

EXHIBITS

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**New York State
Department
of Economic
Development**

July 24, 2018

Ms. Beth Zafonte
Director – Economic Development
Services
Akerman LLP
666 Fifth Avenue, 20th Floor
New York, New York 10103

Dear Ms. Zafonte:

Attached is a letter from Mr. Joseph Bifaro, of the New York State Department of Labor, identifying an area including census tract 15.01 in New York County. Based on 2017 annual average labor force data, the Department of Labor has determined that this area meets the minimum threshold of unemployment to qualify as a Targeted Employment Area.

Based on the Labor Department's determination, I am able to certify that the area described in the attached letter qualifies as a Targeted Employment Area.

Census tract 15.01, in New York County, contains the address, 23 Park Row, New York, New York 10038.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Victoria Larson". The signature is fluid and cursive.

Victoria Larson
Manager, Information Services

cc: Joseph Bifaro, DOL

Joseph Bifaro Jr.
Associate Statistician

Department of Labor
W. Averell Harriman State Office Campus
Building 12, Room 490, Albany, NY 12240
www.labor.ny.gov

July 23, 2018

Victoria Larson
Manager, Information Services
Empire State Development | NYS Department of Economic Development
625 Broadway
Albany, NY 12245

Dear Ms. Larson:

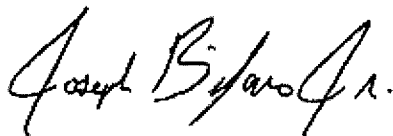
The 2017 average unemployment rate for census tract 15.01 in New York County that contains the address, 23 Park Row, New York, NY 10038, as you requested is 2.9 percent. The current minimum threshold to qualify as a Targeted Employment Area is 6.6 percent.

For your consideration, we developed an alternative area composed of census tracts 2.01, 2.02, 6, 8, 10.01, 10.02, 15.01, 22.01, and 25 in New York County with an annual average unemployment rate of 6.6 percent.

2010 census tract boundaries, 2016 American Community Survey five-year estimate labor force data, and 2017 annual average Local Area Unemployment Statistics (LAUS) data were used in this estimate. These data were ACS-shared as described by the U.S. Bureau of Labor Statistics in LAUS Technical Memorandum No. S-17-18.

Please feel free to contact me if you have any questions.

Sincerely,



Joseph Bifaro Jr.



**Department
of Labor**



July 27, 2017

Ms. Beth Zafonte
Director – Economic Development
Services
Akerman LLP
666 Fifth Avenue, 20th Floor
New York, New York 10103

Dear Ms. Zafonte:

Attached is a letter from Mr. Joseph Bifaro, of the New York State Department of Labor, identifying an area including census tract 15.01 in New York County. Based on 2016 annual average labor force data, the Department of Labor has determined that this area meets the minimum threshold of unemployment to qualify as a Targeted Employment Area.

Based on the Labor Department's determination, I am able to certify that the area described in the attached letter qualifies as a Targeted Employment Area.

Census tract 15.01, in New York County, contains the address, 23 Park Row, New York, New York 10038.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kay Wilkie", written over a horizontal line.

Ms. Kay Alison Wilkie
Economic Development Program Administrator

cc: Joseph Bifaro, DOL

Joseph Bifaro Jr.
Senior Statistician

Department of Labor

W. Averell Harriman State Office Campus
Building 12, Room 490, Albany, NY 12240
www.labor.ny.gov

July 26, 2017

Kay Alison Wilkie
Economic Development Program Administrator
Empire State Development | NYS Department of Economic Development
625 Broadway
Albany, NY 12245

Dear Ms. Wilkie:

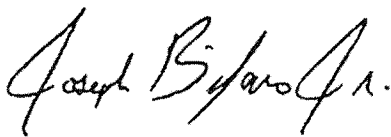
The 2016 average unemployment rate for block group 1 in census tract 15.01 in New York County that contains the address, 23 Park Row, New York, NY 10038, as you requested is 3.1 percent. The current minimum threshold to qualify as a Targeted Employment Area is 7.4 percent.

For your consideration, we developed an alternative area composed of block group 4 in census tract 8, block group 1 in census tract 15.01, block groups 1 and 2 in census tract 25, and block group 4 in census tract 29 in New York County with an annual average unemployment rate of 7.9 percent.

2010 census tract boundaries, 2015 American Community Survey five-year estimate labor force data, and 2016 annual average Local Area Unemployment Statistics (LAUS) data were used in this estimate. These data were ACS-shared as described by the U.S. Bureau of Labor Statistics in LAUS Technical Memorandum No. S-13-17.

Please feel free to contact me if you have any questions.

Sincerely,



Joseph Bifaro Jr.

EXHIBIT B
Regional Center Approval Letters



U.S. Citizenship
and Immigration
Services

Date: MAR 11 2013

Julia Yong-hee Park, Esq.
Law Offices of Julia Park, LLC
RE: Advantage America New York Regional Center, LLC
349 Fifth Avenue
New York, NY 10016

Application: Proposal for Regional Center Designation under the Immigrant Investor Program

Applicant(s): Victor Tin-Yue Shum

Re: Initial Regional Center Designation
Advantage America New York Regional Center, LLC
RCW1034750107 / ID1034750107 (formerly W0903710)

This notice is in reference to the Proposal for Regional Center Designation Under the Immigration Investor Program that was filed by Advantage America New York Regional Center, LLC (the "applicant") with the U.S. Citizenship and Immigration Services ("USCIS") on November 22, 2010. The proposal was filed to request approval of initial regional center designation under the Immigrant Investor Program. The Immigrant Investor Program was established under § 610 of the Department of Commerce, Justice and State, the Judiciary, and Related Agencies Appropriations Act of 1993 (Pub. L. 102-395, Oct. 6, 1992, 106 Stat. 1874).

I. Executive Summary of Adjudication

1. Effective the date of this notice, USCIS approves the proposal to designate Advantage America New York Regional Center, LLC as a qualifying participant in the Immigrant Investor Program.

II. Regional Center Designation

USCIS approves the applicant's request to focus, promote economic growth, and offer capital investment opportunities in the following geographic area and industry categories:

A. Geographic Area

State	Countries
New York	Queens
	Kings
	New York

	Bronx
	Westchester
	Nassau

Note: An amendment request is required if investment opportunities arise outside the approved geographic area.

B. Industry Categories

NAICS	Industry Name
23622	Commercial and Institutional Building Construction
7211	Traveler Accommodation
7221	Full-Service Restaurants

Note: An amendment request is required if investment opportunities arise outside approved industry categories.

III. Job Creation

USCIS approves the geographic area and industry categories noted above based on the economic impact analysis presented and reviewed in conjunction with the adjudication of this regional center proposal. The job creation methodology presented in the economic impact analysis and underlying business plan is found to be reasonable based on the following inputs, when applying the RIMS II economic model:

NAICS	Industry Name	Input (\$Millions)	Multiplier	Jobs
23622 / 23	Commercial and Institutional Building Construction	\$16.22 million expenditure	9.37	151.9
7211 / 7211A	Traveler Accommodation	\$2.80 million revenue	12.04	33.7
7221 / 722	Full-Service Restaurants	\$0.97 million revenue	20.58	19.9
Total Jobs:				203

The approval of the proposal is based upon the economically and statistically valid assumptions and estimates provided in the business plan for job creation. Please refer to the input and multiplier analysis table above.

This hypothetical project does not have the factual details necessary to be in compliance with the requirements described in Matter of Ho, 22 I&N Dec. 206 (Assoc. Comm'r 1998), and therefore, USCIS's approval of the hypothetical job creation estimates presented in the proposal will not be accorded deference and may not be relied upon by an individual investor when filing the Form I-526. The business plan and job creation estimates will receive a de novo review by USCIS when an individual investor files Form I-526. Once an actual project is adjudicated upon the filing of the initial Form I-526 related to the proposal hypothetical project approval, USCIS will give deference to subsequent Forms I-526 when the critical assumptions remain materially unchanged from the initially-approved proposal.

When filing Form I-526, it will be the responsibility of the individual investor to submit a comprehensive, detailed and credible business plan, showing by a preponderance of the evidence that his or her investment in the new commercial enterprise will create not fewer than 10 full-time positions. If prior to filing a form I-829, the job creation estimated in the business plan submitted by the individual investor materially

changes or will not be realized, then it will be the responsibility of the EB-5 investor to notify USCIS of an agreed upon methodology to allocate job creation among eligible investors.

V. Guidelines for Filing Form I-526 Petitions

Each individual petition, in order to demonstrate that it is affiliated with the Advantage America New York Regional Center, LLC, in conjunction with addressing all the requirements for an individual immigrant investor petition, shall also contain the following:

1. A copy of this regional center approval notice and designation letter including all subsequent amendment approval letters (if applicable).
2. An economic impact analysis which reflects a job creation methodology required at 8 CFR § 204.6 (j)(4)(iii) and shows how the capital investment by an individual immigrant investor will create not fewer than ten (10) indirect jobs for each immigrant investor.
3. A comprehensive, detailed and credible business plan for an actual project that contains the factual details necessary to be in compliance with the requirements described in Matter of Ho, 22 I&N Dec. 206 (Assoc. Comm'r 1998).
4. Legally executed organizational documents of the commercial enterprise.

VI. Designee's Responsibilities in the Operations of the Regional Center

As provided in 8 CFR § 204.6 (m)(6), to ensure that the regional center continues to meet the requirements of section 610(a) of the Appropriations Act, a regional center must provide USCIS with updated information to demonstrate the regional center is continuing to promote economic growth, improved regional productivity, job creation, and increased domestic capital investment in the approved geographic area. Such information must be submitted to USCIS on an annual basis or as otherwise requested by USCIS. The applicant must monitor all investment activities under the sponsorship of the regional center and to maintain records in order to provide the information required on the Form I-924A Supplement to Form I-924. Form I-924A, Supplement to Form I-924 Application is available in the "Forms" section on the USCIS website at www.uscis.gov.

