146 W 29th St

New York, New York 10001 (New York County) - Chelsea Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	93,698 SF (83.9%)	Tenancy	Multiple
Built	1910	Available	1,200 - 17,530 SF
Stories	12	Max Contiguous	3,600 SF
Elevators	3 passenger; 1 freight	Asking Rent	$31.13 - 3.80 SF/Month/MG
Typical Floor	6,970 SF		
True Owner	Teresharan		

Amenities

24 Hour Access, Accent Lighting, Air Conditioning, Bus Line, Central Heating, Commuter Rail, Concierge, Conferencing Facility, Controlled Access, Drop Ceiling, High Ceilings, Metro/Subway, Natural Light, Reception, Reception, Storage Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	Retail	Retail	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable

801 Broadway - The Cast Iron Building

New York, New York 10003 (New York County) - Greenwich Village Submarket

★★★☆☆

Apartments

Property Summary

Units	144	Market Segment	All
Built/Renovated	1868/1973	Commercial Available	1,919 SF
Stories	5	Commercial Asking Rent	$7.82 SF/Month/MG

Amenities

Unit Amenities: Air Conditioning, Hardwood Floors, Heating, Kitchen, Oven, Refrigerator, Tub/Shower

Site Amenities: Elevator

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	2	Retail	Direct	1,919	1,919	1,919	$7.82 MG	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	-	144	100%	-	-	-	-	-	-	-

Unit Mix (Continued)

Totals	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios	-	144	100%	-	-	-	-	-	-	-
Totals	**-**	**144**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

Property Summary

Units	20	Market Segment	All
Built/Renovated	1900/1988	Commercial Available	1,500 SF
Stories	6	Commercial Asking Rent	$9.00 SF/Month/MG
Elevators	Walk Up		
True Owner	Broadway Continental Corp		

Amenities

Unit Amenities: Air Conditioning, Cable Ready

Site Amenities: 24 Hour Access

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	Retail	Retail	Sublet	1,500	1,500	1,500	$9.00 MG	Vacant	Thru Nov 2039

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	0	599	20	100%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds	599	20	100%	-	-	-	-	-	-	-
Totals	**599**	**20**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

Property Summary

Units	67	Market Segment	All
Built	2016	Commercial Available	700 - 1,750 SF
Stories	20	Commercial Asking Rent	Withheld

Amenities

Unit Amenities: Air Conditioning, Dishwasher, Disposal, Freezer, Hardwood Floors, Heating, Kitchen, Oven, Refrigerator, Stainless Steel Appliances, Storage Space, Tile Floors, Tub/Shower, Views, Washer/Dryer

Site Amenities: 24 Hour Access, Bicycle Storage, Concierge, Elevator, Fitness Center, Gameroom, Green Community, Laundry Facilities, Lounge, Media Center/Movie Theatre, Package Service, Picnic Area, Public Transportation, Roof Terrace

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	Corner	Retail	Direct	700 - 1,750	1,750	1,750	Withheld	Vacant	Negotiable

Property Summary

Units	14	Elevators	None
Built/Renovated	1910/2020	Commercial Available	834 - 2,339 SF
Stories	15	Commercial Asking Rent	Withheld
True Owner	Colonnade Group LLC		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,505	1,505	2,339	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
2	1	-	14	100%	-	-	-	-	-	-	-
Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**

Unit Mix (Continued)

Totals	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 2 Beds	-	14	100%	-	-	-	-	-	-	-
Totals	**-**	**14**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

Property Summary

RBA (% Leased)	166,000 SF (96.6%)	Tenancy	Multiple
Built	1912	Available	1,087 - 5,703 SF
Stories	12	Max Contiguous	3,016 SF
Elevators	1 passenger; 2 freight	Asking Rent	Withheld
Typical Floor	13,833 SF		
Parking Spaces	Surface Spaces Available; Covered Spaces Available		
True Owner	Justin Management		

Amenities

Bus Line, Metro/Subway, Property Manager on Site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	117	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable

11 Penn Plz - Penn 11

New York, New York 10001 (New York County) - Penn Plaza/Garment Submarket

★★★★☆

Office

Property Summary

RBA (% Leased)	1,150,000 SF (99.9%)	Tenancy	Multiple
Built/Renovated	1926/1991	Available	1,690 - 162,013 SF
Stories	26	Max Contiguous	55,109 SF
Elevators	21 passenger; 2 freight	Asking Rent	Withheld
Typical Floor	43,587 SF		
Parking Spaces	Surface Spaces Available; Covered Spaces Available		
True Owner	Vornado Realty Trust		

Amenities

24 Hour Access, Banking, Bus Line, Commuter Rail, Energy Star Labeled, LEED Certified - Gold, Metro/Subway, Property Manager on Site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,690	1,690	1,690	Withheld	Vacant	Negotiable

Property Summary

Units	21	Market Segment	Senior
Built	1910	Asking Rent Per Unit	$3,254
Stories	6	Commercial Available	1,600 SF
Elevators	Walk Up	Commercial Asking Rent	Withheld
Parking Spaces	Covered Spaces Available; Covered Tandem Spaces Available; Surface Spaces Available; Reserved Spaces Available; One-Car Garage Spaces Available; Two-Car Garage Spaces Available; Surface Tandem Spaces Available		
True Owner	Ainbinder Family Trust		

Amenities

Unit Amenities: Cable Ready, Heating, Kitchen

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	680	21	100%	-	-	$3,254	$4.78	$3,241	$4.77	0.4%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	680	21	100%	-	-	$3,254	$4.78	$3,241	$4.77	0.4%
Totals	**680**	**21**	**100%**	**-**	**-**	**$3,254**	**$4.78**	**$3,241**	**$4.77**	**0.4%**

Estimate

Unit Mix as of September 30, 2025

Property Summary

Units	5	Commercial Available	1,665 - 3,330 SF
Built	1900	Commercial Asking Rent	$7.50 - 8.75 SF/Month/MG
Stories	5		
True Owner	Alvin Donius		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Office/Retail	Direct	1,665	1,665	1,665	$8.75 MG	60 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**

Unit Mix (Continued)

Totals	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Totals	-	5	100%	-	-	-	-	-	-	-

Estimate

Unit Mix as of September 30, 2025

Property Summary

Units	150	Market Segment	All
Built/Renovated	1955/1996	Commercial Available	530 - 3,219 SF
Stories	13	Commercial Asking Rent	$8.80 SF/Month/+UTIL
Parking Spaces	0.50/Unit; Surface Spaces Available; 75 Covered Spaces		

Amenities

Unit Amenities: Air Conditioning, Heating, Kitchen, Oven, Range, Refrigerator, Tub/Shower, Wheelchair Accessible (Rooms)

Site Amenities: Elevator, On-Site Retail

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	59 E 8th	Retail	Direct	1,000	1,000	1,000	Withheld	Vacant	Negotiable
P GRND	61 E 8th	Retail	Direct	815	815	1,345	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	1	-	100	66.7%	-	-	-	-	-	-	-
2	2	-	50	33.3%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds	-	100	66.7%	-	-	-	-	-	-	-
All 2 Beds	-	50	33.3%	-	-	-	-	-	-	-
Totals	**-**	**150**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

Property Summary

Units	5	Market Segment	All
Built/Renovated	1900/1984	Commercial Available	1,250 - 3,050 SF
Stories	4	Commercial Asking Rent	$5.00 SF/Month/TBD
True Owner	679 Greenwich Property LLC		

Amenities

Unit Amenities: Air Conditioning, Cable Ready, Fireplace, Tile Floors, Tub/Shower

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	Upper	Retail	Direct	1,520 - 1,800	1,800	3,050	$5.00 TBD	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	1	-	5	100%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds	-	5	100%	-	-	-	-	-	-	-
Totals	**-**	**5**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

Property Summary

Units	9	Market Segment	All
Built/Renovated	1900/2013	Commercial Available	1,806 SF
Stories	5	Commercial Asking Rent	$8.31 SF/Month/NNN
Elevators	Yes		
Parking Spaces	Surface Spaces Available; Covered Spaces Available		
True Owner	Hong Diep Rlty Inc		

Amenities

Unit Amenities: Air Conditioning, Ceiling Fans, Hardwood Floors, Heating, High Speed Internet Access, Kitchen, Large Bedrooms, Oven, Refrigerator, Tub/Shower, Wheelchair Accessible (Rooms)

Site Amenities: 24 Hour Access, Maintenance on site, Property Manager on Site, Smoke Free

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	1W	Retail	Direct	1,806	1,806	1,806	$8.31 NNN	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	-	-	-	-	-	-	-	-	-

Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**9**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

36 E 23rd St

New York, New York 10010 (New York County) - Gramercy Park Submarket

★★☆☆☆

Office

Property Summary

RBA (% Leased)	27,900 SF (82.8%)	Tenancy	Multiple
Built	1924	Available	1,200 - 8,300 SF
Stories	10	Max Contiguous	3,500 SF
Elevators	1 passenger	Asking Rent	$13.33 SF/Month/MG
Typical Floor	2,400 SF		
True Owner	Daniel Wiener		

Amenities

Air Conditioning

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	2,000	2,000	3,500	$13.33 MG	30 Days	10 Years

Property Summary

Units	38	Vacancy %	7.9
Built	1920	Asking Rent Per Unit	$4,326
Stories	6	Commercial Available	500 - 1,500 SF
Elevators	None	Commercial Asking Rent	$6.66 SF/Month/MG
Market Segment	All		
True Owner	Centennial Properties NY		

Amenities

Unit Amenities: Air Conditioning, Heating, Kitchen, Oven, Range, Refrigerator, Tub/Shower

Site Amenities: Controlled Access, Recycling, Smoke Detector, Smoke Free, Tenant Controlled HVAC

Available Spaces

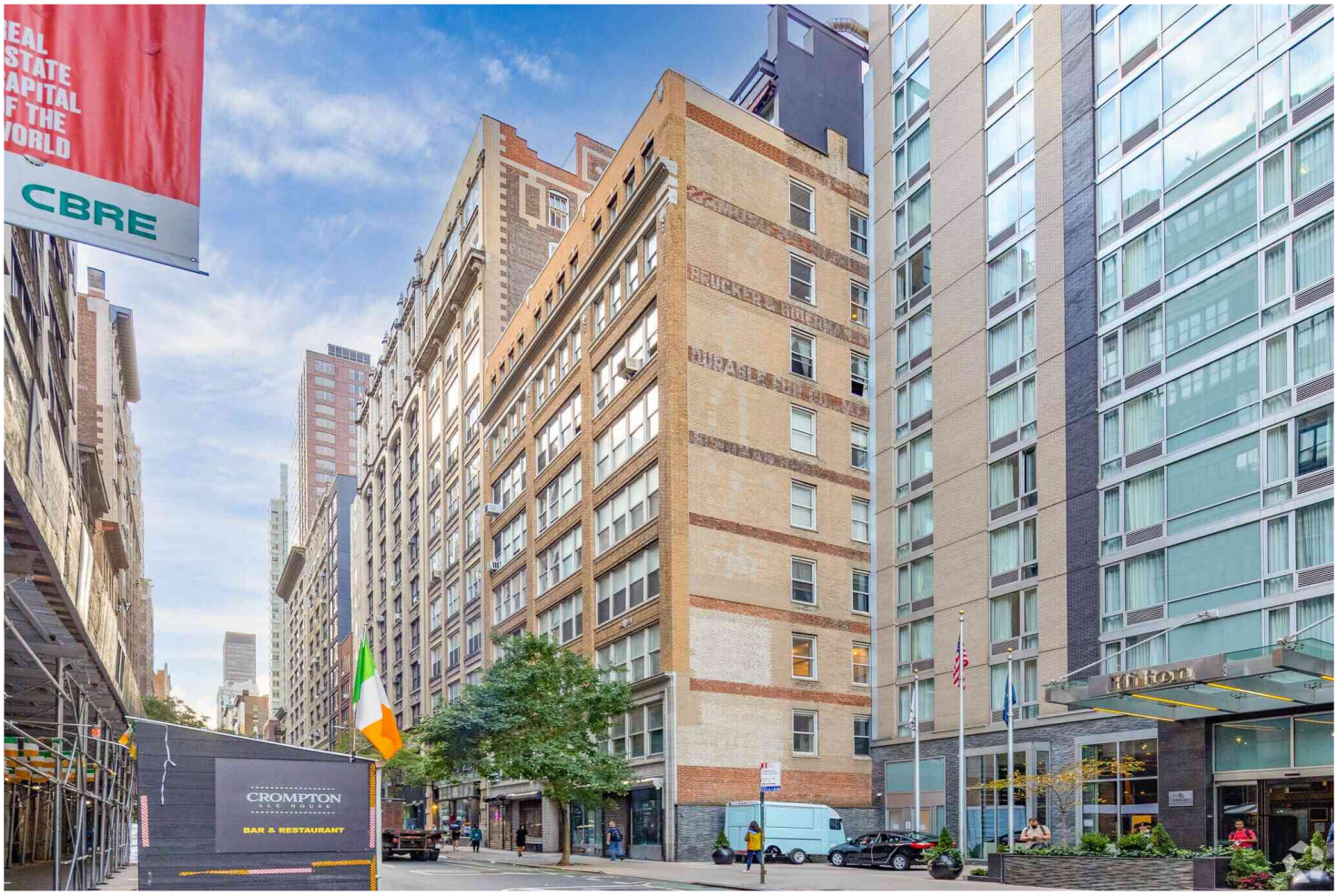
Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,000	1,000	1,500	$6.66 MG	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	-	3	7.9%	-	-	$4,343	-	$4,300	-	1.0%
1	1	-	20	52.6%	-	-	$4,789	-	$4,745	-	0.9%
1	1	600	13	34.2%	1	7.7%	$3,541	$5.90	$3,509	$5.85	0.9%
2	1	700	2	5.3%	1	50.0%	$4,766	$6.81	$4,725	$6.75	0.9%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	-	3	7.9%	-	-	$4,343	-	$4,300	-	1.0%
All 1 Beds	600	33	86.8%	1	3.0%	$4,298	$5.90	$4,258	$5.85	0.9%
All 2 Beds	700	2	5.3%	1	50.0%	$4,766	$6.81	$4,725	$6.75	0.9%
Totals	**613**	**38**	**100%**	**2**	**5.3%**	**$4,326**	**$6.04**	**$4,286**	**$5.98**	**0.9%**

Estimate Unit Mix as of September 30, 2025



Property Summary

Units	25	Market Segment	All
Built	1922	Commercial Available	1,400 SF
Stories	9	Commercial Asking Rent	$5.76 SF/Month/MG
Elevators	2 passenger		
Parking Spaces	Covered Spaces Available; Surface Spaces Available		
True Owner	Stephen Israel		

Amenities

Unit Amenities: Kitchen, Tub/Shower

Site Amenities: 24 Hour Access

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Sublet	1,400	1,400	1,400	$5.76 MG	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**25**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

