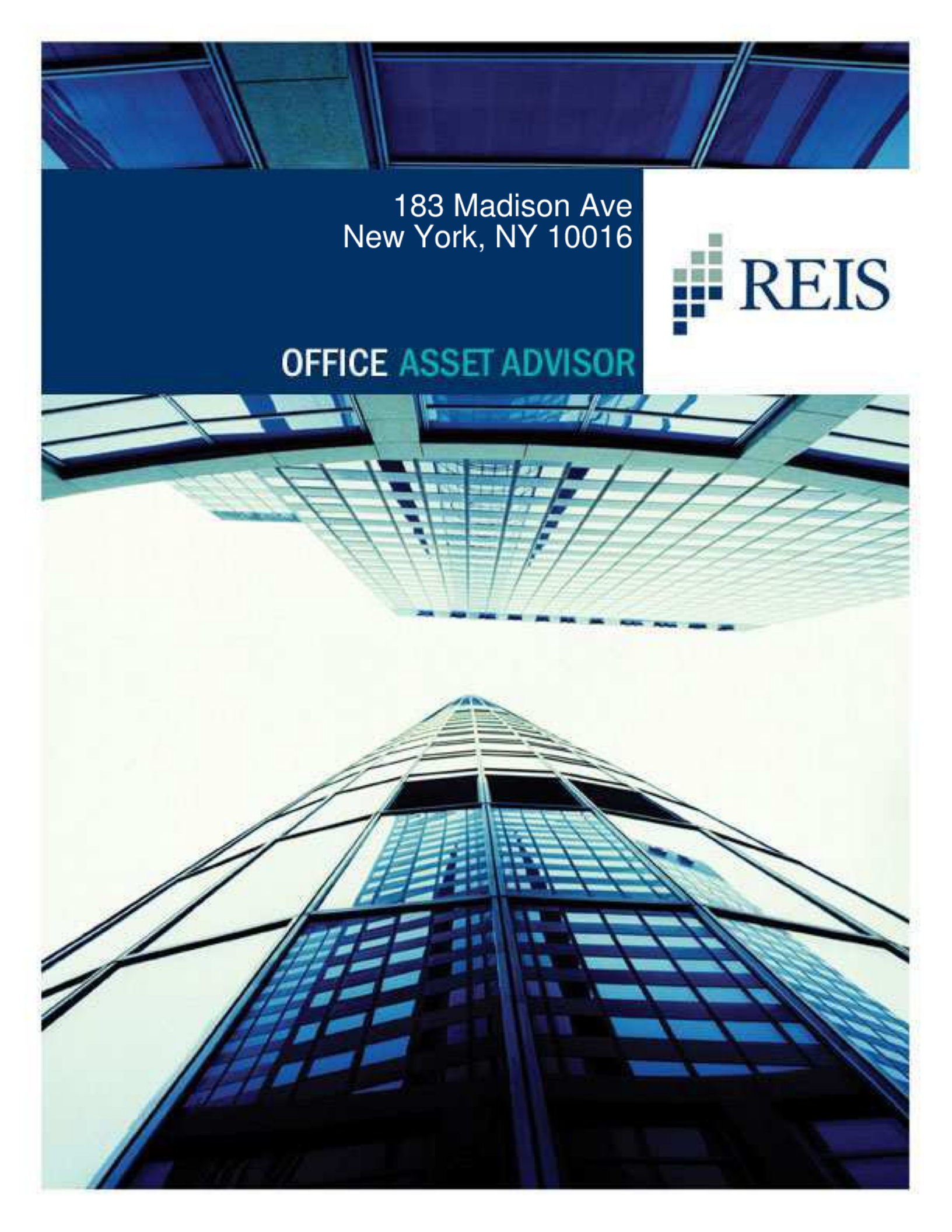




183 Madison Ave
New York, NY 10016



OFFICE **ASSET ADVISOR**

Contents

Reis Observer	3
Metro Analysis	
Section 1 - Current Metro Rent Details	17
Section 2 - Rent Growth Comparisons	17
Section 3 - Current Metro Vacancy Details	18
Section 4 - Vacancy Rate Comparisons	18
Section 5 - Metro Inventory Detail	19
Section 6 - Inventory Growth Comparison	19
Section 7 - Construction/Absorption Change	20
Section 8 - Submarket New Construction Project Tally	21
Section 9 - Construction Deliveries	22
Section 10 - Submarket New Construction Project Tally	22
Section 11 - Metro Inventory Detail	23
Section 12 - Construction/Absorption Change	23
Section 13 - Occupancy at Completion	24
Section 14 - Stabilization Data	24
Section 15 - Metro Area - New York	25
Section 16 - New Construction Listing	26
Section 17 - Market Data by Building Class - Class A Properties	28
Section 18 - Market Data by Building Class - Class B/C Properties	29
Section 19 - Submarket Snapshot	30
Section 20 - Economic and Demographic Trends	31
Section 21 - Metro Area - New York	32
Section 22 - Metro Data	33
Submarket Analysis	
Section 23 - Current Submarket Rent Details	35
Section 24 - Rent Growth Comparisons	35
Section 25 - Current Submarket Vacancy Details	36
Section 26 - Vacancy Rate Comparisons	36
Section 27 - Submarket Inventory Detail	37
Section 28 - Inventory Growth Comparison	37
Section 29 - Construction/Absorption Change	38
Section 30 - Market Data by Building Class - Class A Properties	39
Section 31 - Market Data by Building Class - Class B/C Properties	40
Section 32 - Metro Area - New York	41
Section 33 - Submarket Data	42
Rent Comps	
Sales Comparables	



Reis Observer



THE ECONOMY

The 2009 re-benchmarking of 2008 Current Employment Survey (CES) data from the Bureau of Labor Statistics (BLS) brought a pleasant surprise for New York City: unlike most metro areas, more comprehensive but less timely data revealed that it lost fewer jobs than expected last year. That, however, may merely be a function of how late the recession hit the city, and it has hit with a vengeance since then. From February 2008 to February 2009 the city lost 78,600 jobs (2.1%) according to the CES. The bellwether Employment Services industry, which includes the temporary workers who are often the first hired and fired, saw a 14.5%, 9,400-job decline, implying future decreases are coming. Household-based data from the BLS shows the number of employed residents of New York City (not including those who commute in but including the growing number of self-employed, freelance, and independent contractor workers) fell by 64,900 (1.7%) in the year to February. Yet the city's labor force soared by 93,800 as workers poured in from harder-hit areas, sending the unemployment rate soaring.

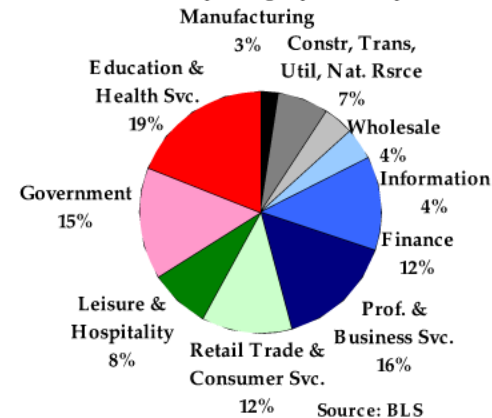
The intensity of the downturn has led some to question whether a structural change is underway that will leave the city poorer in the long run. Over the past 20 years, as financial firms have merged and back-office and clerical jobs have been automated and shifted to lower cost states and countries, the city's employment base has shifted away from the financial sector. But that sector has accounted for more and more of the money earned here, and more and more of its tax base. With a crisis on Wall Street, employment in the Financial Activities sector has fallen by 22,400 (4.8%) in the year to February according to the CES, including a decrease of 14,900 (8.0%) in the richly paid Securities and related industry. In addition to the downturn in Employment Services, the loss of 9,500 jobs (2.8%) in the Professional, Scientific and Technical Services sector may also be related to lower demand from financial clients. Included is a loss of 4,300 (7.9%) in the Accounting industry. Worse for the city may be the effect on personal income. "New York City's net personal income tax revenues plunged 51% in the first 24 days of April, compared with the same period a year ago," *Reuters* reported, citing more refunds than payments this year. Moody's Economy.com predicts the city's average household income will fall 5.3% this year, a historic loss.

None of this is good for consumer spending, which was already being affected by national trends and the housing bust, which also hit the New York area late. CES data shows a 7,900-job (2.7%) decrease in the Retail

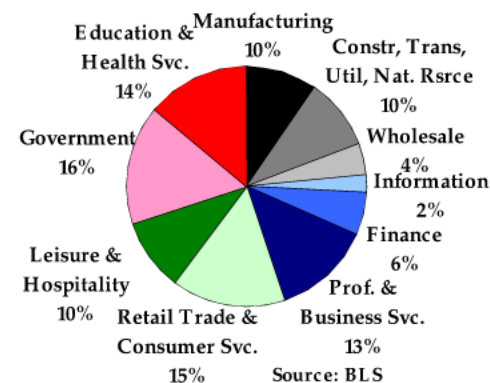
Employment:

- BLS reports a seasonally unadjusted unemployment rate of 8.4% in February for New York City, up from 4.5% a year earlier.
- A *verage* nonagricultural employment in New York City was down 2.1% year-over-year in February, according to BLS.
- Moody's Economy.com reports a first quarter 2009 average household income of \$131,904 for New York. Average household incomes of \$116,834 and \$133,893 are reported for the top metros in the nation and Northeast region, respectively.

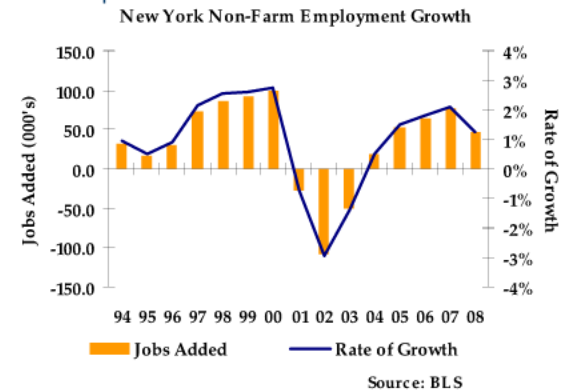
New York City Employment by Sector



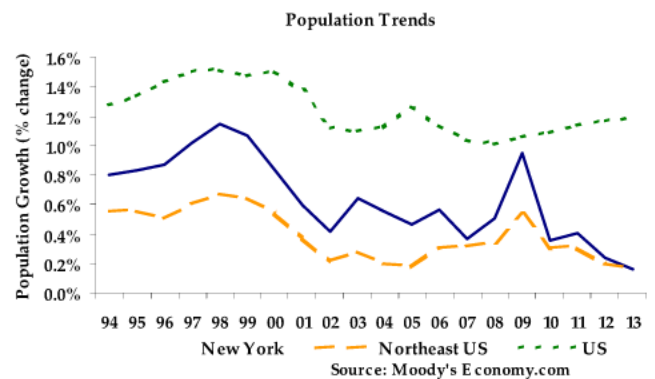
United States Employment by Sector



Trade sector in the year to February, along with a decline of 5,300 (1.8%) in Leisure and Hospitality. Matching the nationwide pattern of discretionary purchases getting hit harder, the Grocery Store industry managed a small 400-job increase. As buildings started in more prosperous times complete, employment in Construction and related sectors is down 14,200 jobs (11.1%) from a year earlier. "At 576 units, the number of permits issued in January and February of 2009 is just 20% of the total reached for the same period in 2008, when permits were issued for 2,878 units in 344 buildings" and just 13% of the 2007 total, according to the New York Building Congress. And as falling personal income, corporate income, and real estate transfer tax revenues cause a state and local fiscal crisis, Government employment is down 3,400 (0.6%).

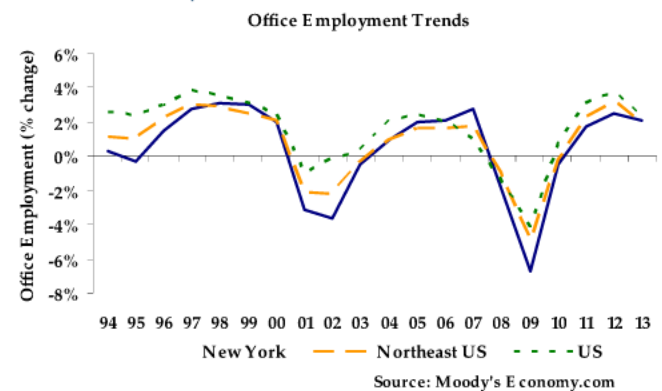


With the giants of Wall Street possibly emerging as shadows of their former selves, New York City economic development officials are looking to new companies for growth, the *New York Times* reported. "This represents a fundamental shift in public policy," said Kathryn S. Wylde, the president of the Partnership for New York City, a group that represents the interests of big corporations. The city has in the past handed out generous tax breaks to those corporations to prevent them from leaving, while hitting the self-employed with not one but two local income taxes on top of the state and federal. For now, however, "green shoots" are limited to small job gains in the Motion Picture and Sound Recording industry, and tax exempt Religious and other non-profit industries, Colleges and Universities.



OUTLOOK

Moody's Economy.com, the economic input to the Reis forecasting model, predicts a massive loss of 196,000 jobs (5.0%) in 2009, worse than in 1991 when the number of city residents on welfare soared to more than one million. After flat employment in 2010, however, the firm predicts a solid recovery from 2011 to 2013. The population, moreover, is forecast to continue growing, albeit at a modest pace. With reports of New York's demise in the 1970s, early 1990s, and after 9/11 having proved pre-mature, a severe cyclical recession rather than permanent structural decline is now expected.



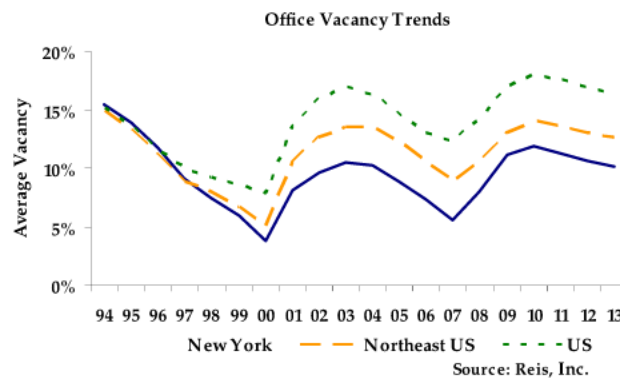
THE REAL ESTATE MARKET

The crashing of the 352-million-square-foot multi-tenant Manhattan office market accelerated in the first quarter of 2009, as fallout from the Wall Street disaster coursed through the city's economy. New York is falling from a great height. It still has the second lowest vacancy rate among the top markets tracked by Reis, and rents and sales prices had soared in 2006 and 2007. They have since tumbled, with New York recording the second greatest asking rent decline among the top Reis markets in the first quarter. The question is how deep the decline will go, how long it will last, and how strong the subsequent recovery will be.

OCCUPANCY

The vacancy rate rose another 220 basis points to 10.2% in the first quarter of 2009 according to Reis. Five quarters earlier, at the end of 2007, the rate had been just 5.6%, the cyclical low. An astounding 30% of total vacancy is accounted for by sublease space, more than double the U.S. average of 14%. Reis had reported sublease space at 23% of a smaller vacancy total three months earlier. The Class A vacancy rate is 9.6%, up 230 basis points from the previous quarter and 400 since the third quarter of 2008, when the financial crisis intensified. The Class B/C rate is 11.0%, up 210 from the previous quarter.

Cushman & Wakefield reports an overall vacancy rate of 9.6%, with Newmark Knight Frank reporting an availability rate of 12.9% and Studley, Inc. an availability rate of 11.8%. All are up significantly from the previous quarter. C&W and Studley, Inc. report total leasing at historically low levels. Reis predicts the vacancy rate will rise to 11.2% by the end of 2009 and peak at 11.9% at the end of 2011, before retreating back toward 10.0%. In comparison, the year-end rate peaked at 10.5% in 2003, held down by the loss of the World Trade Center, and 17.3% in 1991, inflated by the 1980s building boom.



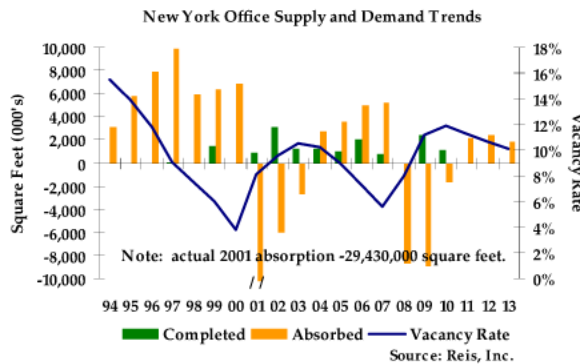
Special Real Estate Factors:

- "New York's biggest banks and securities firms may relinquish 8 million square feet of office space this year, deepening the worst commercial property slump in more than a decade as they abandon a record amount of property," Bloomberg News reported. "JPMorgan Chase & Co., Citigroup Inc., bankrupt Lehman Brothers Holdings Inc. and industry rivals have vacated 4.6 million feet, a figure that may climb by another 4 million as businesses leave or sublet space they no longer need." "Entire segments of the industry are gone," an economist told this source. "We're talking about the end of 2012 before things actually start to turn up again for the New York office market."
- The two major buildings completing this quarter are responsible for some of the space being vacated, according to Bloomberg News. "Bank of America plans to give up 530,000 square feet at 9 West 57th St. as it completes a move to 1 Bryant Park. New York-based Goldman Sachs Group Inc. is leaving 1.3 million square feet of offices at 1 New York Plaza and 77 Water St. as it prepares to move to new headquarters near the World Trade Center site." Mergers also have an effect. "JPMorgan put 320,000 square feet of Park Avenue offices on the market after scooping up rival Bear Stearns Cos. last year along with the company's 45-story headquarters tower at 383

SUPPLY AND DEMAND

The 5.8 million square feet of negative net absorption in the first quarter of 2009 followed 5.2 million square feet of negative demand in the fourth quarter of 2008. Between the two quarters, occupancy has fallen by 3.3% in the Manhattan CBD. Reis predicts the 8.7 million square feet of negative net absorption reported in 2008 will be followed by 8.9 million in 2009, of which only 5.8 million has already occurred. A predicted 1.75 million square feet of negative net absorption in 2010 would bring the three-year total to negative 19.4 million. Occupancy fell far more from 2001 to 2003, but subtracting the 14.8 million square feet of inventory decline in 2001 associated with 9/11, the net occupancy reduction was a similar 23.4 million square feet for those years. In the late 1980s and early 1990s recession, which was severe in New York, net absorption was negative 3.4 million square feet over five years.

Since the early 1990s debacle, new construction has been rare without significant pre-leasing, even though the inventory has fallen significantly due to 9/11 and the conversion of older buildings to condominiums. Reis reports the 2.1-million-square-foot One Bryant Park building for Bank of America complete as of January. The 2.3-million-square-foot owner-occupied Goldman Sachs building is due to complete in July, and will presumably empty multi-tenant space elsewhere. The 1.1 million-square-foot 11 Times Square accounts for all the new supply expected in 2010, and none is forecast for the 2011 to 2013 period. The 2.6-million-square-foot Freedom Tower is not due to finish until 2014, 13 years after 9/11, and is moving forward only with extensive public subsidy. Extensive plans were made in the run-up to the financial meltdown, but given the severity of the recession, these are unlikely to move forward in the near future. According to *New York Construction* magazine, Boston Properties "recently suspended construction at the \$980 million, 1-million-square-foot office building at 250 West 55th Street after a major tenant backed out of its lease deal" and "shut down development activity on its 840,000-sq-ft Eighth Avenue and 46th Street office project."



Special Real Estate Factors: Continued

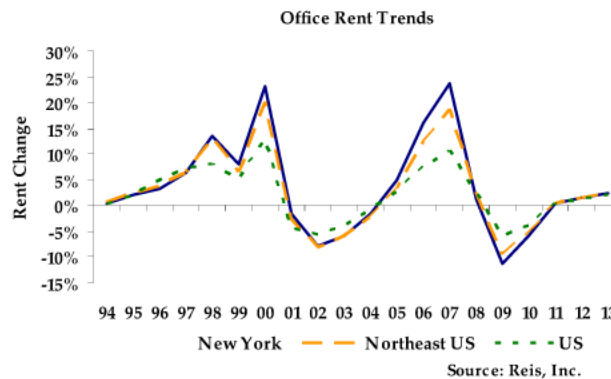
Madison Ave." Some firms are downsizing. "We've been having conversations for two and a half years with Citigroup, and it's been very clear to us that for the right economic transaction, they would move out of virtually any space in midtown Manhattan that they have." Others are evaporating. Filling the Lehman space is described as "a monumental challenge."

- "Manhattan office rents fell the most in at least 25 years in the first quarter as financial companies slashed jobs and relinquished space in the U.S. recession," according to Bloomberg. Falling rents are blamed on business contraction. "It's broad across a lot of industries," a real estate executive told this source. "Everybody has the same way of thinking, which is low confidence in job growth, consolidation, cutting expenses, not hiring unless you really have to."
- "The number of commercial landlords suing their Manhattan tenants for non-payment surged in the first quarter of 2009 as the economy deteriorated and retail sales slumped," *The Real Deal* reported. "There were 40% more commercial non-payment landlord-tenant cases in Manhattan's civil court in the first three months of the year compared with the same period last year" according to data from the Clerk of the Court of New York City. Most of the suits are for retail space, but rents for ground

RENTS

Rent declines accelerated in the first quarter of 2009, according to Reis. The average asking rent decreased 4.3% to \$61.62 psf while the average effective rent fell 6.3% to \$52.21 psf. Average rents are down 5.9% and 10.1%,

respectively, from a year earlier. Asking rent decreases are roughly similar for the Class A and Class B/C segments, with Class B/C rents down slightly more. The first quarter figures are \$75.07 psf and \$45.53 psf by segment. As the chart shows, New York's rents have tended to move with the U.S. and Northeast averages over the past 15 years, with both New York and the Northeast rising and falling somewhat more.



Cushman & Wakefield reports "unprecedented declines in rental rates." It puts the direct weighted Class A average rental rate at \$81.55 psf. Newmark reports a 10.6% decrease in the rental rate from the previous quarter to \$49.36 psf. "Rents are likely to fall by 20% to 40% and the availability rate is likely to approach 20%," Studley, Inc. reported, calling it a "foregone conclusion." The Reis forecast is only slightly less severe. Including the damage already done, the firm predicts the asking and effective averages will fall 11.4% and 15.7% in 2009, and 5.8% and 7.6% in 2010. Following a slight gain in the asking average and loss in the effective average in 2011, and small gains for each in the next two years, the effective average is expected to be slightly lower than it had been in 2000. According to the forecast, 13 years would have passed without an increase in effective rents, a substantial reduction when adjusted for inflation. During the forecast period, as well, New York's rents are expected to underperform the national and Northeast region averages, particularly this year and next, unwinding the outperformance of the 2004 to 2008 period. Even so, lower prices will not be enough to induce a surge of demand. Net absorption is forecast to be modest during the 2011 to 2013 recovery when compared with the late 1990s or mid-2000s, leaving the occupied stock well below 2000 levels.