Regional centers that remain designated for participation in the Immigrant Investor Program as of September 30th of a calendar year are required to file Form I-924A Supplement in that year. The Form I-924A Supplement with the required supporting documentation must be filed on or before December 29th of the same calendar year.

The failure to timely file a Form I-924A Supplement for each fiscal year in which the regional center has been designated for participation in the Immigrant Investor Program will result in the issuance of an intent to terminate the participation of the regional center in the Immigrant Investor Program, which may ultimately result in the termination of the designation of the regional center.

The regional center designation is non-transferable, as any changes in management of the regional center will require the approval of an amendment to the approved regional center designation.

If the applicant has any questions concerning the regional center designation under the Immigrant Investor Program, please contact the USCIS by email at USCIS.ImmigrantInvestorProgram@uscis.dhs.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donna P. Campagnolo', with a stylized flourish at the end.

Donna P. Campagnolo
Acting Director
California Service Center



U.S. Citizenship
and Immigration
Services

December 23, 2014

Julia Yong-Hee Park
489 5th Ave., 12th Floor
New York, NY 10017

Application: Form I-924, Application for Regional Center Under the Immigrant Investor Pilot Program

Regional Center: Advantage America New York Regional Center, LLC
ID1034750107

Re: Request to Amend Regional Center Designation
Project: The Blue School
RCW1404551686

This notice is in reference to the Form I-924, Application for Regional Center Under the Immigrant Investor Pilot Program, that was filed by the applicant with the U.S. Citizenship and Immigration Services (USCIS) on February 14, 2014. The applicant filed the Form I-924 to request approval of an amendment to a previously approved regional center designation under the Immigrant Investor Program. The Immigrant Investor Program was established under section 610 of the Department of Commerce, Justice and State, the Judiciary, and Related Agencies Appropriations Act of 1993 (Pub. L. 102-395, Oct. 6, 1992, 106 Stat. 1874).

In addition to the Form I-924, the applicant submitted a completed exemplar Form I-526, Immigrant Petition by Alien Entrepreneur, seeking USCIS review and approval of an actual project supported by a comprehensive business plan as contemplated in *Matter of Ho*, 22 I. & N. Dec. 206 (Assoc. Comm'r 1998).

I. Executive Summary of Adjudication

Effective the date of this notice, USCIS approves the Blue School project and the additional geographic area listed in Section III of this notice based on the evidence submitted with the above referenced Form I-924 and exemplar Form I-526. The applicant has shown by a preponderance of the evidence that the Blue School will be a new commercial enterprise (NCE) and that the project is likely to result in the creation of at least 152 jobs. USCIS will give deference to the applicant's estimates of actual job creation and economic analysis, the

business plan, and the organizational documents, offering memorandum, and investment agreements in subsequent related filings of any Form I-526 filed by an individual investor associated with the Blue School project. Deference, however, will not apply if the underlying facts have materially changed, there is evidence of fraud or misrepresentation in the record of proceeding, or the previously favorable decision is determined to be legally deficient (involved an objective mistake of fact or law).

II. Procedural History

On March 11, 2013, USCIS approved the Advantage America New York Regional Center, LLC (AANYRC) for participation in the Immigrant Investor Program as a designated regional center with an approved geographical scope of:

State	Counties
New York	Queens County
	Kings County
	New York County
	Bronx County
	Westchester County
	Nassau County

AANYRC now seeks to amend its previously approved regional center designation to include an actual project that will be managed by Blue School Fund I, LLC, an NCE established on December 2, 2013.

III. Amendment Request¹

Effective the date of this notice, USCIS approves the applicant's amendment request to incorporate the following change:

A. Geographic Area

USCIS approves the applicant's amendment request to include the following geographic area:

¹ USCIS issued a Policy Memorandum (PM-602-0083) on the subject of "EB-5 Adjudication Policy," dated May 30, 2013, stating that formal amendments to the regional center designation are no longer required when a regional center changes its industries of focus or geographic boundaries. A regional center may still elect to pursue a formal amendment by filing Form I-924 if it seeks certainty in advance that changes in the industries or the geographic area will be permissible prior to filing Form I-526 petitions.

State	Counties
New York	Suffolk County
	Dutchess County
	Orange County
	Putnam County
	Richmond County
	Rockland County
New Jersey	Bergen County
	Hudson County
	Middlesex County
	Morris County
	Passaic County
	Sussex County
	Essex County
	Hunterdon County
	Monmouth County
	Ocean County
	Somerset County
	Union County
Pennsylvania	Pike County

IV. The Project

Effective the date of this notice, USCIS approves the applicant's amendment request to include the following actual capital investment project supported by an exemplar Form I-526:

Project	Type of Project	Organization Documents	Date of Document
Blue School Geographic Location: New York, NY Exemplar of Form I-526	Private Middle School	Business Plan	2/5/14
		Economic Analysis	1/16/14
	Investment: Loan	Operating Agreement	2/1/14
		Confidential Private Placement Memorandum	2/6/14
		Subscription Agreement	2/5/14
		Escrow Agreement	12/2013
		Sample Loan Note and Mortgage/Collateralization Documents	2014

Note: If material changes to this project and its supporting documents are found in a subsequent Form I-526 petition or Form I-829, Petition by Entrepreneur to Remove Conditions, USCIS will review the supporting documents once more to ensure continued compliance with EB-5 program requirements.

The requested amendment identifies the NCE of the proposed project as Blue School Fund I, LLC which was formed in the State of Delaware on December 2, 2013. The Blue School project is located within a targeted employment area (TEA) in the City of New York, New York. Approximately 12 EB-5 investors will subscribe to the NCE as members in exchange for capital contributions of \$500,000 each and an aggregate of \$6 million.

The NCE will loan the \$6 million of EB-5 capital to a third-party entity, Blue School Holdings, LLC. The EB-5 capital loan proceeds will be used to construct and operate a private middle school in New York, New York within the AANYRC. The project will take more than 2 years to complete and will generate approximately 152 jobs.

Specifically, the project is predicted to create at least 30 indirect jobs from construction of a middle school and 122 direct and indirect jobs from the operation of that middle school.

V. Job Creation

The job creation methodology presented in the economic impact analysis and underlying business plan is found to be reasonable based on the following inputs, when applying the IMPLAN economic model:

NAICS ²	Industry Name	Input (\$Millions)	Multiplier	Jobs
39	Construction, Maintenance, and Repair of Nonresidential Buildings	\$2.69	11.39	30
391	Private Elementary and Secondary Schools	\$3.72	32.72	122
Total Jobs:				152

The approval of this Form I-924 application, supported by the exemplar Form I-526 petition, is based upon the assumptions and estimates used as inputs in the business plan for job creation. Please refer to the input and multiplier analysis table above.

The economic analysis accurately portrays the assumptions stated in the business plan, and the calculations using IMPLAN multipliers are verifiable. The applicant has shown by a preponderance of the evidence that the project is expected to result in the creation of approximately 152 jobs from the construction and operation of a private middle school associated with the Blue School project.

² These industry codes are used for informational purposes in estimating job creation and do not limit the economic or job creating activity of an approved regional center or its investors. Jobs created in industries not previously identified in the economic methodology may still be credited to the investors in subsequent Form I-526 and Form I-829 filings, as long as the evidence in the record establishes that it is probably true that the requisite jobs are estimated to be created, or have been created, in those additional industries.

USCIS will give deference to the job creation methodology when adjudicating Forms I-526 and I-829 associated with the Blue School project. Deference, however, will not apply if the underlying facts have materially changed, there is evidence of fraud or misrepresentation in the record of proceeding, or the previously favorable decision is determined to be legally deficient (involved an objective mistake of fact or law).

It will be the responsibility of the individual investor to demonstrate that the assumptions and estimates presented as inputs to the job creation methodology remain materially unchanged when he or she files a Form I-526. When filing Form I-829 for removal of conditional status, the individual investor has the burden of demonstrating that the assumptions and estimates presented as inputs to the job creation methodology have not materially changed and have been realized (or can be expected to be realized within a reasonable time). If the assumptions and estimates presented as inputs to the job creation methodology have materially changed, an updated business plan and economic analysis may need to be submitted to establish eligibility.

If the job creation estimated in the business plan and economic analysis will not be realized, then it will be the responsibility of the EB-5 investor to notify USCIS of an agreed upon methodology to allocate job creation among eligible investors.

VI. Guidelines for Filing Form I-526 Petitions based on the Blue School project

Each individual petition, in order to demonstrate that it is affiliated with the Advantage America New York Regional Center, LLC, in conjunction with addressing all the requirements for an individual immigrant investor petition, shall also contain the following:

1. A copy of this regional center approval notice and designation letter including all subsequent amendment approval letters (if applicable).
2. An economic impact analysis which reflects a job creation methodology required at 8 CFR § 204.6(j)(4)(iii) and shows how the capital investment by the individual immigrant investor will more likely than not create ten (10) jobs.
3. A comprehensive, detailed and credible business plan for an actual project that contains the factual details necessary to be in compliance with the requirements described in *Matter of Ho*.
4. Legally executed organizational documents of the commercial enterprise. The documents may be the same documents noted in Section III of this approval notice.
5. If the project timeline has changed significantly from the original business plan, a narrative that explains the changes in the project timeline, along with a timeline that realistically reflects the status of the project should be submitted.

VII. Designee's Responsibilities in the Operations of the Regional Center

As provided in 8 CFR § 204.6(m)(6), to ensure that the regional center continues to meet the requirements of section 610(a) of the Appropriations Act, a regional center must provide USCIS with updated information to demonstrate the regional center is continuing to promote economic growth, improved regional productivity, job creation, and increased domestic capital investment in the approved geographic area. Such information must be submitted to USCIS on an annual basis or as otherwise requested by USCIS. The applicant must monitor all investment activities under the sponsorship of the regional center and to maintain records in order to provide the information required on the Form I-924A, Supplement to Form I-924. Form I-924A is available in the "Forms" section on the USCIS website at www.uscis.gov.

