

Financial Abstract & Critical Dates
NYCOS - 1270 Avenue of the Americas - Entire 7th & 8th Floors

Client: NYCOS
Address: 1270 Avenue of the Americas
Floor: Entire 7th & 8th Floors

Building SF: 528,900
Rentable SF: 37,157

Lease Commencement: 2/1/18
Rent Commencement: 2/1/19
Lease Expiration Date: 1/31/34
Term: 15 Years

Security: \$966,082.00 Letter of Credit

Free Rent: 12 months

	Amount	Duration
Rent:	\$1,932,164.00	Years 1-5
	\$2,117,949.00	Years 6-10
	\$2,303,734.00	Years 10-15

FAI: NA

	Base Year	Base Amount	Percentage
RE Taxes:	2018	\$49,105,142.32	

Operating Expenses: 2018

Electric: Submetered 105.0%

HVAC:

Water:

Rubbish:

Freight:

Landlord Contribution: \$345,830.00

Misc. 1

Misc. 2

Misc. 3

Misc. 4

Misc. 5

Critical Dates

	Notes	Date
Expansion Option:		
Contraction Option:		
Termination Option:	None	
Sublease:		
Security Burndown:		