Special Real Estate Factors:

Continued

floor retail space affects the value of the office buildings. If the tenants are dislodged "it has an impact on rents because as space becomes vacant it gets added to the availability list and since there are a very limited number of takers it just further exacerbates a problem."

- "From April through September of last year, the 15 biggest commercial real estate investors in New York traded over \$16.17 billion in property," the New York Observer reported. "Over the next six months, following the collapse of Lehman Brothers, the new 15 biggest traded around \$1.892 billion, or barely one-tenth as much." Increasingly according to this source, the buyers are "domestic, privately held and from around these parts" as the institutional investors, REITs and foreign investors that turbo-charged prices have fled the scene.
- According to the Observer "the single biggest story in Manhattan, and national, commercial real estate over the next 18 months will likely be defaults—the Deutsche Bank report from two weeks ago predicting a \$410 billion refinancing crunch nationwide was only the latest grim number, and TALF will not right this ship. There will be little ink spilled reporting mega-deals." The financial crisis has removed substantial capacity for commercial real estate lending. "Pre-Lehman, Goldman Sachs and JPMorgan

SUBMARKETS

The entire area of Manhattan south of 60th Street is considered by area city planners to be a single, multi-node central business district, although there are residential sections within it. Downtown is the original center of the region, and reached its peak before WWII. Subsequently, Midtown has become the primary center, with office development spreading north and west from Grand Central Station after the middle of the 20th Century. Midtown South is an area of lower buildings (by NYC standards) located south of 30th Street.

Midtown West

- The 35-million-square-foot Midtown West submarket has a vacancy rate of 12.9% for the first quarter of 2009 Reis reports, and an average asking rent of \$62.67 psf.
- By some measures this submarket has been hit the hardest. The 2 million square feet of negative net absorption over the past two quarters represent vacancy increase of 6.2%. The average asking rent fell 4.0% from the prior quarter, and the average effective rent fell 6.3% to \$53.77 psf. They are down 8.4% and 12.3% year-over-year, most among the submarkets.
- Studley reports an 11.7% availability rate, and a \$72.24 psf average asking rent, for 58.5 million square feet in its Westside I submarket. The asking rent is down 11.7% from just one quarter ago according to this source.
- "In yet another example of Manhattan's declining real estate values, CB Richard Ellis Investors purchased a midtown office tower for more than 60% less than developer Harry Macklowe shelled out for it in 2007," *Crain's NY Business* reported. "The independently operated subsidiary of CB Richard Ellis Inc. wouldn't say how much it paid for 1540 Broadway but sources say the 44-story building had a \$355 million price tag. Sources say Mr. Macklowe paid around \$950 million when he bought a portfolio of seven buildings for \$7 billion."
- "The New York Times Co. said Monday it gained more financial flexibility by selling 21 floors of its headquarters building in midtown Manhattan for \$225 million," according to *Crain's*. "The newspaper

Special Real Estate Factors:

Continued

Chase accounted for nearly one-fifth of the deals among the top 15 investors. Post-Lehman, there's not a single investment bank as buyer among the top 15. Come to think of it, there's no big investment banks, period."

- Lower Manhattan is Ground Zero again according to *Crain's New York Business*, and this time no one feels sorry for it. "The shrinking financial services industry," according to this source, "is leaving another gaping hole in lower Manhattan, one that threatens to do even more damage in the long run than the terrorist attacks. "Downtown's problems are exacerbated by the fact that its recovery from Sept. 11 is more tenuous than is generally recognized. Nearly eight years after the attacks, the number of workers is 48,000 fewer than before then. At the same time, tourism in the area is also down from where it stood before the attacks." And the area retains a financial services concentration. "Citywide, about 12% of jobs are in financial services, insurance and real estate. But nearly a third of the employees below Chambers Street are tied to those industries. The three biggest employers downtown—AIG, Merrill Lynch and Goldman Sachs—occupy 13% of the commercial real estate there. The diversification of downtown—one of the cornerstones of the

will lease back the space from the buyer, investment firm W.P. Carey & Co., under a 15-year contract."

Midtown South

- In the 37.5-million-square-foot Midtown South submarket, Reis reports the vacancy rate is 9.3%, up 250 basis points from the prior quarter but still the second lowest among the submarkets.
- The occupied inventory fell 3.9% here over two quarters, including negative 938,000 square feet of net absorption in the first quarter of 2009.
- The average asking rent is \$45.53 psf, down 4.5% from the prior quarter. The average effective rent fell 7.0%, to \$36.70 psf.
- Studley reports a 10.0% availability rate for 43.8 million square feet in its Midtown South I submarket, with an asking rent of \$47.69 psf. The 19.9% asking rent decline is the most of any submarket according to the firm.

Penn Station

- For the 29.6-million-square-foot Penn Station submarket, Reis reports a vacancy rate of 8.2% in the first quarter, the lowest among seven submarkets despite a 140-basis-point increase on 414,000 square feet of negative net absorption.
- Rents fell severely here, with the average asking rent dropping 6.7% from the prior quarter to \$44.67 psf, and the average effective rent 9.5% to \$37.48 psf, from the previous quarter. That is the largest effective rent decline among the submarkets; the 11.0% year-over-year decline places second.
- This submarket is planned to be the new section of Midtown, with new parks and an extension of the #7 subway planned and under construction, financed by bonds to be paid back by future development. With those plans realized, this area is the future of New York City, but with the plans deferred it is perceived to be one of the city's less desirable locations.
- In its Westside II submarket, Studley reports an availability rate of 12.7% and an asking rent of \$67.89 psf for 85 million square feet.

Special Real Estate Factors:

Continued

recovery plan for the neighborhood—is still evolving."

- What does Manhattan and the surrounding metropolitan region have that other U.S. metropolitan areas don't have? A massive mass transit system that allows 2 million talented workers from a commuter shed of 18 million to come together in one location. Some firms apparently believe the importance of this is increasing. According to Crain's, "as JetBlue Airways Corp. weighs the notion of relocating its corporate headquarters, perhaps even out of New York City, a real estate insider says the company will put excellent transportation access high on its priority list." "The big issue is, how do you get your employees to the office?" according to this source. "Suburb locations are at a big disadvantage to urban [areas] that have mass-transit." Unfortunately, as a result of debts loaded on region's Metropolitan Transportation Authority due to 15 years of falling fares, diminished state and local subsidies, and enhanced employee pensions, it is facing a future of ongoing financial crisis. A short-term fix passed the New York State Legislature in May, imposing a 0.34% payroll tax on every business in Downstate New York.

Plaza

- The 55-million-square-foot Plaza submarket, at the southern edge of Central Park, is the most expensive area in the city according to Reis, with an average asking rent of \$90.14 psf. In the first quarter, however, the asking average fell 4.8% and the effective average decreased 7.0%, to \$76.35 psf.
- Net absorption was negative 1.3 million square feet in the first quarter here, and the vacancy rate rose 240 basis points to 10.2%. The occupied inventory has fallen 4.6% here over two quarters.
- Studley reports an availability rate of 11.4% and an asking rent of \$87.49 psf for its 23-million-square-foot Plaza I submarket. In its 19-million-square-foot Plaza II submarket, the firm reports an availability rate of 18.6% and an asking rent of \$91.08 psf.
- "More than 2 million square feet (msf) of sublet space has been added to the market in the last three months, 35.4% concentrated in the Plaza District," Cushman & Wakefield reported.
- "Highly concentrated in financial service firms," this source continued, "Midtown class A rents are off 15.3% from their historical peak and now average \$79.13 per square foot (psf.) Park Avenue has been the hardest hit submarket in Manhattan with rents off 23.7%, year-over-year. During that span, Park Avenue vacancy has risen 6.3 percentage points and now registers 10.6%."
- "New York developer Harry Macklowe lost 1330 Avenue of the Americas in a foreclosure auction that values the 40-story office tower at 26% less than he paid in 2006," *Bloomberg News* reported. "Macklowe defaulted on a \$130 million mezzanine loan."
- "There may be more bad news in store for 510 Madison Ave., the yet-to-open tower that was damaged in an electrical fire earlier this month," according to *Crain's* March 2009 report. "Sources say that its only office tenant, investment firm Jay Goldman & Co., may never move into the 30-story building which is owned by troubled New York developer Macklowe Properties." The 11,500-square-foot lease, which has several possible exit clauses, is for an average of \$145 psf over 10 years.

- “Sources say that 510 Madison Ave. is having trouble attracting tenants because its debut is ill-timed for the current market,” this source continued. It was “designed to accommodate high flying hedge and private investment funds that would dole out significant sums for the plush amenities and Plaza District location. However, the recession and credit crunch have caused many such firms to either disappear or scale back and sublease all or some of their beautifully appointed offices.”
- Reis projects a May delivery for 510 Fifth Avenue, not yet confirmed to have occurred as of the date of this report.

Grand Central

- The 111-million-square-foot Grand Central submarket is Manhattan’s largest, according to Reis. This submarket has a vacancy rate of 9.7%, up 220 basis points from the prior quarter, and an average asking rent of \$69.04 psf, second highest among the submarkets.
- Submarket of realists? The average asking rent is down 4.9% from the prior quarter and 7.0% from a year earlier, more than the citywide average, although the average effective rent fell by a typical amount.
- The completion of One Bryant Park may explain the relatively modest (for the current circumstances) 500,000 square feet of negative net absorption. The 1.3% decrease in occupancy over the past two quarters is the least among the submarkets.
- Studley reports an availability rate of 12.3% and an asking rent of \$67.16 psf for its 63-million-square-foot Grand Central I submarket. In its 14-million-square-foot Grand Central II submarket, the firm reports an availability of 6.9% and an asking rent of \$48.96 psf.
- “Real estate fund Westbrook Partners is negotiating with Barclays Capital to give back the keys to 475 Fifth Ave. after defaulting on loans backed by the property, according to industry sources and published reports,” *Crain’s* reported. “Westbrook, and its operating partner, Moinian Group, emptied the 23-story property they purchased in 2007 and planned to redevelop it to lure higher paying tenants to the building between East 40th and East 41st streets. However, the building failed to find new tenants as the commercial real estate market slumped along with the economy.”

Downtown

- In the 66-million-square-foot Downtown submarket, Reis reports the vacancy rate is 10.7%, up 200 basis points from the prior quarter on 1.3 million square feet of negative net absorption. Total occupied stock is down 3.7% over two quarters.
- The average asking rent is \$47.41 psf after a 1.2% quarterly decline. The average effective rent fell 3.1% to \$40.06 psf.
- Cushman & Wakefield reports an overall vacancy rate of 8.1% and a direct weighted Class A gross rental rate of \$54.55 psf for 87 million square feet Downtown (including the City Hall area which Reis includes below).
- "Class A Downtown asking rents have declined 14.9% since the September peak of \$57.70 psf.," this source reported. "The drop-off in rents can largely be attributed to rising sublease space which now accounts for 48.4% of all class A Downtown available space."
- "It took three years of stop-and-start negotiations, but a Chinese real estate company is finally signing a lease for space in a 102-story skyscraper under construction at ground zero, becoming the first commercial tenant for the rebuilt World Trade Center," the *New York Times* reported. "The Beijing Vantone Industrial Company has agreed to a 23-year lease for floors 64 through 69 in what will be known as 1 World Trade Center, at the southeast corner of West and Vesey Streets. The \$3.1 billion office building, once called the Freedom Tower, is scheduled to be completed in 2013."

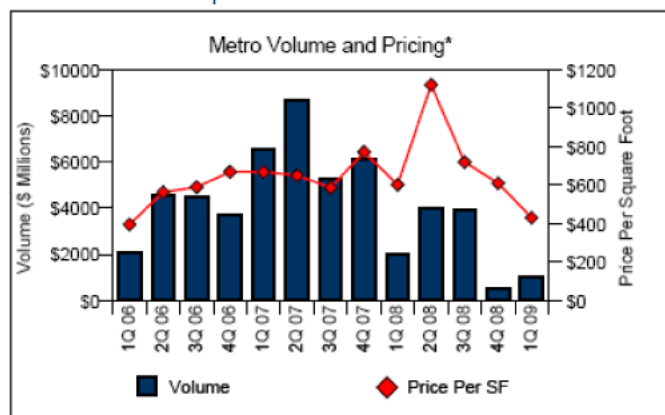
South Broadway

- In the adjacent 18.2-million-square-foot South Broadway submarket, which includes Tribeca and the Civic Center, Reis reports a vacancy rate of 11.7%, up 200 basis points from the prior quarter. The average asking rent of \$44.05 psf is down 5.5% from the prior quarter and the second lowest citywide.
- Studley reports an availability rate of 15.7% and an asking rent of \$48.15 psf for its 17-million-square-foot Downtown II submarket.

TRANSACTION ANALYTICS

Metro Volume and Pricing

The Manhattan office investment sales market continued to be weak in the first quarter of 2009, although it was up from the fourth quarter of 2008. A total of \$1 billion in property changed hands in six deals during the quarter, at an average price of \$430 psf, the lowest since the first quarter of 2006. The quarter's largest sale was outside the Upper East Side, where Sotheby's closed on a \$370 million (\$909 psf) purchase of 1334 York Avenue that it had agreed to more than a year earlier. The previously mentioned distress sale of 1540 Broadway for \$362 psf (\$355 million) was second, and the New York Times' \$225 million sales-leaseback deal was third. The market remained frozen aside from these exceptional circumstances.



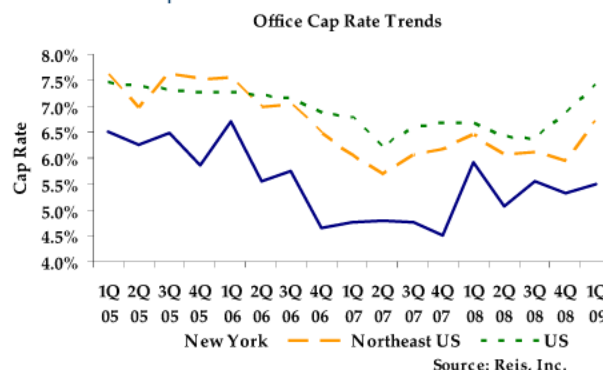
Top Submarkets

The sale of the General Motors building in June 2008 is largely responsible for keeping the Plaza district first in dollar sales volume over 12 months at \$3.8 billion, and in average price at \$1,309 psf. Midtown West leads in square footage, with 4.1 million square feet changing hands over 12 months.

Submarket Name	Square Feet Sold	Trans Volume (\$ millions)	Price Per SF
Plaza	2,922,950	\$3,764	\$1,309
Midtown West	4,075,127	\$2,519	\$618
Grand Central	3,683,910	\$2,056	\$631
Outside Submarket Boundary	985,397	\$527	\$535
South Broadway	580,698	\$407	\$701
Penn Station	646,952	\$121	\$527
Midtown South	65,447	\$16	\$242

Cap Rate Comparisons and Forecasts

The mean cap rate for first quarter sales is 5.5%, up from 5.3% in the previous quarter but down from 5.9% a year earlier. It remains far lower than the Northeast and U.S. averages, which are on an uptrend. The rolling 12-month cap rate is also 5.5%, unchanged from the prior quarter but up from 4.9% a year earlier. Reis predicts an increase to 6.1% by year-end 2009 and 6.9% by year-end 2011 followed by a leveling off at that rate. The current 3.1% spread over 10-year Treasuries, however, is expected to contract to around 2.0% in 2010 and after, as Treasury rates rise.



OUTLOOK

“Hopefully, this crisis will be just another cyclical shift rather than a structural one,” Studley, Inc. asserted after comparing the city’s economic carnage with the 1970s and early 1990s. In a sense, however, some structural shifts may have occurred. Prior to the downturn, New York City had approached its 2000 employment levels with significantly less occupied office space in Manhattan. The missing World Trade Center, considered a death blow that would cost the city jobs when it occurred, turned out not to have been needed. Even so New York City subway ridership, previously correlated strongly with Manhattan office employment, reached the highest levels since just after World War II.

These discrepancies have not been explained, but are reflected in future expectations. Reis predicts that the office market decline will extend through 2010, and that the subsequent recovery will be weak – despite a forecast of strong New York City job gains in the 2011 to 2013 period.

For additional metro and submarket level information on the top 80 markets for the four principal property types, visit www.reis.com or call Reis at: (800) 366-REIS.



Metro Analysis



Section 1 - Current Metro Rent Details

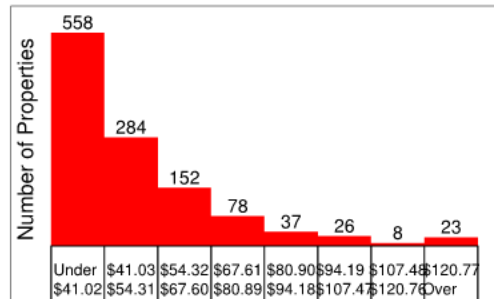
Asking Rent by Age

Year Built	Rent
Before 1970	\$62.60
1970-1979	\$78.76
1980-1989	\$82.73
1990-1999	\$83.14
After 1999	\$103.99
All	\$61.62

As of 03/31/09

Asking Rent Distribution

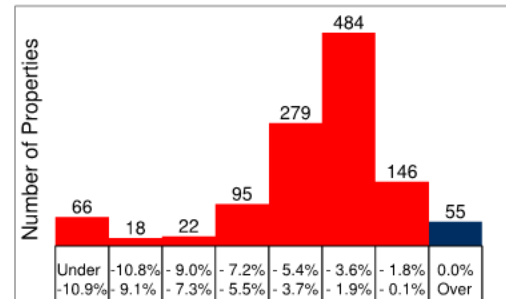
Low	25%	Mean	Median	75%	High
\$27.73	\$41.26	\$61.62	\$56.85	\$75.08	\$134.04



As of 03/31/09

Asking Rent Growth Rate Distribution

Low	25%	Mean	Median	75%	High
-14.5%	-4.3%	-4.3%	-2.6%	-1.9%	0.0%



1110 Negative Growth

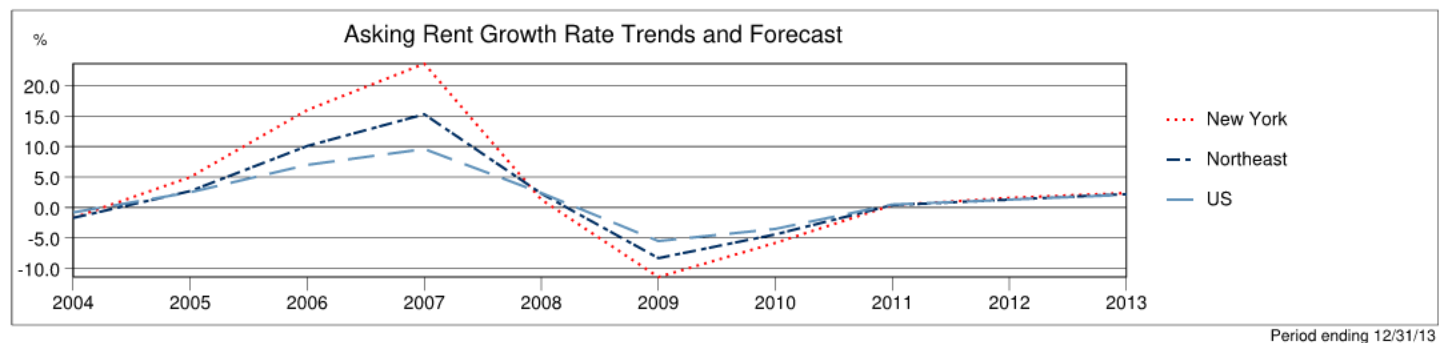
55 Positive Growth

Qtr Ending 03/31/09

Section 2 - Rent Growth Comparisons

	Asking Rent Growth						
	Quarterly			Annualized			
	1Q09	4Q08	YTD Avg	1 Year	3 Year	5 Year	5 Yr Forecast
New York	-4.3%	-2.3%	-4.3%	1.3%	13.3%	8.4%	-2.7%
Northeast	-2.8%	-1.3%	-2.8%	2.3%	9.1%	5.6%	-1.8%
United States	-1.4%	-0.6%	-1.4%	2.4%	6.3%	4.1%	-1.1%
Average over period ending:	03/31/09	12/31/08	03/31/09	12/31/08	12/31/08	12/31/08	12/31/13

Metro Rank Compared to:	Total Metros	Metro Ranks						
		1Q09	4Q08	YTD	1 Year	3 Year	5 Year	5 Yr Forecast
Northeast	13	13	13	13	9	1	1	13
United States	79	78	79	78	49	1	1	78



Section 3 - Current Metro Vacancy Details

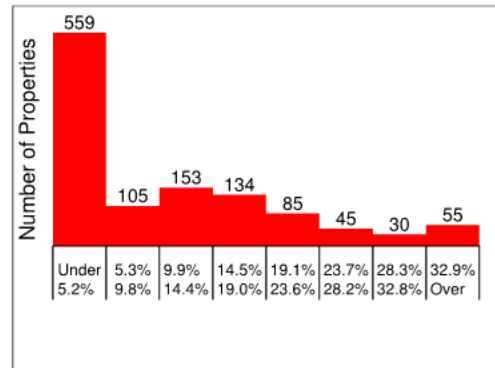
Vacancy Rate By Age

Year Built	Vac. Rate
Before 1970	11.9%
1970-1979	9.1%
1980-1989	7.5%
1990-1999	9.3%
After 1999	9.8%
All	10.2%

As of 03/31/09

Vacancy Rate Distribution

Low	25%	Mean	Median	75%	High
0.6%	0.9%	10.2%	9.2%	15.2%	37.3%

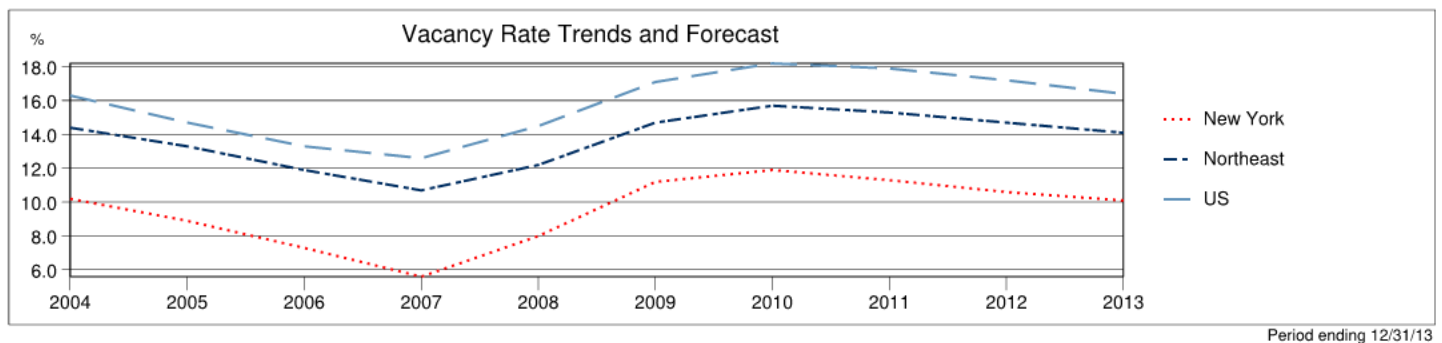


As of 03/31/09

Section 4 - Vacancy Rate Comparisons

	Vacancy Rates						
	Quarterly			Annualized			
	1Q09	4Q08	YTD Avg	1 Year	3 Year	5 Year	5 Yr Forecast
New York	10.2%	8.0%	10.2%	6.8%	7.5%	8.4%	11.0%
Northeast	13.3%	12.2%	13.3%	11.5%	12.0%	12.9%	14.9%
United States	15.3%	14.5%	15.3%	13.5%	13.8%	14.7%	17.4%
Average over period ending:	03/31/09	12/31/08	03/31/09	12/31/08	12/31/08	12/31/08	12/31/13