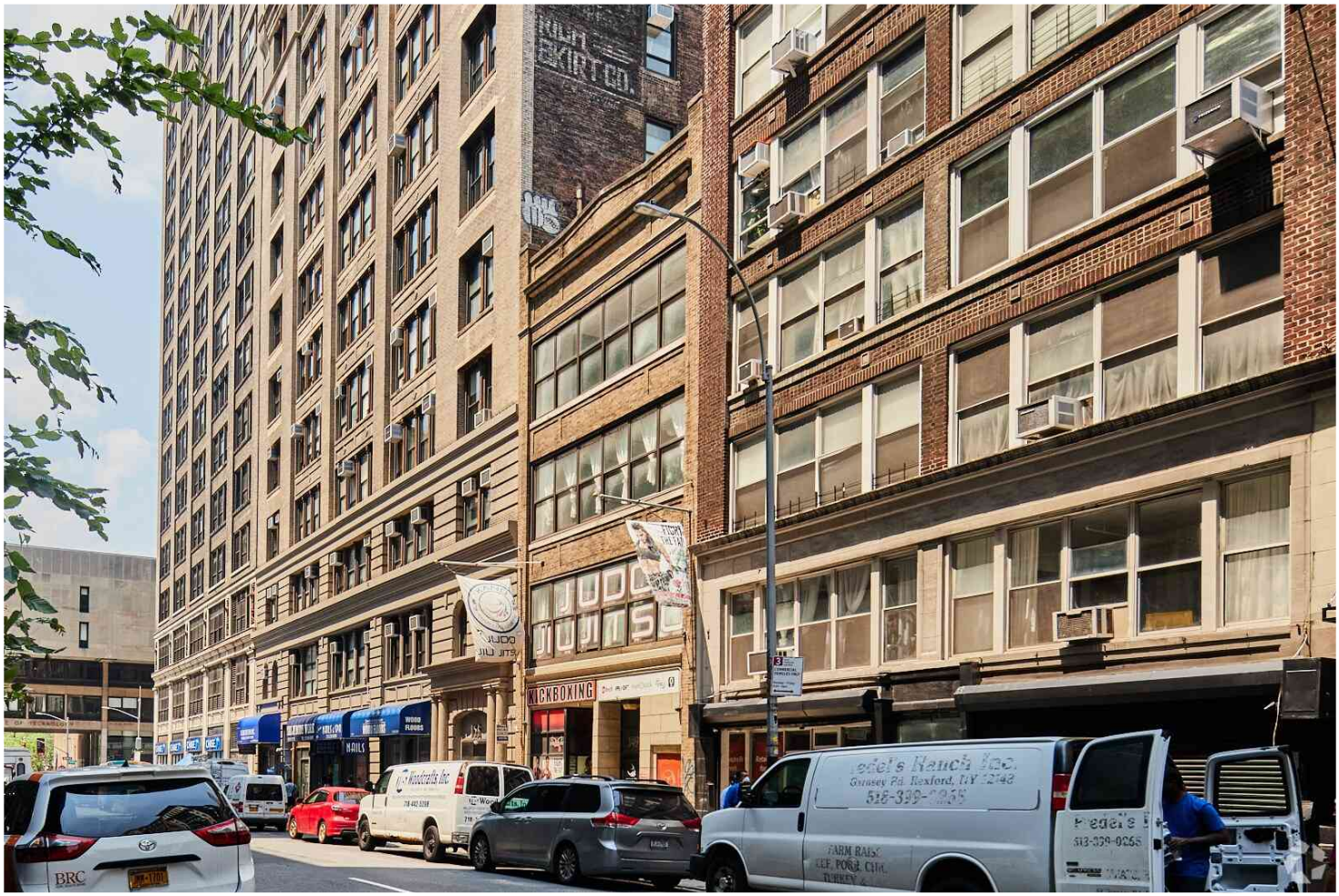
Unit Mix as of September 30, 2025

149 W 27th St

New York, New York 10001 (New York County) - Chelsea Submarket

★★☆☆☆

Office



Property Summary

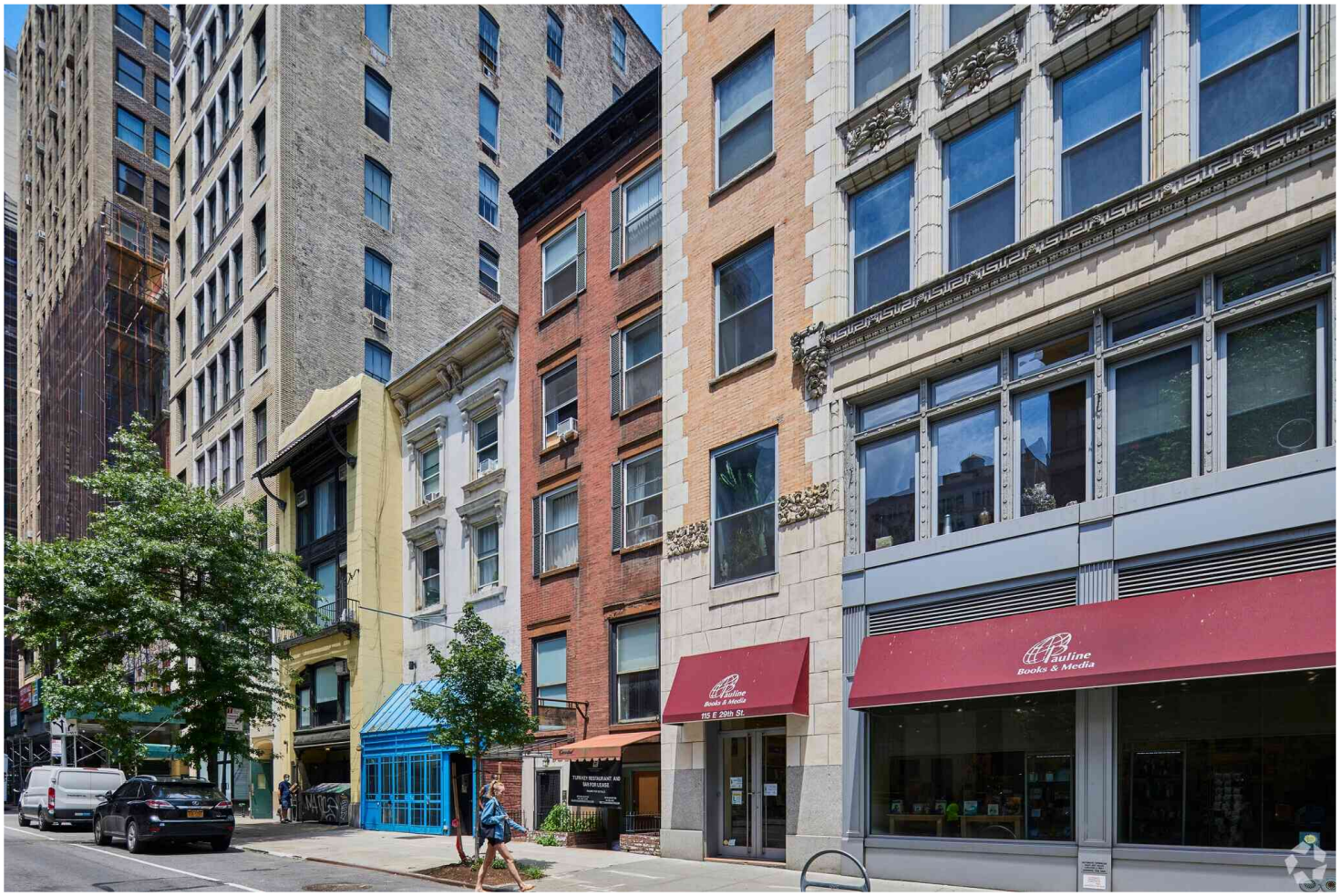
RBA (% Leased)	10,380 SF (74.5%)	Tenancy	Multiple
Built	1910	Available	1,800 - 2,650 SF
Stories	4	Max Contiguous	2,650 SF
Elevators	Yes	Asking Rent	$8.08 SF/Month/MG
Typical Floor	2,595 SF		
True Owner	Gary Tsirelman, P.C.		

Amenities

Bus Line, Metro/Subway

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,800 - 2,650	2,650	2,650	$8.08 MG	Vacant	Negotiable



Property Summary

Units	4	Market Segment	All
Built	1920	Asking Rent Per Unit	$3,948
Stories	5	Commercial Available	1,050 SF
Elevators	Walk Up	Commercial Asking Rent	$12.38 SF/Month/MG
Parking Spaces	Covered Tandem Spaces Available; Reserved Spaces Available; Surface Spaces Available; Surface Tandem Spaces Available; Covered Spaces Available		

Amenities

Site Amenities: 24 Hour Access, Public Transportation

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,050	1,050	1,050	$12.38 MG	Vacant	10 - 20 Years

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	1	1,000	4	100%	-	-	$3,948	$3.95	$3,933	$3.93	0.4%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds	1,000	4	100%	-	-	$3,948	$3.95	$3,933	$3.93	0.4%
Totals	**1,000**	**4**	**100%**	**-**	**-**	**$3,948**	**$3.95**	**$3,933**	**$3.93**	**0.4%**

Estimate Unit Mix as of October 2, 2025

875 Avenue of the Americas - One NoMad

New York, New York 10001 (New York County) - Penn Plaza/Garment Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	214,349 SF (64.6%)	Tenancy	Multiple
Built	1926	Available	506 - 110,424 SF
Stories	26	Max Contiguous	23,530 SF
Elevators	6 passenger; 2 freight	Asking Rent	$2.92 SF/Month/MG
Typical Floor	8,244 SF		
Parking Spaces	Surface Tandem Spaces Available; Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; Surface Spaces Available		
True Owner	Kaufman Organization, Beacon Capital Partners		

Amenities

24 Hour Access, Accent Lighting, Bus Line, Direct Elevator Exposure, Energy Star Labeled, High Ceilings, Metro/Subway, Natural Light, Plug & Play, Reception

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Office/Retail	Direct	1,806	1,806	1,806	Withheld	30 Days	Negotiable

160 Bleecker St - The Atrium

New York, New York 10012 (New York County) - Greenwich Village Submarket

★★☆☆☆

Apartments

Property Summary

Units	150	Market Segment	All
Built	1910	Commercial Available	1,335 - 11,161 SF
Stories	11	Commercial Asking Rent	$3.33 SF/Month/MG

Amenities

Unit Amenities: Air Conditioning, Dishwasher, Disposal, Freezer, Hardwood Floors, Kitchen, Oven, Range, Refrigerator, Tub/Shower, Views

Site Amenities: Doorman, Elevator, Laundry Facilities, Property Manager on Site, Smoke Detector, Smoke Free, Tenant Controlled HVAC

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	Space 4	Retail	Direct	1,335 - 1,388	1,388	1,388	Withheld	Vacant	Negotiable
P GRND	Space 3	Retail	Direct	1,369 - 1,372	1,372	1,372	Withheld	Vacant	Negotiable

Property Summary

Units	4	Elevators	Walk Up
Built	1900	Commercial Available	1,700 SF
Stories	4	Commercial Asking Rent	$3.25 SF/Month/FS
Parking Spaces	Covered Spaces Available; Surface Spaces Available		
True Owner	Yau, Victor N		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	1,700	1,700	1,700	$3.25 FS	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	-	-	-	-	-	-	-	-	-

Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**4**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

Property Summary

Units	5	Asking Rent Per Unit	$4,122
Built	1910	Commercial Available	1,500 SF
Stories	5	Commercial Asking Rent	$10.50 SF/Month/MG
Market Segment	All		
True Owner	Manhattan Five Partners		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	1,500	1,500	1,500	$10.50 MG	Vacant	10 - 15 Years

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	-	1,300	4	100%	-	-	$4,122	$3.17	$4,112	$3.16	0.2%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds	1,300	4	100%	-	-	$4,122	$3.17	$4,112	$3.16	0.2%
Totals	**1,300**	**4**	**100%**	**-**	**-**	**$4,122**	**$3.17**	**$4,112**	**$3.16**	**0.2%**

Estimate

Unit Mix as of September 30, 2025

244 Eighth Ave

New York, New York 10011 (New York County) - Chelsea Submarket

★★☆☆☆

Retail

Property Summary

GLA (% Leased)	3,801 SF (60.5%)	Max Contiguous	1,500 SF
Built	1890	Asking Rent	$10.67 SF/Month/MG
Tenancy	Multiple	Frontage	19'8" on 8th Ave
Available	1,500 SF		
True Owner	244 A G Rlty L		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	1,500	1,500	1,500	$10.67 MG	Vacant	1 - 10 Years

230 Fifth Ave - The New York MarketCenter

New York, New York 10001 (New York County) - Chelsea Submarket

★★★☆☆

Showroom

Property Summary

RBA (% Leased)	465,000 SF (99.6%)	Max Contiguous	1,708 SF
Built/Renovated	1914/2024	Asking Rent	$16.67 SF/Month/MG
Tenancy	Multiple	Drive Ins	None
Available	1,708 SF	Levelers	None
Parking Spaces	Covered Spaces Available; Surface Spaces Available		
True Owner	GFP Real Estate LLC		

Amenities

Conferencing Facility, Property Manager on Site, Security System

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	2 W 27th	Retail	Direct	1,708	1,708	1,708	$16.67 MG	Vacant	Negotiable

148 Madison Ave - Remsen Building

New York, New York 10016 (New York County) - Murray Hill Submarket

Office

Property Summary

RBA (% Leased)	80,000 SF (88.5%)	Tenancy	Multiple
Built/Renovated	1913/2013	Available	950 - 10,629 SF
Stories	16	Max Contiguous	5,629 SF
Elevators	2 passenger; 2 freight	Asking Rent	$5.00 SF/Month/MG
Typical Floor	5,000 SF		
Parking Spaces	Covered Spaces Available; Surface Spaces Available		
True Owner	Gourmet Home Products		

Amenities

Bus Line, Metro/Subway

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	950 - 3,060	3,060	5,629	Withheld	Vacant	Negotiable

Property Summary

GLA (% Leased)	2,737 SF (56.2%)	Max Contiguous	1,200 SF
Built	1910	Asking Rent	$12.92 SF/Month/MG
Tenancy	Multiple	Frontage	19'10" on Park Ave
Available	400 - 1,200 SF	Frontage	21' on Park Ave S
True Owner	Vicham Real Estate Corp		

Amenities

24 Hour Access

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	800	800	1,200	$12.92 MG	Vacant	Negotiable

133 Second Ave - The Theatre Condominium

New York, New York 10003 (New York County) - East Village Submarket

★★★☆☆

Apartments

Property Summary

Units	13	Elevators	None
Built	1920	Commercial Available	1,500 - 4,400 SF
Stories	5	Commercial Asking Rent	$87.27 SF/Month/MG
Parking Spaces	Covered Spaces Available; Surface Spaces Available		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,500	1,500	4,400	$87.27 MG	Vacant	5 - 10 Years

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	1	-	13	100%	-	-	-	-	-	-	-
Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**

Unit Mix (Continued)

Totals	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	-	13	100%	-	-	-	-	-	-	-
Totals	**-**	**13**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of October 3, 2025

Property Summary

Units	15	Market Segment	All
Built	1987	Commercial Available	1,500 SF
Stories	5	Commercial Asking Rent	$10.00 SF/Month/MG
True Owner	JKNY Real Estate Management		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	1,500	1,500	1,500	$10.00 MG	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	-	-	-	-	-	-	-	-	-

Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**15**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

41 Union Sq W

New York, New York 10003 (New York County) - Gramercy Park Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	158,080 SF (96.4%)	Tenancy	Multiple
Built/Renovated	1896/1910	Available	440 - 9,803 SF
Stories	17	Max Contiguous	3,798 SF
Elevators	4 passenger; 1 freight	Asking Rent	$41.17 SF/Month/+UTIL
Typical Floor	11,024 SF		
Parking Spaces	Covered Spaces Available; Surface Spaces Available		
True Owner	Brause Realty Inc.		