Regional centers that remain designated for participation in the Immigrant Investor Program as of September 30th of a calendar year are required to file Form I-924A in that year. The Form I-924A with the required supporting documentation must be filed on or before December 29th of the same calendar year.

The failure to timely file a Form I-924A for each fiscal year in which the regional center has been designated for participation in the Immigrant Investor Program will result in the issuance of an intent to terminate the participation of the regional center in the Immigrant Investor Program, which may ultimately result in the termination of the designation of the regional center.

The regional center designation is non-transferable.

VIII. Legal Notice

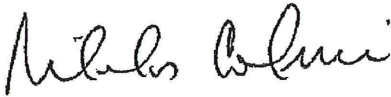
This approval and designation of a Regional Center under the Immigrant Investor Program does not constitute or imply an endorsement or recommendation by USCIS, the United States Government or any instrumentality thereof, of the investment opportunities, projects or other business activities related to or undertaken by such Regional Center. Except as expressly set forth in this approval and designation, USCIS has not reviewed any information provided in connection with or otherwise related to the Regional Center for compliance with relevant securities laws or any other laws unrelated to eligibility for designation as a Regional Center. Accordingly USCIS makes no determination or representation whatsoever regarding the compliance of either the Regional Center or associated New Commercial Enterprises with such laws.

Each Regional Center designated by USCIS must monitor and oversee all investment offerings and activities associated with, through or under the sponsorship of the Regional Center. The failure of an associated New Commercial Enterprise to comply with all laws and regulations related to such investment offerings and activities may result in the issuance by USCIS of a notice of intent to terminate the Regional Center designation.

Advantage America New York Regional Center, LLC
ID1034750107
RCW1404551686
Page 7

If the applicant has any questions concerning the regional center designation under the Immigrant Investor Program, please contact USCIS by email at USCIS.ImmigrantInvestorProgram@uscis.dhs.gov.

Sincerely,



Nicholas Colucci
Chief, Immigrant Investor Program

cc: Paul Virtue
Mayer Brown, LLP
1999 K Street, NW
Washington, D.C. 20006

Advantage America New York Regional Center, LLC
489 5th Ave., 12th Floor
New York, NY 10017

25 Park Row Pro Forma											
	Construction Completion	Sellout and Stabilized Operations									Commercial Sale
Actual Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
REVENUE											
Commercial	7,998,767	12,358,095	12,728,838	13,110,703	13,504,024	13,909,145	14,326,419	14,756,212	15,198,898	15,654,865	6,718,546
Commercial Vacancy	(399,938)	(617,905)	(636,442)	(655,535)	(675,201)	(695,457)	(716,321)	(737,811)	(759,945)	(782,743)	(335,927)
TOTAL REVENUE	7,598,829	11,740,190	12,092,396	12,455,168	12,828,823	13,213,687	13,610,098	14,018,401	14,438,953	14,872,122	6,382,619
Real Estate Taxes	(721,621)	(1,104,081)	(1,126,162)	(1,148,686)	(1,171,659)	(1,195,093)	(1,218,994)	(1,243,374)	(1,243,374)	(1,243,374)	(1,243,374)
Commercial Expenses	(318,890)	(487,902)	(497,660)	(507,613)	(517,765)	(528,121)	(538,683)	(549,457)	(560,446)	(571,655)	(242,953)
TOTAL EXPENSES	(1,040,512)	(1,591,983)	(1,623,822)	(1,656,299)	(1,689,425)	(1,723,213)	(1,757,678)	(1,792,831)	(1,803,820)	(1,815,029)	(1,486,328)
NET OPERATING INCOME	6,558,317	10,148,207	10,468,573	10,798,869	11,139,398	11,490,474	11,852,420	12,225,570	12,635,133	13,057,092	4,896,291
PERMANENT DEBT SERVICE - COMMERCIAL											
Permanent Loan	(2,214,825)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(2,214,825)
115,980,000	-	-	-	-	-	-	-	-	-	-	-
TOTAL DEBT CASH FLOW	(2,214,825)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(6,644,475)	(2,214,825)
Net Cash Flow After Debt	4,343,492	3,503,732	3,824,098	4,154,394	4,494,923	4,845,999	5,207,945	5,581,095	5,990,658	6,412,617	2,681,466
Total Retail Net Cash Flow After Debt	4,343,492	3,503,732	3,824,098	4,154,394	4,494,923	4,845,999	5,207,945	5,581,095	5,990,658	6,412,617	2,681,466
Residential Condo Proceeds from Unit Sales	441,173,304	4,456,296	-	-	-	-	-	-	-	-	-
Cost of Unit Sales	(20,955,732)	(211,674)	-	-	-	-	-	-	-	-	-
Parking Proceeds	4,000,000	500,000	-	-	-	-	-	-	-	-	-
Storage Proceeds	1,687,500	-	-	-	-	-	-	-	-	-	-
Retail Refinance Event	115,979,512	-	-	-	-	-	-	-	-	-	-
Payback of Senior Construction Loan	(235,000,000)	-	-	-	-	-	-	-	-	-	-
Payback of Mezzanine Loan and Mezzanine Exit Fee	(103,057,229)	-	-	-	-	-	-	-	-	-	-
Bridge Financing (if any remaining) including Exit Fee	(1,347,500)	-	-	-	-	-	-	-	-	-	-
EB5- Repayment of Principal	(49,000,000)	-	-	-	-	-	-	-	-	-	-
EB5- Interest Remaining Post Construction	(6,329,167)	-	-	-	-	-	-	-	-	-	-
Remaining Uncapitalized Developer Fee	(7,598,092)	-	-	-	-	-	-	-	-	-	-
Subtotal of Cashflow from Resi Sellout	139,552,598	4,744,622	-	-	-	-	-	-	-	-	-
Commercial Sell-out / financing value (less cost of sales)	-	-	-	-	-	-	-	-	-	-	247,749,715
Less: existing commercial permanent loan	-	-	-	-	-	-	-	-	-	-	(88,936,155)
Net Profit after Principal Payoff of Commercial Loan	-	-	-	-	-	-	-	-	-	-	158,813,560
LEVERED NET CASH FLOW - TOTAL BEFORE RETURN OF DEVELOPER EQUITY	143,896,089	8,248,354	3,824,098	4,154,394	4,494,923	4,845,999	5,207,945	5,581,095	5,990,658	6,412,617	161,495,026

URBAN ATELIER GROUP, LLC

September 7, 2017

Re: Construction Budget for 25 Park Row

To Whom it May Concern:

Urban Atelier Group (UAG) has provided the attached construction budget for Park Row Associates in regards to 25 Park Row. The development at 25 Park Row is an as of right new construction mixed-use building in Manhattan's Financial District.

In establishing the attached construction budget, the first and most important step was assembling the preliminary documents that define the project as a whole from the consultant team. Specific to this project the following document list includes:

- Most recent architectural plans and massing
- Foundation system narrative
- Superstructure system narrative
- Exterior wall concept and renderings
- Mechanical, electrical, plumbing and fire protection plans and narratives
- Comparable project level of fit-out; finishes, fixtures, appliances, etc.

Once the above documents were established, UAG performed complete in-house quantity surveying of the entire building as detailed in our estimate and utilized two fundamental methods for pricing the project; extensive historical data and current market place subcontractor input. Our historical data base of projects includes well over 6M square foot of residential development here in New York City, procured within the last 5 years. And in addition, we have requested specific subcontractor pricing on the major building systems; foundations, concrete superstructure, exterior wall, mechanical and electrical, all of which were taken into consideration during the estimate process.

UAG's Experience

UAG is a workshop of dedicated construction professionals striving every day to provide the most professional construction management services in the industry through integrity and the utmost ethical values. A newly formed construction company, UAG's management collectively has well over 100 years of New York City specific experience. Andy D'Amico, the President and Founder of UAG has over 20 years' experience in New York and most recently was a Co-Founder of Hunter Roberts Construction Group, one of the city's leading builders.

Construction Costs

As noted in the attached draft Conceptual Construction Estimate, the total hard costs inclusive of all trade costs, construction contingencies, general conditions, insurances, and CM Fees.

Sincerely,



Andrew D'Amico
President, CEO
URBAN ATELIER GROUP, LLC

Project : 25 Park Row
 Location: 23-31 Park Row New York, NY



Category	Trade Budget	
Trade Costs		
Building Construction		
Site Logistics & General Requirements	\$9,356,400	
Excavations & Foundations	\$12,701,000	
Structure	\$36,458,500	
Exterior Wall		
Precast	\$10,650,000	
Balance of Exterior Wall Trades	\$20,802,800	
Roofing & Waterproofing	\$2,291,200	
Interior Fit-Out		
Interior Partitions & Finishes	\$28,765,507	
Specialties	\$602,000	
Equipment & Furnishings	\$4,906,500	
Vertical Transportation	\$4,373,800	
Fire Suppression	\$2,507,279	
Plumbing	\$10,746,900	
Heating Ventilating & Air Conditioning	\$12,700,970	
Electrical	\$12,469,700	
Site & Infrastructure	\$930,900	
Total Trade Cost	\$168,435,386	
Soft Costs		
	Subtotal	
Design Contingency	By Owner	
Construction Contingency (5.0%)	\$8,421,769	5% of Total Trade Cost
Subcontractor Default Insurance (1.65%)	\$2,779,184	1.65% of Trade Costs
General Conditions (PENDING REVISION/REVIEW)	\$15,435,000	Negotiated
Early Work Agreement General Conditions	\$308,700	Negotiated
Insurance CCIP - 8.97% ON Enrolled Volume	\$15,864,087	8.97% on Enrolled Volume
Owner/CM Fee (3%)	\$5,525,373	3%
Total Soft Costs	\$48,334,113	
Total Construction Cost	\$216,769,499	

September 19th, 2017

Re: Additional Hard Cost Verification – 25 Park Row

To Whom it May Concern:

The project is an as of right new construction mixed-use building in Manhattan's Financial District. The project will be approximately 362,000 gross square feet (GSF) including approximately 185,500 net sellable square feet (NSF) of luxury condominium and 67,000 GSF of commercial space. L+M Development Partners Inc. (L+M) has provided an estimate of hard costs included in the final construction budget at the new development at 25 Park Row that are outside of the General Contractor's Contract and therefore not included in the Urban Atelier Group verification letter.