Metro Rank Compared to:	Total Metros	Metro Ranks						
		1Q09	4Q08	YTD	1 Year	3 Year	5 Year	5 Yr Forecast
Northeast	13	1	1	1	1	1	1	1
United States	79	2	1	2	1	2	2	2



Section 5 - Metro Inventory Detail

Inventory By Building Age

Year Built	Percent
Before 1970	68.0%
1970-1979	14.0%
1980-1989	13.0%
1990-1999	2.0%
After 1999	3.0%
All	100.0%

As of 03/31/09

Office Stock Traits

	Metro			
	Low	Mean	Median	High
Size (units)	15,000	304,563	143,500	1,569,845
Distance to Highway (miles)	0	0.1	0.1	0.2
Distance to CBD (miles)	0.2	2.7	3	4.1
Distance to Landmark (miles)	0.2	0.7	0.8	1

As of 03/31/09 Landmark = Nearest Subway Station

Current Inventory Level

Properties	Square Feet
1,348	352,494,000

As of 03/31/09

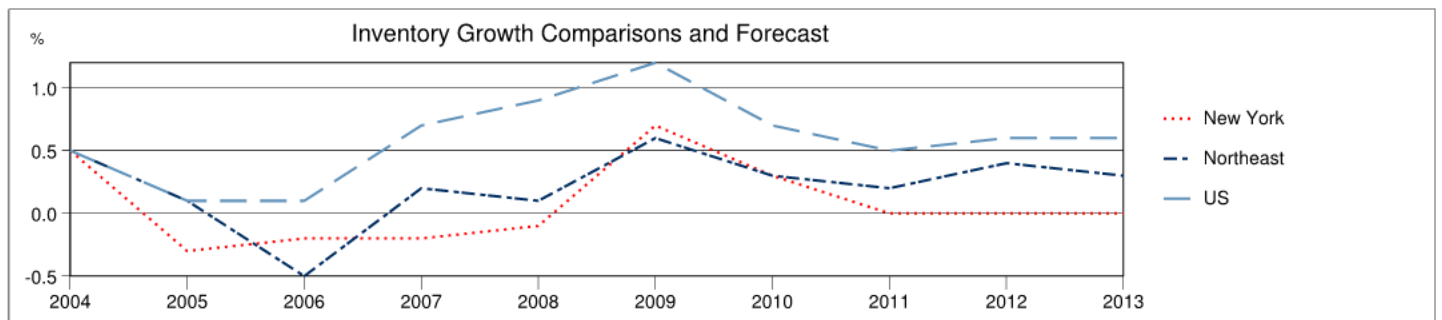
Average Metro Lease Terms

CRD %	Free Rent (mos)	Expenses \$ (Commercial)	Lease Term (yrs)	Leasing Commission %	Tenant Improvements \$
- 6.3%	3.4	\$14.72	7.2	3.8%	\$29.04

Section 6 - Inventory Growth Comparison

	Inventory Growth Rates						
	Quarterly			Annualized			
	1Q09	4Q08	YTD Avg	1 Year	3 Year	5 Year	5 Yr Forecast
New York	0.6%	0.0%	0.6%	- 0.1%	- 0.2%	0.0%	0.2%
Northeast	0.3%	0.0%	0.3%	0.1%	0.0%	0.1%	0.4%
United States	0.1%	0.3%	0.1%	0.9%	0.6%	0.4%	0.7%
Average over period ending:	03/31/09	12/31/08	03/31/09	12/31/08	12/31/08	12/31/08	12/31/13

Metro Rank Compared to:	Total Metros	Metro Ranks						
		1Q09	4Q08	YTD	1 Year	3 Year	5 Year	5 Yr Forecast
Northeast	13	1	9	1	8	8	6	12
United States	79	9	63	9	62	57	52	75



Section 7 - Construction/Absorption Change

Construction and Absorption

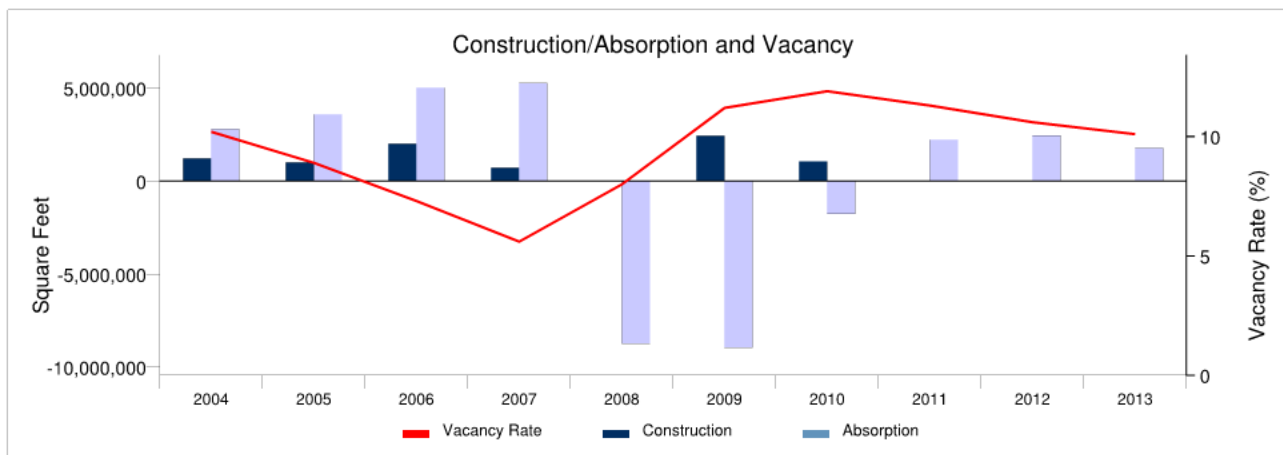
	Quarterly								
	1Q09			4Q08			YTD Avg		
	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio
New York	2,100,000	-5,806,000	-0.4	0	-5,156,000	0.0	2,100,000	-5,806,000	-0.4
Northeast	3,116,000	-8,640,000	-0.4	863,000	-8,456,000	-0.1	3,116,000	-8,640,000	-0.4
Average over period ending:	03/31/09	03/31/09	03/31/09	12/31/08	12/31/08	12/31/08	03/31/09	03/31/09	03/31/09

Construction and Absorption

	Annualized								
	1 Year History			3 Year History			5 Year History		
	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio
New York	0	-8,720,000	0.0	900,333	518,000	1.7	983,600	1,584,200	0.6
Northeast	5,269,000	-13,224,000	-0.4	6,046,333	2,879,667	2.1	6,606,600	5,174,000	1.3
Average over period ending:	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08

Construction and Absorption

	Annualized		
	5 Year Forecast		
	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio
New York	697,000	-850,000	-0.8
Northeast	3,553,000	-891,000	-4.0
Average over period ending:	12/31/13	12/31/13	12/31/13



Period ending 12/31/13

Section 8 - Submarket New Construction Project Tally

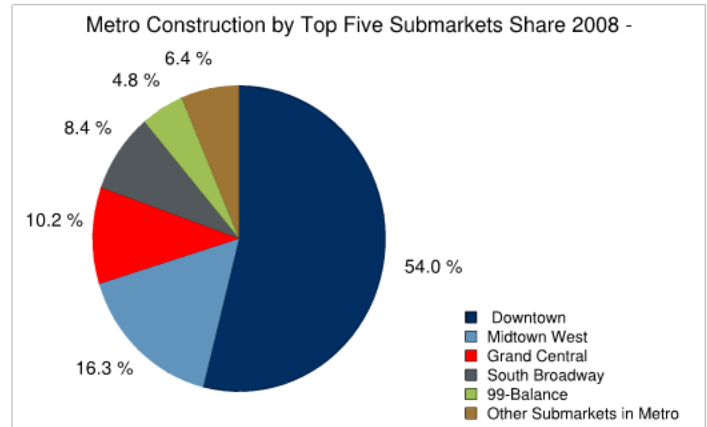
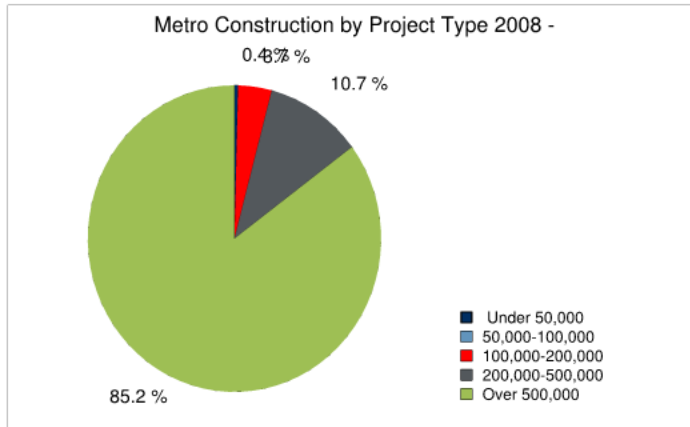
Rank	Submarket	Sq Ft	Sq Ft	Sq Ft	Sq Ft	2009 - 2011		
		2008	2009	2010	2011	Sq Ft	Market Share	Cumulative Market share
1	Grand Central	0	2,100,000	0	0	2100000	60.3%	60.3%
2	Midtown West	0	0	1,056,851	0	1056851	30.3%	90.6%
3	Plaza	125,000	328,000	0	0	328000	9.4%	100.0%
4	99-Balance	409,085	0	0	0	0	0.0%	100.0%

As of 03/31/09, based on actual projects (totals may differ from Reis Metro/SubTrend Futures)

Section 9 - Construction Deliveries

	Completed SF		SF Under Construction		Totals
	2008	YTD 2009	2009	2010-	2008-
Multi and Single Tenant	534,085	2,100,000	328,000	4,081,851	7,043,936
Other Office	0	31,000	2,300,000	15,000	2,346,000
Totals	534,085	2,131,000	2,628,000	4,096,851	9,389,936

Planned	Proposed	Totals
7,310,000	3,686,946	10,996,946
0	45,000	45,000
7,310,000	3,731,946	11,041,946



Includes all recently completed, under construction, planned, and proposed properties from the table above. Note that some verified listings for planned and proposed properties do not yet have a firm completion date.

Section 10 - Submarket New Construction Project Tally

Submarket	1. Completed		2. Under Construction		3. Planned/Proposed		Grand Total
	Multi/Single Tenant	Other Office	Multi/Single Tenant	Other Office	Multi/Single Tenant	Other Office	
Downtown	0	0	2,600,000	2,300,000	5,800,000	0	10,700,000
Midtown West	0	0	1,056,851	0	2,300,000	0	3,356,851
Grand Central	2,100,000	0	0	0	0	0	2,100,000
South Broadway	0	0	0	0	1,556,946	0	1,556,946
	0	0	0	0	0	0	0
CBD	0	0	0	0	350,000	0	350,000
Plaza	0	0	328,000	0	0	0	328,000
Non-Submarketed Areas	0	31,000	0	0	540,000	0	571,000

Section 11 - Metro Inventory Detail

Inventory By Building Age

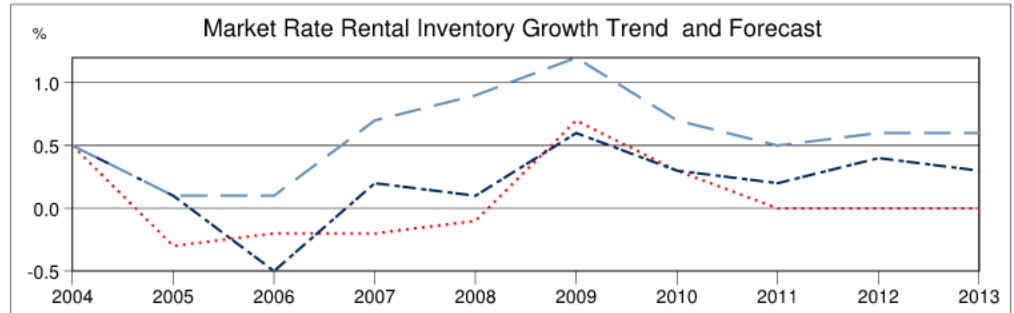
Year Built	Percent
Before 1970	68.0%
1970-1979	14.0%
1980-1989	13.0%
1990-1999	2.0%
After 1999	3.0%
All	100.0%

As of 03/31/09

Current Inventory Level

Properties	Square Feet
1,348	352,494,000

As of 03/31/09



Northeast Region Cumulative Inventory Growth Forecast Ranking 2009 -

Metro	Cumulative Growth Forecast	Rank
Boston	3.3%	1
Hartford	1.7%	9
New Haven	1.2%	10
Rochester	1.0%	11
New York	1.0%	12
Syracuse	0.6%	13
Syracuse	0.6%	13

National Cumulative Inventory Growth Forecast Ranking 2009 -

Metro	Cumulative Growth Forecast	Rank
San Bernardino/Riverside	10.2%	1
New Haven	1.2%	73
Rochester	1.0%	74
New York	1.0%	75
Tulsa	0.8%	76
Detroit	0.6%	77
Lexington	0.4%	79

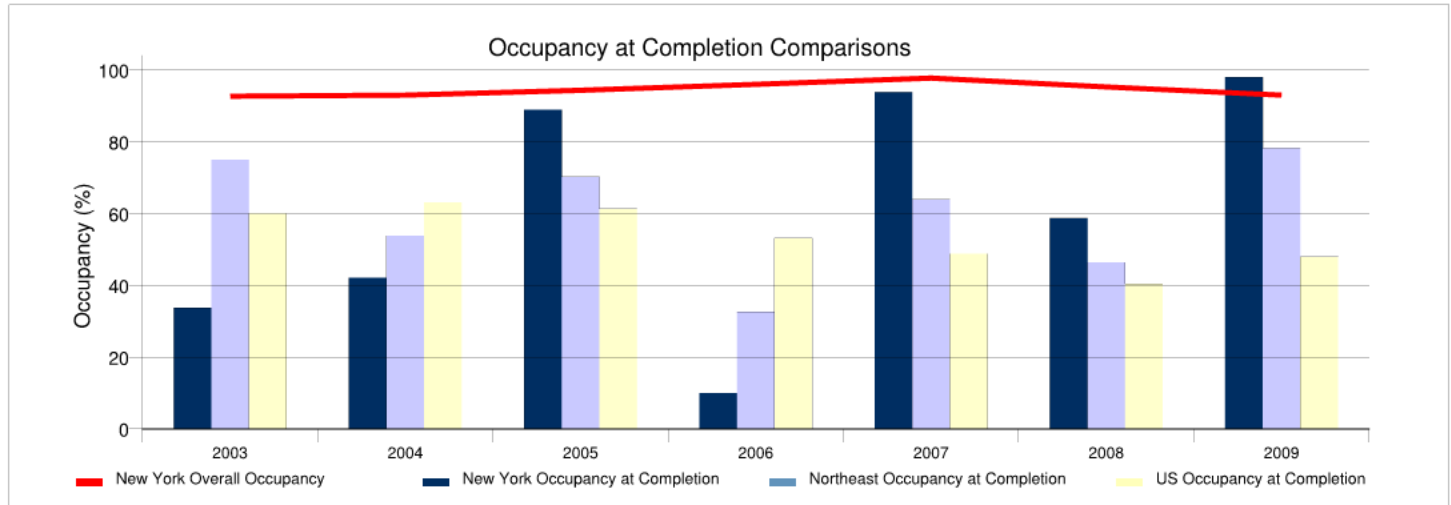
Section 12 - Construction/Absorption Change

Construction and Absorption

	Quarterly								
	1Q09			4Q08			YTD Avg		
	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio
New York	2,100,000	-5,806,000	-0.4	0	-5,156,000	0.0	2,100,000	-5,806,000	-0.4
Northeast	3,116,000	-8,640,000	-0.4	863,000	-8,456,000	-0.1	3,116,000	-8,640,000	-0.4
Average over period ending:	03/31/09	03/31/09	03/31/09	12/31/08	12/31/08	12/31/08	03/31/09	03/31/09	03/31/09

	Annualized								
	1 Year History			3 Year History			5 Year History		
	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio
New York	0	-8,720,000	0.0	900,333	518,000	1.7	983,600	1,584,200	0.6
Northeast	5,269,000	-13,224,000	-0.4	6,046,333	2,879,667	2.1	6,606,600	5,174,000	1.3
Average over period ending:	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08

Section 13 - Occupancy at Completion

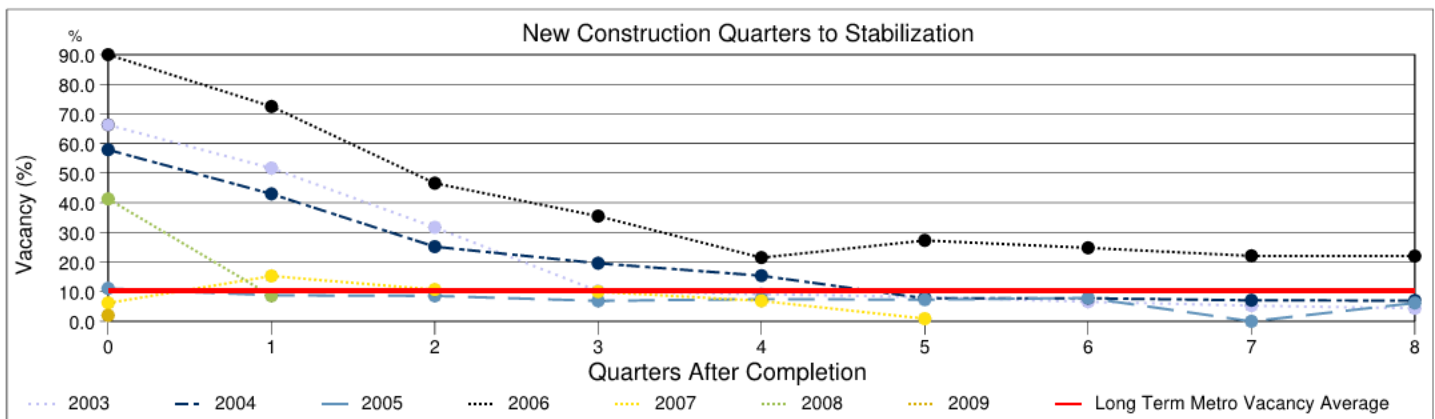


Occupancy at Completion Comparisons

Properties Built in:	2003	2004	2005	2006	2007	2008	2009
New York	33.7%	42.1%	88.9%	10.0%	93.8%	58.7%	98.0%
Northeast	75.0%	53.8%	70.2%	32.6%	63.9%	46.4%	78.2%
United States	60.0%	63.1%	61.3%	53.1%	48.8%	40.4%	47.9%

*Occupancy at completion is calculated for all properties completed during each individual calendar year

Section 14 - Stabilization Data



Stabilization Data

Construction Year:	2003	2004	2005	2006	2007	2008	2009 YTD
No. of Properties Tracked	1	1	2	3	6	1	1
Properties Stabilized 0-4 Quarters After Completion	2	0	2	1	2	0	1
Properties Stabilized 5-8 Quarters After Completion	0	2	1	1	0	0	0
Properties Stabilized 9-12 Quarters After Completion	1	1	1	0	0	0	0
Properties Stabilized 13+ Quarters After Completion	1	0	0	0	0	0	0
Properties That Have Not Yet Stabilized	0	0	0	1	4	1	0

Stabilization is reached when the average vacancy of the properties built in any given year equals or is less than the metro's average overall vacancy for the last five years. "0" in the Quarters After Completion chart above represents the vacancy at completion.

Section 15 - Metro Area - New York



New York Submarkets

1	Downtown	2	Grand Central	3	South Broadway
4	Midtown South	5	Penn Station	6	Midtown West
7	Plaza				

Section 16 - New Construction Listing

No.	Property Name and Address	Date As Of	Secondary Type	County	Size (Sq Ft)	Est. Groundbreak	Est. Completion	Status
Submarket: CBD								
1	CITY POINT FLATBUSH AVE @ WILLOUGHBY ST BROOKLYN, NY 11201	03-30-2009	Office	KINGS	350,000			Planned
Submarket: Downtown								
2	627 GREENWICH ST @ MORTON ST NEW YORK, NY 10014	04-21-2009	Office	NEW YORK	110,000			Under Constr.
3	ONE WORLD TRADE CENTER VESEY ST @ BARCLAY ST/MAIDEN LN NEW YORK, NY 10007	03-25-2009	Office	NEW YORK	2,600,000	12/2006	6/2014	Under Constr.
4	WORLD TRADE CENTER TOWER III 175 GREENWICH ST @ BARCLAY ST NEW YORK, NY 10007	03-25-2009	Office	NEW YORK	2,000,000			Proposed
5	WORLD TRADE CENTER TOWER IV 150 GREENWICH ST @ BARCLAY ST NEW YORK, NY 10007	03-25-2009	Office	NEW YORK	1,800,000			Planned
6	WORLD TRADE CENTER TOWER II 200 GREENWICH ST @ BARCLAY ST NEW YORK, NY 10007	03-25-2009	Office	NEW YORK	2,000,000			Planned
7	GOLDMAN SACHS HEADQUARTERS WEST ST @ MURRAY ST/VESEY ST NEW YORK, NY 10007	01-29-2009	Office--Owner Occ.	NEW YORK	2,300,000	11/2005	7/2009	Under Constr.
8	6 HUDSON SQUARE 330 HUDSON ST @ VANDAM ST NEW YORK, NY 10013	01-12-2009	Office	NEW YORK	315,000			Under Constr.
Submarket: Grand Central								
9	BANK OF AMERICA TOWER @ ONE BRYANT PARK 1101 6TH AVE @ 42ND ST NEW YORK, NY 10018	01-06-2009	Office	NEW YORK	2,100,000	7/2004	1/2009	Complete
Submarket: Midtown West								
10	PORT AUTHORITY TOWER/AIR RIGHTS DEVELOPMENT 20 TIMES SQUARE @ 42ND ST & 8TH AVE NEW YORK, NY 10036	12-05-2008	Office	NEW YORK	1,300,000			Planned
11	255 W 55TH ST @ 8TH AVE NEW YORK, NY 10019	05-04-2009	Office	NEW YORK	1,000,000			Planned
12	11 TIMES SQUARE 42ND ST @ 8TH AVE NEW YORK, NY 10036	02-02-2009	Office	NEW YORK	1,056,851	6/2007	3/2010	Under Constr.
Submarket: Not in a Reis submarket								
13	FORDHAM PLACE 400 E FORDHAM RD @ WEBSTER AVE BRONX, NY 10458	10-24-2008	Office	BRONX	159,085	3/2007	11/2008	Complete
14	429 E 75TH ST @ YORK AVE NEW YORK, NY 10021	05-22-2009	Medical Office	NEW YORK	31,000		5/2009	Complete

No.	Property Name and Address	Date As Of	Secondary Type	County	Size (Sq Ft)	Est. Groundbreak	Est. Completion	Status
15	HUTCHINSON METRO CENTER PH III WATERS PL @ WESTCHESTER AVE BRONX, NY 10461	05-07-2009	Office	BRONX	260,000			Planned
16	PLAZA AT THE HUB E 149 ST @ BERGEN AVE/WESTCHESTER BRONX, NY 10455	05-04-2009	Office	BRONX	150,000			Planned
17	SHERMAN PLAZA 4650 BROADWAY NEW YORK, NY 10040	03-17-2009	Office	NEW YORK	130,000			Proposed
18	HUTCHINSON METRO CENTER PH II WATERS PL @ WESTCHESTER AVE BRONX, NY 10461	01-18-2008	Office	BRONX	250,000	10/2006	2/2008	Complete

Submarket: Plaza

19	545 MADISON AVE @ E 55TH ST NEW YORK, NY 10022	04-10-2008	Office	NEW YORK	125,000	1/2007	5/2008	Complete
20	510 MADISON AVE @ E 53RD ST NEW YORK, NY 10022	03-18-2009	Office	NEW YORK	328,000	8/2007	5/2009	Under Constr.