Amenities

Bus Line, Metro/Subway, Property Manager on Site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	17th St	Retail	Direct	1,789	1,789	1,789	Withheld	01/2026	Negotiable

85 4th Ave - 85 Fourth

New York, New York 10003 (New York County) - East Village Submarket

★★★☆☆

Apartments

Property Summary

Units	159	Asking Rent Per Unit	$3,570
Built/Renovated	1959/1986	Commercial Available	1,466 SF
Stories	7	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	0.30/Unit; Surface Spaces Available; 48 Covered Spaces; Surface Tandem Spaces Available; One-Car Garage Spaces Available; Two-Car Garage Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available		
True Owner	Rabina Properties		

Amenities

Unit Amenities: Air Conditioning, Dishwasher, Hardwood Floors, Heating, Kitchen, Microwave, Oven, Range, Refrigerator, Stainless Steel Appliances, Tub/Shower

Site Amenities: 24 Hour Access, Bicycle Storage, Doorman, Elevator, Fitness Center, Laundry Facilities, Laundry Service, Smoke Detector, Storage Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	A	Retail	Direct	1,466	1,466	1,466	Withheld	30 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	400	31	19.5%	-	-	$3,406	$8.51	$3,397	$8.49	0.3%
1	1	400	32	20.1%	-	-	$2,524	$6.31	$2,518	$6.30	0.3%
1	1	560	32	20.1%	-	-	$4,676	$8.35	$4,664	$8.33	0.2%
1	1	750	32	20.1%	-	-	$4,733	$6.31	$4,721	$6.30	0.3%
2	1	950	32	20.1%	-	-	$2,505	$2.64	$2,499	$2.63	0.3%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	400	31	19.5%	-	-	$3,406	$8.51	$3,397	$8.49	0.3%
All 1 Beds	570	96	60.4%	-	-	$3,978	$6.98	$3,968	$6.96	0.3%
All 2 Beds	950	32	20.1%	-	-	$2,505	$2.64	$2,499	$2.63	0.3%
Totals	**613**	**159**	**100%**	**-**	**-**	**$3,570**	**$5.82**	**$3,561**	**$5.81**	**0.3%**

Estimate

Unit Mix as of September 30, 2025

120 7th Ave - Vesta 17

New York, New York 10011 (New York County) - Chelsea Submarket

★★★★☆

Apartments

Property Summary

Units	37	Market Segment	All
Built	2001	Commercial Available	578 - 9,856 SF
Stories	11	Commercial Asking Rent	Withheld
Elevators	None		
True Owner	HUBB NYC		

Amenities

Unit Amenities: Air Conditioning, Freezer, Heating, Kitchen, Oven, Refrigerator, Tub/Shower

Site Amenities: 24 Hour Access, Business Center, Concierge, Controlled Access, Doorman, Laundry Facilities, Public Transportation

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	C	Retail	Direct	1,040	5,769	9,856	Withheld	Vacant	Negotiable
P GRND	D	Retail	Direct	694	5,769	9,856	Withheld	Vacant	Negotiable
P GRND	B	Retail	Direct	578	5,769	9,856	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
3	2	-	37	100%	1	2.7%	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 3 Beds	-	37	100%	1	2.7%	-	-	-	-	-
Totals	**-**	**37**	**100%**	**1**	**2.7%**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of October 1, 2025

36-42 E 8th St - Iris & B. Gerald Cantor Film Center

New York, New York 10003 (New York County) - Greenwich Village Submarket

★★☆☆☆

Retail

Property Summary

GLA (% Leased)	30,575 SF (91.7%)	Max Contiguous	2,548 SF
Built/Renovated	1940/1984	Asking Rent	Withheld
Tenancy	Multiple	Frontage	100'2" on 8Th St
Available	763 - 2,548 SF	Frontage	51' on 8th Street
True Owner	New York University		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,785	1,785	2,548	Withheld	Vacant	Negotiable

45-47 E 8th St - The Lafayette

New York, New York 10003 (New York County) - Greenwich Village Submarket

★★☆☆☆

Apartments

Property Summary

Units	145	Market Segment	All
Built	1955	Commercial Available	2,000 - 7,832 SF
Stories	6	Commercial Asking Rent	Withheld
Elevators	4 passenger		
Parking Spaces	Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; Surface Spaces Available; Surface Tandem Spaces Available		
True Owner	Rose Associates, Inc.		

Amenities

Unit Amenities: Air Conditioning, Heating, Kitchen, Oven, Tub/Shower

Site Amenities: 24 Hour Access, Courtyard, Elevator, Laundry Service, Online Services, Property Manager on Site, Smoke Detector, Tenant Controlled HVAC

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	21 University Pl	Retail	Direct	2,000 - 4,000	4,000	4,000	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
2	1	-	145	100%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 2 Beds	-	145	100%	-	-	-	-	-	-	-
Totals	**-**	**145**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

60 E 8th St - Georgetown Plaza

New York, New York 10003 (New York County) - Greenwich Village Submarket

★★★☆☆

Apartments

Property Summary

Units	390	Market Segment	All
Built	1965	Commercial Available	1,250 SF
Stories	31	Commercial Asking Rent	Withheld
Elevators	None		
Parking Spaces	0.26/Unit; Surface Spaces Available; 100 Covered Spaces		

Amenities

Unit Amenities: Air Conditioning, Dishwasher, Heating, Kitchen, Range, Refrigerator, Stainless Steel Appliances, Tub/Shower, Views

Site Amenities: Bicycle Storage, Car Charging Station, Concierge, Doorman, Elevator, Fitness Center, Laundry Facilities, Pool, Roof Terrace, Storage Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	747 Broad-way	Retail	Direct	1,250	1,250	1,250	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	-	379	97.2%	-	-	-	-	-	-	-
1	1	-	10	2.6%	4	40.0%	-	-	-	-	-
2	2	-	1	0.3%	1	100%	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	-	379	97.2%	-	-	-	-	-	-	-
All 1 Beds	-	10	2.6%	4	40.0%	-	-	-	-	-
All 2 Beds	-	1	0.3%	1	100%	-	-	-	-	-
Totals	**-**	**390**	**100%**	**5**	**1.3%**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

Property Summary

RBA (% Leased)	20,600 SF (61.2%)	Tenancy	Multiple
Built	1900	Available	1,000 - 8,000 SF
Stories	8	Max Contiguous	4,000 SF
Elevators	1 passenger; 1 freight	Asking Rent	Withheld
Typical Floor	2,800 SF		
Parking Spaces	Covered Spaces Available; Surface Spaces Available		
True Owner	Bijan Royal, Inc.		

Amenities

Air Conditioning, Hardwood Floors, High Ceilings, Storage Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	2,000	2,000	4,000	Withheld	Vacant	Negotiable

Property Summary

Units	52	Market Segment	All
Built	2018	Commercial Available	1,027 SF
Stories	22	Commercial Asking Rent	Withheld
Parking Spaces	13 Covered Spaces		

Amenities

Unit Amenities: Air Conditioning, Dishwasher, Eat-in Kitchen, Hardwood Floors, Heating, Island Kitchen, Stainless Steel Appliances, Tub/Shower, Walk-In Closets, Washer/Dryer

Site Amenities: 24 Hour Access, Courtyard, Doorman, Elevator, Fitness Center, Lounge, Storage Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	Commu-nity	Retail	Direct	1,027	1,027	1,027	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	1.5	1,019	21	40.4%	-	-	-	-	-	-	-
2	2.5	1,553	12	23.1%	-	-	-	-	-	-	-
3	3.5	2,638	10	19.2%	-	-	-	-	-	-	-
4	4.5	2,994	9	17.3%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds	1,019	21	40.4%	-	-	-	-	-	-	-
All 2 Beds	1,553	12	23.1%	-	-	-	-	-	-	-
All 3 Beds	2,638	10	19.2%	-	-	-	-	-	-	-
All 4 Beds	2,994	9	17.3%	-	-	-	-	-	-	-
Totals	**1,795**	**52**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

39-41 E 13th St

New York, New York 10003 (New York County) - Gramercy Park Submarket

★★☆☆☆

Retail

Property Summary

GLA (% Leased)	13,781 SF (94.6%)	Max Contiguous	2,202 SF
Built	1900	Asking Rent	Withheld
Tenancy	Multiple	Frontage	38' on 13Th St
Available	750 - 2,202 SF	Frontage	102' on East 13th Street

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	1,452	1,452	2,202	Withheld	60 Days	10 - 15 Years

Property Summary

Units	238	Asking Rent Per Unit	$5,616
Built/Renovated	1965/1984	Commercial Available	807 - 5,422 SF
Stories	20	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	Surface Tandem Spaces Available; One-Car Garage Spaces Available; Covered Spaces Available; Two-Car Garage Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; Attached Garage Spaces Available; Surface Spaces Available		
True Owner	Milstein Properties Inc		

Amenities

Unit Amenities: Air Conditioning, Balcony, Deck, Dishwasher, Freezer, Heating, Kitchen, Oven, Patio, Range, Refrigerator, Tub/Shower

Site Amenities: 24 Hour Access, Breakfast/Coffee Concierge, Laundry Facilities

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	A	Retail	Direct	1,265	2,072	2,072	Withheld	Vacant	Negotiable
P GRND	B	Retail	Direct	807	2,072	2,072	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	512	1	0.4%	0	0.0%	$3,850	$7.52	$3,840	$7.50	0.3%
Studio	1	552	7	2.9%	0	0.0%	$3,250	$5.89	$3,242	$5.87	0.3%
Studio	1	563	18	7.6%	0	0.0%	$3,850	$6.84	$3,840	$6.82	0.3%
Studio	1	566	5	2.1%	0	0.0%	$3,850	$6.80	$3,840	$6.78	0.3%
Studio	1	647	5	2.1%	0	0.0%	$3,600	$5.56	$3,591	$5.55	0.3%
Studio	1	648	14	5.9%	1	7.1%	$5,400	$8.33	$5,387	$8.31	0.3%
1	1	703	1	0.4%	0	0.0%	$4,995	$7.11	$4,982	$7.09	0.3%
1	1	782	21	8.8%	0	0.0%	$5,431	$6.95	$5,417	$6.93	0.3%
1	1	869	55	23.1%	0	0.0%	$5,750	$6.62	$5,736	$6.60	0.3%
1	1	919	61	25.6%	0	0.0%	$5,995	$6.52	$5,980	$6.51	0.3%
1	1	921	12	5.0%	0	0.0%	$6,500	$7.06	$6,484	$7.04	0.3%
2	2	1,090	17	7.1%	0	0.0%	$5,995	$5.50	$5,980	$5.49	0.3%
2	2	1,169	21	8.8%	0	0.0%	$6,995	$5.98	$6,977	$5.97	0.3%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	593	50	21.0%	1	2.0%	$4,175	$7.04	$4,165	$7.02	0.3%
All 1 Beds	880	150	63.0%	0	0.0%	$5,860	$6.66	$5,845	$6.64	0.3%
All 2 Beds	1,134	38	16.0%	0	0.0%	$6,548	$5.78	$6,531	$5.76	0.3%
Totals	**860**	**238**	**100%**	**1**	**0.4%**	**$5,616**	**$6.53**	**$5,602**	**$6.51**	**0.3%**

Estimate

Unit Mix as of September 30, 2025

Property Summary

Units	8	Market Segment	All
Built	1915	Commercial Available	1,600 SF
Stories	5	Commercial Asking Rent	Withheld
True Owner	212 W 14 st Realty		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	1	-	8	100%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds	-	8	100%	-	-	-	-	-	-	-
Totals	**-**	**8**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

Property Summary

Units	10	Market Segment	All
Built	1900	Commercial Available	2,000 SF
Stories	5	Commercial Asking Rent	Withheld
Elevators	Walk Up		
True Owner	Centennial Properties NY		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	1 - 20 Years

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	0	-	-	-	-	-	-	-	-	-	-
Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**10**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

101 W 15th St - 101W15

New York, New York 10011 (New York County) - Chelsea Submarket

★★★☆☆

Apartments

Property Summary

Units	163	Market Segment	All
Built	1974	Asking Rent Per Unit	$5,379
Stories	6	Commercial Available	670 - 1,960 SF
Elevators	6 passenger	Commercial Asking Rent	Withheld
Parking Spaces	0.57/Unit; Attached Garage Spaces Available; Covered Tandem Spaces Available; Surface Spaces Available; Reserved Spaces Available; Surface Tandem Spaces Available; 90 Covered Spaces; One-Car Garage Spaces Available; Two-Car Garage Spaces Available		
True Owner	A&E Real Estate		

Amenities

Unit Amenities: Air Conditioning, Balcony, Cable Ready, Hardwood Floors, High Speed Internet Access, Stainless Steel Appliances, Washer/Dryer

Site Amenities: Bicycle Storage, Breakfast/Coffee Concierge, Courtyard, Fitness Center, Laundry Facilities, Lounge, Property Manager on Site, Sundeck, Wi-Fi

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	555 Sixth Ave	Retail	Direct	1,290	1,290	1,290	Withheld	30 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	-	1	0.6%	1	100%	$4,871	-	$4,859	-	0.2%
Studio	1	485	90	55.2%	-	-	$4,496	$9.27	$4,484	$9.25	0.2%
1	1	-	1	0.6%	1	100%	$6,061	-	$6,045	-	0.3%
1	1	710	71	43.6%	-	-	$6,497	$9.15	$6,481	$9.13	0.2%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	485	91	55.8%	1	1.1%	$4,500	$9.27	$4,488	$9.25	0.2%
All 1 Beds	710	72	44.2%	1	1.4%	$6,491	$9.15	$6,475	$9.13	0.3%
Totals	**584**	**163**	**100%**	**2**	**1.2%**	**$5,379**	**$9.21**	**$5,366**	**$9.18**	**0.2%**

