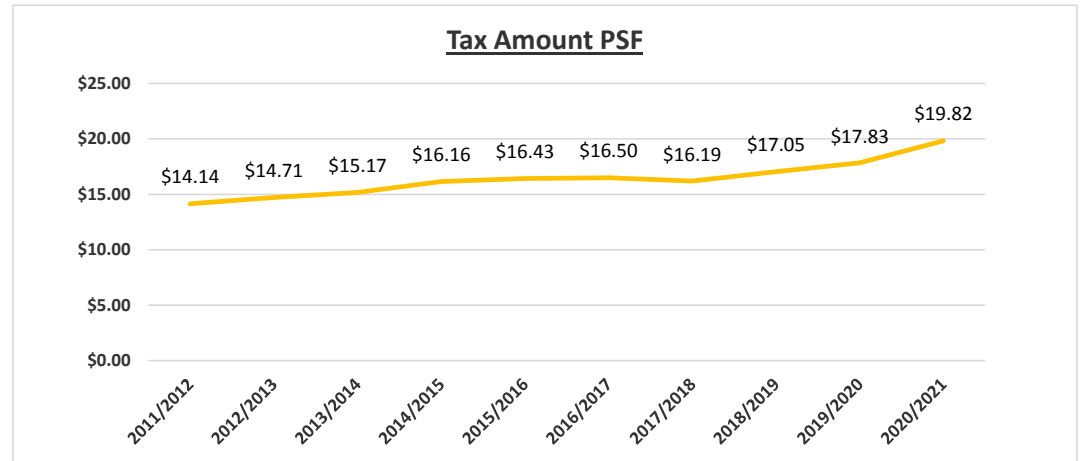


1270 Avenue of the Americas Tax Analysis

Block: 1003 Lot: 29
Building SF 1,962,900

Year	Assessment	Rate	Tax Amount	Tax Amount PSF	YOY % Change
2020/2021	\$369,300,350	10.537%	\$38,913,178	\$19.82	11.18%
2019/2020	\$332,153,550	10.537%	\$34,999,020	\$17.83	4.60%
2018/2019	\$318,227,400	10.514%	\$33,458,429	\$17.05	5.25%
2017/2018	\$302,345,550	10.514%	\$31,788,611	\$16.19	-1.83%
2016/2017	\$306,220,000	10.574%	\$32,379,703	\$16.50	0.38%
2015/2016	\$302,720,000	10.656%	\$32,257,843	\$16.43	1.71%
2014/2015	\$296,841,950	10.684%	\$31,714,594	\$16.16	6.50%
2013/2014	\$288,463,900	10.323%	\$29,778,128	\$15.17	3.15%
2012/2013	\$280,585,850	10.289%	\$28,868,917	\$14.71	3.98%
2011/2012	\$273,487,800	10.152%	\$27,764,481	\$14.14	



* 2020/2021 is tentative