Submarket: South Broadway

21	41 COOPER SQUARE 41 COOPER SQ @ 8TH ST/4TH AVE/9TH ST NEW YORK, NY 10003	04-07-2009	N/A	NEW YORK	175,000		5/2009	Complete
22	7 HUDSON SQUARE 7 HUDSON ST NEW YORK, NY 10013	03-30-2009	Office	NEW YORK	241,000			Proposed
23	4 HUDSON SQUARE 4 HUDSON ST NEW YORK, NY 10013	02-13-2009	Office	NEW YORK	1,315,946			Proposed

Submarket:

24	JFK CORPORATE SQUARE SUTPHIN BLVD @ 94TH AVE JAMAICA, NY 11435	10-19-2007	Office	QUEENS	450,000			Planned
25	QUEENS MEDICAL SUITES 101-20 39TH AVE @ 101ST ST CORONA, NY 11368	10-05-2007	Medical Office	QUEENS	15,000			Proposed
26	24-48 COLLEGE POINT BD @ 25TH AVE COLLEGE POINT, NY 11356	08-15-2008	Medical Office	QUEENS	30,000			Proposed
27	3015 BRIGHTON 6TH ST @ OCEANVIEW AVE BROOKLYN, NY 11235	04-20-2009	Medical Office	KINGS	15,000			Under Constr.

Section 17 - Market Data by Building Class - Class A Properties

Year	Quarter	Inventory (Sq Ft)	Completions	Vac %	Vacant Stock	Occupied Stock	Net Abs	Asking Rent(\$)	Rent Change	Constr/ Abs	Abs/Occ Stock %	Gr Rev. Unit (\$)
1990	Y	193,343,000	3,371,000	14.1%	27,175,000	166,168,000	3,139,000	\$42.47	- 1.3%	1.1	1.9	\$36.50
1991	Y	194,322,000	979,000	15.4%	29,864,000	164,458,000	-1,710,000	\$39.27	- 7.5%	-0.6	-1.0	\$33.23
1992	Y	195,622,000	1,300,000	14.5%	28,366,000	167,256,000	2,798,000	\$37.51	- 4.5%	0.5	1.7	\$32.07
1993	Y	195,724,000	102,000	13.4%	26,148,000	169,576,000	2,320,000	\$36.43	- 2.9%	0.0	1.4	\$31.56
1994	Y	195,724,000	0	12.9%	25,242,000	170,482,000	906,000	\$36.62	0.5%	0.0	0.5	\$31.90
1995	Y	195,724,000	0	12.5%	24,540,000	171,184,000	702,000	\$37.22	1.6%	0.0	0.4	\$32.55
1996	Y	195,724,000	0	9.2%	18,067,000	177,657,000	6,473,000	\$37.87	1.7%	0.0	3.6	\$34.37
1997	Y	195,724,000	0	7.9%	15,522,000	180,202,000	2,545,000	\$40.28	6.4%	0.0	1.4	\$37.09
1998	Y	195,724,000	0	6.4%	12,508,000	183,216,000	3,014,000	\$45.43	12.8%	0.0	1.6	\$42.53
1999	Y	197,224,000	1,500,000	5.4%	10,664,000	186,560,000	3,344,000	\$48.92	7.7%	0.4	1.8	\$46.27
2000	Y	196,186,000	0	3.2%	6,299,000	189,887,000	3,327,000	\$57.99	18.5%	0.0	1.8	\$56.13
2001	Y	182,454,000	855,000	6.8%	12,445,000	170,009,000	-19,878,000	\$58.78	1.4%	-0.0	-11.7	\$54.77
2002	Y	183,431,000	2,978,000	8.2%	15,094,000	168,337,000	-1,672,000	\$54.92	- 6.6%	-1.8	-1.0	\$50.40
2003	Y	184,631,000	1,200,000	9.6%	17,757,000	166,874,000	-1,463,000	\$52.00	- 5.3%	-0.8	-0.9	\$47.00
2004	Y	186,741,000	1,221,000	9.4%	17,548,000	169,193,000	2,319,000	\$50.79	- 2.3%	0.5	1.4	\$46.02
2005	1	186,851,000	110,000	9.0%	16,854,000	169,997,000	804,000	\$51.39	1.2%	0.1	0.5	\$46.75
2005	2	187,737,000	886,000	8.9%	16,771,000	170,966,000	969,000	\$52.38	1.9%	0.9	0.6	\$47.70
2005	3	187,314,000	0	8.7%	16,245,000	171,069,000	103,000	\$52.94	1.1%	0.0	0.1	\$48.35
2005	4	187,314,000	0	8.6%	16,143,000	171,171,000	102,000	\$53.55	1.2%	0.0	0.1	\$48.93
2005	Y	187,314,000	996,000	8.6%	16,143,000	171,171,000	1,978,000	\$53.55	5.4%	0.5	1.2	\$48.93
2006	1	187,503,000	275,000	8.3%	15,514,000	171,989,000	818,000	\$55.23	3.1%	0.3	0.5	\$50.66
2006	2	189,221,000	1,718,000	8.2%	15,503,000	173,718,000	1,729,000	\$57.61	4.3%	1.0	1.0	\$52.89
2006	3	189,221,000	0	7.0%	13,188,000	176,033,000	2,315,000	\$59.66	3.6%	0.0	1.3	\$55.50
2006	4	189,221,000	0	6.6%	12,445,000	176,776,000	743,000	\$62.74	5.2%	0.0	0.4	\$58.61
2006	Y	189,221,000	1,993,000	6.6%	12,445,000	176,776,000	5,605,000	\$62.74	17.2%	0.4	3.2	\$58.61
2007	1	189,221,000	0	6.1%	11,625,000	177,596,000	820,000	\$66.90	6.6%	0.0	0.5	\$62.79
2007	2	189,221,000	0	5.6%	10,560,000	178,661,000	1,065,000	\$71.37	6.7%	0.0	0.6	\$67.39
2007	3	189,221,000	0	5.2%	9,864,000	179,357,000	696,000	\$75.04	5.1%	0.0	0.4	\$71.13
2007	4	189,813,000	708,000	4.6%	8,664,000	181,149,000	1,792,000	\$77.61	3.4%	0.4	1.0	\$74.07
2007	Y	189,813,000	708,000	4.6%	8,664,000	181,149,000	4,373,000	\$77.61	23.7%	0.2	2.4	\$74.07
2008	1	189,813,000	0	4.7%	8,877,000	180,936,000	-213,000	\$79.79	2.8%	0.0	-0.1	\$76.06
2008	2	189,813,000	0	5.2%	9,896,000	179,917,000	-1,019,000	\$80.21	0.5%	0.0	-0.6	\$76.03
2008	3	189,813,000	0	5.6%	10,578,000	179,235,000	-682,000	\$80.24	0.0%	0.0	-0.4	\$75.77
2008	4	189,813,000	0	7.3%	13,812,000	176,001,000	-3,234,000	\$78.36	- 2.3%	0.0	-1.8	\$72.66
2008	Y	189,813,000	0	7.3%	13,812,000	176,001,000	-5,148,000	\$78.36	1.0%	0.0	-2.9	\$72.66
2009	1	191,913,000	2,100,000	9.6%	18,435,000	173,478,000	-2,523,000	\$75.07	- 4.2%	-0.8	-1.5	\$67.86

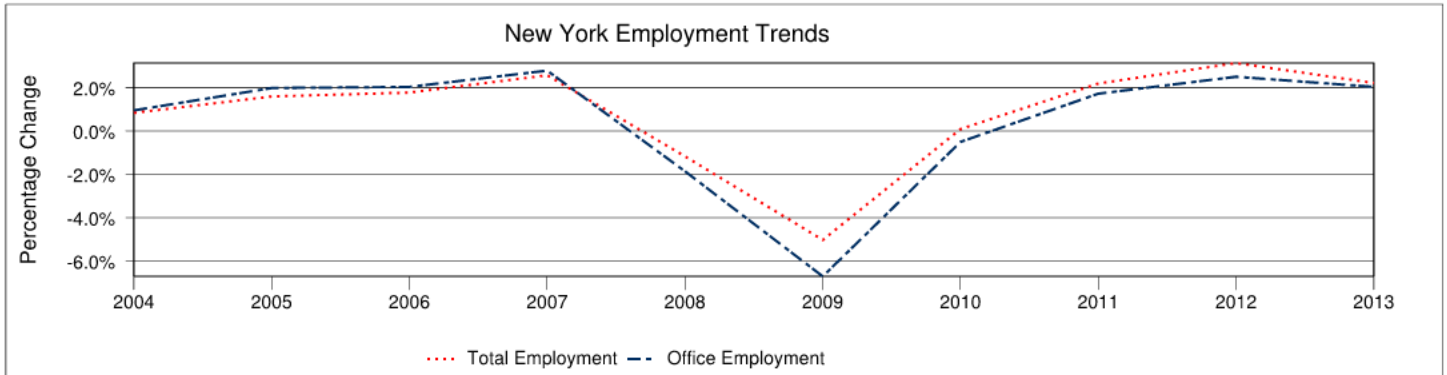
Section 18 - Market Data by Building Class - Class B/C Properties

Year	Quarter	Inventory (Sq Ft)	Completions	Vac %	Vacant Stock	Occupied Stock	Net Abs	Asking Rent(\$)	Rent Change	Constr/ Abs	Abs/Occ Stock %	Gr Rev. Unit (\$)
1990	Y	171,119,000	0	18.8%	32,136,000	138,983,000	-4,139,000	\$25.47	- 1.0%	0.0	-3.0	\$20.69
1991	Y	171,119,000	0	19.5%	33,298,000	137,821,000	-1,162,000	\$23.07	- 9.4%	0.0	-0.8	\$18.58
1992	Y	171,119,000	0	20.2%	34,533,000	136,586,000	-1,235,000	\$21.88	- 5.2%	0.0	-0.9	\$17.46
1993	Y	171,119,000	0	19.8%	33,857,000	137,262,000	676,000	\$21.40	- 2.2%	0.0	0.5	\$17.17
1994	Y	171,119,000	0	18.5%	31,670,000	139,449,000	2,187,000	\$21.53	0.6%	0.0	1.6	\$17.55
1995	Y	171,119,000	0	15.5%	26,559,000	144,560,000	5,111,000	\$22.16	2.9%	0.0	3.5	\$18.72
1996	Y	171,119,000	0	14.7%	25,103,000	146,016,000	1,456,000	\$23.58	6.4%	0.0	1.0	\$20.12
1997	Y	171,179,000	60,000	10.4%	17,848,000	153,331,000	7,315,000	\$25.14	6.6%	0.0	4.8	\$22.52
1998	Y	171,179,000	0	8.7%	14,967,000	156,212,000	2,881,000	\$28.85	14.8%	0.0	1.8	\$26.33
1999	Y	170,493,000	0	6.6%	11,239,000	159,254,000	3,042,000	\$31.38	8.8%	0.0	1.9	\$29.31
2000	Y	170,493,000	0	4.6%	7,759,000	162,734,000	3,480,000	\$41.48	32.2%	0.0	2.1	\$39.59
2001	Y	169,384,000	0	9.6%	16,217,000	153,167,000	-9,567,000	\$39.59	- 4.6%	0.0	-6.2	\$35.80
2002	Y	167,455,000	100,000	11.2%	18,693,000	148,762,000	-4,405,000	\$35.41	-10.6%	-0.0	-3.0	\$31.46
2003	Y	166,753,000	0	11.6%	19,267,000	147,486,000	-1,276,000	\$32.90	- 7.1%	0.0	-0.9	\$29.10
2004	Y	166,477,000	0	11.1%	18,521,000	147,956,000	470,000	\$32.59	- 0.9%	0.0	0.3	\$28.96
2005	1	166,363,000	0	10.8%	17,903,000	148,460,000	504,000	\$32.84	0.8%	0.0	0.3	\$29.31
2005	2	165,838,000	0	10.7%	17,810,000	148,028,000	-432,000	\$32.97	0.4%	0.0	-0.3	\$29.43
2005	3	165,568,000	0	10.0%	16,541,000	149,027,000	999,000	\$33.37	1.2%	0.0	0.7	\$30.04
2005	4	164,896,000	0	9.3%	15,341,000	149,555,000	528,000	\$33.82	1.3%	0.0	0.4	\$30.67
2005	Y	164,896,000	0	9.3%	15,341,000	149,555,000	1,599,000	\$33.82	3.8%	0.0	1.1	\$30.67
2006	1	164,597,000	0	9.1%	14,910,000	149,687,000	132,000	\$34.60	2.3%	0.0	0.1	\$31.47
2006	2	163,614,000	0	9.3%	15,297,000	148,317,000	-1,370,000	\$35.47	2.5%	0.0	-0.9	\$32.15
2006	3	162,252,000	0	8.7%	14,160,000	148,092,000	-225,000	\$36.72	3.5%	0.0	-0.2	\$33.52
2006	4	162,252,000	0	8.2%	13,288,000	148,964,000	872,000	\$38.22	4.1%	0.0	0.6	\$35.09
2006	Y	162,252,000	0	8.2%	13,288,000	148,964,000	-591,000	\$38.22	13.0%	0.0	-0.4	\$35.09
2007	1	162,087,000	0	8.0%	13,021,000	149,066,000	102,000	\$40.19	5.2%	0.0	0.1	\$36.96
2007	2	161,897,000	0	7.7%	12,463,000	149,434,000	368,000	\$43.28	7.7%	0.0	0.2	\$39.95
2007	3	161,695,000	0	7.4%	12,012,000	149,683,000	249,000	\$45.02	4.0%	0.0	0.2	\$41.68
2007	4	160,952,000	0	6.9%	11,100,000	149,852,000	169,000	\$47.03	4.5%	0.0	0.1	\$43.79
2007	Y	160,952,000	0	6.9%	11,100,000	149,852,000	888,000	\$47.03	23.1%	0.0	0.6	\$43.79
2008	1	160,733,000	0	6.8%	10,942,000	149,791,000	-61,000	\$48.62	3.4%	0.0	0.0	\$45.31
2008	2	160,733,000	0	7.0%	11,312,000	149,421,000	-370,000	\$49.09	1.0%	0.0	-0.2	\$45.64
2008	3	160,733,000	0	7.8%	12,531,000	148,202,000	-1,219,000	\$48.99	- 0.2%	0.0	-0.8	\$45.17
2008	4	160,581,000	0	8.9%	14,302,000	146,279,000	-1,923,000	\$47.90	- 2.2%	0.0	-1.3	\$43.63
2008	Y	160,581,000	0	8.9%	14,302,000	146,279,000	-3,573,000	\$47.90	1.8%	0.0	-2.4	\$43.63
2009	1	160,581,000	0	11.0%	17,584,000	142,997,000	-3,282,000	\$45.53	- 4.9%	0.0	-2.3	\$40.54

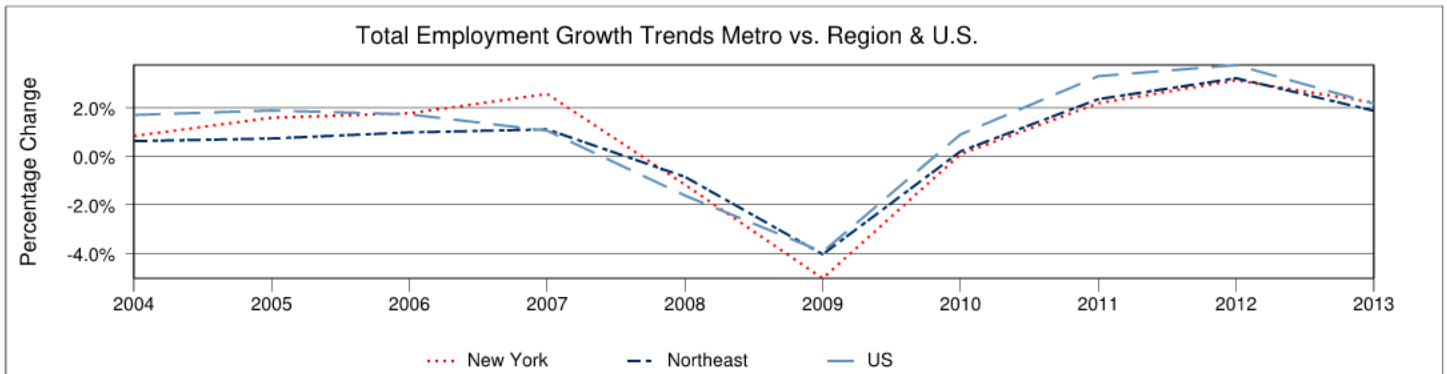
Section 19 - Submarket Snapshot

Submarket	Inventory (Buildings)	Inventory (Sq Ft)	Asking Rent \$	CRD %	Vac %	Free Rent (mos)	Expenses \$ (Commercial)	Lease Term (yrs)	Leasing Commission %	Tenant Improvements \$
Downtown	177	66,045,000	\$47.41	- 6.0%	10.7%	3.4	\$14.25	7.9	3.2%	\$31.31
Grand Central	392	111,018,000	\$69.04	- 6.2%	9.7%	3.5	\$15.00	7.2	4.3%	\$31.64
South Broadway	110	18,193,000	\$44.05	- 5.8%	11.7%	3.6	\$12.02	7.0	3.9%	\$24.60
Midtown South	301	37,490,000	\$43.53	- 6.6%	9.3%	2.8	\$12.26	6.6	3.5%	\$21.14
Penn Station	112	29,559,000	\$44.67	- 6.1%	8.2%	3.1	\$12.15	7.1	3.2%	\$24.96
Midtown West	97	34,959,000	\$62.67	- 6.5%	12.9%	3.3	\$14.75	7.5	4.3%	\$24.84
Plaza	159	55,230,000	\$90.14	- 7.0%	10.2%	3.7	\$18.62	7.0	3.9%	\$32.78

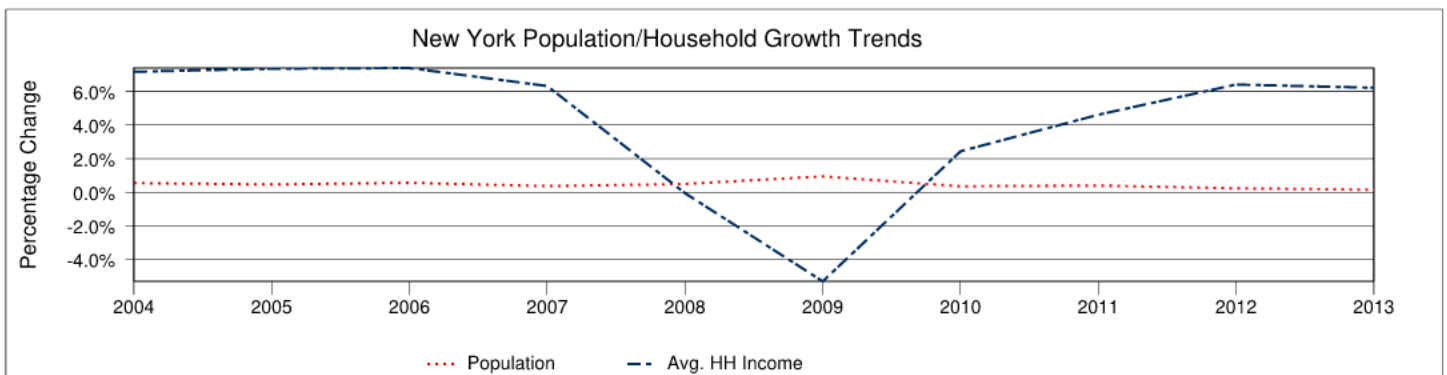
Section 20 - Economic and Demographic Trends



