

Rent Roll - Occupancy Summary

As of Date: 12/31/2023      Show Excluded Units: No      Show All Amounts: Annual

Property: 11 Madison Avenue Owner LLC - 11madjv

Unit	Lease Name	Lease Type	Lease From	Lease To	Term (Months)	Area	Base Rent	Rent Per Area	Recovery Per Area	Misc Per Area	Total Per Area	Deposit
0100, MEZZ03	Fidelity Brokerage S	Office	7/8/2013	1/31/2029	187	21,999.00	1,895,625.00	86.17	5.67	2.73	94.57	0.00
0100A, 0200A, 1900, 1901, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900A, 2901A, 3BSTG01, MEZZ01, MEZZACC, MEZZSTG	Sony Corporation of	Office	2/1/2015	1/31/2031	192	578,791.00	46,775,440.92	80.82	7.23	0.32	88.37	0.00
0101	BL 11 Madison NY LLC	Retail	12/25/2017	3/31/2029	136	275.00	24,000.00	87.27	10.74	0.00	98.01	25,630.00
0102, 3BSTG04, MEZZ02	Birth of the Cool LL	Office	7/31/1997	4/30/2036	466	12,400.00	563,750.04	45.46	8.72	3.57	57.75	236,823.54
0109, 0200, 0300, 0301, 0400, 0500, 0600, 0700, 0800, 0900, 1000, 1100, 1BSTG01, 2900, 2901, 2BSTG01, 2BSTG02, 3BSTG03, 3BSTG05, 4BSTG02, 4BSTGICE	Credit Suisse Securi	Office	6/1/2017	5/31/2037	240	1,184,762.00	49,363,134.96	41.67	22.43	0.00	64.09	0.00
1200	Jim Beam Brands Co.	Office	1/25/2021	5/31/2032	137	99,556.00	8,263,148.04	83.00	0.19	0.40	83.59	0.00
1400, 1600, 1701	Yelp Inc.	Office	8/1/2014	4/30/2025	129	191,797.00	18,220,715.04	95.00	7.67	0.32	102.99	0.00
1500	Mechanical Space 150	Storage	6/1/2017		-	14,308.00	0.00	0.00	0.00	0.00	0.00	0.00
1500A	Mechanical Space 150	Storage	8/1/2015		-	7,400.00	0.00	0.00	0.00	0.00	0.00	0.00
1500X, 1501X	Madison Square Park	Office	3/1/2015	3/31/2025	121	2,839.00	0.00	0.00	0.00	0.00	0.00	0.00
1502	Building Office	Office	8/1/2015		-	6,567.00	0.00	0.00	0.00	0.00	0.00	0.00
1700, 1800, 3BSTG02	WME IMG, LLC	Office	8/1/2014	9/30/2030	194	104,618.00	9,663,191.28	92.37	8.06	0.37	100.79	0.00
2902	Mechanical 2902	Storage	6/1/2017		-	11,027.00	0.00	0.00	0.00	0.00	0.00	0.00
3000	Mechanical 3000	Storage	6/1/2017		-	16,305.00	0.00	0.00	0.00	0.00	0.00	0.00
3BSTG05X	CS Mechanical	Office	6/1/2017	5/31/2037	240	5,065.00	0.00	0.00	0.00	0.00	0.00	0.00
4BSTG01	Mechanical Space	Storage	8/1/2015		-	19,937.00	0.00	0.00	0.00	0.00	0.00	0.00
CABLE1	Level 3 Communicatio	Storage	3/20/2015		-		6,885.12	0.00	0.00	0.00	0.00	0.00

Unit	Lease Name	Lease Type	Lease From	Lease To	Term (Months)	Area	Base Rent	Rent Per Area	Recovery Per Area	Misc Per Area	Total Per Area	Deposit
CABLE2, CABLE3	Zayo Group	Office	12/12/2016	3/31/2027	124		17,194.56	0.00	0.00	0.00	0.00	0.00
CABLE4	Pilot Fiber NY, LLC	Office	7/28/2021	7/31/2026	61		0.00	0.00	0.00	0.00	0.00	0.00
CABLE5	Charter Communicatio	Office	10/21/2021	9/30/2030	108		0.00	0.00	0.00	0.00	0.00	0.00
CABLE6	Charter Communicatio	Other	6/6/2022	1/31/2031	104		0.00	0.00	0.00	0.00	0.00	0.00
CABLE7	Verizon New York Inc	Office	3/9/2023	3/8/2033	121		0.00	0.00	0.00	0.00	0.00	0.00
CABLE8	AT & T Corp.	Office	6/2/2023	1/31/2031	92		2,400.00	0.00	0.00	0.00	0.00	0.00
DROPBOX	Federal Express Corp	Storage	4/22/2016		-		0.00	0.00	0.00	0.00	0.00	0.00
DROPBOX2	United Parcel Servic	Office	6/6/2016	6/5/2024	97	0.00	0.00	0.00	0.00	0.00	0.00	0.00
KIOSK6	CPFC OMA LLC	Retail	12/1/2023	6/28/2024	7	479.00	0.00	0.00	3.25	0.00	3.25	0.00
ROOF	Cablevision Lighttpat	Office	1/1/2014	12/31/2024	132	0.00	12,000.00	0.00	0.00	0.00	0.00	0.00
ROOF2	Rainbow Broadband, I	Office	4/1/2006		-	0.00	103,031.64	0.00	0.00	0.00	0.00	3,000.00
0103	VACANT	N/A	12/31/2023	12/31/2023	-	428.00	0.00	0.00	0.00	0.00	0.00	0.00
0150	VACANT	N/A	12/31/2023	12/31/2023	-	496.00	0.00	0.00	0.00	0.00	0.00	0.00
1300	VACANT	N/A	12/31/2023	12/31/2023	-	81,079.00	0.00	0.00	0.00	0.00	0.00	0.00
1501	VACANT	N/A	12/31/2023	12/31/2023	-	7,147.00	0.00	0.00	0.00	0.00	0.00	0.00

Summary											
	Total Units	Percentage	Total Area	Percentage	Total Base Rent	Total Rent Per Area	Total Recovery Per Area	Total Misc Per Area	Total Charges Per Area	Total Deposit	
Occupied	75	94.94 %	2,278,125.00	96.23 %	134,910,516.60	59.22	14.63	0.19	74.04	265453.54	
Vacant	4	5.06 %	89,150.00	3.77 %	0.00	0.00	0.00	0.00	0.00	0.00	
Totals	79		2,367,275.00		134,910,516.60	56.99	0.00	0.00	0.00	265453.54	