L+M Development Partners Experience

A full-service firm, L+M works from conception to completion, handling development, investment, construction, and management with creativity that leads the industry. L+M is responsible for more than \$7 billion in development, construction and investment, and has created or preserved more than 22,000 high-quality residential units in New York's tri-state area, the West Coast, and Gulf Coast regions. Historically, L+M has estimated and specified all FF&E in its developments.

Additional Hard Costs

Additional Hard Costs outside of the General Contractor's budget total \$13,243,273. This includes the categories and allocated amounts below:

1. Hard Costs outside the GMP	\$ 414,000
2. Direct Cost Contingency	\$ 8,421,769
3. Retail Tenant Improvement	\$ 2,723,150
4. CM Fee	\$ 1,684,354

The following explains how each budget number was determined:

1. Hard Costs outside of the General Contractor's Contract that represent actual costs spent to date on Support of Excavation prior to the contractor being engaged. This was paid directly by the Developer.
2. The Direct Owners Contingency is a 5% contingency on Hard Costs held by the owner for design contingency and changes during construction.
3. Retail Tenant Improvement is the allocated amount in the construction budget which was determined at \$50/PSF on the underwritten commercial square footage.
4. The CM Fee is a fixed fee for preconstruction and construction services, determined as 1% of hard costs.



Authorized Signatory
L+M Development Partners Inc.
1865 Palmer Avenue, Suite 203
Larchmont, New York 10538

September 12th, 2017

Re: Furniture, Fixtures, and Equipment Verification – 25 Park Row

Dear Sirs:

L+M Development Partners Inc. (L+M) has provided an estimate for FF&E costs at the new development at 25 Park Row. The project is an as of right new construction mixed-use building in Manhattan's Financial District. The project will be approximately 362,000 gross square feet (GSF) including approximately 185,500 net sellable square feet (NSF) of luxury condominium and 66,500 GSF of rentable commercial/retail space.

L+M Development Partners Experience

A full-service firm, L+M works from conception to completion, handling development, investment, construction, and management with creativity that leads the industry. L+M is responsible for more than \$7 billion in development, construction and investment, and has created or preserved more than 22,000 high-quality residential units in New York's tri-state area, the West Coast, and Gulf Coast regions. Historically, L+M has estimated and specified all FF&E in its developments.

Furniture, Fixtures, and Equipment Costs

Furniture, Fixtures, and Equipment costs included in the developer estimate are \$1,500,000. This includes a basic A/V package, and furniture and fixtures for the lobby and amenity spaces. This is a reasonable cost that is within industry standards for a project of this size in Manhattan, New York.



Authorized Signatory
L&M Development Partners Inc.
1865 Palmer Avenue, Suite 203
Larchmont, New York
10538

September 12, 2017

Re: Architectural and Engineering Services

To Whom It May Concern:

The development at 25 Park Row is an as of right new construction mixed-use building in Manhattan's Financial District. The project will be approximately 362,000 GSF including approximately 185,500 Net Sellable Feet (NSF) of luxury condominium and 66,500 GSF of commercial space.

It is anticipated that the total Architectural and Engineering costs will be approximately \$9,242,080.

The following architectural and engineering services are in contract as of September 12th, 2017 at the bids outlined below:

Service	Contract Price
Architectural Design	\$4,225,000
Geotechnical Engineering/SOE Design	\$265,824
Mechanical Engineering	\$954,000
Structural Engineering	\$335,000
Elevator Engineering	\$57,000
Façade and Waterproofing Engineering	\$781,000
Builder's Pavement Plan Engineer	\$38,500
Acoustical Engineer	\$45,000
Amenities Designer	\$450,000
LEED Consulting/Energy Modeling	\$125,000
Low Voltage Engineering + ARCS	\$85,000
Lighting Consultant	\$115,000
Structural Engineering Peer Review	\$53,000
Wind Tunnel Engineering	\$55,000
Preconstruction Services	\$350,000
Miscellaneous (Pool, Zoning, ADA)	\$111,500
Commissioning Agent	\$54,080

Sincerely,



Authorized Signatory

Park Row 23 Owners LLC
 By: Park Row 23 Investors LLC
 By: Park Row 23 Developers LLC
 By: L&M Development Partners, Inc.

Activity ID	Activity Description	Orig Dur	% Comp	Early Start	Early Finish	Fin Var Vs BL	2016 OCT NOV DEC	2017 JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC	2018 JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC	2019 JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC	2020 JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC	2021 JAN FEB	
CONSTRUCTION MILESTONES													
Site													
1	CONSTRUCTION MILESTONES (SUMMARY)	717*	12	18APR17A	25FEB20	62							25FEB20 CONSTRUCTION MILESTONES (SUMMARY)
2	SITE (SUMMARY)	575*	14	22APR17A	05AUG19	140					05AUG19 SITE (SUMMARY)		
4	SITE FENCE - (FND PHASE) - BUILD (SUMMARY)	11*	100	22APR17A	05MAY17A	-6							
7	SITE FENCE - (TOWER PHASE) - BUILD (SUMMARY)	10*	0	26MAR18	06APR18	79							
13	SITE UTILITIES (SUMMARY)	209*	0	29NOV17	26SEP18	45							
14	CONED VAULT - (BUILD/XFMRS) (SUMMARY)	209*	0	29NOV17	26SEP18	45							
17	SEWER/WATER/GAS/ELEC/TELCOM - U/G WORK (SUMM)	32*	0	16NOV17	03JAN18	64							
20	SITE WORK (SUMMARY)	19*	0	10JUL19	05AUG19	140						05AUG19 SITE WORK (SUMMARY)	
Foundations													
24	FOUNDATION (SUMMARY)	152*	49	28APR17A	05DEC17	69							
25	SOE/CAISSONS/EXCAVATION (SUMMARY)	49*	100	28APR17A	07JUL17A	73							
28	FTGS - (PITS/MATS/CAPS/BEAMS) (SUMMARY)	60*	28	21JUL17A	16OCT17	46							
31	FOUNDATION WALLS (SUMMARY)	50*	0	22SEP17	05DEC17	49							
34	BUILD SOG (SUMMARY)	60*	0	08SEP17	05DEC17	69							
36	SOG/FOUNDATIONS 100% COMPLETE	0	0		05DEC17	69							
Vertical Transportation													
89	VERT TRANS (SUMMARY)	405*	0	06DEC17	17JUL19	142							17JUL19 VERT TRANS (SUMMARY)
90	TOWER CRANE (SUMMARY)	329*	0	06DEC17	29MAR19	151							29MAR19 TOWER CRANE (SUMMARY)
91	ERECT -> DROP TEST (SUMMARY)	11*	0	06DEC17	20DEC17	69							
94	DISMANTLE (SUMMARY)	9*	0	26FEB19	08MAR19	151							08MAR19 DISMANTLE (SUMMARY)
97	TC SLAB INFILS - (CELLAR THRU 5) (SUMMARY)	15*	0	11MAR19	29MAR19	151							29MAR19 TC SLAB INFILS - (CELLAR THRU 5) (SUMMARY)
100	HOIST (SUMMARY)	344*	0	13FEB18	25JUN19	143							25JUN19 HOIST (SUMMARY)
101	ERECT -> DROP TEST (SUMMARY)	14*	0	13FEB18	05MAR18	79							
104	DISMANTLE (SUMMARY)	15*	0	16MAY19	06JUN19	143							06JUN19 DISMANTLE (SUMMARY)
106	HOIST REMOVED	0	0		06JUN19	143							06JUN19 HOIST REMOVED
107	HOIST SLAB INFILS - (CELLAR THRU 5) (SUMMARY)	13*	0	07JUN19	25JUN19	143							25JUN19 HOIST SLAB INFILS - (CELLAR THRU 5) (SUMMARY)
111	TOWER - (SE1, PE2, PE3) (SUMMARY)	215*	0	09JUL18	15MAY19	143							15MAY19 TOWER - (SE1, PE2, PE3) (SUMMARY)
114	PODIUM - (ELEVATORS SE4, PE5) (SUMMARY)	155*	0	05MAR18	11OCT18	82							
118	STAIR SHAFTS F-O - (WALLS/RAILINGS/FINS) (SUMM)	346*	0	05MAR18	17JUL19	142							17JUL19 STAIR SHAFTS F-O - (WALLS/RAILINGS/FINS) (SUMM)
Tower													
37	TOWER - (FLOORS) (SUMMARY)	524*	0	21DEC17	24JAN20	62							24JAN20 TOWER - (FLOORS) (SUMMARY)
39	POUR CONCRETE - (PODIUM) - CELLAR THRU 4 (SUMM)	60*	0	21DEC17	20MAR18	82							
42	POUR CONCRETE - (TOWER) - 5 THRU 21 (SUMMARY)	79*	0	21MAR18	11JUL18	104							
45	POUR CONCRETE - (MECH) - 22 THRU 23 (SUMMARY)	13*	0	12JUL18	30JUL18	109							
48	POUR CONCRETE - (TOWER) - 24 THRU 45 (SUMMARY)	79*	0	31JUL18	21NOV18	145							
51	POUR CONCRETE - (TOH) - BH1 THRU ROOF (SUMMARY)	32*	0	23NOV18	09JAN19	142							
53	SUPERSTRUCTURE CONCRETE TOPPED OUT	0	0		09JAN19	142							
54	EXT WALL (SUMMARY)	296*	0	03JUL18	05SEP19	143							05SEP19 EXT WALL (SUMMARY)
55	INSTALL PRECAST / WINDOWS (SUMMARY)	170*	0	03JUL18	08MAR19	146							
57	WINDOWS & EXTERIOR PRECAST 100% COMPLETE	0	0		08MAR19	146							
58	INSTALL METAL PANEL (SUMMARY)	62*	0	11MAR19	05JUN19	151							
61	INSTALL STOREFRONT/CANOPY (SUMMARY)	18*	0	13JUN19	09JUL19	140							
64	HOIST RUN - (PRECAST) (SUMMARY)	63*	0	07JUN19	05SEP19	143							05SEP19 HOIST RUN - (PRECAST) (SUMMARY)
67	PODIUM FLOORS FITOUT (SC - 4) (SUMMARY)	506*	0	19JAN18	24JAN20	62							24JAN20 PODIUM FLOORS FITOUT (SC - 4) (SUMMARY)
68	TOWER FLOORS FITOUT (5 THRU 21) (SUMMARY)	401*	0	07MAY18	10DEC19	62							10DEC19 TOWER FLOORS FITOUT (5 THRU 21) (SUMMARY)
71	MECH FLOORS - (22 THRU 23) (SUMMARY)	333*	0	13AUG18	10DEC19	62							10DEC19 MECH FLOORS - (22 THRU 23) (SUMMARY)
74	TOWER FLOORS FITOUT (24 THRU 45) (SUMMARY)	340*	0	30AUG18	09JAN20	62							09JAN20 TOWER FLOORS FITOUT (24 THRU 45) (SUMMARY)
77	BULKHEADS FITOUT - (BH1 THRU BH4) (SUMMARY)	264*	0	20DEC18	09JAN20	62							09JAN20 BULKHEADS FITOUT - (BH1 THRU BH4) (SUMMARY)
80	LOBBY FITOUT - (RESIDENTIAL) (SUMMARY)	60*	0	17APR19	11JUL19	140							11JUL19 LOBBY FITOUT - (RESIDENTIAL) (SUMMARY)
83	COMM/AMMENTY/BOH FITOUT (SC THRU 4) (SUMM)	164*	0	30MAY19	24JAN20	62							24JAN20 COMM/AMMENTY/BOH FITOUT (SC THRU 4) (SUMM)
86	HOIST RUN FITOUT (5 THRU TOH) (SUMMARY)	63*	0	07JUN19	05SEP19	143							05SEP19 HOIST RUN FITOUT (5 THRU TOH) (SUMMARY)
Turn-overs													
122	MEPS SERVICES (SUMMARY)	410*	0	13MAR18	25OCT19	62							25OCT19 MEPS SERVICES (SUMMARY)
123	TEMP POWER ON (BY CON-ED) (SUMMARY)	1*	0	13MAR18	13MAR18	40							
126	PERM POWER ON (BY CON-ED) (SUMMARY)	1*	0	21DEC18	21DEC18	76							
135	WATER - (PUMP TEST) - SIGN-OFF (SUMMARY)	1*	0	15FEB19	15FEB19	142							
129	BACK-UP POWER - (EMERG GEN) - ON (SUMMARY)	1*	0	22MAY19	22MAY19	142							
132	FIRE ALARM - (TOH) - SIGN-OFF (SUMMARY)	1*	0	07JUN19	07JUN19	142							
138	GAS - (BLDG FEED) - ON (SUMMARY)	1*	0	25OCT19	25OCT19	62							
7430	BUILDING'S MEPS SERVICES 100% COMPLETE	0	0		25OCT19	62							
142	TCO #1 - FLOORS 5 THRU 23 / MERS (SUMMARY)	20*	0	12DEC19	10JAN20	62							10JAN20 TCO #1 - FLOORS 5 THRU 23 / MERS (SUMMARY)
144	TCO #1 ISSUED - FLOORS 5 THROUGH 23	0	0		10JAN20	62							
145	TCO #2 - FLOORS 24 THRU 45 (SUMMARY)	20*	0	13JAN20	10FEB20	62							10FEB20 TCO #2 - FLOORS 24 THRU 45 (SUMMARY)
147	TCO #2 ISSUED - FLOORS 24 THROUGH 45	0	0		10FEB20	62							
148	TCO #3 - FLOORS SUB-CELL THRU 4/HOIST RMS (SUMM)	20*	0	28JAN20	25FEB20	62							25FEB20 TCO #3 - FLOORS SUB-CELL THRU 4/HOIST RMS (SUMM)
150	TCO #3 ISSUED - SUBCELLAR - HOIST ROOMS	0	0		25FEB20	62							25FEB20 TCO #3 ISSUED - SUBCELLAR - HOIST ROOMS