Provided by Economy.com, Period ending 12/31/13



Provided by Economy.com, Period ending 12/31/13



Provided by Economy.com, Period ending 12/31/13

Section 21 - Metro Area - New York



New York Submarkets

1	Downtown	2	Grand Central	3	South Broadway
4	Midtown South	5	Penn Station	6	Midtown West
7	Plaza				

Section 22 - Metro Data

Year	Qtr	Inventory SF/Units	Completions	Inventory Growth%	Vacant Stock	Vacancy Rate	Vacancy Change(%)	Occupied Stock	Net Absorption	Asking Rent	Ask Rent % Chg
2004	Y	353,218,000	1,221,000	0.5%	36,068,000	10.2%	- 0.3%	317,150,000	2,790,000	\$42.21	- 1.7%
2005	Y	352,210,000	996,000	- 0.3%	31,483,000	8.9%	- 1.3%	320,727,000	3,577,000	\$44.31	5.0%
2006	Y	351,473,000	1,993,000	- 0.2%	25,733,000	7.3%	- 1.6%	325,740,000	5,013,000	\$51.42	16.0%
2007	2	351,118,000	0	- 0.1%	23,024,000	6.6%	- 0.4%	328,094,000	1,432,000	\$58.42	7.0%
2007	3	350,916,000	0	- 0.1%	21,874,000	6.2%	- 0.4%	329,042,000	948,000	\$61.21	4.8%
2007	4	350,765,000	708,000	0.0%	19,764,000	5.6%	- 0.6%	331,001,000	1,959,000	\$63.58	3.9%
2007	Y	350,765,000	708,000	- 0.2%	19,764,000	5.6%	- 1.7%	331,001,000	5,261,000	\$63.58	23.6%
2008	1	350,546,000	0	- 0.1%	19,819,000	5.7%	0.1%	330,727,000	-274,000	\$65.50	3.0%
2008	2	350,546,000	0	0.0%	21,210,000	6.1%	0.4%	329,336,000	-1,391,000	\$65.94	0.7%
2008	3	350,546,000	0	0.0%	23,109,000	6.6%	0.5%	327,437,000	-1,899,000	\$65.92	0.0%
2008	4	350,394,000	0	0.0%	28,113,000	8.0%	1.4%	322,281,000	-5,156,000	\$64.40	- 2.3%
2008	Y	350,394,000	0	- 0.1%	28,113,000	8.0%	2.4%	322,281,000	-8,720,000	\$64.40	1.3%
2009	1	352,494,000	2,100,000	0.6%	36,019,000	10.2%	2.2%	316,475,000	-5,806,000	\$61.62	- 4.3%
2009	Y	352,822,000	2,428,000	0.7%	39,475,000	11.2%	3.2%	313,347,000	-8,934,000	\$57.09	-11.4%
2010	Y	353,879,000	1,057,000	0.3%	42,282,000	11.9%	0.7%	311,597,000	-1,750,000	\$53.80	- 5.8%
2011	Y	353,879,000	0	0.0%	40,064,000	11.3%	- 0.6%	313,815,000	2,218,000	\$54.04	0.4%
2012	Y	353,879,000	0	0.0%	37,618,000	10.6%	- 0.7%	316,261,000	2,446,000	\$54.91	1.6%
2013	Y	353,879,000	0	0.0%	35,849,000	10.1%	- 0.5%	318,030,000	1,769,000	\$56.25	2.4%

Year	Qtr	Effective Rent	Eff Rent % Chg	Cons/Abs	Abs/Occ Stock%	Population	Pop% Chg	Employment	Emp% Chg	Off Emp	Off Emp Pct Chg	Avg HH Income	AHHI% Chg
2004	Y	\$35.79	- 2.0%	0.4	0.9%	8,615,040	0.6%	3,721,190	0.8%	1,371,669	0.9%	\$109,699	7.2%
2005	Y	\$37.88	5.8%	0.3	1.1%	8,655,290	0.5%	3,780,380	1.6%	1,398,831	2.0%	\$117,780	7.4%
2006	Y	\$44.80	18.3%	0.4	1.5%	8,704,350	0.6%	3,847,360	1.8%	1,427,269	2.0%	\$126,499	7.4%
2007	2	\$51.46	7.8%	0.0	0.4%	8,728,990	0.1%	3,887,530	0.6%	1,443,107	0.6%	\$130,190	1.5%
2007	3	\$54.21	5.3%	0.0	0.3%	8,734,720	0.1%	3,915,780	0.7%	1,454,602	0.8%	\$132,319	1.6%
2007	4	\$56.33	3.9%	0.4	0.6%	8,736,280	0.0%	3,946,170	0.8%	1,466,988	0.9%	\$134,510	1.7%
2007	Y	\$56.33	25.7%	0.1	1.6%	8,736,280	0.4%	3,946,170	2.6%	1,466,988	2.8%	\$134,510	6.3%
2008	1	\$58.06	3.1%	0.0	- 0.1%	8,737,720	0.0%	3,968,540	0.6%	1,475,669	0.6%	\$136,248	1.3%
2008	2	\$58.17	0.2%	0.0	- 0.4%	8,743,460	0.1%	3,972,720	0.1%	1,476,076	0.0%	\$137,027	0.6%
2008	3	\$57.90	- 0.5%	0.0	- 0.6%	8,757,580	0.2%	3,949,440	- 0.6%	1,463,872	- 0.8%	\$136,394	- 0.5%
2008	4	\$55.73	- 3.7%	0.0	- 1.6%	8,779,970	0.3%	3,900,030	- 1.3%	1,439,730	- 1.6%	\$134,444	- 1.4%
2008	Y	\$55.73	- 1.1%	0.0	- 2.7%	8,779,970	0.5%	3,900,030	- 1.2%	1,439,730	- 1.9%	\$134,444	0.0%
2009	1	\$52.21	- 6.3%	-0.4	- 1.8%	8,805,870	0.3%	3,838,390	- 1.6%	1,409,974	- 2.1%	\$131,904	- 1.9%
2009	Y	\$46.97	-15.7%	-0.3	- 2.9%	8,862,970	0.9%	3,704,030	- 5.0%	1,343,214	- 6.7%	\$127,312	- 5.3%
2010	Y	\$43.40	- 7.6%	-0.6	- 0.6%	8,894,690	0.4%	3,707,300	0.1%	1,336,465	- 0.5%	\$130,424	2.4%
2011	Y	\$43.16	- 0.6%	0.0	0.7%	8,930,320	0.4%	3,788,420	2.2%	1,359,452	1.7%	\$136,452	4.6%
2012	Y	\$43.94	1.8%	0.0	0.8%	8,951,350	0.2%	3,907,100	3.1%	1,393,451	2.5%	\$145,211	6.4%
2013	Y	\$44.93	2.3%	0.0	0.6%	8,965,080	0.2%	3,993,550	2.2%	1,421,781	2.0%	\$154,256	6.2%



Submarket Analysis



Section 23 - Current Submarket Rent Details

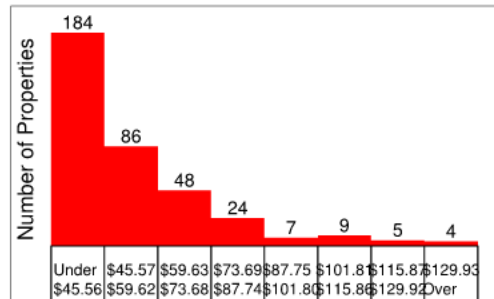
Asking Rent by Age

Year Built	Rent
Before 1970	\$75.04
1970-1979	\$84.36
1980-1989	\$89.93
1990-1999	\$79.43
After 1999	\$130.93
All	\$69.04

As of 03/31/09

Asking Rent Distribution

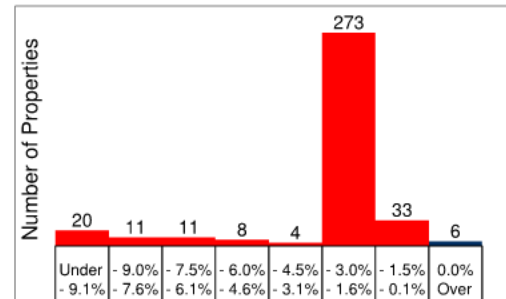
Low	25%	Mean	Median	75%	High
\$31.50	\$52.20	\$69.04	\$64.80	\$85.50	\$144.00



As of 03/31/09

Asking Rent Growth Rate Distribution

Low	25%	Mean	Median	75%	High
-12.6%	-2.6%	-4.9%	-2.4%	-2.2%	-1.0%



360 Negative Growth

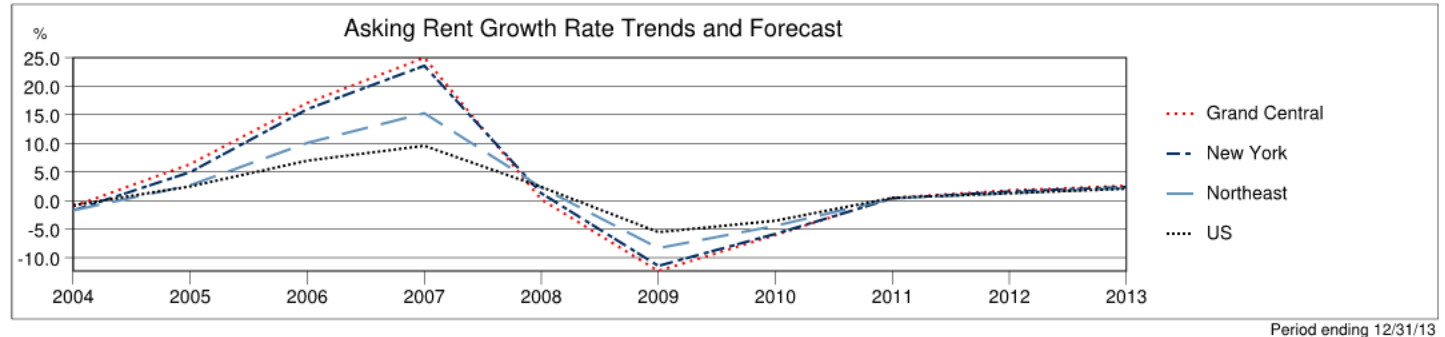
Positive Growth 6

Qtr Ending 03/31/09

Section 24 - Rent Growth Comparisons

	Asking Rent Growth						
	Quarterly			Annualized			
	1Q09	4Q08	YTD Avg	1 Year	3 Year	5 Year	5 Yr Forecast
Grand Central	-4.9%	-3.0%	-4.9%	0.2%	13.6%	9.1%	-2.9%
New York	-4.3%	-2.3%	-4.3%	1.3%	13.3%	8.4%	-2.7%
Northeast	-2.8%	-1.3%	-2.8%	2.3%	9.1%	5.6%	-1.8%
United States	-1.4%	-0.6%	-1.4%	2.4%	6.3%	4.1%	-1.1%
Average over period ending:	03/31/09	12/31/08	03/31/09	12/31/08	12/31/08	12/31/08	12/31/13

Submarket Rank Compared to:	Total Subs	Submarket Ranks						
		1Q09	4Q08	YTD	1 Year	3 Year	5 Year	5 Yr Forecast
New York	7	5	7	5	6	3	2	4
Northeast	105	103	105	103	75	4	2	101
United States	618	613	609	613	444	9	8	606



Section 25 - Current Submarket Vacancy Details

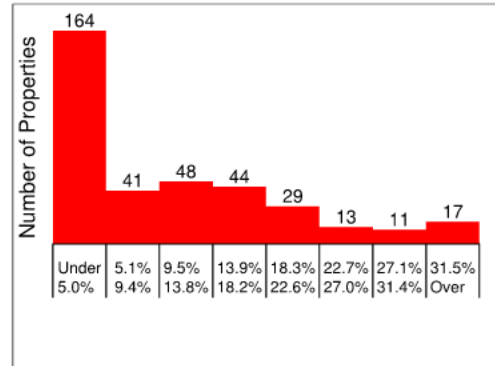
Vacancy Rate By Age

Year Built	Vac. Rate
Before 1970	11.6%
1970-1979	9.4%
1980-1989	9.0%
1990-1999	9.8%
After 1999	4.1%
All	9.7%

As of 03/31/09

Vacancy Rate Distribution

Low	25%	Mean	Median	75%	High
0.6%	0.6%	9.7%	9.0%	14.2%	35.5%

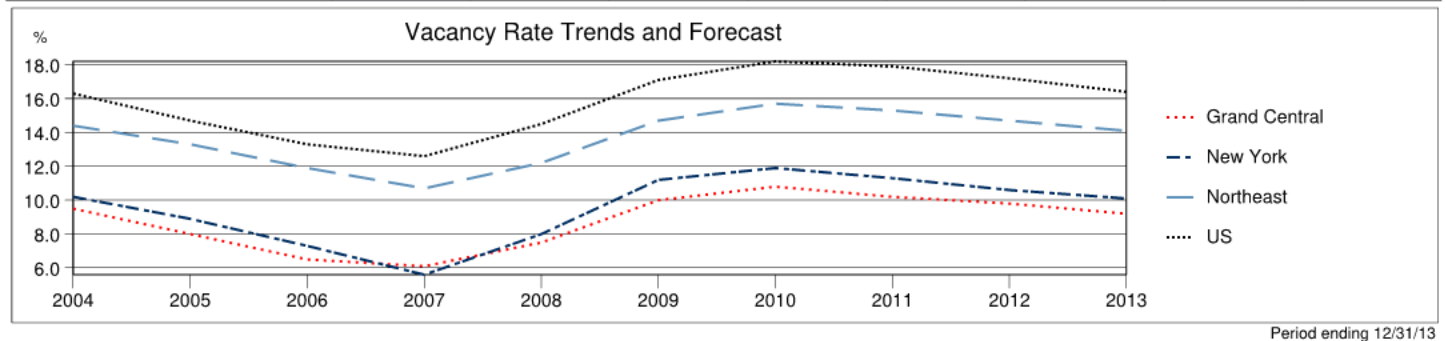


As of 03/31/09

Section 26 - Vacancy Rate Comparisons

	Vacancy Rates						
	Quarterly			Annualized			
	1Q09	4Q08	YTD Avg	1 Year	3 Year	5 Year	5 Yr Forecast
Grand Central	9.7%	7.5%	9.7%	6.8%	7.0%	8.1%	10.0%
New York	10.2%	8.0%	10.2%	6.8%	7.5%	8.4%	11.0%
Northeast	13.3%	12.2%	13.3%	11.5%	12.0%	12.9%	14.9%
United States	15.3%	14.5%	15.3%	13.5%	13.8%	14.7%	17.4%
Average over period ending:	03/31/09	12/31/08	03/31/09	12/31/08	12/31/08	12/31/08	12/31/13

Submarket Rank Compared to:	Total Subs	Submarket Ranks						
		1Q09	4Q08	YTD	1 Year	3 Year	5 Year	5 Yr Forecast
New York	7	3	3	3	4	3	5	3
Northeast	105	16	7	16	6	4	7	7
United States	618	77	42	77	41	36	37	40



Section 27 - Submarket Inventory Detail

Inventory By Building Age

Year Built	Percent
Before 1970	70.0%
1970-1979	16.0%
1980-1989	7.0%
1990-1999	2.0%
After 1999	4.0%
All	100.0%

As of 03/31/09

Office Stock Traits

	Submarket			
	Low	Mean	Median	High
Year Built	1903	1935	1927	1990
Size (Sq. ft.)	13,000	311,753	120,000	1,586,860
Distance to Highway (miles)	0	0.1	0.1	0.2
Distance to CBD (miles)	2.8	3.2	3.3	3.7
Distance to Landmark (miles)	0.3	0.7	0.8	1

As of 03/31/09 Landmark = Nearest Subway Station

Current Inventory Level

	Properties	Square Feet
Grand Central	392	111,018,000
Share of Metro	29.0%	31.0%

As of 03/31/09

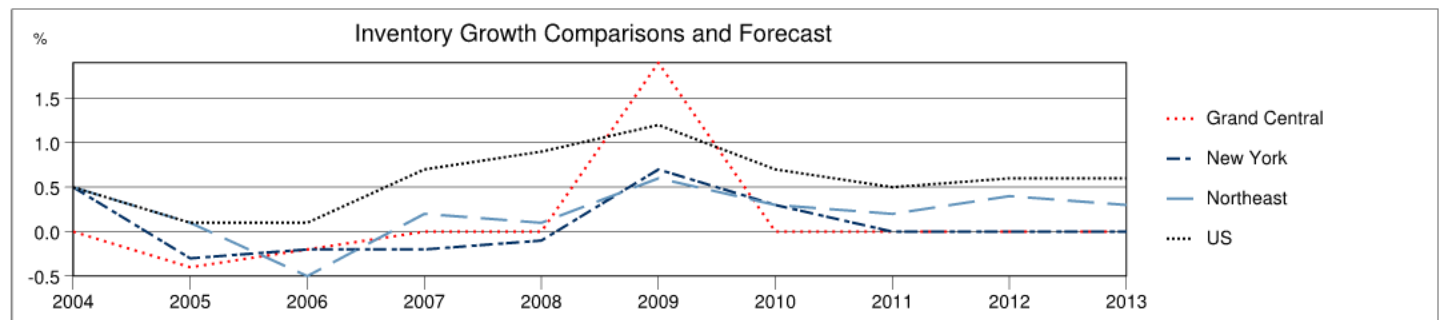
Average Submarket Lease Terms

CRD %	Free Rent (mos)	Expenses \$ (Commercial)	Lease Term (yrs)	Leasing Commission %	Tenant Improvements \$
- 6.2%	3.5	\$15.00	7.2	4.3%	\$31.64

Section 28 - Inventory Growth Comparison

	Inventory Growth Rates						
	Quarterly			Annualized			
	1Q09	4Q08	YTD Avg	1 Year	3 Year	5 Year	5 Yr Forecast
Grand Central	1.9%	0.0%	1.9%	0.0%	0.0%	- 0.1%	0.4%
New York	0.6%	0.0%	0.6%	- 0.1%	- 0.2%	0.0%	0.2%
Northeast	0.3%	0.0%	0.3%	0.1%	0.0%	0.1%	0.4%
United States	0.1%	0.3%	0.1%	0.9%	0.6%	0.4%	0.7%
Average over period ending:	03/31/09	12/31/08	03/31/09	12/31/08	12/31/08	12/31/08	12/31/13

Submarket Rank Compared to:	Total Subs	Submarket Ranks						
		1Q09	4Q08	YTD	1 Year	3 Year	5 Year	5 Yr Forecast
New York	7	1	1	1	1	2	3	2
Northeast	105	4	7	4	20	50	58	47
United States	618	32	106	32	231	360	375	344



Period ending 12/31/13

Section 29 - Construction/Absorption Change

Construction and Absorption

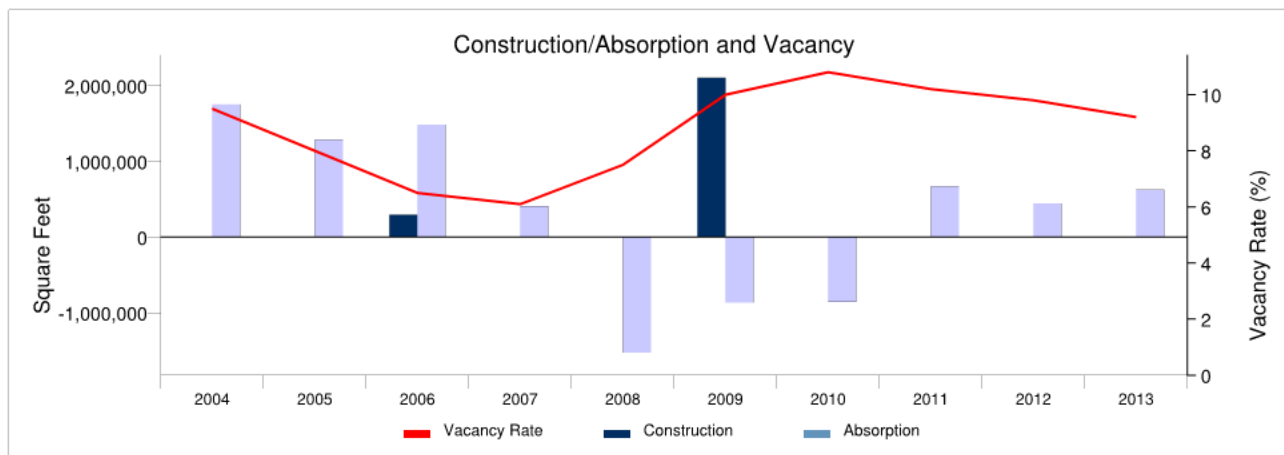
	Quarterly								
	1Q09			4Q08			YTD Avg		
	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio
Grand Central	2,100,000	-500,000	-4.2	0	-871,000	0.0	2,100,000	-500,000	-4.2
New York	2,100,000	-5,806,000	-0.4	0	-5,156,000	0.0	2,100,000	-5,806,000	-0.4
Average over period ending:	03/31/09	03/31/09	03/31/09	12/31/08	12/31/08	12/31/08	03/31/09	03/31/09	03/31/09

Construction and Absorption

	Annualized								
	1 Year History			3 Year History			5 Year History		
	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio
Grand Central	0	-1,525,000	0.0	97,667	121,333	0.8	58,600	679,800	0.1
New York	0	-8,720,000	0.0	900,333	518,000	1.7	983,600	1,584,200	0.6
Average over period ending:	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08	12/31/08

Construction and Absorption

	Annualized		
	5 Year Forecast		
	Sq Ft Built	Sq Ft Absorbed	Con/Abs Ratio
Grand Central	420,000	2,000	190.9
New York	697,000	-850,000	-0.8
Average over period ending:	12/31/13	12/31/13	12/31/13



Period ending 12/31/13

Section 30 - Market Data by Building Class - Class A Properties

Year	Quarter	Inventory (Sq Ft)	Completions	Vac %	Vacant Stock	Occupied Stock	Net Abs	Asking Rent(\$)	Rent Change	Constr/ Abs	Abs/Occ Stock %	Gr Rev. Unit (\$)
1995	Y	63,628,000	0	10.4%	6,621,000	57,007,000	210,000	\$38.13	1.8%	0.0	0.4	\$34.16
1996	Y	63,628,000	0	7.8%	4,973,000	58,655,000	1,648,000	\$40.43	6.0%	0.0	2.8	\$37.27
1997	Y	63,628,000	0	6.8%	4,351,000	59,277,000	622,000	\$43.08	6.6%	0.0	1.0	\$40.13
1998	Y	63,628,000	0	5.4%	3,429,000	60,199,000	922,000	\$48.36	12.3%	0.0	1.5	\$45.75
1999	Y	63,628,000	0	5.4%	3,436,000	60,192,000	-7,000	\$51.52	6.5%	0.0	0.0	\$48.74
2000	Y	63,628,000	0	2.7%	1,720,000	61,908,000	1,716,000	\$59.38	15.3%	0.0	2.8	\$57.77
2001	Y	63,279,000	0	6.2%	3,914,000	59,365,000	-2,543,000	\$59.81	0.7%	0.0	-4.3	\$56.11
2002	Y	64,010,000	731,000	7.4%	4,720,000	59,290,000	-75,000	\$57.43	-4.0%	-9.7	-0.1	\$53.20
2003	Y	65,210,000	1,200,000	10.4%	6,763,000	58,447,000	-843,000	\$54.32	-5.4%	-1.4	-1.4	\$48.69
2004	Y	65,210,000	0	8.4%	5,483,000	59,727,000	1,280,000	\$53.44	-1.6%	0.0	2.1	\$48.95
2005	1	65,210,000	0	7.9%	5,131,000	60,079,000	352,000	\$54.13	1.3%	0.0	0.6	\$49.87
2005	2	65,210,000	0	7.8%	5,094,000	60,116,000	37,000	\$55.32	2.2%	0.0	0.1	\$51.00
2005	3	65,210,000	0	8.0%	5,228,000	59,982,000	-134,000	\$56.10	1.4%	0.0	-0.2	\$51.60
2005	4	65,210,000	0	7.3%	4,771,000	60,439,000	457,000	\$57.16	1.9%	0.0	0.8	\$52.98
2005	Y	65,210,000	0	7.3%	4,771,000	60,439,000	712,000	\$57.16	7.0%	0.0	1.2	\$52.98
2006	1	65,485,000	275,000	7.0%	4,595,000	60,890,000	451,000	\$58.89	3.0%	0.6	0.7	\$54.76
2006	2	65,503,000	18,000	6.8%	4,466,000	61,037,000	147,000	\$61.53	4.5%	0.1	0.2	\$57.33
2006	3	65,503,000	0	5.9%	3,854,000	61,649,000	612,000	\$64.35	4.6%	0.0	1.0	\$60.56
2006	4	65,503,000	0	5.6%	3,657,000	61,846,000	197,000	\$67.43	4.8%	0.0	0.3	\$63.67
2006	Y	65,503,000	293,000	5.6%	3,657,000	61,846,000	1,407,000	\$67.43	18.0%	0.2	2.3	\$63.67
2007	1	65,503,000	0	6.1%	3,983,000	61,520,000	-326,000	\$72.28	7.2%	0.0	-0.5	\$67.88
2007	2	65,503,000	0	5.8%	3,801,000	61,702,000	182,000	\$76.84	6.3%	0.0	0.3	\$72.38
2007	3	65,503,000	0	5.3%	3,487,000	62,016,000	314,000	\$80.25	4.4%	0.0	0.5	\$75.98
2007	4	65,503,000	0	5.4%	3,525,000	61,978,000	-38,000	\$83.87	4.5%	0.0	-0.1	\$79.36
2007	Y	65,503,000	0	5.4%	3,525,000	61,978,000	132,000	\$83.87	24.4%	0.0	0.2	\$79.36
2008	1	65,503,000	0	5.2%	3,394,000	62,109,000	131,000	\$85.99	2.5%	0.0	0.2	\$81.53
2008	2	65,503,000	0	5.7%	3,720,000	61,783,000	-326,000	\$86.57	0.7%	0.0	-0.5	\$81.65
2008	3	65,503,000	0	6.0%	3,947,000	61,556,000	-227,000	\$86.93	0.4%	0.0	-0.4	\$81.69
2008	4	65,503,000	0	7.5%	4,913,000	60,590,000	-966,000	\$84.32	-3.0%	0.0	-1.6	\$78.00
2008	Y	65,503,000	0	7.5%	4,913,000	60,590,000	-1,388,000	\$84.32	0.5%	0.0	-2.3	\$78.00
2009	1	67,603,000	2,100,000	10.2%	6,894,000	60,709,000	119,000	\$80.25	-4.8%	17.6	0.2	\$72.07