Estimate Unit Mix as of September 30, 2025

17 E 17th St - The Presidio

New York, New York 10003 (New York County) - Flatiron District Submarket

★★☆☆☆

Apartments

Property Summary

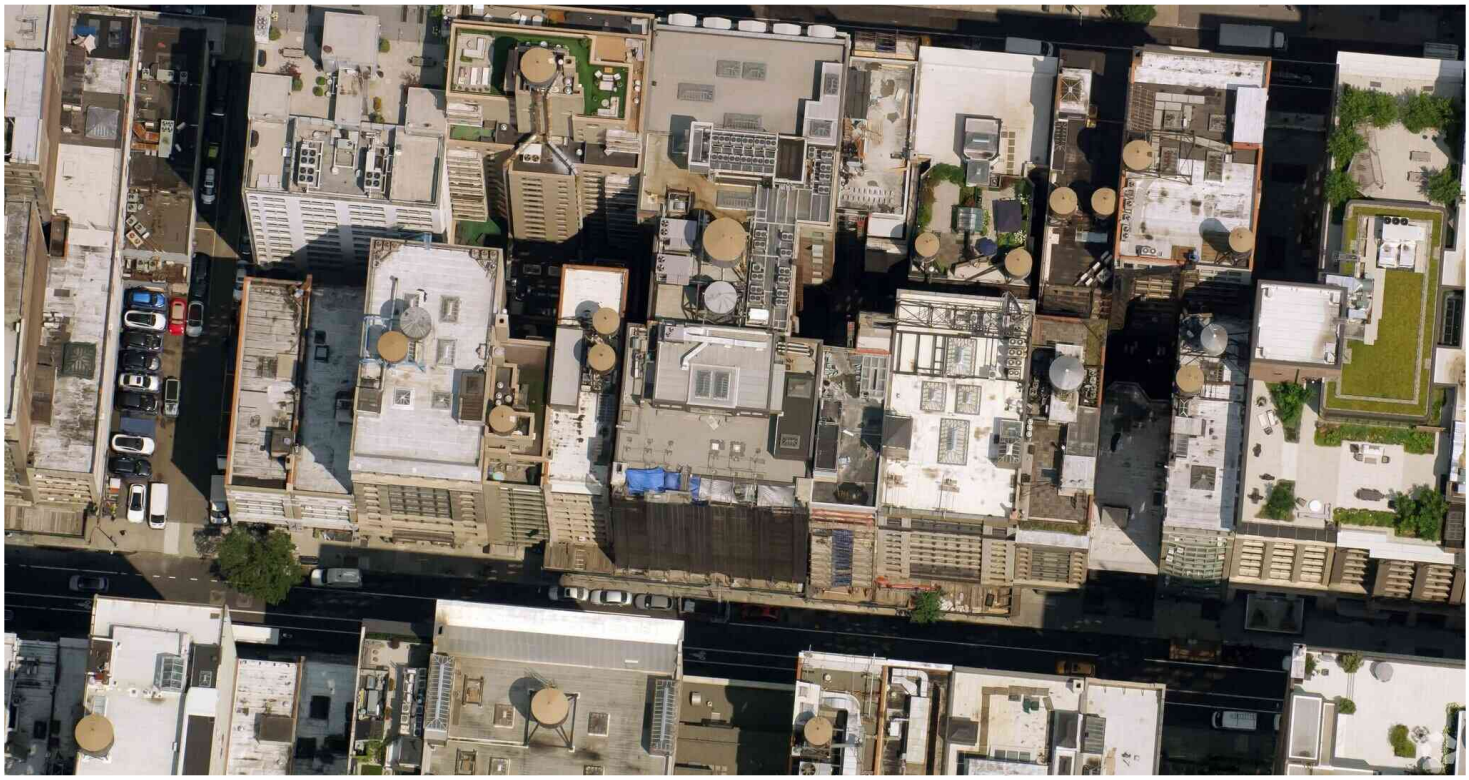
Units	6	Market Segment	All
Built	1900	Commercial Available	700 - 2,400 SF
Stories	7	Commercial Asking Rent	Withheld
Elevators	1 passenger		
True Owner	Diet Detective		

Amenities

Unit Amenities: Air Conditioning

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,700	1,700	2,400	Withheld	30 Days	Negotiable



Property Summary

Units	13	Elevators	Yes
Status	Under Construction	Market Segment	All
Built	January 2026	Commercial Available	1,868 SF
Stories	14	Commercial Asking Rent	Withheld
True Owner	Vinbaytel Developments		

Amenities

Unit Amenities: Air Conditioning, Dishwasher, Freezer, Heating, Kitchen, Microwave, Oven, Refrigerator, Tub/Shower

Site Amenities: 24 Hour Access, Controlled Access, Doorman, Elevator, Fitness Center, Roof Terrace, Smoke Detector, Tenant Controlled HVAC

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	1,868	1,868	1,868	Withheld	02/2026	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**13**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

Property Summary

GLA (% Leased)	19,047 SF (100%)	Max Contiguous	1,881 SF
Built	1901	Asking Rent	Withheld
Tenancy	Multiple	Frontage	42' on 18th St
Available	1,868 - 3,749 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	16 W 18th	Retail	Direct	1,881	1,881	1,881	Withheld	30 Days	Negotiable
P GRND	21 W 17th	Retail	Direct	1,868	1,868	1,868	Withheld	30 Days	Negotiable

200 E 20th St

New York, New York 10003 (New York County) - Gramercy Park Submarket

★★★★☆

Apartments

Property Summary

Units	52	Market Segment	All
Built	2024	Commercial Available	1,098 - 2,629 SF
Stories	20	Commercial Asking Rent	Withheld

Amenities

Unit Amenities: Air Conditioning, Balcony, Cable Ready, Ceiling Fans, Dining Room, Dishwasher, Disposal, Freezer, Heating, Kitchen, Oven, Range, Refrigerator, Tile Floors, Tub/Shower

Site Amenities: 24 Hour Access, Bicycle Storage, Fitness Center, Laundry Facilities, Pet Washing Station, Roof Terrace, Tenant Controlled HVAC

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,098 - 2,629	2,629	2,629	Withheld	Vacant	Negotiable

Property Summary

Units	6	Commercial Available	600 - 2,600 SF
Built	2007	Commercial Asking Rent	Withheld
Stories	6		
True Owner	44 West 22nd Street, LLC		

Amenities

Unit Amenities: Air Conditioning, Wheelchair Accessible (Rooms)

Site Amenities: Elevator

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	2,000	2,000	2,600	Withheld	30 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	1.5	857	1	20.0%	-	-	-	-	-	-	-
2	1.5	980	1	20.0%	-	-	-	-	-	-	-
4	2	1,388	2	40.0%	-	-	-	-	-	-	-
6	3.5	2,448	1	20.0%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds	857	1	20.0%	-	-	-	-	-	-	-
All 2 Beds	980	1	20.0%	-	-	-	-	-	-	-
All 4 Beds	1,388	2	40.0%	-	-	-	-	-	-	-
All 6 Beds	2,448	1	20.0%	-	-	-	-	-	-	-
Totals	**1,412**	**5**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

Property Summary

Units	17	Vacancy %	37.5
Built/Renovated	1900/1988	Asking Rent Per Unit	$1,712
Stories	5	Commercial Available	2,000 SF
Market Segment	All	Commercial Asking Rent	Withheld
Parking Spaces	Two-Car Garage Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; Surface Spaces Available; Attached Garage Spaces Available; Surface Tandem Spaces Available; One-Car Garage Spaces Available; Covered Spaces Available		
True Owner	Sunny Bell Realty Corp		

Amenities

Unit Amenities: Cable Ready, Heating, Kitchen

Site Amenities: On-Site Retail

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	1 - 15 Years

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	310	16	100%	-	-	$1,712	$5.52	$1,695	$5.47	1.0%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	310	16	100%	-	-	$1,712	$5.52	$1,695	$5.47	1.0%
Totals	**310**	**16**	**100%**	**-**	**-**	**$1,712**	**$5.52**	**$1,695**	**$5.47**	**1.0%**

Estimate

Unit Mix as of September 30, 2025

150-154 E 23rd St - Celeste Gramercy

New York, New York 10010 (New York County) - Gramercy Park Submarket

★★★★☆

Apartments

Property Summary

Units	51	Market Segment	All
Built	2021	Commercial Available	2,000 - 5,945 SF
Stories	19	Commercial Asking Rent	Withheld
Elevators	2 passenger		
True Owner	WY Industries, Inc.		

Amenities

Unit Amenities: Air Conditioning, Dishwasher, Disposal, Double Vanities, Freezer, Granite Countertops, Hardwood Floors, Heating, Kitchen, Oven, Pantry, Refrigerator, Stainless Steel Appliances, Tub/Shower, Views, Washer/Dryer

Site Amenities: Concierge, Controlled Access, Elevator, Fitness Center, Grill, Lounge, Maintenance on site, Pool, Property Manager on Site, Walking/Biking Trails

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	2,000 - 5,945	5,945	5,945	Withheld	30 Days	10 - 15 Years

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	-	51	100%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	-	51	100%	-	-	-	-	-	-	-
Totals	**-**	**51**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

170 W 23rd St - Chelsea Seventh Condominium

New York, New York 10011 (New York County) - Chelsea Submarket

★★★☆☆

Apartments

Property Summary

Units	120	Market Segment	All
Built	1972	Commercial Available	1,700 SF
Stories	6	Commercial Asking Rent	Withheld
Elevators	2 passenger		
Parking Spaces	0.62/Unit; Two-Car Garage Spaces Available; 75 Covered Spaces; Covered Tandem Spaces Available; Reserved Spaces Available; One-Car Garage Spaces Available; Surface Tandem Spaces Available; Surface Spaces Available		

Amenities

Unit Amenities: Air Conditioning, Hardwood Floors, Heating, Kitchen, Refrigerator, Tub/Shower

Site Amenities: Bicycle Storage, Doorman, Elevator, Laundry Facilities, On-Site Retail, Property Manager on Site, Public Transportation, Storage Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,700	1,700	1,700	Withheld	60 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	-	25	33.3%	-	-	-	-	-	-	-
2	1	-	30	40.0%	-	-	-	-	-	-	-
2	2	-	20	26.7%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	-	25	33.3%	-	-	-	-	-	-	-
All 2 Beds	-	50	66.7%	-	-	-	-	-	-	-
Totals	**-**	**75**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

267-269 W 23rd St

New York, New York 10011 (New York County) - Chelsea Submarket

★★☆☆☆

Retail

Property Summary

GLA (% Leased)	6,281 SF (38.7%)	Max Contiguous	2,750 SF
Built	1910	Asking Rent	Withheld
Tenancy	Multiple	Frontage	38' on 23rd St
Available	1,100 - 3,850 SF		
Parking Spaces	Covered Tandem Spaces Available; Reserved Spaces Available; Covered Spaces Available; Surface Spaces Available; Surface Tandem Spaces Available		
True Owner	Third Jam Development Corp		

Amenities

Bus Line, Metro/Subway

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,100	1,100	1,100	Withheld	Vacant	Negotiable

77 W 24th St - The Vanguard Chelsea

New York, New York 10010 (New York County) - NoMad Submarket

★★★★☆

Apartments

Property Summary

Units	298	Vacancy %	2.7
Built	1999	Asking Rent Per Unit	$7,021
Stories	29	Commercial Available	1,600 SF
Elevators	3 passenger	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	Covered Spaces Available		
True Owner	Albanese Organization, Inc.		

Amenities

Unit Amenities: Air Conditioning, Bay Window, Cable Ready, Dining Room, Granite Countertops, Hardwood Floors, High Speed Internet Access, Intercom, Oven, Range, Refrigerator, Stainless Steel Appliances, Storage Space, Tile Floors, Tub/Shower, Vaulted Ceiling, Views, Washer/Dryer, Wheelchair Accessible (Rooms), Wi-Fi

Site Amenities: 24 Hour Access, Bicycle Storage, Business Center, Car Charging Station, Community-Wide WiFi, Conference Rooms, Doorman, Elevator, Energy Star Labeled, Fitness Center, Maid Service, On-Site ATM, On-Site Retail, Pet Care, Planned Social Activities, Recycling, Storage Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	60	20.1%	-	-	$5,134	-	$5,111	-	0.4%
Studio	1	511	40	13.4%	-	-	$4,889	$9.57	$4,867	$9.52	0.4%
Studio	1	575	31	10.4%	-	-	$5,516	$9.59	$5,491	$9.55	0.4%
1	1	727	122	40.9%	-	-	$6,807	$9.36	$6,776	$9.32	0.5%
2	2	1,058	45	15.1%	-	-	$10,535	$9.96	$10,487	$9.91	0.4%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	539	131	44.0%	-	-	$5,149	$9.58	$5,127	$9.54	0.4%
All 1 Beds	727	122	40.9%	-	-	$6,807	$9.36	$6,776	$9.32	0.5%
All 2 Beds	1,058	45	15.1%	-	-	$10,535	$9.96	$10,487	$9.91	0.4%
Totals	**733**	**298**	**100%**	**-**	**-**	**$6,641**	**$9.57**	**$6,611**	**$9.53**	**0.4%**

Estimate

Unit Mix as of September 30, 2025

200 W 26th St - Chelsea Centro

New York, New York 10001 (New York County) - Chelsea Submarket

★★★★☆

Apartments

Property Summary

Units	351	Vacancy %	2.0
Built	2000	Asking Rent Per Unit	$5,517
Stories	17	Commercial Available	1,467 - 15,067 SF
Elevators	4 passenger	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	Covered Spaces Available; Surface Tandem Spaces Available; One-Car Garage Spaces Available; Two-Car Garage Spaces Available; Covered Tandem Spaces Available; Surface Spaces Available; Reserved Spaces Available		
True Owner	TF Cornerstone, Inc.		