Buildings



Work Permit Department of Buildings

Permit Number: 121190610-01-FO-EA

Issued: 12/01/2016

Expires: 12/01/2017

Address: MANHATTAN 25 PARK ROW

Issued to: DAVID A D'AMICO

Business: URBAN ATELIER GROUP LLC

Contractor No: GC-615447

Description of Work:

NEW BUILDING - EARTHWORK NEW BUILDING



Review is requested under Building Code: 2014

SITE FILL: USE UNDER 300 C

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311 SITE SAFETY PHONE : 212 669-7043

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

01 12/01/2016



Buildings



Work Permit Department of Buildings

Permit Number: 121190610-01-EQ-FN

Issued: 12/01/2016

Expires: 12/01/2017

Address: MANHATTAN 25 PARK ROW

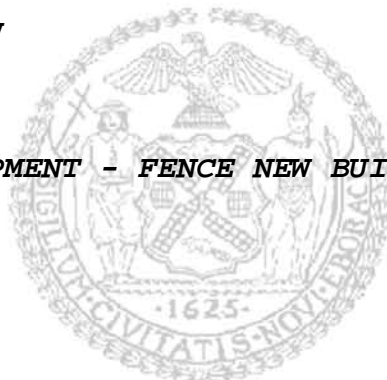
Issued to: DAVID A D'AMICO

Business: URBAN ATELIER GROUP LLC

Contractor No: GC-615447

Description of Work:

NEW BUILDING - CONSTRUCTION EQUIPMENT - FENCE NEW BUILDING



Review is requested under Building Code: 2014

SITE FILL: USE UNDER 300 C

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Emergency Telephone Day or Night: 311 SITE SAFETY PHONE : 212 669-7043

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

01 12/01/2016



Buildings



Work Permit Department of Buildings

Permit Number: 121190610-01-FO

Issued: 12/01/2016

Expires: 12/01/2017

Address: MANHATTAN 25 PARK ROW

Issued to: DAVID A D'AMICO

Business: URBAN ATELIER GROUP LLC

Contractor No: GC-615447

Description of Work:

NEW BUILDING - FOUNDATION/EARTHWORK NEW BUILDING



Review is requested under Building Code: 2014

SITE FILL: USE UNDER 300 C

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311 SITE SAFETY PHONE : 212 669-7043

Borough Commissioner:

Commissioner of Buildings:

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01 12/01/2016



Buildings



Work Permit Department of Buildings

Permit Number: 121190610-01-NB

Issued: 08/30/2017

Expires: 08/30/2018

Address: MANHATTAN 25 PARK ROW

Issued to: DAVID A Z'AMICO

Business: URBAN ATELIER GROUP LLC

Contractor No: GC-615447

Description of Work:

NEW BUILDING - NEW BUILDING



Review is requested under Building Code: 2014

SITE FILL: USE UNDER 300 C

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Emergency Telephone Day or Night: 311 SITE SAFETY PHONE : 212 669-7043

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

01 08/30/2017



September 12, 2017

Re: Proposed Residential Condominium at 25 Park Row, New York, NY 10038

To Whom It May Concern:

Corcoran Sunshine Marketing Group ("Corcoran Sunshine") is the new development market authority, leading the industry as its most innovative and effective sales organization. With collective sales in excess of \$40 billion and 30 years of experience in residential condominium marketing, Corcoran Sunshine is the recognized leader in the planning, design, marketing and sale of luxury residential development. The Corcoran Sunshine portfolio includes new development properties directly relevant to the Park Row site for which we have consulted and/or represented including: 15 Broad Street – Downtown by Starck, 2 River Terrace – Riverhouse, 212 Warren Street – River & Warren, 56 Leonard Street, 101 Wall Street, 101 Warren Street, and Four Seasons Private Residences at 30 Park Place.

Corcoran Sunshine was hired by L+M Development Partners as the exclusive marketing agent for 25 Park Row, consulting on the planning and design of a 45-story luxury condominium tower. Corcoran Sunshine believes the Park Row property is a unique site poised for success, due to its premier Downtown location, excellent city and park views, and proximity to retail, transportation, and amenities. The Financial District is rapidly becoming a 24/7 neighborhood, with an abundance of new restaurants and retailers within the South Street Seaport, Westfield World Trade Center, Brookfield Place, and the Broadway Corridor in close proximity to Park Row. Newly signed retail leases in the area have achieved ground floor prices between \$500- \$600 per square foot.

Due to the unique qualities of the proposed Park Row development, and the favorable market dynamics in the Financial District luxury submarket, we believe this development will be successful in the marketplace. Overall, we anticipate an average residential sellout of approximately \$2400 per square foot.

Our extensive market research tracking the Downtown market shows the following highlights:

- Recent new luxury developments launched in the Financial District have shown to get a premium to Manhattan condominiums overall.
- Inventory in the Financial District/Battery Park City dropped for the first time in four quarters by 2%. New Development inventory dropped by 21% from the same time in the prior year.
- During Second Quarter 2017, Financial District luxury properties had an average price of \$2,242 per square foot for signed contracts. This compares to signed contracts at an average price of \$1,425 per square foot for non-luxury Financial District properties, and \$2,115 per square foot for Manhattan condominiums overall.
- The average sale price for these Financial District luxury condos during the second quarter was \$3.09MM, compared to \$1.67MM for Financial District non-luxury and \$2.71MM for Manhattan condos overall.



- The Financial District and Battery Park City submarket claimed just 6% of Manhattan's overall inventory during the second quarter. This remained constant from the two prior quarters but was a decline from 2014-2015 levels, demonstrating a trend of decreasing available inventory in the submarket as a share of Manhattan.
- This particular location on the northern edge of the Financial District will capitalize on the more premium prices attained in nearby TriBeCa, which had average pricing of \$4.64MM and \$2,234 per square foot during Second Quarter 2017. Recently launched new developments a few blocks from the Park Row site, include: 50 West at 50 West Street with a blended average sellout of \$2,456 per square foot, Four Seasons Private Residences at 30 Park Place with a blended average sellout of \$4,043 per square foot, and The Beekman Residences at 5 Beekman Street with a blended average sellout of \$2,284 per square foot.