Section 31 - Market Data by Building Class - Class B/C Properties

Year	Quarter	Inventory (Sq Ft)	Completions	Vac %	Vacant Stock	Occupied Stock	Net Abs	Asking Rent(\$)	Rent Change	Constr/ Abs	Abs/Occ Stock %	Gr Rev. Unit (\$)
1995	Y	45,019,000	0	12.8%	5,765,000	39,254,000	1,094,000	\$25.42	3.2%	0.0	2.8	\$22.16
1996	Y	45,019,000	0	10.9%	4,914,000	40,105,000	851,000	\$26.63	4.8%	0.0	2.1	\$23.72
1997	Y	45,019,000	0	8.4%	3,798,000	41,221,000	1,116,000	\$28.84	8.3%	0.0	2.7	\$26.41
1998	Y	45,019,000	0	7.6%	3,416,000	41,603,000	382,000	\$32.58	13.0%	0.0	0.9	\$30.11
1999	Y	45,019,000	0	5.4%	2,431,000	42,588,000	985,000	\$34.70	6.5%	0.0	2.3	\$32.83
2000	Y	45,019,000	0	3.9%	1,757,000	43,262,000	674,000	\$45.56	31.3%	0.0	1.6	\$43.78
2001	Y	44,474,000	0	8.9%	3,952,000	40,522,000	-2,740,000	\$43.35	- 4.9%	0.0	-6.8	\$39.50
2002	Y	44,295,000	0	10.4%	4,594,000	39,701,000	-821,000	\$39.75	- 8.3%	0.0	-2.1	\$35.63
2003	Y	44,295,000	0	12.2%	5,392,000	38,903,000	-798,000	\$36.27	- 8.8%	0.0	-2.1	\$31.85
2004	Y	44,295,000	0	11.1%	4,920,000	39,375,000	472,000	\$36.39	0.3%	0.0	1.2	\$32.35
2005	1	44,295,000	0	10.7%	4,724,000	39,571,000	196,000	\$36.78	1.1%	0.0	0.5	\$32.86
2005	2	44,127,000	0	10.0%	4,418,000	39,709,000	138,000	\$36.99	0.6%	0.0	0.3	\$33.29
2005	3	43,977,000	0	9.2%	4,053,000	39,924,000	215,000	\$37.73	2.0%	0.0	0.5	\$34.25
2005	4	43,904,000	0	9.0%	3,958,000	39,946,000	22,000	\$38.15	1.1%	0.0	0.1	\$34.71
2005	Y	43,904,000	0	9.0%	3,958,000	39,946,000	571,000	\$38.15	4.8%	0.0	1.4	\$34.71
2006	1	43,904,000	0	9.7%	4,267,000	39,637,000	-309,000	\$38.89	1.9%	0.0	-0.8	\$35.11
2006	2	43,709,000	0	9.5%	4,161,000	39,548,000	-89,000	\$39.96	2.8%	0.0	-0.2	\$36.16
2006	3	43,446,000	0	8.7%	3,772,000	39,674,000	126,000	\$41.71	4.4%	0.0	0.3	\$38.09
2006	4	43,446,000	0	7.9%	3,425,000	40,021,000	347,000	\$43.79	5.0%	0.0	0.9	\$40.34
2006	Y	43,446,000	0	7.9%	3,425,000	40,021,000	75,000	\$43.79	14.8%	0.0	0.2	\$40.34
2007	1	43,446,000	0	7.9%	3,426,000	40,020,000	-1,000	\$46.70	6.6%	0.0	0.0	\$43.02
2007	2	43,446,000	0	7.8%	3,390,000	40,056,000	36,000	\$50.29	7.7%	0.0	0.1	\$46.37
2007	3	43,446,000	0	7.0%	3,050,000	40,396,000	340,000	\$52.30	4.0%	0.0	0.8	\$48.63
2007	4	43,415,000	0	7.2%	3,119,000	40,296,000	-100,000	\$55.29	5.7%	0.0	-0.2	\$51.32
2007	Y	43,415,000	0	7.2%	3,119,000	40,296,000	275,000	\$55.29	26.3%	0.0	0.7	\$51.32
2008	1	43,415,000	0	7.0%	3,033,000	40,382,000	86,000	\$56.54	2.3%	0.0	0.2	\$52.59
2008	2	43,415,000	0	7.0%	3,032,000	40,383,000	1,000	\$56.75	0.4%	0.0	0.0	\$52.79
2008	3	43,415,000	0	7.7%	3,351,000	40,064,000	-319,000	\$56.72	- 0.1%	0.0	-0.8	\$52.34
2008	4	43,415,000	0	7.5%	3,256,000	40,159,000	95,000	\$55.00	- 3.0%	0.0	0.2	\$50.88
2008	Y	43,415,000	0	7.5%	3,256,000	40,159,000	-137,000	\$55.00	- 0.5%	0.0	-0.3	\$50.88
2009	1	43,415,000	0	8.9%	3,875,000	39,540,000	-619,000	\$51.59	- 6.2%	0.0	-1.6	\$46.99

Section 32 - Metro Area - New York



Metro:New York Submarket:Grand Central

6th Ave

East River

31st St

51st St

Section 33 - Submarket Data

Year	Qtr	Inventory SF/Units	Completions	Inventory Growth%	Vacant Stock	Vacancy Rate	Vacancy Change(%)	Occupied Stock	Net Absorption	Asking Rent	Ask Rent % Chg
2004	Y	109,505,000	0	0.0%	10,403,000	9.5%	- 1.6%	99,102,000	1,752,000	\$46.54	- 1.0%
2005	Y	109,114,000	0	- 0.4%	8,729,000	8.0%	- 1.5%	100,385,000	1,283,000	\$49.51	6.4%
2006	Y	108,949,000	293,000	- 0.2%	7,082,000	6.5%	- 1.5%	101,867,000	1,482,000	\$58.00	17.1%
2007	2	108,949,000	0	0.0%	7,191,000	6.6%	- 0.2%	101,758,000	218,000	\$66.25	6.7%
2007	3	108,949,000	0	0.0%	6,537,000	6.0%	- 0.6%	102,412,000	654,000	\$69.10	4.3%
2007	4	108,918,000	0	0.0%	6,644,000	6.1%	0.1%	102,274,000	-138,000	\$72.48	4.9%
2007	Y	108,918,000	0	0.0%	6,644,000	6.1%	- 0.4%	102,274,000	407,000	\$72.48	25.0%
2008	1	108,918,000	0	0.0%	6,426,000	5.9%	- 0.2%	102,492,000	218,000	\$74.25	2.4%
2008	2	108,918,000	0	0.0%	6,753,000	6.2%	0.3%	102,165,000	-327,000	\$74.68	0.6%
2008	3	108,918,000	0	0.0%	7,298,000	6.7%	0.5%	101,620,000	-545,000	\$74.89	0.3%
2008	4	108,918,000	0	0.0%	8,169,000	7.5%	0.8%	100,749,000	-871,000	\$72.63	- 3.0%
2008	Y	108,918,000	0	0.0%	8,169,000	7.5%	1.4%	100,749,000	-1,525,000	\$72.63	0.2%
2009	1	111,018,000	2,100,000	1.9%	10,769,000	9.7%	2.2%	100,249,000	-500,000	\$69.04	- 4.9%
2009	Y	111,018,000	2,100,000	1.9%	11,135,000	10.0%	2.5%	99,883,000	-866,000	\$63.69	-12.3%
2010	Y	111,018,000	0	0.0%	11,990,000	10.8%	0.8%	99,028,000	-855,000	\$59.84	- 6.0%
2011	Y	111,018,000	0	0.0%	11,324,000	10.2%	- 0.6%	99,694,000	666,000	\$60.15	0.5%
2012	Y	111,018,000	0	0.0%	10,880,000	9.8%	- 0.4%	100,138,000	444,000	\$61.26	1.8%
2013	Y	111,018,000	0	0.0%	10,258,000	9.2%	- 0.6%	100,760,000	622,000	\$62.83	2.6%

Year	Qtr	Effective Rent	Eff Rent % Chg	Cons/Abs	Abs/Occ Stock%
2004	Y	\$39.13	- 1.3%	0.0	1.8%
2005	Y	\$42.06	7.5%	0.0	1.3%
2006	Y	\$50.34	19.7%	0.2	1.5%
2007	2	\$57.84	7.6%	0.0	0.2%
2007	3	\$60.74	5.0%	0.0	0.6%
2007	4	\$63.28	4.2%	0.0	- 0.1%
2007	Y	\$63.28	25.7%	0.0	0.4%
2008	1	\$65.27	3.1%	0.0	0.2%
2008	2	\$65.05	- 0.3%	0.0	- 0.3%
2008	3	\$65.60	0.8%	0.0	- 0.5%
2008	4	\$62.61	- 4.6%	0.0	- 0.9%
2008	Y	\$62.61	- 1.1%	0.0	- 1.5%
2009	1	\$58.61	- 6.4%	-4.2	- 0.5%
2009	Y	\$52.65	-15.9%	-2.4	- 0.9%
2010	Y	\$48.85	- 7.2%	0.0	- 0.9%
2011	Y	\$48.65	- 0.4%	0.0	0.7%
2012	Y	\$49.38	1.5%	0.0	0.4%
2013	Y	\$50.32	1.9%	0.0	0.6%



Rent Comps





Office - Asset Advisor Rent Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Subject Property Location

Address	183 Madison Ave
City	New York
State	NY
ZIP	10016
Metro	New York
Submarket	Grand Central
Latitude	40.74768
Longitude	-73.98282

Subject Property Statistics

Property Type	Office
Year Built	1925
Size (SF)	232,484
Asking Rent	\$51.00
Vacancy	9.3%

COMPARABLE GROUP MARKET SUMMARY

Comparable Group Summary Statistics

	Low	Mean	Median	High
Current Asking Rent/SF	\$26.61	\$46.28	\$39.00	\$66.98
Current Vacancy Rate	0.0%	10.5%	6.5%	81.6%
Operating Expenses/SF	\$4.00	\$11.42	\$9.90	\$22.43
Real Estate Taxes/SF	\$1.14	\$5.46	\$4.65	\$8.56
Property Size (SF)	11,000	181,885	120,000	812,463
Year Built	1925	1925	1925	1925

As of 3/31/09

LEASE TERMS

Average Submarket Lease Terms

Contract Rent Discount	-6.2%
Free Rent (months/lease)	3.5
Lease Length (years)	7.2
Tenant Improvements/SF	\$31.64
Commissions	4.3%

As of 3/31/09



Office - Asset Advisor Rent Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Asking Rent Growth Rates

	Quarterly			Annualized		
	1Q2009	4Q2008	YTD	1 Year	3 Year	5 Year
Comparable Group	-3.6%	-1.5%	-3.6%	1.1%	14.6%	8.4%
Grand Central	-4.9%	-3.0%	-4.9%	0.2%	13.6%	9.1%
New York	-4.3%	-2.3%	-4.3%	1.3%	13.3%	8.4%

1. Quarter ending 3/31/09 2. Quarter ending 12/31/08 3. Avg over period ending 3/31/09 4. Avg over period ending 12/31/08

VACANCY RATE COMPARISONS

	Quarterly			Annualized		
	1Q2009	4Q2008	YTD	1 Year	3 Year	5 Year
Comparable Group	10.5%	4.2%	10.5%	3.4%	6.2%	7.3%
Grand Central	9.7%	7.5%	9.7%	6.8%	7.0%	8.1%
New York	10.2%	8.0%	10.2%	6.8%	7.5%	8.4%

1. Quarter ending 3/31/09 2. Quarter ending 12/31/08 3. Avg over period ending 3/31/09 4. Avg over period ending 12/31/08

COMPARABLE GROUP GROWTH TRENDS

Year	Qtr	Asking Rent (square feet)	Asking Rent Pct Change	Vacancy Rate	Vacancy Pct Change
2004	4	\$31.62	-1.2%	9.8%	0.6%
2005	4	\$31.89	0.8%	9.1%	-0.6%
2006	4	\$35.19	10.4%	8.9%	-0.3%
2007	4	\$47.46	34.9%	2.7%	-6.2%
2008	4	\$48.00	1.1%	4.2%	1.5%
2008	1	\$48.99	3.2%	1.4%	-1.2%
2008	2	\$48.97	-0.0%	1.8%	0.3%
2008	3	\$48.72	-0.5%	2.4%	0.6%
2008	4	\$48.00	-1.5%	4.2%	1.7%
2009	1	\$46.28	-3.6%	10.5%	6.4%



Office - Asset Advisor Rent Comparables

183 Madison Ave New York, NY 10016

Metro: New York

1			
Name	16 E 34th Street	Current Asking Rent/SF	\$42.00
Address	16 E 34th St	Current Vacancy Rate	17.0%
City	New York	Distance from Subject (miles)	0.07
State	NY	Property Size (SF)	330,000
ZIP	10016	Floors	21
County	New York	Year Built	1925
Submarket	Grand Central	Class	BC
		Data As Of	3/31/09

2			
Name	One Park Ave	Current Asking Rent/SF	\$66.98
Address	1 Park Ave	Current Vacancy Rate	0.6%
City	New York	Distance from Subject (miles)	0.13
State	NY	Property Size (SF)	812,463
ZIP	10016	Floors	20
County	New York	Year Built	1925
Submarket	Grand Central	Class	BC
		Data As Of	3/31/09

3			
Name	232 Madison Avenue	Current Asking Rent/SF	\$38.26
Address	232 Madison Ave	Current Vacancy Rate	7.9%
City	New York	Distance from Subject (miles)	0.15
State	NY	Property Size (SF)	84,375
ZIP	10016	Floors	16
County	New York	Year Built	1925
Submarket	Grand Central	Class	BC
		Data As Of	3/31/09

4			
Name	470 Park Ave South	Current Asking Rent/SF	\$57.01
Address	468 Park Ave S	Current Vacancy Rate	0.6%
City	New York	Distance from Subject (miles)	0.16
State	NY	Property Size (SF)	260,000
ZIP	10016	Floors	17
County	New York	Year Built	1925
Submarket	Grand Central	Class	BC
		Data As Of	3/31/09



Office - Asset Advisor Rent Comparables

183 Madison Ave New York, NY 10016

Metro: New York

5

Name	32 West 39th Street	Current Asking Rent/SF	\$44.26
Address	32 W 39th St	Current Vacancy Rate	0.7%
City	New York	Distance from Subject (miles)	0.29
State	NY	Property Size (SF)	75,200
ZIP	10018	Floors	14
County	New York	Year Built	1925
Submarket	Grand Central	Class	BC
		Data As Of	3/31/09

6

Name	15 West 39th Street	Current Asking Rent/SF	\$35.41
Address	15 W 39th St	Current Vacancy Rate	6.6%
City	New York	Distance from Subject (miles)	0.29
State	NY	Property Size (SF)	83,000
ZIP	10018	Floors	16
County	New York	Year Built	1925
Submarket	Grand Central	Class	BC
		Data As Of	3/31/09

7

Name	21 West 39th Street	Current Asking Rent/SF	\$26.61
Address	21 W 39th St	Current Vacancy Rate	18.4%
City	New York	Distance from Subject (miles)	0.30
State	NY	Property Size (SF)	11,000
ZIP	10018	Floors	6
County	New York	Year Built	1925
Submarket	Grand Central	Class	BC
		Data As Of	3/31/09

8

Name	79 Madison Ave	Current Asking Rent/SF	\$39.35
Address	79 Madison Ave	Current Vacancy Rate	0.8%
City	New York	Distance from Subject (miles)	0.30
State	NY	Property Size (SF)	225,610
ZIP	10016	Floors	17
County	New York	Year Built	1925
Submarket	Midtown South	Class	BC
		Data As Of	3/31/09



Office - Asset Advisor Rent Comparables

183 Madison Ave New York, NY 10016

Metro: New York

9

Name	24 West 40th Street	Current Asking Rent/SF	\$59.00
Address	24 W 40th St	Current Vacancy Rate	11.2%
City	New York	Distance from Subject (miles)	0.32
State	NY	Property Size (SF)	69,600
ZIP	10018	Floors	17
County	New York	Year Built	1925
Submarket	Grand Central	Class	BC
		Data As Of	3/31/09

10

Name	Farmers Loan & Trust Building	Current Asking Rent/SF	\$60.00
Address	475 5th Ave	Current Vacancy Rate	81.6%
City	New York	Distance from Subject (miles)	0.36
State	NY	Property Size (SF)	248,776
ZIP	10017	Floors	23
County	New York	Year Built	1925
Submarket	Grand Central	Class	A
		Data As Of	3/31/09

11

Name	1040 Ave of the Americas	Current Asking Rent/SF	\$58.00
Address	1040 Avenue of the Americas	Current Vacancy Rate	22.0%
City	New York	Distance from Subject (miles)	0.38
State	NY	Property Size (SF)	211,900
ZIP	10018	Floors	24
County	New York	Year Built	1925
Submarket	Grand Central	Class	BC
		Data As Of	3/31/09

12

Name	124 West 36th Street	Current Asking Rent/SF	\$29.41
Address	124 W 36th St	Current Vacancy Rate	0.0%
City	New York	Distance from Subject (miles)	0.38
State	NY	Property Size (SF)	30,000
ZIP	10018	Floors	7
County	New York	Year Built	1925
Submarket	Penn Station	Class	BC
		Data As Of	3/31/09



Office - Asset Advisor Rent Comparables

183 Madison Ave New York, NY 10016

Metro: New York

13

Name	Greeley Arcade/Penncom Plaza	Current Asking Rent/SF	\$45.00
Address	132 W 31st St	Current Vacancy Rate	11.8%
City	New York	Distance from Subject (miles)	0.39
State	NY	Property Size (SF)	384,655
ZIP	10001	Floors	18
County	New York	Year Built	1925
Submarket	Penn Station	Class	BC
		Data As Of	3/31/09

14

Name	Bricken Broadway Building	Current Asking Rent/SF	\$35.40
Address	1385 Broadway	Current Vacancy Rate	6.5%
City	New York	Distance from Subject (miles)	0.42
State	NY	Property Size (SF)	414,932
ZIP	10018	Floors	23
County	New York	Year Built	1925
Submarket	Penn Station	Class	BC
		Data As Of	3/31/09

15

Name	463 Seventh Avenue	Current Asking Rent/SF	\$32.77
Address	463 W 35th St	Current Vacancy Rate	14.6%
City	New York	Distance from Subject (miles)	0.46
State	NY	Property Size (SF)	420,000
ZIP	10018	Floors	21
County	New York	Year Built	1925
Submarket	Penn Station	Class	BC
		Data As Of	3/31/09

16

Name	421 Seventh Avenue	Current Asking Rent/SF	\$36.27
Address	421 7th Ave	Current Vacancy Rate	0.0%
City	New York	Distance from Subject (miles)	0.46
State	NY	Property Size (SF)	52,000
ZIP	10001	Floors	14
County	New York	Year Built	1925
Submarket	Penn Station	Class	BC
		Data As Of	3/31/09



Office - Asset Advisor Rent Comparables

183 Madison Ave New York, NY 10016

Metro: New York

17

Name	462 Seventh Avenue	Current Asking Rent/SF	\$36.00
Address	462 7th Ave	Current Vacancy Rate	8.7%
City	New York	Distance from Subject (miles)	0.48
State	NY	Property Size (SF)	188,600
ZIP	10018	Floors	1
County	New York	Year Built	1925
Submarket	Penn Station	Class	BC
		Data As Of	3/31/09

18

Name	499 Seventh Avenue	Current Asking Rent/SF	\$43.61
Address	499 W 37th St	Current Vacancy Rate	7.8%
City	New York	Distance from Subject (miles)	0.48
State	NY	Property Size (SF)	167,000
ZIP	10018	Floors	16
County	New York	Year Built	1925
Submarket	Penn Station	Class	BC
		Data As Of	3/31/09

19

Name	470 Seventh Avenue	Current Asking Rent/SF	\$36.00
Address	470 7th Ave	Current Vacancy Rate	22.6%
City	New York	Distance from Subject (miles)	0.48
State	NY	Property Size (SF)	78,000
ZIP	10018	Floors	12
County	New York	Year Built	1925
Submarket	Penn Station	Class	BC
		Data As Of	3/31/09

20

Name	48 West 25th Street	Current Asking Rent/SF	\$39.18
Address	48 W 25th St	Current Vacancy Rate	0.8%
City	New York	Distance from Subject (miles)	0.49
State	NY	Property Size (SF)	120,000
ZIP	10010	Floors	12
County	New York	Year Built	1925
Submarket	Midtown South	Class	BC
		Data As Of	3/31/09