Amenities

Unit Amenities: Air Conditioning, Balcony, Cable Ready, Carpet, Ceiling Fans, Den, Dining Room, Dishwasher, Disposal, Handrails, Hardwood Floors, Heating, High Speed Internet Access, Ice Maker, Kitchen, Large Bedrooms, Microwave, Oven, Range, Recreation Room, Refrigerator, Smoke Free, Stainless Steel Appliances, Storage Space, Tile Floors, Trash Compactor, Tub/Shower, Vaulted Ceiling, Vinyl Flooring, Walk-In Closets, Warming Drawer, Washer/Dryer Hookup, Wheelchair Accessible (Rooms), Window Coverings

Site Amenities: 24 Hour Access, Bicycle Storage, Controlled Access, Disposal Chutes, Dry Cleaning Service, Elevator, Fitness Center, Hearing Impaired Accessible, Individual Locking Bedrooms, Laundry Facilities, Maintenance on site, Multi Use Room, On-Site ATM, Online Services, Pool, Private Bathroom, Property Manager on Site, Public Transportation, Renters Insurance Program, Roof Terrace, Storage Space, Tenant Controlled HVAC, Trash Pickup - Door to Door, Vision Impaired Accessible

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,467	1,467	1,467	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	535	2	0.6%	-	-	$4,494	$8.40	$4,477	$8.37	0.4%
1	1	454	33	9.4%	1	3.0%	$5,244	$11.55	$5,223	$11.50	0.4%
1	1	468	3	0.9%	-	-	$5,201	$11.11	$5,180	$11.07	0.4%
1	1	545	6	1.7%	-	-	$4,962	$9.11	$4,943	$9.07	0.4%
1	1	579	5	1.4%	-	-	$4,552	$7.86	$4,533	$7.83	0.4%
1	1	592	1	0.3%	-	-	$4,064	$6.86	$4,048	$6.84	0.4%
1	1	629	16	4.6%	-	-	$4,315	$6.86	$4,298	$6.83	0.4%
1	1	637	1	0.3%	-	-	$3,454	$5.42	$3,440	$5.40	0.4%
1	1	640	1	0.3%	-	-	$5,745	$8.98	$5,722	$8.94	0.4%
1	1	642	126	35.9%	3	2.4%	$5,611	$8.74	$5,588	$8.70	0.4%
1	1	648	1	0.3%	-	-	$4,287	$6.62	$4,270	$6.59	0.4%
1	1	649	7	2.0%	-	-	$4,400	$6.78	$4,383	$6.75	0.4%
1	1	650	5	1.4%	-	-	$4,027	$6.20	$4,011	$6.17	0.4%
1	1	657	1	0.3%	-	-	$3,468	$5.28	$3,454	$5.26	0.4%
1	1	659	5	1.4%	-	-	$4,392	$6.66	$4,375	$6.64	0.4%
1	1	660	2	0.6%	-	-	$4,368	$6.62	$4,351	$6.59	0.4%
1	1	662	3	0.9%	-	-	$3,257	$4.92	$3,244	$4.90	0.4%
1	1	663	3	0.9%	-	-	$2,999	$4.52	$2,987	$4.51	0.4%
1	1	671	1	0.3%	-	-	$4,332	$6.46	$4,315	$6.43	0.4%
1	1	673	3	0.9%	-	-	$4,325	$6.43	$4,307	$6.40	0.4%
1	1	675	13	3.7%	-	-	$4,502	$6.67	$4,484	$6.64	0.4%
1	1	679	2	0.6%	-	-	$3,565	$5.25	$3,551	$5.23	0.4%
1	1	684	3	0.9%	-	-	$3,899	$5.70	$3,883	$5.68	0.4%
1	1	689	3	0.9%	-	-	$5,175	$7.51	$5,154	$7.48	0.4%
1	1	692	4	1.1%	-	-	$4,342	$6.27	$4,324	$6.25	0.4%
1	1	693	1	0.3%	-	-	$4,527	$6.53	$4,509	$6.51	0.4%
1	1	698	2	0.6%	-	-	$3,910	$5.60	$3,894	$5.58	0.4%
1	1	700	1	0.3%	-	-	$3,324	$4.75	$3,311	$4.73	0.4%

Unit Mix (Continued)

Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	702	1	0.3%	-	-	$3,716	$5.29	$3,701	$5.27	0.4%
1	1	706	1	0.3%	-	-	$4,413	$6.25	$4,395	$6.23	0.4%
1	1	708	2	0.6%	-	-	$4,801	$6.78	$4,782	$6.75	0.4%
1	1	711	1	0.3%	-	-	$3,065	$4.31	$3,053	$4.29	0.4%
1	1	731	1	0.3%	-	-	$4,408	$6.03	$4,390	$6.01	0.4%
1	1	732	1	0.3%	-	-	$6,229	$8.51	$6,204	$8.48	0.4%
1	1	753	3	0.9%	-	-	$5,549	$7.37	$5,527	$7.34	0.4%
1	1	773	2	0.6%	-	-	$5,165	$6.68	$5,144	$6.65	0.4%
1	1	848	2	0.6%	-	-	$4,629	$5.46	$4,611	$5.44	0.4%
1	1	869	1	0.3%	-	-	$6,178	$7.11	$6,154	$7.08	0.4%
1	1	945	4	1.1%	-	-	$5,636	$5.96	$5,614	$5.94	0.4%
1	1	962	3	0.9%	-	-	$3,953	$4.11	$3,937	$4.09	0.4%
1	2	642	2	0.6%	-	-	$6,956	$10.83	$6,928	$10.79	0.4%
1	2	894	6	1.7%	-	-	$6,505	$7.28	$6,479	$7.25	0.4%
2	1	894	1	0.3%	-	-	$6,552	$7.33	$6,525	$7.30	0.4%
2	1	906	3	0.9%	-	-	$6,708	$7.40	$6,681	$7.37	0.4%
2	2	894	5	1.4%	-	-	$7,574	$8.47	$7,544	$8.44	0.4%
2	2	906	29	8.3%	1	3.5%	$7,935	$8.76	$7,903	$8.72	0.4%
2	2	932	9	2.6%	-	-	$6,647	$7.13	$6,621	$7.10	0.4%
2	2	977	2	0.6%	-	-	$6,956	$7.12	$6,928	$7.09	0.4%
2	2	1,022	5	1.4%	-	-	$6,375	$6.24	$6,350	$6.21	0.4%
2	2	1,041	6	1.7%	-	-	$5,597	$5.38	$5,574	$5.35	0.4%
2	2	1,071	2	0.6%	-	-	$7,561	$7.06	$7,531	$7.03	0.4%
2	2	1,104	3	0.9%	-	-	$7,561	$6.85	$7,530	$6.82	0.4%
2	2	1,110	1	0.3%	-	-	$6,829	$6.15	$6,802	$6.13	0.4%
2	2	1,164	1	0.3%	-	-	$5,914	$5.08	$5,890	$5.06	0.4%

Totals	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios	535	2	0.6%	-	-	$4,494	$8.40	$4,477	$8.37	0.4%
All 1 Beds	639	282	80.3%	4	1.4%	$5,117	$8.01	$5,097	$7.97	0.4%
All 2 Beds	952	67	19.1%	1	1.5%	$7,230	$7.59	$7,201	$7.56	0.4%
Totals	**698**	**351**	**100%**	**5**	**1.4%**	**$5,517**	**$7.90**	**$5,495**	**$7.87**	**0.4%**

Estimate Unit Mix as of September 30, 2025

118 E 28th St - Kiamie Arcade Building

New York, New York 10016 (New York County) - Gramercy Park Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	42,000 SF (92.1%)	Tenancy	Multiple
Built	1912	Available	1,016 - 3,325 SF
Stories	10	Max Contiguous	1,223 SF
Typical Floor	4,200 SF	Asking Rent	Withheld
Parking Spaces	Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; Surface Spaces Available; Surface Tandem Spaces Available		
True Owner	Windsor Management		

Amenities

24 Hour Access

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	121 E 27th	Retail	Direct	1,223	1,223	1,223	Withheld	Vacant	Negotiable

243 W 28th St - Ruby

New York, New York 10001 (New York County) - Chelsea Submarket

★★★★☆

Apartments

Property Summary

Units	480	Vacancy %	1.5
Built	2023	Asking Rent Per Unit	$6,886
Stories	22	Commercial Available	1,190 - 4,233 SF
Elevators	Yes	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	0.20/Unit; 65 Covered Spaces		
True Owner	MAG Partners		

Amenities

Unit Amenities: Air Conditioning, Hardwood Floors, Heating, Island Kitchen, Kitchen, Oven, Refrigerator, Smoke Free, Tub/Shower, Vaulted Ceiling, Views, Washer/Dryer, Washer/Dryer Hookup

Site Amenities: Bicycle Storage, Courtyard, Doorman, Elevator, Fitness Center, Lounge, Media Center/Movie Theatre, Pool, Storage Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	A	Retail	Direct	1,190	1,190	1,190	Withheld	30 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	467	8	1.7%	1	12.5%	$5,350	$11.46	$5,331	$11.41	0.4%
Studio	1	484	38	7.9%	8	21.1%	$4,985	$10.30	$4,967	$10.26	0.4%
Studio	1	513	2	0.4%	-	-	$5,700	$11.11	$5,680	$11.07	0.4%
1	1	604	63	13.1%	4	6.4%	$6,256	$10.36	$6,233	$10.32	0.4%
1	1	616	236	49.2%	1	0.4%	$6,560	$10.65	$6,536	$10.61	0.4%
1	1	631	5	1.0%	1	20.0%	$6,897	$10.93	$6,872	$10.89	0.4%
1	1	701	93	19.4%	12	12.9%	$7,093	$10.12	$7,067	$10.08	0.4%
1	1	728	3	0.6%	-	-	$7,630	$10.48	$7,602	$10.44	0.4%
1	1	767	4	0.8%	-	-	$7,514	$9.80	$7,487	$9.76	0.4%
1	1	878	4	0.8%	-	-	$7,845	$8.93	$7,816	$8.90	0.4%
2	2	1,027	2	0.4%	-	-	$11,040	$10.75	$11,000	$10.71	0.4%
2	2	1,109	4	0.8%	0	0.0%	$10,572	$9.53	$10,534	$9.50	0.4%
2	2	1,334	2	0.4%	-	-	$13,712	$10.28	$13,663	$10.24	0.4%
2	2	1,365	3	0.6%	-	-	$14,031	$10.28	$13,980	$10.24	0.4%
2	2	1,425	4	0.8%	0	0.0%	$14,277	$10.02	$14,226	$9.98	0.4%
2	2	1,489	4	0.8%	1	25.0%	$14,791	$9.93	$14,738	$9.90	0.4%
2	2	1,544	1	0.2%	-	-	$15,870	$10.28	$15,813	$10.24	0.4%
3	2	1,623	2	0.4%	2	100%	$20,476	$12.62	$20,402	$12.57	0.4%
3	2	1,667	2	0.4%	-	-	$17,046	$10.23	$16,984	$10.19	0.4%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	482	48	10.0%	9	18.8%	$5,076	$10.52	$5,057	$10.48	0.4%
All 1 Beds	639	408	85.0%	18	4.4%	$6,668	$10.44	$6,644	$10.41	0.4%
All 2 Beds	1,323	20	4.2%	1	5.0%	$13,301	$10.06	$13,253	$10.02	0.4%
All 3 Beds	1,645	4	0.8%	2	50.0%	$18,761	$11.40	$18,693	$11.36	0.4%
Totals	**660**	**480**	**100%**	**30**	**6.3%**	**$6,886**	**$10.44**	**$6,862**	**$10.40**	**0.4%**

Estimate Unit Mix as of October 3, 2025

Property Summary

Units	16	Market Segment	All
Built	1910	Commercial Available	1,275 SF
Stories	5	Commercial Asking Rent	Withheld

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,275	1,275	1,275	Withheld	30 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	-	-	-	-	-	-	-	-	-

Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**16**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

Property Summary

GLA (% Leased)	9,653 SF (100%)	Max Contiguous	2,000 SF
Built	1920	Asking Rent	Withheld
Tenancy	Multiple	Frontage	21'10" on 29Th St
Available	2,000 SF	Frontage	28' on W 29th St
True Owner	Meyer Jeger		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	2,000	2,000	2,000	Withheld	30 Days	Negotiable

140 W 30th St - Terrific Loft Office in Chelsea

New York, New York 10001 (New York County) - Chelsea Submarket

Office

Property Summary

RBA (% Leased)	21,164 SF (62.7%)	Tenancy	Multiple
Built	1928	Available	1,300 - 7,890 SF
Stories	5	Max Contiguous	3,590 SF
Elevators	2 passenger	Asking Rent	Withheld
Typical Floor	4,233 SF		
Parking Spaces	Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; Surface Spaces Available; Surface Tandem Spaces Available		
True Owner	Bernstein Real Estate		

Amenities

Signage

Available Spaces

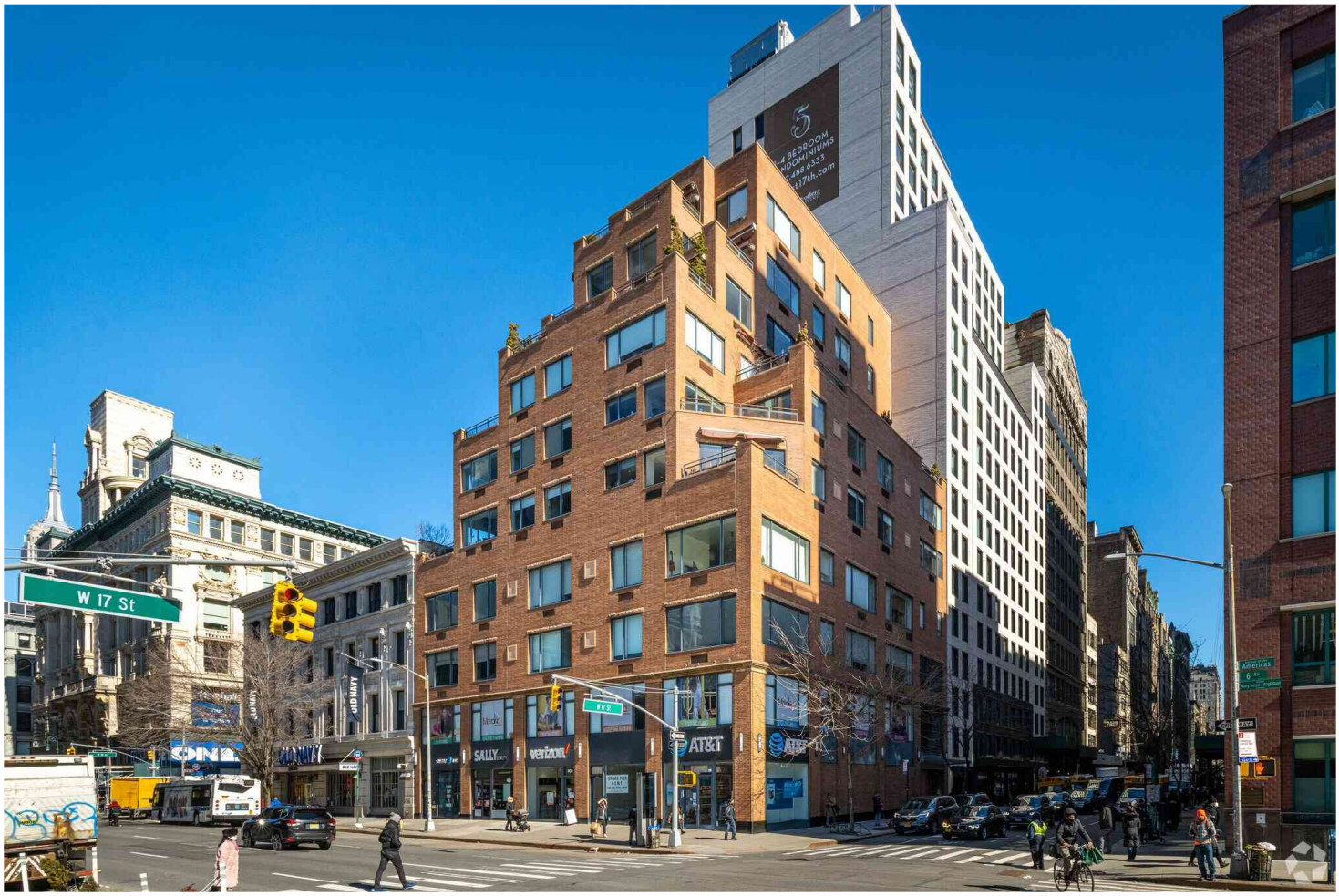
Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,300	1,300	1,300	Withheld	Vacant	Negotiable

