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

Client:	NYCOS			
Address:	1270 Avenue of the Americas	5		
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			
	NA NA			
	Base Year	Base Amount	Percentage	
RE Taxes:	2018	\$49,105,142.32	1 010011080	
Operating Expenses:	2018			
Electric:	Submetered		105.0%	
		~		
HVAC:				
Mator				
Water:				
Water: Rubbish:				
Rubbish:				
Rubbish:	\$345,830.00			
Rubbish: Freight:	\$345,830.00			
Rubbish: Freight:	\$345,830.00			
Rubbish: Freight: Landlord Contribution: Misc. 1	\$345,830.00			
Rubbish: Freight: Landlord Contribution:	\$345,830.00			
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2	\$345,830.00			
Rubbish: Freight: Landlord Contribution: Misc. 1	\$345,830.00			
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3	\$345,830.00			
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2	\$345,830.00			
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3 Misc. 4	\$345,830.00			
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3	\$345,830.00			
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3 Misc. 4 Misc. 5	\$345,830.00			
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3 Misc. 4	\$345,830.00			
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3 Misc. 4 Misc. 5	\$345,830.00			
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3 Misc. 4 Misc. 5		Date		
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3 Misc. 4 Misc. 5 Critical Dates	\$345,830.00 Notes	Date		
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3 Misc. 4 Misc. 5		Date		
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3 Misc. 4 Misc. 5 Critical Dates		Date		
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3 Misc. 4 Misc. 5 Critical Dates Expansion Option:		Date		
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3 Misc. 4 Misc. 5 Critical Dates Expansion Option:		Date		
Rubbish:Freight:Landlord Contribution:Misc. 1Misc. 2Misc. 3Misc. 4Misc. 5Critical DatesExpansion Option:Contraction Option:Termination Option:	Notes	Date		
Rubbish: Freight: Landlord Contribution: Misc. 1 Misc. 2 Misc. 3 Misc. 4 Misc. 5 Critical Dates Expansion Option: Contraction Option:	Notes	Date		
Rubbish:Freight:Landlord Contribution:Misc. 1Misc. 2Misc. 3Misc. 4Misc. 5Critical DatesExpansion Option:Contraction Option:Termination Option:	Notes	Date		