Office - Asset Advisor Rent Comparables

183 Madison Ave New York, NY 10016

Metro: New York

21

Name	341 Madison Ave	Current Asking Rent/SF	\$43.59
Address	341 Madison Ave	Current Vacancy Rate	1.0%
City	New York	Distance from Subject (miles)	0.50
State	NY	Property Size (SF)	50,840
ZIP	10017	Floors	19
County	New York	Year Built	1925
Submarket	Grand Central	Class	BC
		Data As Of	3/31/09

22

Name	153 West 27th Street	Current Asking Rent/SF	\$33.66
Address	153 W 27th St	Current Vacancy Rate	0.8%
City	New York	Distance from Subject (miles)	0.51
State	NY	Property Size (SF)	100,000
ZIP	10001	Floors	12
County	New York	Year Built	1925
Submarket	Midtown South	Class	BC
		Data As Of	3/31/09

23

Name	550 Seventh Avenue	Current Asking Rent/SF	\$48.25
Address	550 Fashion Ave	Current Vacancy Rate	0.5%
City	New York	Distance from Subject (miles)	0.55
State	NY	Property Size (SF)	220,000
ZIP	10018	Floors	24
County	New York	Year Built	1925
Submarket	Penn Station	Class	BC
		Data As Of	3/31/09

24

Name	231 W 29th St	Current Asking Rent/SF	\$33.72
Address	231 W 29th St	Current Vacancy Rate	0.8%
City	New York	Distance from Subject (miles)	0.57
State	NY	Property Size (SF)	140,000
ZIP	10001	Floors	14
County	New York	Year Built	1925
Submarket	Midtown South	Class	BC
		Data As Of	3/31/09



Office - Asset Advisor Rent Comparables

183 Madison Ave New York, NY 10016

Metro: New York

25

Name	***	Current Asking Rent/SF	\$33.71
Address	251 W 30th St	Current Vacancy Rate	0.8%
City	New York	Distance from Subject (miles)	0.59
State	NY	Property Size (SF)	110,000
ZIP	10001	Floors	16
County	New York	Year Built	1925
Submarket	Midtown South	Class	BC
		Data As Of	3/31/09

26

Name	49 West 45th Street	Current Asking Rent/SF	\$37.00
Address	49 W 45th St	Current Vacancy Rate	17.8%
City	New York	Distance from Subject (miles)	0.60
State	NY	Property Size (SF)	61,200
ZIP	10036	Floors	12
County	New York	Year Built	1925
Submarket	Grand Central	Class	BC
		Data As Of	3/31/09

27

Name	265 West 37th Street	Current Asking Rent/SF	\$39.00
Address	265 W 37th St	Current Vacancy Rate	6.1%
City	New York	Distance from Subject (miles)	0.60
State	NY	Property Size (SF)	220,500
ZIP	10018	Floors	23
County	New York	Year Built	1925
Submarket	Penn Station	Class	BC
		Data As Of	3/31/09

28

Name	928 Broadway	Current Asking Rent/SF	\$53.96
Address	928 Broadway	Current Vacancy Rate	11.0%
City	New York	Distance from Subject (miles)	0.63
State	NY	Property Size (SF)	90,000
ZIP	10010	Floors	12
County	New York	Year Built	1925
Submarket	Midtown South	Class	BC
		Data As Of	3/31/09



Office - Asset Advisor Rent Comparables

183 Madison Ave New York, NY 10016

Metro: New York

29

Name	54 West 22nd St	Current Asking Rent/SF	\$37.00
Address	54 W 22nd St	Current Vacancy Rate	0.0%
City	New York	Distance from Subject (miles)	0.64
State	NY	Property Size (SF)	15,000
ZIP	10010	Floors	6
County	New York	Year Built	1925
Submarket	Midtown South	Class	BC
		Data As Of	3/31/09



Sales Comparables



Subject Property Location

Name	(None Entered)
Address/Area Searched	183 madison ave, New York, NY
Metro	New York

Summary Statistics

	Low	Average	High
* Gross Building Area (SF)	71,943	259,648	525,000
* Net Rentable Area (SF)	--	--	--
* Unspecified Building Area (SF)	3,230	176,842	979,379
Number of Floors	1	14	52
Year Built	1904	1935	2007
Time Since Sale (months)	1	3	6
Sale Price	\$2,400,000	\$101,567,795	\$370,100,000
Sale Price PSF (Gross Area)	\$540	\$704	\$868
Sale Price PSF (Rentable Area)	--	--	--
Sale Price PSF (Unspecified Area)	\$79	\$746	\$2,352

* Square footage is reported as Gross Building Area, and/or Net Rentable Area, or Unspecified Building Area. Each row, in the table above, related to size includes only those buildings in the corresponding size category.

* In the case of a partial sale, the figures shown here include only the area purchased.

Total Number of Properties 20

COMPARABLE GROUP LOCATION



	Address	Submarket	Year Built	Floors	Size (SF)	Sale Price	Price PSF	Sale Date
1.	1330 Avenue of the Americas New York, NY 10019	Plaza	1965	40	525,000 ^{GBA}	\$370,100,000	\$705 ^{GBA}	22 Apr 2009
2.	620 8th Ave New York, NY 10018	Midtown West	2007	52	750,000	\$225,000,000	\$300	06 Mar 2009
3.	1540 Broadway New York, NY 10036	Midtown West	1989	44	979,379	\$355,000,000	\$362	05 Mar 2009
4.	23-25 E 21st St New York, NY 10010	Midtown South	1904	1	3,230	\$3,700,000	\$1,146	06 Feb 2009 ^R
5.	1334 York Ave New York, NY 10021	--	1921	10	407,260	\$370,000,000	\$909	Feb 2009
6.	110 E 40th St New York, NY 10016	Grand Central	1916	9	72,500	\$35,000,000	\$483	Feb 2009
7.	88 University Pl New York, NY 10003	South Broadway	1906	11	70,642	\$5,593,500	\$79	23 Dec 2008 ^R
8.	726-730 Broadway New York, NY 10003	South Broadway	1917	10	326,464	\$210,000,000	\$643	10 Dec 2008 ^R
9.	113 Spring St New York, NY 10012	South Broadway	1920	5	16,298	\$23,850,000	\$1,463	09 Dec 2008 ^R
10.	220 E 65th St New York, NY 10021	--	1978	1	17,689	\$11,950,000	\$676	09 Dec 2008 ^R
11.	38 W 32nd St New York, NY 10001	Grand Central	1916	16	132,844	\$56,500,000	\$425	05 Dec 2008 ^R
12.	95 Morton St New York, NY 10014	South Broadway	1911	8	154,328	\$96,500,000	\$625	28 Nov 2008 ^R
13.	36 W 44th St New York, NY 10036	Grand Central	1922	1	4,045	\$3,025,000	\$748	20 Nov 2008
14.	29-15 29th St Astoria, NY 11102	--	1931	2	11,160	\$7,000,000	\$627	17 Nov 2008 ^R
15.	1372 Broadway New York, NY 10018	Penn Station	1914	20	479,620 ^{GBA}	\$38,833,000	\$540 ^{GBA}	29 Oct 2008 ^R
16.	49 W 33rd St New York, NY 10001	Grand Central	1912	4	17,820	\$2,404,395	\$135	20 Oct 2008 ^R
17.	117-119 E 69th St New York, NY 10021	--	1929	4	12,118	\$28,500,000	\$2,352	10 Oct 2008 ^R
18.	834-848 Nostrand Ave Brooklyn, NY 11225	--	1909	2	11,934	\$2,400,000	\$201	08 Oct 2008 ^R
19.	11 W 51st St New York, NY 10019	Plaza	1941	4	18,598	\$28,000,000	\$1,506	02 Oct 2008 ^R
20.	126 E 56th St New York, NY 10022	Plaza	1982	33	182,000 ^{GBA}	\$158,000,000	\$868 ^{GBA}	23 Sep 2008 ^R



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name	The Financial Times Building	Property Type	Multi-Tenant
Address	1330 Avenue of the Americas	Building Area (SF)	525,000 ^{GBA}
City	New York	No. of Bldgs./Floors	1 / 40
State/ZIP/County	NY / 10019 / New York	Year Built/Renovated	1965 / 1990
Metro (Submarket)	New York (Plaza)	Asset Class	A
Distance from subject	1.04 miles		
Comments			

Sale Details and Analysis

Sale Date	22 Apr 2009	Reis Cap Rate Analysis Proforma	
Sale Price	\$370,100,000	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$705 ^{GBA}	Rentable Area Assumption	493,500 SF [NRA est]
Vacancy at Sale	31.0% (excludes sublease)	Potential Rent Revenue	\$46,138,993
		Vacancy Loss/Rate	(\$13,790,068) [31.0%]
		<i>\$90.14 Market Rent x 152,985 SF</i>	
Seller	1. 1330 Acquisition Co LLC 2. c/o Macklowe Properties / (212) 265-5900 / 767 Fifth Ave, New York, NY 10153	Effective Rent Revenue	\$32,348,925
		<i>\$95.00 In Place Rent x 340,515 SF</i>	
Buyer	1. Cadim / (514) 842-3261 / 1000, place Jean-Paul-Riopelle, Montré#233;al, Qué#233;bec, Canada, H2Z 2B3 2. Otera Capital / (514) 847-5900 / 413, rue St-Jacques, bureau 700, Montré#233;al (QC) H2Y 1N9	Expense Reimbursements	\$143,016 [\$0.29 PSF]
		<i>(\$18.62 PSF Exp. - Avg. Stop @ \$18.20) x 340,515 SF</i>	
		Free Rent Concessions	(\$0) [\$0.00 PSF]
		Credit Loss	(\$461,390) [1.0%]
		Additional Income	\$0 [\$0.00 PSF]
Comments	Foreclosure sale.	Effective Gross Revenue	\$32,030,551
		Operating Expenses	(\$9,188,970) [\$18.62 PSF]
		Capital Reserve	(\$50,065) [\$0.10 PSF]
		Net Operating Income	\$22,791,517
		Estimated Going-in Cap Rate	6.2%
		<i>Based on Sale Price of \$370,100,000</i>	
		12-Month Rolling Metro Cap Rate	5.8% (Q2 2009)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number			
Deed Reference			
Financing Details	The buyers bid \$100,000. The \$130 million mezzanine loan was sold to Cadim, after Macklowe Properties defaulted on the loan, which was then transferred to the subsidiary Otera Capital. Otera Capital took over the loan and the \$240 million mortgage.		

Other:

Property has three underground parking levels with spaces for about 225 cars. Property previously sold in December 2006; See Reis Sales Comparables ID# 153285. Otera Capital hired broker Eastdil Secured LLC to auction 1330 Avenue of the Americas.



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name	New York Times HQ Building	Property Type	Multi-Tenant
Address	620 8th Ave	Building Area (SF)	750,000
City	New York	No. of Bldgs./Floors	1 / 52
State/ZIP/County	NY / 10018 / New York	Year Built/Renovated	2007 / --
Metro (Submarket)	New York (Midtown West)	Asset Class	A
Distance from subject	0.69 miles		
Comments	Property contains floor-to-ceiling glass with views.		

Sale Details and Analysis

Sale Date	06 Mar 2009	Reis Cap Rate Analysis Proforma	
Sale Price	\$225,000,000	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$300	Rentable Area Assumption	--
Vacancy at Sale		Potential Rent Revenue	--
		Vacancy Loss/Rate	--
Seller	1. The New York Times / (212) 556-1234 / 620 8th Ave, New York, NY 10018	Effective Rent Revenue	--
		Expense Reimbursements	--
Buyer	1. WP Carey & Co LLC / (212) 492-1100 / 50 Rockefeller Plaza, New York, NY 10020	Free Rent Concessions	--
		Credit Loss	--
		Additional Income	--
Comments	The New York Times has agreed to lease back its space for 15 years. This deal allows The New York Times to repurchase its condominium interest in the space for \$250 million in 2019. Sale-leaseback transaction.	Effective Gross Revenue	--
		Operating Expenses	--
		Capital Reserve	--
		Net Operating Income	--
		Estimated Going-in Cap Rate	--
		12-Month Rolling Metro Cap Rate	5.5% (Q1 2009)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker	Cushman & Wakefield, 51 W 52nd St, NY 10019, (212) 841-7500	Buyer's Broker	
Other Broker		Lot Size	78,800 SF / 1.81 Acres
Interest Purchased		Time on Market	
Key Tenants	New York Times		
Parcel Number	01012-7501		
Deed Reference			
Financing Details			
Other:			



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name	Fmr Bertelsman Bldg	Property Type	Multi-Tenant
Address	1540 Broadway	Building Area (SF)	979,379
City	New York	No. of Bldgs./Floors	1 / 44
State/ZIP/County	NY / 10036 / New York	Year Built/Renovated	1989 / 1996
Metro (Submarket)	New York (Midtown West)	Asset Class	A
Distance from subject	0.74 miles		
Comments	Dynamic exterior facade, which includes an indigo glass curtain wall and a recessed green glass wall. There is an additional 78,908 SF of retail space and a valet attended parking garage owned by Vornado Realty Trust.		

Sale Details and Analysis

Sale Date	05 Mar 2009	Reis Cap Rate Analysis Proforma	
Sale Price	\$355,000,000	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$362	Rentable Area Assumption	979,379 SF
Vacancy at Sale	22.0% (excludes sublease)	Potential Rent Revenue	\$54,354,653
		Vacancy Loss/Rate	(\$18,543,660) [29.0%]
		<i>\$65.29 Market Rent x 284,020 SF</i>	
Seller	1. Deutsche Bank / (212) 250-2500 / 60 Wall St, New York, NY 10005	Effective Rent Revenue	\$35,810,993
		<i>\$51.50 In Place Rent x 695,359 SF</i>	
		Expense Reimbursements	\$0 [\$0.00 PSF]
		<i>(\$16.00 PSF Exp. - Avg. Stop @ \$16.00) x 695,359 SF</i>	
Buyer	1. c/o CBRE Investors / (213) 683-4200 / 515 S Flower St, 31st Fl, Los Angeles, CA 90071 2. CBRE Strategic Partners US Value 5	Free Rent Concessions	(\$0) [\$0.00 PSF]
		Credit Loss	(\$543,547) [1.0%]
		Additional Income	\$0 [\$0.00 PSF]
Comments	A Deutsche led consortium acquired the property from Macklowe Properties after they defaulted on \$7 billion in financing in 2007.	Effective Gross Revenue	\$35,267,447
		Operating Expenses	(\$15,670,064) [\$16.00 PSF]
		Capital Reserve	(\$88,909) [\$0.09 PSF]
		Net Operating Income	\$19,508,473
		Estimated Going-in Cap Rate	5.5%
		<i>Based on Sale Price of \$355,000,000</i>	
		12-Month Rolling Metro Cap Rate	5.5% (Q1 2009)
		Reported Cap Rate, This Sale	5.5%

Additional Details When Available

Seller's Broker	Eastdil Secured	Buyer's Broker	40 W 57th St, 22nd Fl, New York, NY 10019, (212) 315-7200
Other Broker		Lot Size	38,686 SF / 0.89 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	00998-7501		
Deed Reference	2009000067032		
Financing Details	The financing was provided by Deutsche Bank.		

Other:

CBRE plans to make upgrades to the property, including a fitness center, a conference center, and upgrading the cafeteria and lobby. 24-hour manned security. 14 passenger elevators. 3 freight elevators.



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name	Unit 7 @ The Gramercy Condo	Property Type	Office Condominium
Address	23-25 E 21st St	Building Area (SF)	3,230
City	New York	No. of Bldgs./Floors	1 / 1
State/ZIP/County	NY / 10010 / New York	Year Built/Renovated	1904 / 1983
Metro (Submarket)	New York (Midtown South)	Asset Class	--
Distance from subject	0.64 miles		
Comments	Property is located within The Gramercy Condo, a 11-story and 33,120 SF office building. Property contains 11 units.		

Sale Details and Analysis

Sale Date	06 Feb 2009 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$3,700,000 (Verified: Pub Rcd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$1,146	Rentable Area Assumption	--
Vacancy at Sale		Potential Rent Revenue	--
		Vacancy Loss/Rate	--
Seller	1. Jack Gallone / 245 E 63rd St, Apt 902, New York, NY 10021	Effective Rent Revenue	--
		Expense Reimbursements	--
Buyer	1. Shamrock Holdings Inc / (818) 845-4444 / 4444 Lakeside Dr, Burbank, CA 91510 2. The Fork Office Co LLC	Free Rent Concessions	--
		Credit Loss	--
		Additional Income	--
Comments		Effective Gross Revenue	--
		Operating Expenses	--
		Capital Reserve	--
		Net Operating Income	--
		Estimated Going-in Cap Rate	--
		12-Month Rolling Metro Cap Rate	5.5% (Q1 2009)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	4,350 SF / 0.10 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	850-1026		
Deed Reference	2009020500056001		
Financing Details	Jack Gallone provided a loan of \$2,315,000.		
Other:			



Property Location and Physical Characteristics

Property Name		Property Type	Multi-Tenant
Address	1334 York Ave	Building Area (SF)	407,260
City	New York	No. of Bldgs./Floors	1 / 10
State/ZIP/County	NY / 10021 / New York	Year Built/Renovated	1921 / 1998
Metro (Submarket)	New York (Outside Delineated Areas)	Asset Class	A
Distance from subject	1.98 miles		
Comments			

Sale Details and Analysis

Sale Date	03 Mar 2009 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$370,000,000 (Verified: Pub Rcrd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$909	Rentable Area Assumption	--
Vacancy at Sale		Potential Rent Revenue	--
		Vacancy Loss/Rate	--
Seller	1. RFR Holdings 2. Aby Rosen	Effective Rent Revenue	--
		Expense Reimbursements	--
Buyer	1. Sotheby's / (800) 813-5968 / 1334 York Ave, New York, NY 10021	Free Rent Concessions	--
		Credit Loss	--
		Additional Income	--
Comments	The property went under agreement in January 2008.	Effective Gross Revenue	--
		Operating Expenses	--
		Capital Reserve	--
		Net Operating Income	--
		Estimated Going-in Cap Rate	--
		12-Month Rolling Metro Cap Rate	5.5% (Q1 2009)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	40,458 SF / 0.93 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number			
Deed Reference			
Financing Details	The property is encumbered by \$235 million of debt securitized through Banc of America Commercial Mortgage Inc., 2005-4. It carries a 5.16 coupon and matures in July 2015.		

Other:



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Multi-Tenant
Address	110 E 40th St	Building Area (SF)	72,500
City	New York	No. of Bldgs./Floors	1 / 9
State/ZIP/County	NY / 10016 / New York	Year Built/Renovated	1916 / 2008
Metro (Submarket)	New York (Grand Central)	Asset Class	BC
Distance from subject	0.32 miles		
Comments	Property contains 65,000 SF of office space and 7,500 SF of unspecified space.		

Sale Details and Analysis

Sale Date	Feb 2009	Reis Cap Rate Analysis Proforma	
Sale Price	\$35,000,000	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$483	Rentable Area Assumption	72,500 SF
Vacancy at Sale	0.0% (excludes sublease)	Potential Rent Revenue	\$3,397,096
		Vacancy Loss/Rate	(\$263,284) [5.0%]
		<i>\$72.63 Market Rent x 3,625 SF</i>	
Seller	1. Private Investor	Effective Rent Revenue	\$3,133,813
		<i>\$45.50 In Place Rent x 68,875 SF</i>	
		Expense Reimbursements	\$0 [\$0.00 PSF]
		<i>(\$15.78 PSF Exp. - Avg. Stop @ \$15.78) x 68,875 SF</i>	
Buyer	1. Philips International / (212) 545-1100 / 295 Madison Ave, 2nd Fl, NY, NY 10017	Free Rent Concessions	(\$6,450) [\$0.09 PSF]
		Credit Loss	(\$33,971) [1.0%]
		Additional Income	\$0 [\$0.00 PSF]
Comments		Effective Gross Revenue	\$3,093,392
		Operating Expenses	(\$1,144,050) [\$15.78 PSF]
		Capital Reserve	(\$7,250) [\$0.10 PSF]
		Net Operating Income	\$1,942,092
		Estimated Going-in Cap Rate	5.6%
		<i>Based on Sale Price of \$35,000,000</i>	
		12-Month Rolling Metro Cap Rate	5.5% (Q1 2009)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker	John Ciraulo, Massey Knakal, 275 Madison Ave, 3rd Fl, New York, NY 10016, (212) 696-2500	Buyer's Broker	
Other Broker		Lot Size	9,381 SF / 0.22 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	00895-0085		
Deed Reference			
Financing Details			

Other:

The buyer plans to create office condos between 2,364 SF and 11,093 SF, with asking prices of around \$975 per square foot. Property contains 24 hour security, 2 elevators, concierge, on site management, new thermal windows, and large windowed offices.



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Medical Office
Address	88 University Pl	Building Area (SF)	70,642
City	New York	No. of Bldgs./Floors	1 / 11
State/ZIP/County	NY / 10003 / New York	Year Built/Renovated	1906 / 1983
Metro (Submarket)	New York (South Broadway)	Asset Class	BC
Distance from subject	1.11 miles		
Comments			

Sale Details and Analysis

Sale Date	23 Dec 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$5,593,500 (Verified: Pub Rcd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$79	Rentable Area Assumption	--
Vacancy at Sale		Potential Rent Revenue	--
		Vacancy Loss/Rate	--
Seller	1. Varsity Properties LLC 2. c/o Joseph M Karpf / 98 Cuttermill Rd, Great Neck, NY 11021	Effective Rent Revenue	--
		Expense Reimbursements	--
Buyer	1. c/o Meringoff Properties Inc / (212) 645-7575 / 30 W 26th St, New York, NY 10010 2. 88 University Place Associates LLC	Free Rent Concessions	--
		Credit Loss	--
		Additional Income	--
Comments		Effective Gross Revenue	--
		Operating Expenses	--
		Capital Reserve	--
		Net Operating Income	--
		Estimated Going-in Cap Rate	--
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	6,750 SF / 0.15 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	00569-0024		
Deed Reference	2008000485143		
Financing Details			
Other:			



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Multi-Tenant
Address	726-730 Broadway	Building Area (SF)	326,464
City	New York	No. of Bldgs./Floors	1 / 10
State/ZIP/County	NY / 10003 / New York	Year Built/Renovated	1917 / 1982
Metro (Submarket)	New York (South Broadway)	Asset Class	BC
Distance from subject	1.39 miles		
Comments			

Sale Details and Analysis

Sale Date	10 Dec 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$210,000,000 (Verified: Pub Rcd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$643	Rentable Area Assumption	326,464 SF
Vacancy at Sale		Potential Rent Revenue	\$15,239,731
		Vacancy Loss/Rate	(\$1,240,563) [8.0%]
		<i>\$47.50 Market Rent x 26,117 SF</i>	
Seller	1. The Guardian Life Insurance Company of America / (800) 221-3253 / 7 Hanover Sq, New York, NY 10004 2. Guardian Assets Company	Effective Rent Revenue	\$13,999,168
		<i>\$46.61 In Place Rent x 300,347 SF</i>	
		Expense Reimbursements	\$267,309 [\$0.82 PSF]
		<i>(\$7.80 PSF Exp. - Avg. Stop @ \$6.91) x 300,347 SF</i>	
Buyer	1. New York University / (212) 998-4500 / 70 Washington Square S, New York, NY 10012	Free Rent Concessions	(\$157,725) [\$0.48 PSF]
		Credit Loss	(\$152,397) [1.0%]
		Additional Income	\$0 [\$0.00 PSF]
Comments		Effective Gross Revenue	\$13,956,355
		Operating Expenses	(\$2,546,419) [\$7.80 PSF]
		Capital Reserve	(\$32,600) [\$0.10 PSF]
		Net Operating Income	\$11,377,336
		Estimated Going-in Cap Rate	5.4%
		<i>Based on Sale Price of \$210,000,000</i>	
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	35,140 SF / 0.81 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	00545-0015		
Deed Reference	2008000471587		
Financing Details			
Other:			



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Multi-Tenant
Address	113 Spring St	Building Area (SF)	16,298
City	New York	No. of Bldgs./Floors	1 / 5
State/ZIP/County	NY / 10012 / New York	Year Built/Renovated	1920 / 1986
Metro (Submarket)	New York (South Broadway)	Asset Class	BC
Distance from subject	1.88 miles		
Comments	Property contains 3,259 SF of retail space.		