600 Avenue of the Americas

New York, New York 10011 (New York County) - Flatiron District Submarket

★★★☆☆

Apartments



Property Summary

Units	17	Market Segment	All
Built/Renovated	1961/2002	Commercial Available	1,200 - 2,400 SF
Stories	10	Commercial Asking Rent	Withheld
Elevators	Yes		
Parking Spaces	Covered Spaces Available; Surface Spaces Available		
True Owner	Swig Equities, LLC		

Amenities

Unit Amenities: Air Conditioning, Balcony, Heating, Kitchen, Tub/Shower, Wheelchair Accessible (Rooms)

Site Amenities: 24 Hour Access

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,200 - 2,400	2,400	2,400	Withheld	30 Days	1 - 10 Years

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	0	-	-	-	-	-	-	-	-	-	-
Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**17**	**100%**	**-**	**-**	-	-	-	-	-

Estimate

Unit Mix as of September 30, 2025

601-603 Avenue of the Americas

New York, New York 10011 (New York County) - Chelsea Submarket

★★☆☆☆

Retail

Property Summary

GLA (% Leased)	3,970 SF (67.3%)	Max Contiguous	1,300 SF
Built	1920	Asking Rent	Withheld
Tenancy	Multiple	Frontage	16' on Sixth St.
Available	1,300 SF		
True Owner	Elysee Investments		

Amenities

Bus Line, Metro/Subway

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,300	1,300	1,300	Withheld	Vacant	Negotiable

695 Avenue of the Americas

New York, New York 10010 (New York County) - Chelsea Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	186,450 SF (87.3%)	Tenancy	Multiple
Built/Renovated	1889/2028	Available	150 - 53,496 SF
Stories	5	Max Contiguous	16,000 SF
Elevators	11 passenger	Asking Rent	Withheld
Typical Floor	37,290 SF		
Parking Spaces	Surface Tandem Spaces Available; Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; Surface Spaces Available		
True Owner	Majestic Rayon Corporation		

Amenities

Bus Line, Metro/Subway

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	Corner of W 22nd St	Retail	Direct	1,380	1,380	1,950	Withheld	Vacant	Negotiable

45 Bleecker St

New York, New York 10012 (New York County) - Greenwich Village Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	44,205 SF (96.8%)	Tenancy	Multiple
Built/Renovated	1900/1989	Available	1,415 SF
Stories	6	Max Contiguous	1,415 SF
Elevators	1 passenger; 1 freight	Asking Rent	Withheld
Typical Floor	7,368 SF		
Parking Spaces	Surface Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; Covered Spaces Available; Surface Tandem Spaces Available		
True Owner	Salamone Louis		

Amenities

24 Hour Access, Bus Line, Metro/Subway

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,415	1,415	1,415	Withheld	Vacant	Negotiable

Property Summary

Units	5	Elevators	None
Built	1900	Commercial Available	1,900 SF
Stories	5	Commercial Asking Rent	Withheld
True Owner	Elysee Investments		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,900	1,900	1,900	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
2	2	-	5	100%	-	-	-	-	-	-	-
Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**

Unit Mix (Continued)

Totals	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 2 Beds	-	5	100%	-	-	-	-	-	-	-
Totals	**-**	**5**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

784 Broadway - Stewart House Apartments

New York, New York 10003 (New York County) - Greenwich Village Submarket

★★☆☆☆

Apartments

Property Summary

Units	360	Market Segment	All
Built	1960	Commercial Available	725 - 5,207 SF
Stories	21	Commercial Asking Rent	Withheld
Elevators	None		
Parking Spaces	Covered Spaces Available; Surface Spaces Available		
True Owner	Rose Associates, Inc.		

Amenities

Unit Amenities: Air Conditioning, Heating, Kitchen, Tub/Shower

Site Amenities: Bicycle Storage, Car Charging Station, Concierge, Doorman, Fitness Center

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	774	Office/Retail	Direct	725 - 5,207	5,207	5,207	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	1	-	360	100%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds	-	360	100%	-	-	-	-	-	-	-
Totals	**-**	**360**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

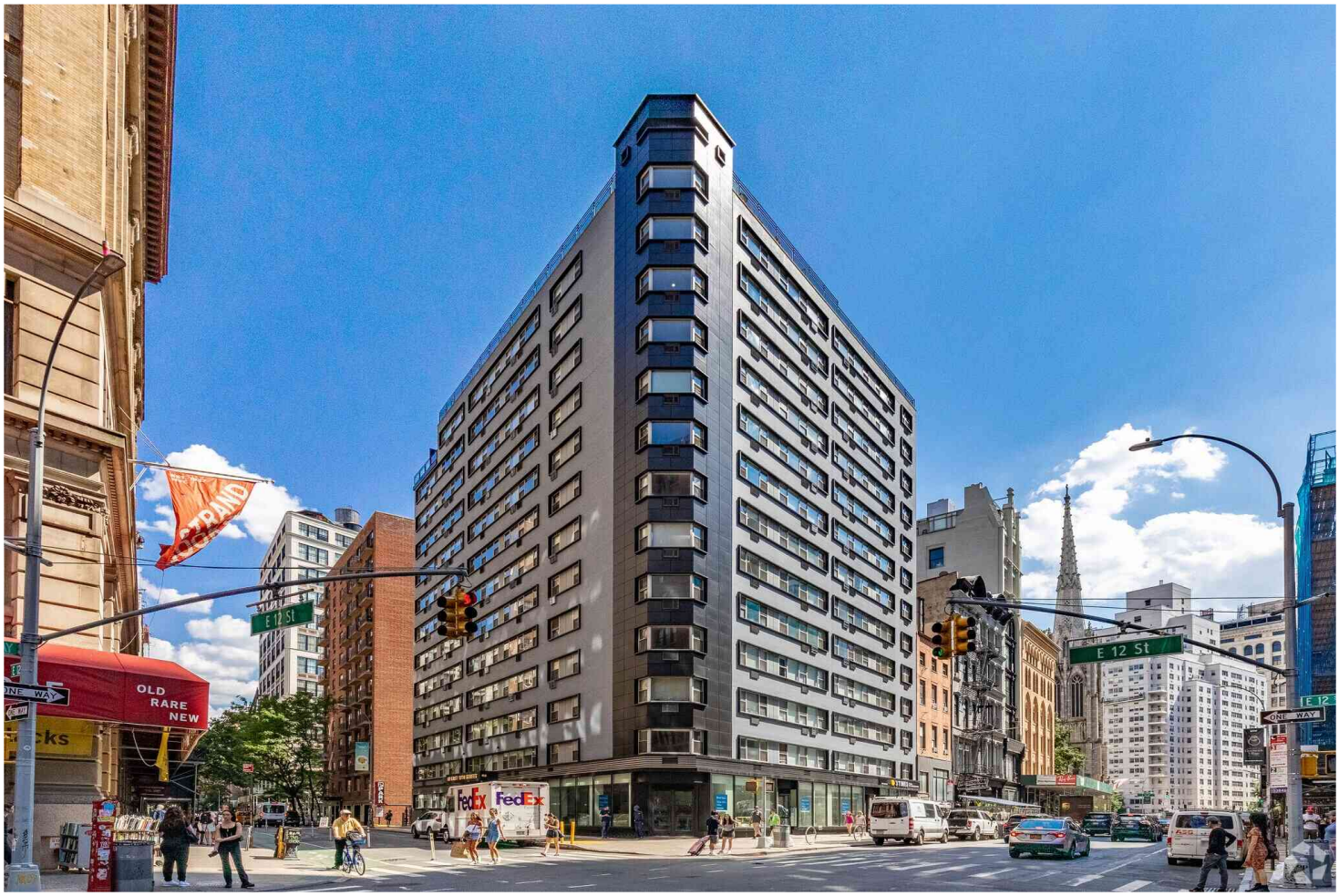
Estimate Unit Mix as of September 30, 2025

820 Broadway - 60 East 12

New York, New York 10003 (New York County) - Greenwich Village Submarket

★★★☆☆

Apartments



Property Summary

Units	133	Vacancy %	0.8
Built/Renovated	1962/2004	Asking Rent Per Unit	$4,815
Stories	13	Commercial Available	680 - 2,210 SF
Elevators	2 passenger	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	Surface Spaces Available; Covered Tandem Spaces Available; One-Car Garage Spaces Available; Reserved Spaces Available; Two-Car Garage Spaces Available; Covered Spaces Available; Surface Tandem Spaces Available		
True Owner	Alcion Ventures, Slate Property Group		

Amenities

Unit Amenities: Air Conditioning, Heating, Kitchen, Microwave, Range, Refrigerator, Stainless Steel Appliances, Tub/Shower, Washer/Dryer

Site Amenities: 24 Hour Access, Doorman, Elevator, Laundry Facilities, Maintenance on site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	C	Retail	Direct	1,530	2,210	2,210	Withheld	Vacant	10 Years
P GRND	B	Retail	Direct	680	2,210	2,210	Withheld	Vacant	10 Years

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	-	45	33.8%	1	2.2%	$4,352	-	$4,339	-	0.3%
1	1	-	87	65.4%	-	-	$5,053	-	$5,035	-	0.4%
2	2	-	1	0.8%	-	-	$5,036	-	$5,018	-	0.4%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	-	45	33.8%	1	2.2%	$4,352	-	$4,339	-	0.3%
All 1 Beds	-	87	65.4%	-	-	$5,053	-	$5,035	-	0.4%
All 2 Beds	-	1	0.8%	-	-	$5,036	-	$5,018	-	0.4%
Totals	**-**	**133**	**100%**	**1**	**0.8%**	**$4,815**	**-**	**$4,799**	**-**	**0.3%**

Estimate Unit Mix as of September 30, 2025

Property Summary

Units	5	Commercial Available	1,000 SF
Built	1915	Commercial Asking Rent	Withheld
Stories	4		
True Owner	872 Broadway Equities Associates Transwo		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,000	1,000	1,000	Withheld	02/2026	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	1	-	5	100%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds	-	5	100%	-	-	-	-	-	-	-
Totals	**-**	**5**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

929-933 Broadway - 933 Broadway

New York, New York 10010 (New York County) - Gramercy Park Submarket

★★★☆☆

Retail

Property Summary

GLA (% Leased)	8,841 SF (81.9%)	Max Contiguous	1,600 SF
Built/Renovated	1902/2011	Asking Rent	Withheld
Tenancy	Multiple	Frontage	20' on Broadway
Available	1,600 SF		
Parking Spaces	Covered Tandem Spaces Available; Surface Spaces Available; Reserved Spaces Available; Surface Tandem Spaces Available; Covered Spaces Available		
True Owner	Thor Equities		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable

1177 Broadway

New York, New York 10001 (New York County) - Chelsea Submarket

★★★★☆

Retail

Property Summary

GLA (% Leased)	7,094 SF (100%)	Max Contiguous	2,400 SF
Built	1950	Asking Rent	Withheld
Tenancy	Multiple	Frontage	25' on Broadway
Available	1,200 - 3,600 SF		
True Owner	JTRE, LLC		

Amenities

Air Conditioning, Bus Line, Metro/Subway, Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,200	1,200	1,200	Withheld	30 Days	Negotiable

1220 Broadway

New York, New York 10001 (New York County) - Penn Plaza/Garment Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	67,528 SF (66.2%)	Tenancy	Multiple
Built	1931	Available	800 - 22,832 SF
Stories	9	Max Contiguous	10,843 SF
Elevators	1 passenger; 1 freight	Asking Rent	Withheld
Typical Floor	8,441 SF		
Parking Spaces	Surface Tandem Spaces Available; Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; Surface Spaces Available		
True Owner	New Generation Realty LLC		

Amenities

Bus Line, Metro/Subway

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,250	1,250	1,250	Withheld	Vacant	Negotiable

294 Eighth Ave

New York, New York 10001 (New York County) - Chelsea Submarket

★★☆☆☆

Retail

Property Summary

GLA (% Leased)	6,000 SF (66.7%)	Max Contiguous	2,000 SF
Built	1910	Asking Rent	Withheld
Tenancy	Multiple	Frontage	39' on 8th Ave
Available	2,000 SF		
True Owner	294 Eighth Avenue Realty Corp		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

79 Fifth Ave

New York, New York 10003 (New York County) - Gramercy Park Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	345,751 SF (88.4%)	Tenancy	Multiple
Built/Renovated	1906/2016	Available	1,923 - 46,359 SF
Stories	18	Max Contiguous	40,106 SF
Elevators	6 passenger; 2 freight	Asking Rent	Withheld
Typical Floor	19,208 SF		
Parking Spaces	Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; Surface Tandem Spaces Available; Surface Spaces Available		
True Owner	A&R Kalimian Realty LP		

Amenities

Balcony, Banking, Bus Line, Metro/Subway, Property Manager on Site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,923	1,923	1,923	Withheld	11/2025	Negotiable

234 Fifth Ave - Leasehold

New York, New York 10001 (New York County) - Chelsea Submarket

Office

Property Summary

RBA (% Leased)	24,000 SF (100%)	Tenancy	Multiple
Built	1950	Available	50 - 21,880 SF
Stories	5	Max Contiguous	20,680 SF
Elevators	None	Asking Rent	Withheld
Typical Floor	4,700 SF		
Parking Spaces	Covered Tandem Spaces Available; Reserved Spaces Available; Surface Spaces Available; Surface Tandem Spaces Available; Covered Spaces Available		
True Owner	Sheldon Shalom		

Amenities

24 Hour Access, Air Conditioning, Bus Line, Commuter Rail, Conferencing Facility, Controlled Access, Fully Carpeted, High Ceilings, Kitchen, Metro/Subway, Natural Light, Partitioned Offices, Plug & Play, Property Manager on Site, Reception, Wi-Fi

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,200	1,200	1,200	Withheld	30 Days	Negotiable

256 Fifth Ave

New York, New York 10001 (New York County) - Chelsea Submarket

★★☆☆☆

Office

Property Summary

RBA (% Leased)	13,250 SF (79.3%)	Tenancy	Multiple
Built	1892	Available	750 - 2,750 SF
Stories	6	Max Contiguous	2,750 SF
Elevators	1 passenger	Asking Rent	Withheld
Typical Floor	2,196 SF		
Parking Spaces	Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; Surface Spaces Available; Surface Tandem Spaces Available		
True Owner	The Law Offices Of Geragos & Geragos		

Amenities

Bus Line

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Office/Retail	Direct	750	750	2,750	Withheld	Vacant	5 - 10 Years