The information compiled by Corcoran Sunshine Marketing Group is produced and processed from sources believed to be reliable, and the analyses and conclusions above are based on our assessment of current market conditions and a reasonable projection of market conditions in the future. These indicators may be subject to unanticipated forces altering the market in unforeseeable ways. Corcoran Sunshine Marketing Group makes no representations or warranty, express or implied, with respect to future market conditions or prices of residential product at the time the Subject Site or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Corcoran Sunshine Marketing Group herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. Any and all such warranties are hereby expressly disclaimed.

Sincerely,

Ryan Schleis
Vice President of Research & Analytics

EXHIBIT K
Winick Confidence Letter

March 16, 2016

RE: The Retail at Park Row
Park Row Development – New York, NY

To Whom It May Concern:

Winick Realty Group, LLC is one of the leading retail brokers in Manhattan and is consistently ranked among the top retail leasing firms in New York City as noted by many of New York City's real estate publications and rankings. We represent properties, small and large for Landlords that include pension funds, Fortune 500 companies, REITs, as well as local investments groups and families throughout the tristate area, including but not limited to Madison Capital, Vornado, SL Green, Brookfield Properties, The Moinian Group, Walter & Samuels and The Chetrit Group and we focus solely on retail leasing.

Winick has been an integral part of re-creating the retail landscape in Lower Manhattan. Having completed over 100 deals in just this submarket with Tenants such as Walgreens/Duane Reade, Canali, Equinox Fitness, TJ Maxx, Thomas Pink, BMW, Starbucks, Crunch Fitness, among many others, we are familiar with the retail landscape and the future of this strong Lower Manhattan market.

The retail leasing in the Financial District in Lower Manhattan, NYC has made a full turn around over the past five (5) years. Rents have increased three-fold in that time period and hit highs close to \$800 per square foot in some areas. The market has seen numerous new developments sprout up throughout the district with major retail components, as well as many projects currently under construction. Residential population continues to grow at a rate higher than other areas of Manhattan as Class B & C office buildings convert to luxury residential towers. Office buildings are also attracting a new type of tenant, along with law firms, financial services and insurance companies, we are seeing media, advertising and technology firms making this area their home as well, with companies like Hugo Boss, Revlon, Gucci, Conde Nast, Time Inc. & WeWork to name a few. Lastly, there are more hotels coming including The Beekman Hotel just around the corner from Park Row which will include restaurants and bars from famed chef's Tom Colicchio and Keith McNally, The Four Seasons is set to open in 2016 with 157 residences and 185 guest rooms in an 82 story, newly constructed tower. The area is changing for the better and we see The Retail at Park Row making a huge positive impression on the market.

Some of the new developments underway and recently completed which have helped to drive up the value of the retail in this area include:

- 222 Broadway: Facing Park Row, at the corner of Fulton & Broadway, Zara International has leased approximately 30,000 SF at an annual rent of \$5.2 million plus a percentage of sales. Zara is open for business as of Q4 2015 and sales are strong.

- Beekman Hotel & Condos: Consisting of a 287 room Thompson Hotel along with a 68 unit condo component, the 51 story tower should be completed in mid-2016 and will bring a new, hip clientele to this neighborhood, with restaurants and food & beverage programs by famed chefs Keith McNally & Tom Colicchio.
- Fulton Transportation Hub: The transportation Hub opened in late 2015, creating a central downtown subway station that connects 10 subway lines in one location as well as continuity between the World Trade Center, Brookfield Place and the NJ Path Station. There are entrances at several intersections along Fulton Street and Broadway just steps from Park Row, driving more traffic to this immediate area.
- South Street Seaport: Howard Hughes is re-developing an 11 parcel, multi-use site which will include the likes of a 5,000 person performance venue, a 44,000 SF iPic movie theater, a food hall concept by Chef Jean George Vongerichten along with several highly anticipated retail stores and restaurant openings. The majority of the project should be opened to the public by mid-2017 with additional components being completed shortly thereafter.
- 180 Broadway: 23 story building with 600 dorm rooms for Pace University, Urban Outfitters leased (approximately 21,653 SF) small ground floor with 2nd floor, 3rd floor & lower level for \$2.4 million per year and TD Bank leased 2,752 SF on the ground floor at approximately \$750/SF.
- 195 Broadway: This landmarked building at the corner of Broadway and Fulton Street has been transformed, including retail leases with Anthropologie consisting of 4,000 SF on the ground floor and 15,000 SF on the lower level at a rent of \$2.4 million per annum. Famed restaurant Nobu is relocating from Tribeca to Fulton Street and Gucci is moving their headquarters to this building as well.
- 112-120 Fulton Street: Carmel Partners has planned a 59 story tower with 460 luxury rental apartment units. The base of the property will include approximately 20,000 SF of retail space on 3 levels, with an anticipated completion date of early 2017.
- 8 Spruce Street: 900 unit luxury rental apartment tower which includes a Kindergarten through Middle School at the base of the building. The tower opened in 2011 and continues to boast near full occupancy on their apartment units.

With respect to The Retail at Park Row, we expect ground floor rents of \$500 per square foot, second floor rents of \$175 per square foot and lower level rents of \$125 per square foot. We also expect rents on the third & fourth floors at 23 Park Row to be \$100 per square foot.

As tourism continues to rise as other developments come on line including the World Trade Center, South Street Seaport and others, rents will continue to increase in this immediate area and the Retail at Park Row will benefit from the strong co-tenancy and number of visitors coming to this market on a daily basis.

Thank you,

Jeff Winick, CEO

Lee Block, EVP

Darrell Rubens, EVP



CONFIDENTIAL

DATE: Second Quarter 2017

PREPARED BY: Corcoran Sunshine Marketing Group

RE: Lower Manhattan Market Report

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List of Exhibits

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Exhibit 1
Second Quarter 2017 Market Highlights

Second Quarter 2017 Market Highlights

		Financial District / Battery Park City		Manhattan		
Sales	Financial District / Battery Park City Sales Drop					
	Total Condo Contracts Signed	-9%	128	-5%	1,262	
	The number of contracts signed in Financial District / Battery Park City declined over the last year, as the lack of new development launches continues to keep the market stagnant.					
Inventory	Inventory in the Neighborhood Sees Decline					
	Listed Inventory	-2%	603	+15%	10,410	
	Inventory rose 15% in Manhattan versus Second Quarter 2016, but dropped in Financial District / Battery Park City for the first time in four quarters.					
Supply	Condominium Market Remains Oversupplied					
	Months of Supply	13.9		10.6		
	Despite lower inventory, the condo market in Financial District / Battery Park City is over-supplied with 13.9 months of supply, versus the 10.6 months of condo and co-op supply in Manhattan inventory overall.					
Prices	Condo Pricing Across Lower Manhattan Fluctuating					
	Subdistrict Condo Average PPSF					
	Changes in average price per square foot of signed units were highly mixed last quarter across submarkets. Declines in Tribeca and Battery Park City were matched by a modest growth in pricing in the Financial District.	Financial District w/o Towers	+6%	\$1,425	-3%	\$2,115
		Financial District Towers	+4%	\$2,242		
		Battery Park City	-20%	\$1,418		
		Tribeca	-1%	\$2,234		
Pipeline	Pipeline is Notable in the Financial District / Battery Park City					
	Forecasted New Units through 2019	1,711		11,238		
	Though no units launched in the first half of 2017, the total number of units expected to hit the market through 2019 is greater than any three-year period since before 2010.					

Exhibit 2

Condominium Contracts Signed by Quarter

- Overall Manhattan condominium contracts signed decreased 5% in Second Quarter 2017 versus Second Quarter 2016.
- The Financial District experienced a 15% decline in sales, largely as a result of slowing sales at 1 Seaport, 101 Wall and the Residences at W New York Downtown, which collectively had 31 sales in Second Quarter 2016 and only 17 sales in Second Quarter 2017.
- Battery Park City experienced an increase in sales over last year, breaking a six quarter trend of declines.
- Tribeca sales increased by double digits for a third consecutive quarter, bolstered by the introduction of new inventory at 45 Park Place and 49 Chambers, which saw a combined nine sales. Furthermore, the continued success of other new developments 443 Greenwich, 56 Leonard and 100 Barclay accounted for an additional 16 sales.