Sale Details and Analysis

Sale Date	09 Dec 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$23,850,000 (Verified: Pub Rcrd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$1,463	Rentable Area Assumption	--
Vacancy at Sale		Potential Rent Revenue	--
		Vacancy Loss/Rate	--
Seller	1. New Spring Co LLC 2. c/o Mandelbaum Salsburg / (973) 736-4600 / 155 Prospect Ave, West Orange, NJ 07052	Effective Rent Revenue	--
		Expense Reimbursements	--
Buyer	1. Willcity Holdings LLC / (914) 925-9013 / 411 Theodore Fremd Ave, Ste 110, Rye, NY 10580	Free Rent Concessions	--
		Credit Loss	--
		Additional Income	--
Comments		Effective Gross Revenue	--
		Operating Expenses	--
		Capital Reserve	--
		Net Operating Income	--
		Estimated Going-in Cap Rate	--
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	3,750 SF / 0.09 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	00499-0039		
Deed Reference	2008000469561		
Financing Details			
Other:			



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Office Condominium
Address	220 E 65th St	Building Area (SF)	17,689
City	New York	No. of Bldgs./Floors	1 / 1
State/ZIP/County	NY / 10021 / New York	Year Built/Renovated	1978 / --
Metro (Submarket)	New York (Outside Delineated Areas)	Asset Class	BC
Distance from subject	1.57 miles		
Comments	The office condo is located in 26-story and 349,159 SF mixed-use building.		

Sale Details and Analysis

Sale Date	09 Dec 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$11,950,000 (Verified: Pub Rcrd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$676	Rentable Area Assumption	--
Vacancy at Sale		Potential Rent Revenue	--
		Vacancy Loss/Rate	--
Seller	1. Ivy League Medical Realty Corporation / (212) 980-1600 / 225 East 64th Street New York, NY 10021	Effective Rent Revenue	--
		Expense Reimbursements	--
Buyer	1. 225 East 64th Street LLC / (212) 645-4580 / 6 W 20th St, 5th Fl, New York, NY 10011	Free Rent Concessions	--
		Credit Loss	--
		Additional Income	--
Comments		Effective Gross Revenue	--
		Operating Expenses	--
		Capital Reserve	--
		Net Operating Income	--
		Estimated Going-in Cap Rate	--
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	43,683 SF / 1.00 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	01419-7503		
Deed Reference	2008000469991		
Financing Details			
Other:			



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name	The Arena Building	Property Type	Multi-Tenant
Address	38 W 32nd St	Building Area (SF)	132,844
City	New York	No. of Bldgs./Floors	1 / 16
State/ZIP/County	NY / 10001 / New York	Year Built/Renovated	1916 / 1986
Metro (Submarket)	New York (Grand Central)	Asset Class	B
Distance from subject	0.28 miles		
Comments			

Sale Details and Analysis

Sale Date	05 Dec 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$56,500,000 (Verified: Pub Rcrd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$425	Rentable Area Assumption	132,844 SF
Vacancy at Sale		Potential Rent Revenue	\$5,687,002
		Vacancy Loss/Rate	(\$388,420) [6.7%]
		<i>\$43.64 Market Rent x 8,901 SF</i>	
Seller	1. Rich Realty Owners LLC / 734 W Broadway, Woodmere, NY 11598 2. 215 Bush Realty Owner LLC	Effective Rent Revenue	\$5,298,583
		<i>\$42.75 In Place Rent x 123,943 SF</i>	
Buyer	1. Roosevelt Lee 38 LLC / (718) 520-8449 / 69-49 Ingram St, Forest Hills, NY 11375	Expense Reimbursements	\$110,310 [\$0.83 PSF]
		<i>(\$16.45 PSF Exp. - Avg. Stop @ \$15.56) x 123,943 SF</i>	
Comments		Free Rent Concessions	(\$31,927) [\$0.24 PSF]
		Credit Loss	(\$56,870) [1.0%]
		Additional Income	\$0 [\$0.00 PSF]
		Effective Gross Revenue	\$5,320,095
		Operating Expenses	(\$2,185,284) [\$16.45 PSF]
		Capital Reserve	(\$14,700) [\$0.11 PSF]
		Net Operating Income	\$3,120,111
		Estimated Going-in Cap Rate	5.5%
		<i>Based on Sale Price of \$56,500,000</i>	
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	9,022 SF / 0.21 Acres
Interest Purchased		Time on Market	
Key Tenants	Toto Music Studio, Americus Dental Labs Inc		
Parcel Number	00833-0018		
Deed Reference	2008000465603		
Financing Details			
Other:			



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Multi-Tenant
Address	95 Morton St	Building Area (SF)	154,328
City	New York	No. of Bldgs./Floors	1 / 8
State/ZIP/County	NY / 10014 / New York	Year Built/Renovated	1911 / 2001
Metro (Submarket)	New York (South Broadway)	Asset Class	BC
Distance from subject	1.74 miles		
Comments			

Sale Details and Analysis

Sale Date	28 Nov 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$96,500,000 (Verified: Pub Rcrd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$625	Rentable Area Assumption	154,328 SF
Vacancy at Sale		Potential Rent Revenue	\$7,994,376
		Vacancy Loss/Rate	(\$649,659) [8.0%]
		<i>\$52.62 Market Rent x 12,346 SF</i>	
Seller	1. c/o LPC Realty Advisors I LTD / (312) 345-8780 / 120 N LaSalle St, Ste 1750, Chicago, IL 60602 2. TR Morton Street Corp	Effective Rent Revenue	\$7,344,716
		<i>\$51.73 In Place Rent x 141,982 SF</i>	
		Expense Reimbursements	\$126,364 [\$0.82 PSF]
		<i>(\$12.62 PSF Exp. - Avg. Stop @ \$11.73) x 141,982 SF</i>	
Buyer	1. Brickman 95 Morton LLC A Delaware LLC / 712 Fifth Ave, New York, NY 10019	Free Rent Concessions	(\$82,597) [\$0.54 PSF]
		Credit Loss	(\$79,944) [1.0%]
		Additional Income	\$0 [\$0.00 PSF]
Comments		Effective Gross Revenue	\$7,308,539
		Operating Expenses	(\$1,947,619) [\$12.62 PSF]
		Capital Reserve	(\$15,433) [\$0.10 PSF]
		Net Operating Income	\$5,345,487
		Estimated Going-in Cap Rate	5.5%
		<i>Based on Sale Price of \$96,500,000</i>	
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	20,019 SF / 0.46 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	00603-0028		
Deed Reference	2008112401220002		
Financing Details			

Other:

Previously sold in February 2004; See Reis Sales Comparables ID number 72380.



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name	Bar Building, Ste 711	Property Type	Office Condominium
Address	36 W 44th St	Building Area (SF)	4,045
City	New York	No. of Bldgs./Floors	1 / 1
State/ZIP/County	NY / 10036 / New York	Year Built/Renovated	1922 / --
Metro (Submarket)	New York (Grand Central)	Asset Class	BC
Distance from subject	0.52 miles		
Comments	Property is located in a 14-story, 185,000 SF office building.		

Sale Details and Analysis

Sale Date	20 Nov 2008	Reis Cap Rate Analysis Proforma	
Sale Price	\$3,025,000	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$748	Rentable Area Assumption	--
Vacancy at Sale		Potential Rent Revenue	--
		Vacancy Loss/Rate	--
Seller	1. CitySites Commercial Group / (212) 422-1272 / 36 W 44th St, Ste 707, New York, NY 10036 2. TGG Holdings	Effective Rent Revenue	--
		Expense Reimbursements	--
Buyer	1. The New York Genealogical and Biographical Society / (212) 755-8532 / 122 E 58th St, New York, NY 10022	Free Rent Concessions	--
		Credit Loss	--
		Additional Income	--
Comments		Effective Gross Revenue	--
		Operating Expenses	--
		Capital Reserve	--
		Net Operating Income	--
		Estimated Going-in Cap Rate	--
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker	Jonata Dayan and Adam Ben-Dayana, Winoker Realty, 462 Seventh Ave, New York, NY 10018, (212) 519-2000	Buyer's Broker	Jonata Dayan and Adam Ben-Dayana, Winoker Realty, 462 Seventh Ave, New York, NY 10018, (212) 519-2000
Other Broker		Lot Size	0.26 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	01259-7501		
Deed Reference			
Financing Details			

Other:

Property was previously sold in April 2000; See Reis Sales Comparables ID# 63593.



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Multi-Tenant
Address	29-15 29th St	Building Area (SF)	11,160
City	Astoria	No. of Bldgs./Floors	1 / 2
State/ZIP/County	NY / 11102 / Queens	Year Built/Renovated	1931 / --
Metro (Submarket)	New York (Outside Delineated Areas)	Asset Class	BC
Distance from subject	3.61 miles		
Comments	Property contains 160 SF of retail space and 11,000 SF of office space.		

Sale Details and Analysis

Sale Date	17 Nov 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$7,000,000 (Verified: Pub Rcd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$627	Rentable Area Assumption	--
Vacancy at Sale		Potential Rent Revenue	--
		Vacancy Loss/Rate	--
Seller	1. Queens Plaza North Development LLC / 95 Delancey St, New York, NY 10002	Effective Rent Revenue	--
		Expense Reimbursements	--
Buyer	1. Granite Queens Plaza II LLC / 214 W 39th St, New York, NY 10018	Free Rent Concessions	--
		Credit Loss	--
		Additional Income	--
Comments		Effective Gross Revenue	--
		Operating Expenses	--
		Capital Reserve	--
		Net Operating Income	--
		Estimated Going-in Cap Rate	--
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	6,800 SF / 0.16 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	00418-0010		
Deed Reference	2008111200146001		
Financing Details			

Other:

Previously sold in May 2008; See Reis Sales Comparables ID# 185881.



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Multi-Tenant
Address	1372 Broadway	Building Area (SF)	479,620 ^{GBA}
City	New York	No. of Bldgs./Floors	1 / 20
State/ZIP/County	NY / 10018 / New York	Year Built/Renovated	1914 / 1999
Metro (Submarket)	New York (Penn Station)	Asset Class	A
Distance from subject	0.39 miles		
Comments	This property contains 33,000 SF of ground floor retail.		

Sale Details and Analysis

Sale Date	29 Oct 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$38,833,000 (Verified: Pub Rcrd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$540 ^{GBA}	Rentable Area Assumption	450,842 SF [NRA est]
Vacancy at Sale		Potential Rent Revenue	\$19,828,330
		Vacancy Loss/Rate	(\$869,084) [4.3%]
		<i>\$44.83 Market Rent x 19,386 SF</i>	
Seller	1. c/o SL Green Realty Corp / (212) 594-2700 / 420 Lexington Ave, New York, NY 10170 2. 1372 Broadway Associates LLC	Effective Rent Revenue	\$18,959,246
		<i>\$43.94 In Place Rent x 431,456 SF</i>	
Buyer	1. c/o Bldg Management Co Inc / (718) 293-7223 / 417 Fifth Ave, 4th Fl, New York, NY 10016 2. 1372 Broadway LLC	Expense Reimbursements	\$383,996 [\$0.85 PSF]
		<i>(\$12.61 PSF Exp. - Avg. Stop @ \$11.72) x 431,456 SF</i>	
		Free Rent Concessions	(\$30,764) [\$0.07 PSF]
		Credit Loss	(\$198,283) [1.0%]
		Additional Income	\$0 [\$0.00 PSF]
Comments	Seller previously sold 85% of the stake to Wachovia last year for \$285M; See Reis Sales Comparables ID# 162589.	Effective Gross Revenue	\$19,114,195
		Operating Expenses	(\$5,685,118) [\$12.61 PSF]
		Capital Reserve	(\$47,962) [\$0.11 PSF]
		Net Operating Income	\$13,381,115
		Estimated Going-in Cap Rate	5.2%
		<i>Based on Sale Price of \$38,833,000</i>	
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	29,000 SF / 0.67 Acres
Interest Purchased	15.0%	Time on Market	
Key Tenants			
Parcel Number	00813-0023		
Deed Reference	2008102701274001		
Financing Details			

Other:

This building has 24/7 access, attended lobby and multiple elevators. Previously sold in September 2007; See Reis Sales Comparables ID# 162589. It is located on the NE corner of Broadway and 37th St.



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Multi-Tenant
Address	49 W 33rd St	Building Area (SF)	17,820
City	New York	No. of Bldgs./Floors	1 / 4
State/ZIP/County	NY / 10001 / New York	Year Built/Renovated	1912 / --
Metro (Submarket)	New York (Grand Central)	Asset Class	BC
Distance from subject	0.20 miles		
Comments			

Sale Details and Analysis

Sale Date	20 Oct 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$2,404,395 ^{APD} (Verified: Pub Rcd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$135	Rentable Area Assumption	--
Vacancy at Sale		Potential Rent Revenue	--
		Vacancy Loss/Rate	--
Seller	1. / 235 E 40th St, Ste 9a, New York, NY 10016 2. KC 129-09 LLC / 129-09 26th Ave, College Point, NY 11356	Effective Rent Revenue	--
		Expense Reimbursements	--
Buyer	1. 4933 Realty LLC / 49 W 33rd St, New York, NY 10001	Free Rent Concessions	--
		Credit Loss	--
		Additional Income	--
Comments	Property is part of a \$10.5M portfolio sale involving 1 office building and 1 mixed-use building, totaling 77,820SF; See Reis Sales Comparables ID Numbers 199666 and 199668.	Effective Gross Revenue	--
		Operating Expenses	--
		Capital Reserve	--
		Net Operating Income	--
		Estimated Going-in Cap Rate	--
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	4,398 SF / 0.10 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	00835-0009		
Deed Reference	2008100601378001		
Financing Details			

Other:

Previously sold in December 2007; See Reis Sales Comparables ID Number 171174.



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Multi-Tenant
Address	117-119 E 69th St	Building Area (SF)	12,118
City	New York	No. of Bldgs./Floors	1 / 4
State/ZIP/County	NY / 10021 / New York	Year Built/Renovated	1929 / 1978
Metro (Submarket)	New York (Outside Delineated Areas)	Asset Class	BC
Distance from subject	1.76 miles		
Comments			

Sale Details and Analysis

Sale Date	10 Oct 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$28,500,000 (Verified: Pub Rcrd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$2,352	Rentable Area Assumption	--
Vacancy at Sale		Potential Rent Revenue	--
		Vacancy Loss/Rate	--
Seller	1. Atreides LLC / 502 Park Ave, Ste 3A, New York, NY 10022 2. Harkonnen LLC	Effective Rent Revenue	--
		Expense Reimbursements	--
Buyer	1. c/o Holtz Rubenstein Reminick LLP / (212) 697-6900 / 1430 Broadway, 17th Fl, New York, NY 10018 2. 117-119 East 69th Street LLC	Free Rent Concessions	--
		Credit Loss	--
		Additional Income	--
Comments		Effective Gross Revenue	--
		Operating Expenses	--
		Capital Reserve	--
		Net Operating Income	--
		Estimated Going-in Cap Rate	--
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	4,017 SF / 0.09 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	01404-0009		
Deed Reference	2008000402267		
Financing Details			

Other:

Property was previously sold in August 2005; See Reis Sales Comparables ID# 106292.



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Medical Office
Address	834-848 Nostrand Ave	Building Area (SF)	11,934
City	Brooklyn	No. of Bldgs./Floors	1 / 2
State/ZIP/County	NY / 11225 / Kings	Year Built/Renovated	1909 / 1985
Metro (Submarket)	New York (Outside Delineated Areas)	Asset Class	BC
Distance from subject	5.65 miles		
Comments			

Sale Details and Analysis

Sale Date	08 Oct 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$2,400,000 (Verified: Pub Rcd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$201	Rentable Area Assumption	--
Vacancy at Sale		Potential Rent Revenue	--
		Vacancy Loss/Rate	--
Seller	1. 834-48 Nostrand And Eastern Corporation / 834-48 Nostrand Ave, Brooklyn, NY 11225	Effective Rent Revenue	--
		Expense Reimbursements	--
Buyer	1. Helm Equities Nostrand LLC / (212) 566-4612 / 150 Broadway, Ste 800, New York, NY 10038 2. Morris Bailey Management Co	Free Rent Concessions	--
		Credit Loss	--
		Additional Income	--
Comments		Effective Gross Revenue	--
		Operating Expenses	--
		Capital Reserve	--
		Net Operating Income	--
		Estimated Going-in Cap Rate	--
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	7,390 SF / 0.17 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	01268-0038		
Deed Reference	2008100100153001		
Financing Details			
Other:			



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name		Property Type	Multi-Tenant
Address	11 W 51st St	Building Area (SF)	18,598
City	New York	No. of Bldgs./Floors	1 / 4
State/ZIP/County	NY / 10019 / New York	Year Built/Renovated	1941 / --
Metro (Submarket)	New York (Plaza)	Asset Class	BC
Distance from subject	0.87 miles		
Comments			

Sale Details and Analysis

Sale Date	02 Oct 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$28,000,000 (Verified: Pub Rcrd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$1,506	Rentable Area Assumption	18,598 SF
Vacancy at Sale		Potential Rent Revenue	\$1,818,354
		Vacancy Loss/Rate	(\$78,572) [4.3%]
		<i>\$98.25 Market Rent x 800 SF</i>	
Seller	1. JP Morgan Chase Bank National Association / (212) 270-6000 / 270 Park Ave, 10th Fl, New York, NY 10017	Effective Rent Revenue	\$1,739,782
		<i>\$97.75 In Place Rent x 17,798 SF</i>	
		Expense Reimbursements	\$14,061 [\$0.76 PSF]
		<i>(\$20.84 PSF Exp. - Avg. Stop @ \$20.05) x 17,798 SF</i>	
Buyer	1. 11 West 51 Realty LLC / 56 W 45th St, 4th Fl, New York, NY 10036	Free Rent Concessions	(\$7,617) [\$0.41 PSF]
		Credit Loss	(\$18,184) [1.0%]
		Additional Income	\$0 [\$0.00 PSF]
Comments		Effective Gross Revenue	\$1,728,042
		Operating Expenses	(\$387,582) [\$20.84 PSF]
		Capital Reserve	(\$1,860) [\$0.10 PSF]
		Net Operating Income	\$1,338,600
		Estimated Going-in Cap Rate	4.8%
		<i>Based on Sale Price of \$28,000,000</i>	
		12-Month Rolling Metro Cap Rate	5.5% (Q4 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker		Buyer's Broker	
Other Broker		Lot Size	5,020 SF / 0.12 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	01267-0026		
Deed Reference	2008100100760001		
Financing Details			
Other:			



Office - Asset Advisor Sales Comparables

183 Madison Ave New York, NY 10016

Metro: New York

Property Location and Physical Characteristics

Property Name	Tower 56	Property Type	Multi-Tenant
Address	126 E 56th St	Building Area (SF)	182,000 ^{GBA}
City	New York	No. of Bldgs./Floors	1 / 33
State/ZIP/County	NY / 10022 / New York	Year Built/Renovated	1982 / --
Metro (Submarket)	New York (Plaza)	Asset Class	A
Distance from subject	1.10 miles		
Comments			

Sale Details and Analysis

Sale Date	23 Sep 2008 ^{Rec}	Reis Cap Rate Analysis Proforma	
Sale Price	\$158,000,000 (Verified: Pub Rcd)	<i>All per square foot figures are on an annual basis</i>	
Sale Price PSF	\$868 ^{GBA}	Rentable Area Assumption	171,080 SF [NRA est]
Vacancy at Sale		Potential Rent Revenue	\$15,814,652
		Vacancy Loss/Rate	(\$1,435,789) [9.0%]
		<i>\$93.25 Market Rent x 15,397 SF</i>	
Seller	1. Tower 56 Owner LLC 2. Macklowe Properties / (212) 265-5900 / 767 Fifth Ave, New York, NY 10153 3. c/o Deutsche Bank Securities Inc / (212) 250-2500 / 60 Wall St, New York, NY 10005	Effective Rent Revenue	\$14,378,863
		<i>\$92.36 In Place Rent x 155,683 SF</i>	
Buyer	1. Tower 56 Real Estate Owner LLC 2. Transwestern Investment Company / (312) 499-1900 / 150 N Wacker Dr, Ste 800, Chicago, IL 60606	Expense Reimbursements	\$138,558 [\$0.81 PSF]
		<i>(\$24.57 PSF Exp. - Avg. Stop @ \$23.68) x 155,683 SF</i>	
		Free Rent Concessions	(\$94,306) [\$0.55 PSF]
		Credit Loss	(\$158,147) [1.0%]
		Additional Income	\$0 [\$0.00 PSF]
Comments		Effective Gross Revenue	\$14,264,968
		Operating Expenses	(\$4,203,436) [\$24.57 PSF]
		Capital Reserve	(\$18,200) [\$0.11 PSF]
		Net Operating Income	\$10,043,333
		Estimated Going-in Cap Rate	6.4%
		<i>Based on Sale Price of \$158,000,000</i>	
		12-Month Rolling Metro Cap Rate	5.3% (Q3 2008)
		Reported Cap Rate, This Sale	None

Additional Details When Available

Seller's Broker	Eastdil Secured, 40 W 57th St, 22nd Fl, New York, NY 10019, (212) 315-7200	Buyer's Broker	
Other Broker		Lot Size	262,449,000 SF / 6,025.00 Acres
Interest Purchased		Time on Market	
Key Tenants			
Parcel Number	01310-0063		
Deed Reference	2008000377263		
Financing Details			

Other:

Previously sold in February 2007; See Reis Sales Comparables ID# 145496.