Property Summary

Units	5	Commercial Available	1,000 - 2,500 SF
Built	1900	Commercial Asking Rent	Withheld
Stories	5		
True Owner	Premier Equities		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,500	1,500	1,500	Withheld	30 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	-	-	-	-	-	-	-	-	-

Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**5**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

25 Great Jones St - 22 Bond Street

New York, New York 10012 (New York County) - NoHo Submarket

★★★★☆

Apartments

Property Summary

Units	6	Market Segment	All
Built	2020	Commercial Available	620 - 3,790 SF
Stories	13	Commercial Asking Rent	Withheld
True Owner	Sohne Brothers Realty Development		

Amenities

Unit Amenities: Air Conditioning, Storage Space, Wheelchair Accessible (Rooms)

Site Amenities: Elevator, Lounge

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	620	620	3,790	Withheld	Vacant	1 - 15 Years

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	-	-	-	-	-	-	-	-	-

Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**6**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

1 Irving Pl - Zeckendorf Towers

New York, New York 10003 (New York County) - Gramercy Park Submarket

★★★☆☆

Apartments

Property Summary

Units	645	Market Segment	All
Built	1988	Commercial Available	995 - 6,882 SF
Stories	27	Commercial Asking Rent	Withheld
Elevators	5 passenger		
Parking Spaces	0.31/Unit; 198 Covered Spaces		

Amenities

Unit Amenities: Air Conditioning, Balcony, Dishwasher, Freezer, Hardwood Floors, Heating, Kitchen, Oven, Patio, Refrigerator, Stainless Steel Appliances, Tub/Shower

Site Amenities: 24 Hour Access, Controlled Access, Courtyard, Doorman, Dry Cleaning Service, Elevator, Fitness Center, Laundry Facilities, Lounge, On-Site Retail, Security System, Sundeck

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	109	Retail	Direct	1,866 - 4,705	4,705	4,705	Withheld	Vacant	10 Years
P GRND	104	Retail	Direct	1,182	1,182	1,182	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	500	645	100%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	500	645	100%	-	-	-	-	-	-	-
Totals	**500**	**645**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

372 Lafayette St - 11 Great Jones

New York, New York 10012 (New York County) - NoHo Submarket

★★★★☆

Apartments

Property Summary

Units	8	Market Segment	All
Built	2015	Commercial Available	1,250 SF
Stories	6	Commercial Asking Rent	Withheld
True Owner	Kano Real Estate Investments		

Amenities

Unit Amenities: Air Conditioning, Heating, Kitchen, Oven, Range, Stainless Steel Appliances

Site Amenities: 24 Hour Access, Controlled Access, On-Site Retail, Property Manager on Site, Public Transportation, Smoke Detector, Tenant Controlled HVAC

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,250	1,250	1,250	Withheld	06/2026	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
2	1	1,300	4	50.0%	-	-	-	-	-	-	-
3	1	2,000	4	50.0%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 2 Beds	1,300	4	50.0%	-	-	-	-	-	-	-
All 3 Beds	2,000	4	50.0%	-	-	-	-	-	-	-
Totals	**1,650**	**8**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

445 Lafayette St - Astor Place

New York, New York 10003 (New York County) - NoHo Submarket

★★★★☆

Apartments

Property Summary

Units	39	Market Segment	All
Built	2004	Commercial Available	1,019 SF
Stories	22	Commercial Asking Rent	Withheld
Elevators	None		
True Owner	The Cooper Union for the Advancement of Science		

Amenities

Unit Amenities: Air Conditioning, Kitchen, Tub/Shower, Walk-In Closets, Wheelchair Accessible (Rooms)

Site Amenities: Doorman, Elevator, Fitness Center

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	Ground	Retail	Direct	1,019	1,019	1,019	Withheld	30 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	-	-	-	-	-	-	-	-	-
Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**39**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

46-50 Lexington Ave

New York, New York 10010 (New York County) - Gramercy Park Submarket

★★★☆☆

Apartments

Property Summary

Units	185	Market Segment	All
Built	1987	Commercial Available	1,000 SF
Stories	27	Commercial Asking Rent	Withheld
Elevators	None		
True Owner	Gorjian Real Estate Group		

Amenities

Unit Amenities: Carpet, Heating, Kitchen, Office, Tub/Shower, Wheelchair Accessible (Rooms)

Site Amenities: Doorman, Elevator, Fitness Center, Laundry Facilities, Sauna

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,000	1,000	1,000	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	184	99.5%	-	-	-	-	-	-	-
3	2	-	1	0.5%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	-	184	99.5%	-	-	-	-	-	-	-
All 3 Beds	-	1	0.5%	-	-	-	-	-	-	-
Totals	**-**	**185**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate Unit Mix as of September 30, 2025

121 Madison Ave

New York, New York 10016 (New York County) - Kips Bay Submarket

★★★☆☆

Apartments

Property Summary

Units	102	Vacancy %	1.0
Built	1938	Asking Rent Per Unit	$6,068
Stories	12	Commercial Available	1,100 - 2,400 SF
Elevators	Yes	Commercial Asking Rent	Withheld
Market Segment	All		
True Owner	Harlington Realty Company LLC		

Amenities

Unit Amenities: Dishwasher, Fireplace, Hardwood Floors, Heating, Kitchen, Microwave, Oven, Range, Refrigerator, Stainless Steel Appliances, Tile Floors

Site Amenities: 24 Hour Access, Doorman, Elevator, Laundry Facilities, Package Service, Vintage Building

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	A	Retail	Direct	1,300	2,400	2,400	Withheld	30 Days	Negotiable
P GRND	B	Retail	Direct	1,100	2,400	2,400	Withheld	30 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	-	9	8.8%	-	-	$3,451	-	$3,442	-	0.3%
1	1	-	9	8.8%	-	-	$3,672	-	$3,661	-	0.3%
1	1	750	9	8.8%	-	-	$4,496	$5.99	$4,482	$5.98	0.3%
2	1	-	9	8.8%	-	-	$4,099	-	$4,086	-	0.3%
2	1	1,000	9	8.8%	-	-	$5,696	$5.70	$5,678	$5.68	0.3%
2	2	-	9	8.8%	-	-	$5,395	-	$5,379	-	0.3%
3	1	-	9	8.8%	-	-	$7,339	-	$7,317	-	0.3%
3	2	-	9	8.8%	-	-	$7,710	-	$7,686	-	0.3%
3	2.5	1,200	10	9.8%	-	-	$7,054	$5.88	$7,032	$5.86	0.3%
3	3	-	10	9.8%	-	-	$10,256	-	$10,224	-	0.3%
4	2	-	10	9.8%	-	-	$6,907	-	$6,886	-	0.3%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	-	9	8.8%	-	-	$3,451	-	$3,442	-	0.3%
All 1 Beds	750	18	17.6%	-	-	$4,084	$5.99	$4,072	$5.98	0.3%
All 2 Beds	1,000	27	26.5%	-	-	$5,063	$5.70	$5,048	$5.68	0.3%
All 3 Beds	1,200	38	37.3%	-	-	$8,120	$5.88	$8,094	$5.86	0.3%
All 4 Beds	-	10	9.8%	-	-	$6,907	-	$6,886	-	0.3%
Totals	**991**	**102**	**100%**	**-**	**-**	**$6,068**	**$5.85**	**$6,049**	**$5.83**	**0.3%**

Estimate

Unit Mix as of September 30, 2025

250 Mercer St - Mercer Square Owners Corp

New York, New York 10012 (New York County) - Greenwich Village Submarket

★★★☆☆

Apartments

Property Summary

Units	258	Market Segment	All
Built/Renovated	1887/1999	Commercial Available	1,000 - 13,789 SF
Stories	12	Commercial Asking Rent	Withheld
Parking Spaces	Two-Car Garage Spaces Available; Surface Spaces Available; Covered Tandem Spaces Available; Covered Spaces Available; Reserved Spaces Available; One-Car Garage Spaces Available; Surface Tandem Spaces Available		

Amenities

Unit Amenities: Air Conditioning, Dishwasher, Disposal, Granite Countertops, Heating, Kitchen, Microwave, Oven, Range, Refrigerator, Stainless Steel Appliances, Tub/Shower

Site Amenities: Bicycle Storage, Doorman, Laundry Facilities, Roof Terrace, Vintage Building

Available Spaces

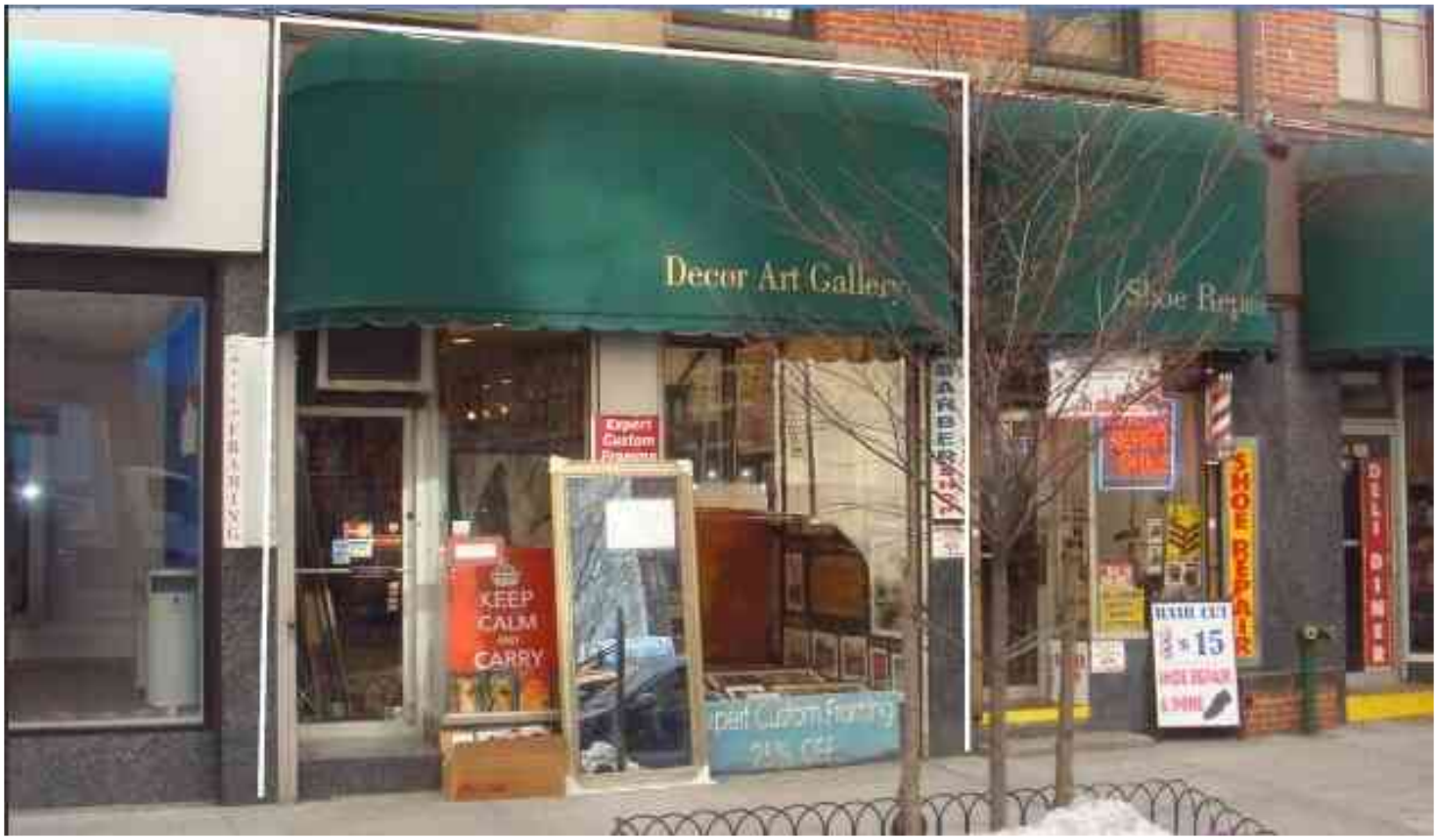
Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	687 Broad-way	Retail	Direct	1,050	1,050	1,050	Withheld	90 Days	Negotiable
P GRND	683 Broad-way	Retail	Direct	1,000	1,000	1,000	Withheld	30 Days	Negotiable

337 Park Ave S

New York, New York 10010 (New York County) - Gramercy Park Submarket

★★☆☆☆

Office



Property Summary

RBA (% Leased)	19,600 SF (94.4%)	Tenancy	Multiple
Built	1900	Available	1,100 SF
Stories	4	Max Contiguous	1,100 SF
Elevators	Yes	Asking Rent	Withheld
Typical Floor	1,200 SF		
True Owner	Watton Studio Corp.		