Condominium Contracts Signed										
Quarter ¹	Manhattan ²	Change Yr/Yr	Financial District	Change Yr/Yr	Battery Park City	Change Yr/Yr	Financial Dist. / Battery Park City	Change Yr/Yr	Tribeca	Change Yr/Yr
2Q10	1,308	39%	91	78%	20	0%	111	56%	92	70%
3Q10	895	-9%	71	0%	65	225%	136	49%	48	-21%
4Q10	1,073	-4%	55	-20%	53	77%	108	9%	58	-32%
1Q11	1,290	22%	98	-1%	50	194%	148	28%	74	-12%
2Q11	1,365	4%	108	19%	71	255%	179	61%	89	-3%
3Q11	963	8%	83	17%	47	-28%	130	-4%	59	23%
4Q11	998	-7%	69	25%	35	-34%	104	-4%	61	5%
1Q12	1,247	-3%	68	-31%	44	-12%	112	-24%	85	15%
2Q12	1,657	21%	100	-7%	86	21%	186	4%	141	58%
3Q12	1,288	34%	107	29%	84	79%	191	47%	84	42%
4Q12	1,292	29%	67	-3%	60	71%	127	22%	90	48%
1Q13	1,582	27%	92	35%	78	77%	170	52%	153	80%
2Q13	2,091	26%	123	23%	70	-19%	193	4%	195	38%
3Q13	1,712	33%	136	27%	52	-38%	188	-2%	119	42%
4Q13	1,469	14%	116	73%	46	-23%	162	28%	71	-21%
1Q14	1,487	-6%	119	29%	36	-54%	155	-9%	85	-44%
2Q14	1,751	-16%	158	28%	55	-21%	213	10%	99	-49%
3Q14	1,378	-20%	94	-31%	33	-37%	127	-32%	109	-8%
4Q14	1,457	-1%	125	8%	70	52%	195	20%	90	27%
1Q15	1,532	3%	112	-6%	107	197%	219	41%	58	-32%
2Q15	1,864	6%	121	-23%	59	7%	180	-15%	83	-16%
3Q15	1,459	6%	114	21%	63	91%	177	39%	66	-39%
4Q15	1,363	-6%	74	-41%	42	-40%	116	-41%	62	-31%
1Q16	1,318	-14%	85	-24%	38	-64%	123	-44%	56	-3%
2Q16	1,488	-20%	96	-21%	44	-25%	140	-22%	79	-5%
3Q16	1,159	-21%	74	-35%	37	-41%	111	-37%	70	6%
4Q16	1,281	-6%	78	5%	37	-12%	115	-1%	72	16%
1Q17	1,262	-4%	83	-2%	32	-16%	115	-7%	91	63%
2Q17	1,420	-5%	82	-15%	46	5%	128	-9%	93	18%
Average Past Five Years (3Q12 to 2Q17):										
	1,483		103		54		157		91	
% Change 2Q17 Versus Five-Year Average:										
	-4%		-20%		-16%		-19%		2%	

Notes:

1. Transaction quarter is date contract reported signed.

2. Figures represent publicly reported contracts signed during the quarter, and also include some estimates of new development sales based on proprietary information and released percent sold figures.

Exhibit 2
Condominium Contracts Signed by Quarter

- Over the last twelve months, Manhattan condominium sales activity was 39% lower than its recent peak in 2007. Sales in Battery Park City and Tribeca were both down from 2007, with Battery Park City dropping 42% and Tribeca dropping 41%. Meanwhile, the Financial District saw a more significant decline of 70%.
- Fewer sales in the Financial District and Battery Park City over the last twelve months are mainly due to a smaller number of new developments launches in recent years compared to the peak. More than 2,000 units launched for sales during 2007, while from 2008 through 2013 only two new developments with 35 total units opened in the Financial District and Battery Park City. Nine new developments with 1,100 total units have launched in this submarket from 2014 through Second Quarter 2017. However, over the next year a large number of high profile projects are expected to open in the neighborhood, which could cause a boost in sales.

Year	Contracts Signed			
	Manhattan	Financial District	Battery Park City	Tribeca
2007	8,328	1,053	263	550
2Q16 to 2Q17	5,121	317	152	326
Change	-39%	-70%	-42%	-41%

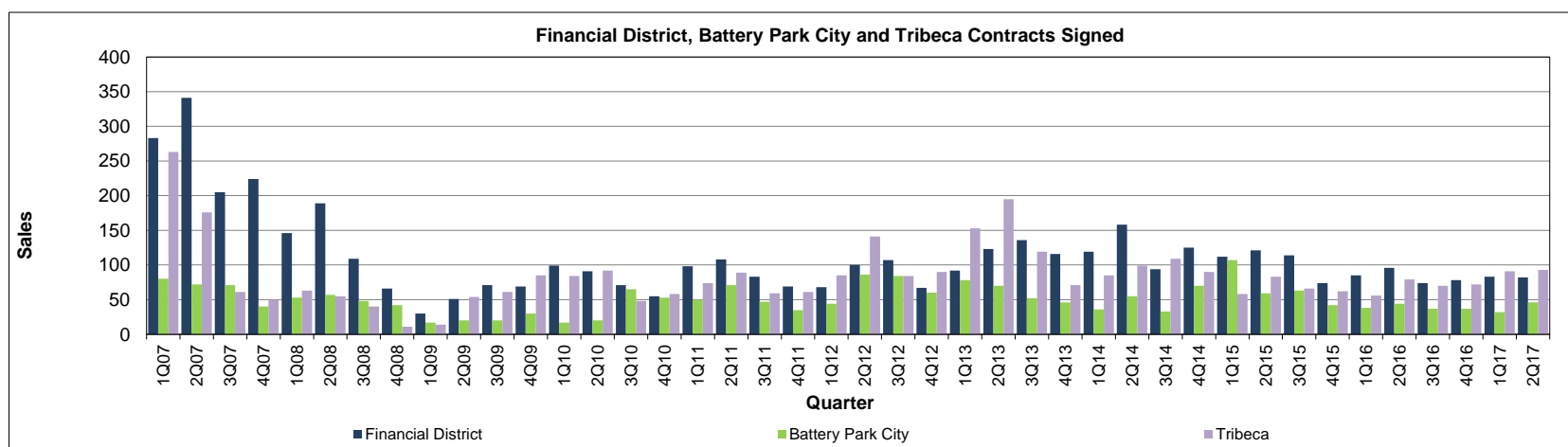
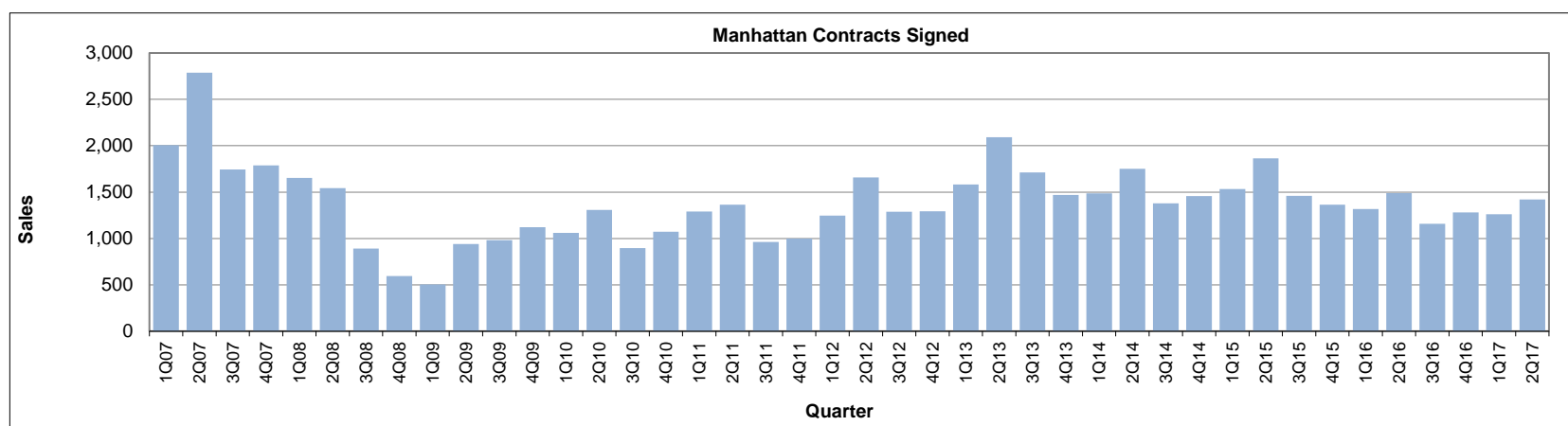


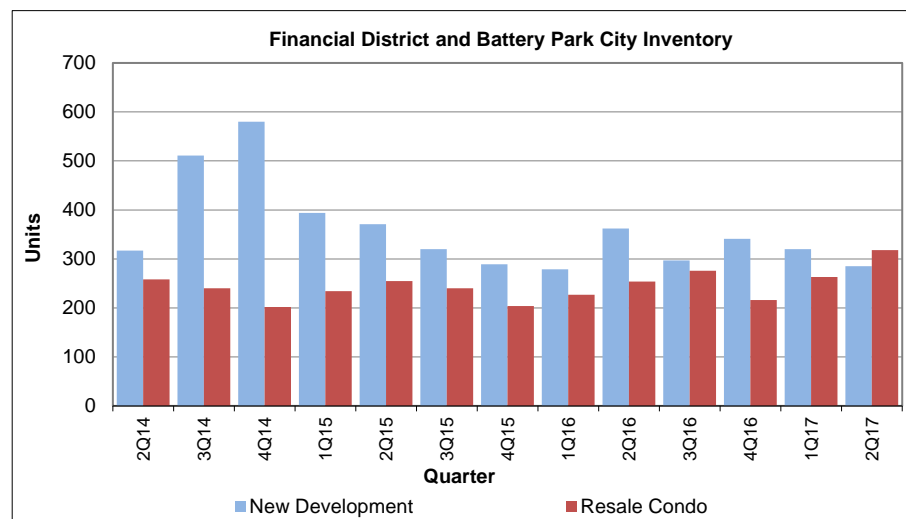
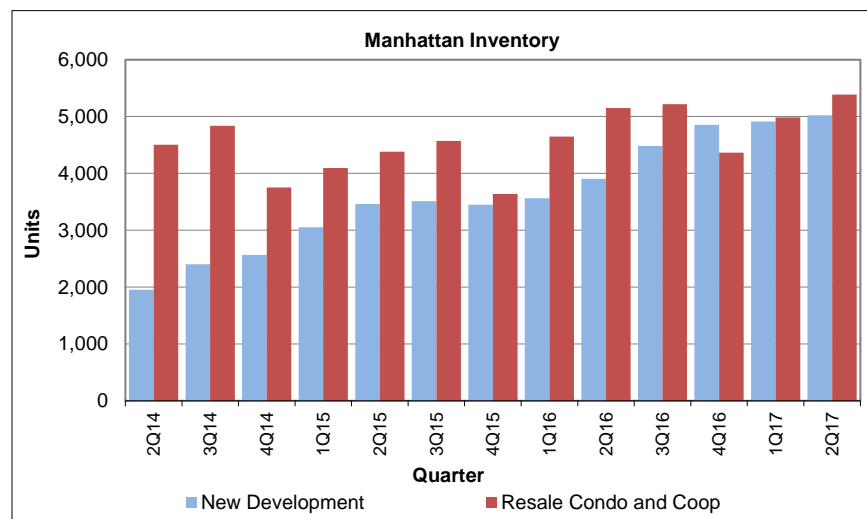
Exhibit 3 Inventory by Quarter

- Manhattan overall inventory increased 15% year-over-year as new development inventory increased 29% to 5,025 units, its highest level in at least five years. Resale inventory on the other hand experienced its lowest annual growth since 2015, though it still makes up a larger component of overall inventory than new development.
- Second Quarter 2017 saw Financial District and Battery Park City overall inventory drop 2%, and new development inventory drop a considerable 21%. Losses in new development inventory were offset by double-digit increases in resale inventory, as that figure increase 25% over the last year.
- The Manhattan market is increasingly oversupplied, as months worth of supply increased over the last quarter to 10.6 months. The Financial District / Battery Park City though oversupplied, saw no increase in months of supply over the last quarter.