Amenities

Air Conditioning, Balcony, Hardwood Floors, High Ceilings, Kitchen, Wi-Fi

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,100	1,100	1,100	Withheld	Vacant	Negotiable

470 Park Ave S

New York, New York 10016 (New York County) - Murray Hill Submarket

★★★★☆

Office

Property Summary

RBA (% Leased)	279,745 SF (64.4%)	Tenancy	Multiple
Built/Renovated	1925/2022	Available	948 - 106,509 SF
Stories	18	Max Contiguous	33,295 SF
Elevators	3 passenger; 1 freight	Asking Rent	Withheld
Typical Floor	15,541 SF		
Parking Spaces	Covered Spaces Available; Surface Spaces Available		
True Owner	Jamestown LP, Williams Equities LLC		

Amenities

24 Hour Access, Bus Line, Energy Star Labeled, Metro/Subway, Roof Terrace

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,027 - 4,372	4,372	4,372	Withheld	Vacant	Negotiable

Property Summary

Units	27	Market Segment	All
Built	1900	Commercial Available	1,600 SF
Stories	6	Commercial Asking Rent	Withheld
Elevators	Walk Up		
True Owner	RYCO Capital		

Amenities

Unit Amenities: Cable Ready

Site Amenities: On-Site Retail

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	1	655	27	100%	-	-	-	-	-	-	-

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds	655	27	100%	-	-	-	-	-	-	-
Totals	**655**	**27**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

275 Seventh Ave

New York, New York 10001 (New York County) - Chelsea Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	729,714 SF (74.7%)	Tenancy	Multiple
Built	1928	Available	949 - 184,684 SF
Stories	28	Max Contiguous	46,949 SF
Elevators	6 passenger; 5 freight	Asking Rent	Withheld
Typical Floor	27,026 SF		
Parking Spaces	Covered Tandem Spaces Available; Reserved Spaces Available; Surface Spaces Available; Surface Tandem Spaces Available; Covered Spaces Available		
True Owner	Unite Here Health		

Amenities

24 Hour Access, Bus Line, Energy Star Labeled, Fitness Center, Metro/Subway, Property Manager on Site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	A	Retail	Direct	1,987	1,987	1,987	Withheld	Vacant	Negotiable

287 Seventh Ave

New York, New York 10001 (New York County) - Chelsea Submarket

★★☆☆☆

Retail

Property Summary

GLA (% Leased)	5,040 SF (60.3%)	Max Contiguous	2,000 SF
Built	1920	Asking Rent	Withheld
Tenancy	Multiple	Frontage	20' on 7Th Ave
Available	2,000 SF		
True Owner	Elias Bochner		

Amenities

Restaurant, Signage

Available Spaces

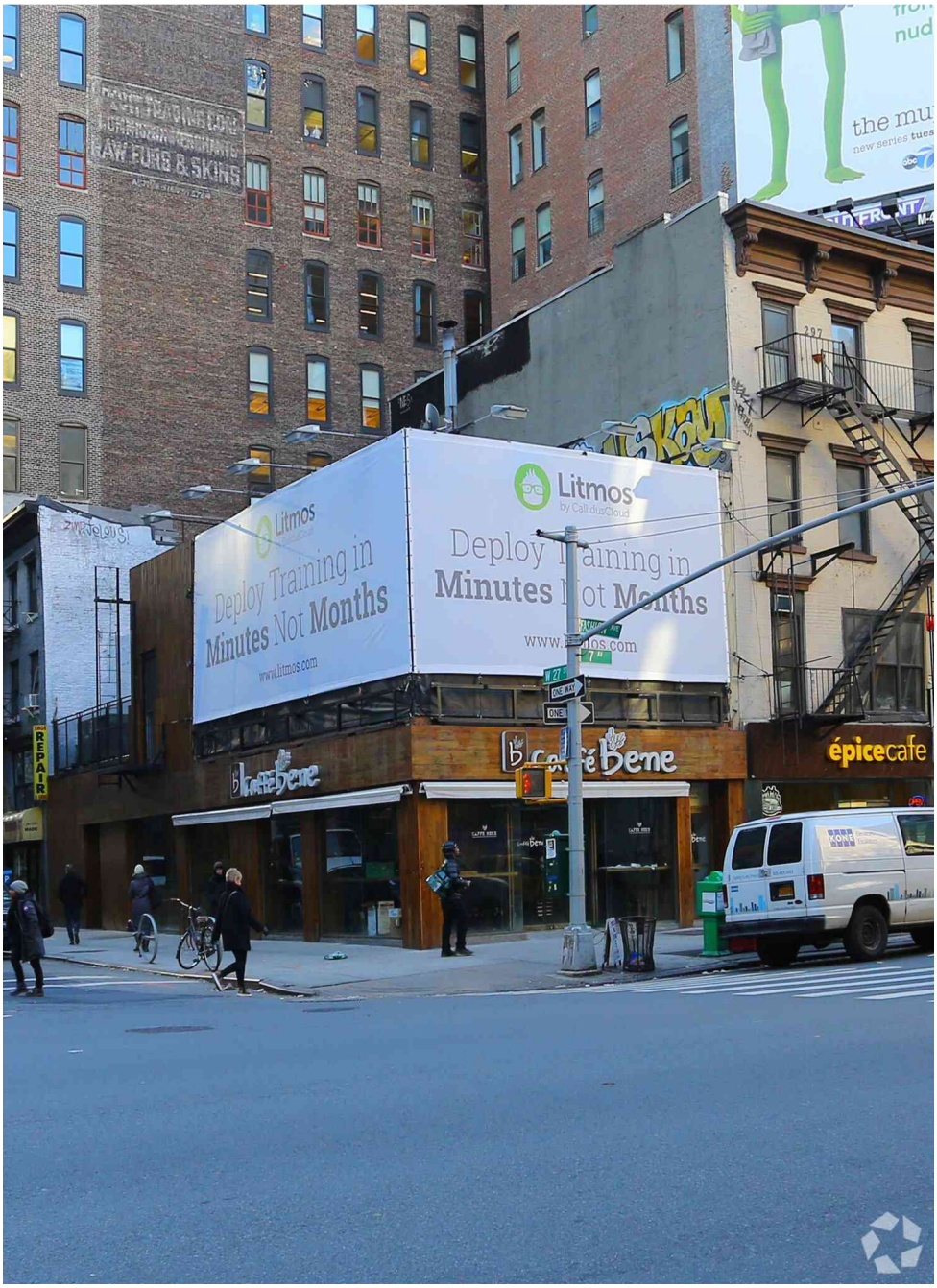
Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

299 Seventh Ave

New York, New York 10001 (New York County) - Chelsea Submarket

★★★☆☆

Retail



Property Summary

GLA (% Leased)	4,000 SF (27.5%)	Max Contiguous	2,900 SF
Built/Renovated	1920/1989	Asking Rent	Withheld
Tenancy	Multiple	Frontage	57' on 27th St
Available	1,200 - 2,900 SF	Frontage	35' on 7th Ave
True Owner	Troia, Stefano		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	1,700	1,700	2,900	Withheld	Vacant	Negotiable

345 Seventh Ave

New York, New York 10001 (New York County) - Chelsea Submarket

★★★☆☆

Office

Property Summary

RBA (% Leased)	198,184 SF (62.3%)	Tenancy	Multiple
Built	1928	Available	450 - 76,600 SF
Stories	25	Max Contiguous	15,643 SF
Elevators	9 passenger	Asking Rent	Withheld
Typical Floor	7,640 SF		
Parking Spaces	0.01/1,000 SF; Surface Tandem Spaces Available; Covered Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; 1 Surface Space		
True Owner	Ilya Mikhailov, Kohan Retail Investment Group, Katan Realty Group		

Amenities

24 Hour Access

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	A	Retail	Direct	1,500	1,500	1,500	Withheld	30 Days	Negotiable

735-753 Sixth Ave - Chelsea Stratus

New York, New York 10010 (New York County) - Chelsea Submarket

★★★★☆

Apartments

Property Summary

Units	202	Market Segment	All
Built	2008	Commercial Available	1,200 - 7,175 SF
Stories	40	Commercial Asking Rent	Withheld
Elevators	Yes		
Parking Spaces	One-Car Garage Spaces Available; Surface Tandem Spaces Available; Two-Car Garage Spaces Available; Covered Tandem Spaces Available; Surface Spaces Available; Covered Spaces Available; Reserved Spaces Available		

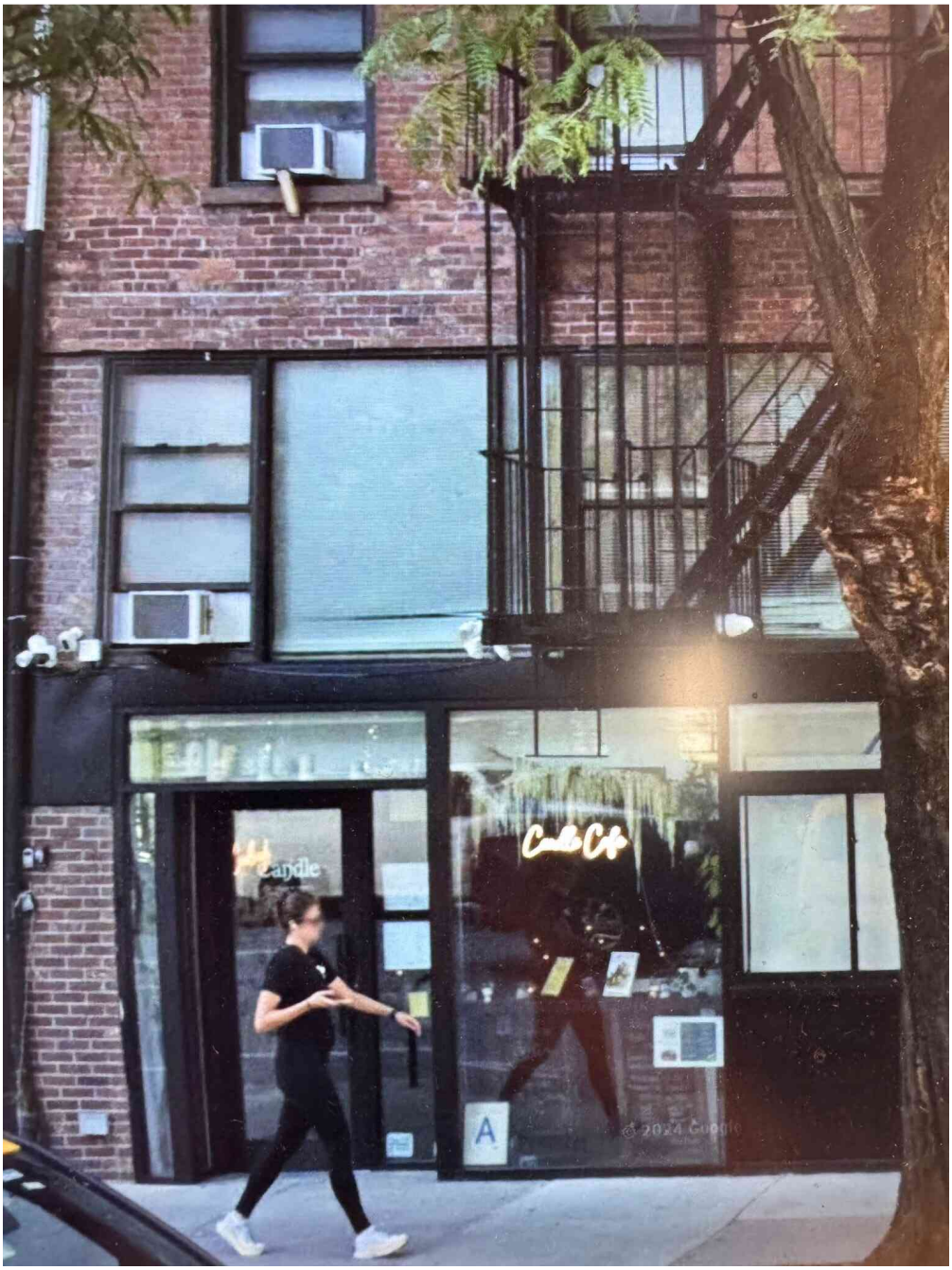
Amenities

Unit Amenities: Air Conditioning, Balcony, Dishwasher, Disposal, Fireplace, Floor to Ceiling Windows, Hardwood Floors, Intercom, Kitchen, Microwave, Oven, Quartz Countertops, Stainless Steel Appliances, Storage Space, Tub/Shower, Vaulted Ceiling, Views, Washer/Dryer, Wheelchair Accessible (Rooms)

Site Amenities: Basketball Court, Courtyard, Doorman, Elevator, Fitness Center, Gameroom, Grill, Laundry Facilities, Media Center/Movie Theatre, Picnic Area, Roof Terrace

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	743 6th Ave	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable



Property Summary

RBA (% Leased)	4,290 SF (100%)	Tenancy	Multiple
Built	1910	Available	1,600 SF
Stories	4	Max Contiguous	1,600 SF
Typical Floor	1,600 SF	Asking Rent	Withheld
True Owner	Jalein Realty Corporation		

Amenities

Bus Line, Metro/Subway

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,600	1,600	1,600	Withheld	30 Days	Negotiable

Property Summary

Units	8	Asking Rent Per Unit	$3,043
Built	1895	Commercial Available	812 - 1,839 SF
Stories	4	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	Covered Tandem Spaces Available; Surface Spaces Available; Reserved Spaces Available; Covered Spaces Available; Surface Tandem Spaces Available		
True Owner	The Parkoff Organization		

Amenities

Site Amenities: 24 Hour Access

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E GRND	-	Retail	Direct	812 - 1,839	1,839	1,839	Withheld	Vacant	5 - 15 Years

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
1	1	642	8	100%	-	-	$3,043	$4.74	$3,028	$4.72	0.5%
Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All 1 Beds		642	8	100%	-	-	$3,043	$4.74	$3,028	$4.72	0.5%
Totals		**642**	**8**	**100%**	**-**	**-**	**$3,043**	**$4.74**	**$3,028**	**$4.72**	**0.5%**

Estimate

Unit Mix as of September 30, 2025

184-188 Thompson St

New York, New York 10012 (New York County) - Greenwich Village Submarket

★★★☆☆

Apartments

Property Summary

Units	144	Market Segment	All
Built/Renovated	1910/2003	Commercial Available	1,390 - 3,228 SF
Stories	9	Commercial Asking Rent	Withheld
Elevators	Yes		
Parking Spaces	Covered Spaces Available; Surface Spaces Available		

Amenities

Unit Amenities: Air Conditioning, Balcony, Fireplace, Hardwood Floors, Kitchen, Oven, Range, Refrigerator, Tub/Shower

Site Amenities: Concierge, Doorman, Elevator, Roof Terrace

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,390	1,390	3,228	Withheld	30 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	-	-	-	-	-	-	-	-	-	-	-

Totals		**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Totals		**-**	**144**	**100%**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Estimate

Unit Mix as of September 30, 2025

11 Waverly Pl - Eleven Waverly Place

New York, New York 10003 (New York County) - Greenwich Village Submarket

★★★☆☆

Apartments

Property Summary

Units	159	Vacancy %	1.9
Built	1929	Asking Rent Per Unit	$4,601
Stories	12	Commercial Available	1,000 SF
Elevators	3 passenger	Commercial Asking Rent	Withheld
Market Segment	All		
True Owner	Metronest		

Amenities

Unit Amenities: Air Conditioning, Heating, Kitchen, Oven, Range, Tub/Shower

Site Amenities: 24 Hour Access, Controlled Access, On-Site Retail, Public Transportation, Smoke Detector, Tenant Controlled HVAC, Walking/Biking Trails

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P GRND	-	Retail	Direct	1,000	1,000	1,000	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	**Baths**	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
Studio	1	200	28	17.6%	4	14.3%	$3,408	$17.04	$3,394	$16.97	0.4%
Studio	1	300	56	35.2%	0	0.0%	$3,696	$12.32	$3,681	$12.27	0.4%
1	1	450	28	17.6%	-	-	$4,320	$9.60	$4,302	$9.56	0.4%
1	1	525	28	17.6%	-	-	$7,225	$13.76	$7,194	$13.70	0.4%
2	1	450	18	11.3%	0	0.0%	$5,410	$12.02	$5,387	$11.97	0.4%
2	2	850	1	0.6%	-	-	$8,528	$10.03	$8,492	$9.99	0.4%

Totals	**Average SF**	**Units**	**Mix %**	**Units**	**Percent**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**%**
All Studios	267	84	52.8%	4	4.8%	$3,600	$13.50	$3,586	$13.45	0.4%
All 1 Beds	488	56	35.2%	-	-	$5,772	$11.84	$5,748	$11.79	0.4%
All 2 Beds	471	19	11.9%	0	0.0%	$5,574	$11.83	$5,550	$11.78	0.4%
Totals	**369**	**159**	**100%**	**4**	**2.5%**	**$4,601**	**$12.47**	**$4,582**	**$12.42**	**0.4%**

Estimate Unit Mix as of October 3, 2025