Manhattan Inventory							Financial District / Battery Park City Inventory						
Quarter	New Development ¹	Change Yr/Yr	Resale Condo and Coop	Change Yr/Yr	Total	Change Yr/Yr	New Development ¹	Change Yr/Yr	Resale Condo	Change Yr/Yr	Total	Change Yr/Yr	% of Manhattan
2Q14	1,952	31%	4,505	-7%	6,457	2%	317	-11%	258	0%	575	-7%	9%
3Q14	2,402	50%	4,839	4%	7,241	16%	511	72%	240	7%	751	44%	10%
4Q14	2,564	36%	3,752	0%	6,316	12%	580	109%	202	-7%	782	58%	12%
1Q15	3,051	87%	4,094	-8%	7,145	17%	394	88%	234	-11%	628	33%	9%
2Q15	3,460	77%	4,380	-3%	7,840	21%	371	17%	255	-1%	626	9%	8%
3Q15	3,513	46%	4,570	-6%	8,083	12%	320	-37%	240	0%	560	-25%	7%
4Q15	3,450	35%	3,638	-3%	7,088	12%	289	-50%	204	1%	493	-37%	7%
1Q16	3,562	17%	4,649	14%	8,211	15%	279	-29%	227	-3%	506	-19%	6%
2Q16	3,906	13%	5,151	18%	9,057	16%	362	-2%	254	0%	616	-2%	7%
3Q16	4,481	28%	5,219	14%	9,700	20%	297	-7%	276	15%	573	2%	6%
4Q16	4,855	41%	4,366	20%	9,221	30%	341	18%	216	6%	557	13%	6%
1Q17	4,913	38%	4,983	7%	9,896	21%	320	15%	263	16%	583	15%	6%
2Q17	5,025	29%	5,385	5%	10,410	15%	285	-21%	318	25%	603	-2%	6%

Sales Last Twelve Months	11,810
Sales Per Month	984
Manhattan Months of Supply²	10.6

Sales Last Twelve Months	522
Sales Per Month	44
Financial District and Battery Park City Months of Supply²	13.9



Notes:

- New development figures include listed inventory plus shadow (unlisted yet unsold new development units).
- Months of supply is the amount of time it would take to absorb all current inventory if no new units were bought to market. It is calculated by dividing total inventory by the rate of sales per month during the past twelve months. Equilibrium is considered six to nine months of supply.

Exhibit 4

Average Condominium Pricing by Quarter

- The Second Quarter 2017 average condominium price per square foot in the Financial District was \$1,425, translating into a 6% increase over last year, while average price increased 21%. This large increase was fueled by 13 contracts signed at 15 William which averaged \$1.8M and over \$1,500 per square foot.
- Financial District Towers experienced a 6% increase in price per square foot, rising to \$2,242. This was matched by a 45% increase in average sale price. This increase is partially due to low figures last year, as a large number of sales on lower floors at 1 Seaport spurred by the opening of that building in Spring drove down the average sale price and price per square foot.

Quarter ¹	Manhattan		Financial District ²		Financial District Towers ³		Battery Park City		Tribeca	
	Price	PPSF	Price	PPSF	Price	PPSF	Price	PPSF	Price	PPSF
1Q09	\$1,520,931	\$1,279	\$897,015	\$937	\$1,527,375	\$1,326	\$1,285,772	\$1,146	\$2,340,542	\$1,113
2Q09	\$1,518,297	\$1,186	\$896,203	\$923	NA	NA	\$1,164,295	\$934	\$2,330,595	\$1,090
3Q09	\$1,512,235	\$1,243	\$864,982	\$879	\$976,247	\$1,379	\$1,467,540	\$1,159	\$1,918,906	\$1,120
4Q09	\$1,848,683	\$1,350	\$764,204	\$831	NA	NA	\$1,263,175	\$973	\$2,392,552	\$1,243
1Q10	\$1,756,629	\$1,301	\$864,714	\$882	\$4,097,975	\$2,049	\$937,412	\$873	\$2,253,993	\$1,206
2Q10	\$1,752,047	\$1,308	\$993,364	\$926	\$2,414,020	\$2,054	\$1,298,960	\$1,066	\$2,703,138	\$1,343
3Q10	\$1,520,917	\$1,257	\$822,535	\$890	NA	NA	\$945,497	\$862	\$2,692,287	\$1,259
4Q10	\$1,780,270	\$1,361	\$941,216	\$902	NA	NA	\$1,272,894	\$1,007	\$2,580,619	\$1,367
1Q11	\$1,871,492	\$1,382	\$781,390	\$925	\$1,737,969	\$1,970	\$1,374,131	\$1,047	\$2,907,025	\$1,382
2Q11	\$1,832,331	\$1,393	\$916,430	\$914	\$1,425,550	\$1,947	\$1,269,993	\$1,047	\$3,260,724	\$1,486
3Q11	\$1,717,950	\$1,392	\$899,747	\$943	\$1,719,496	\$1,835	\$1,353,032	\$1,006	\$2,398,178	\$1,325
4Q11	\$1,778,035	\$1,439	\$891,168	\$882	\$1,338,231	\$1,727	\$1,090,955	\$1,004	\$2,728,463	\$1,372
1Q12	\$1,845,610	\$1,409	\$893,517	\$939	\$1,169,548	\$1,778	\$1,177,721	\$973	\$2,812,355	\$1,473
2Q12	\$1,883,564	\$1,439	\$921,968	\$949	\$1,111,293	\$1,670	\$1,309,257	\$1,037	\$3,009,920	\$1,461
3Q12	\$1,791,824	\$1,411	\$1,012,276	\$972	\$1,515,273	\$1,565	\$932,859	\$938	\$2,415,066	\$1,423
4Q12	\$2,309,677	\$1,687	\$963,070	\$952	\$1,550,192	\$1,739	\$1,043,626	\$1,016	\$2,661,159	\$1,705
1Q13	\$2,575,525	\$1,778	\$1,001,423	\$1,012	\$1,400,603	\$1,754	\$1,336,650	\$1,046	\$4,271,192	\$2,197
2Q13	\$2,247,160	\$1,738	\$986,532	\$1,053	\$1,365,620	\$1,867	\$935,795	\$1,018	\$4,453,802	\$2,251
3Q13	\$2,159,888	\$1,721	\$1,013,558	\$1,023	\$1,591,311	\$1,810	\$1,308,513	\$1,140	\$3,805,471	\$2,063
4Q13	\$2,610,222	\$1,921	\$1,036,762	\$1,084	\$1,754,029	\$1,828	\$1,329,587	\$1,257	\$5,464,371	\$2,363
1Q14	\$2,416,202	\$1,798	\$1,053,265	\$1,105	\$1,738,640	\$1,951	\$1,391,597	\$1,257	\$4,890,602	\$2,096
2Q14	\$2,544,451	\$1,910	\$1,134,226	\$1,132	\$3,491,929	\$2,183	\$1,271,264	\$1,262	\$4,542,927	\$2,157
3Q14	\$2,553,341	\$1,947	\$1,129,648	\$1,159	\$3,021,250	\$2,137	\$1,581,455	\$1,374	\$6,297,697	\$2,681
4Q14	\$2,591,630	\$1,935	\$1,324,391	\$1,330	\$2,654,567	\$2,077	\$2,385,559	\$1,606	\$6,021,470	\$2,390
1Q15	\$2,646,349	\$1,995	\$1,192,936	\$1,273	\$3,168,958	\$2,317	\$2,283,722	\$1,619	\$4,865,521	\$2,375
2Q15	\$2,494,385	\$1,910	\$1,293,017	\$1,328	\$2,266,226	\$2,040	\$1,957,017	\$1,559	\$4,443,801	\$2,096
3Q15	\$2,461,223	\$1,945	\$1,353,984	\$1,377	\$3,944,250	\$2,504	\$2,010,589	\$1,554	\$4,839,800	\$2,266
4Q15	\$2,675,490	\$2,027	\$1,201,314	\$1,266	\$3,032,273	\$2,335	\$2,140,929	\$1,458	\$4,785,747	\$2,101
1Q16	\$2,375,997	\$1,905	\$1,276,437	\$1,269	\$3,228,000	\$2,064	\$1,608,725	\$1,487	\$4,705,421	\$2,150
2Q16	\$2,765,733	\$2,084	\$1,376,942	\$1,341	\$2,124,630	\$2,165	\$2,296,352	\$1,780	\$5,427,575	\$2,251
3Q16	\$2,607,185	\$2,009	\$1,175,433	\$1,305	\$3,124,792	\$2,400	\$2,089,250	\$1,657	\$4,286,179	\$2,059
4Q16	\$2,961,280	\$2,146	\$1,360,590	\$1,376	\$3,027,895	\$2,330	\$1,358,751	\$1,396	\$5,463,746	\$2,352
1Q17	\$2,937,224	\$2,115	\$1,188,734	\$1,300	\$3,643,500	\$2,265	\$1,715,740	\$1,529	\$6,033,209	\$2,567
2Q17	\$2,710,285	\$2,014	\$1,659,867	\$1,425	\$3,086,364	\$2,242	\$1,552,549	\$1,418	\$4,640,545	\$2,234

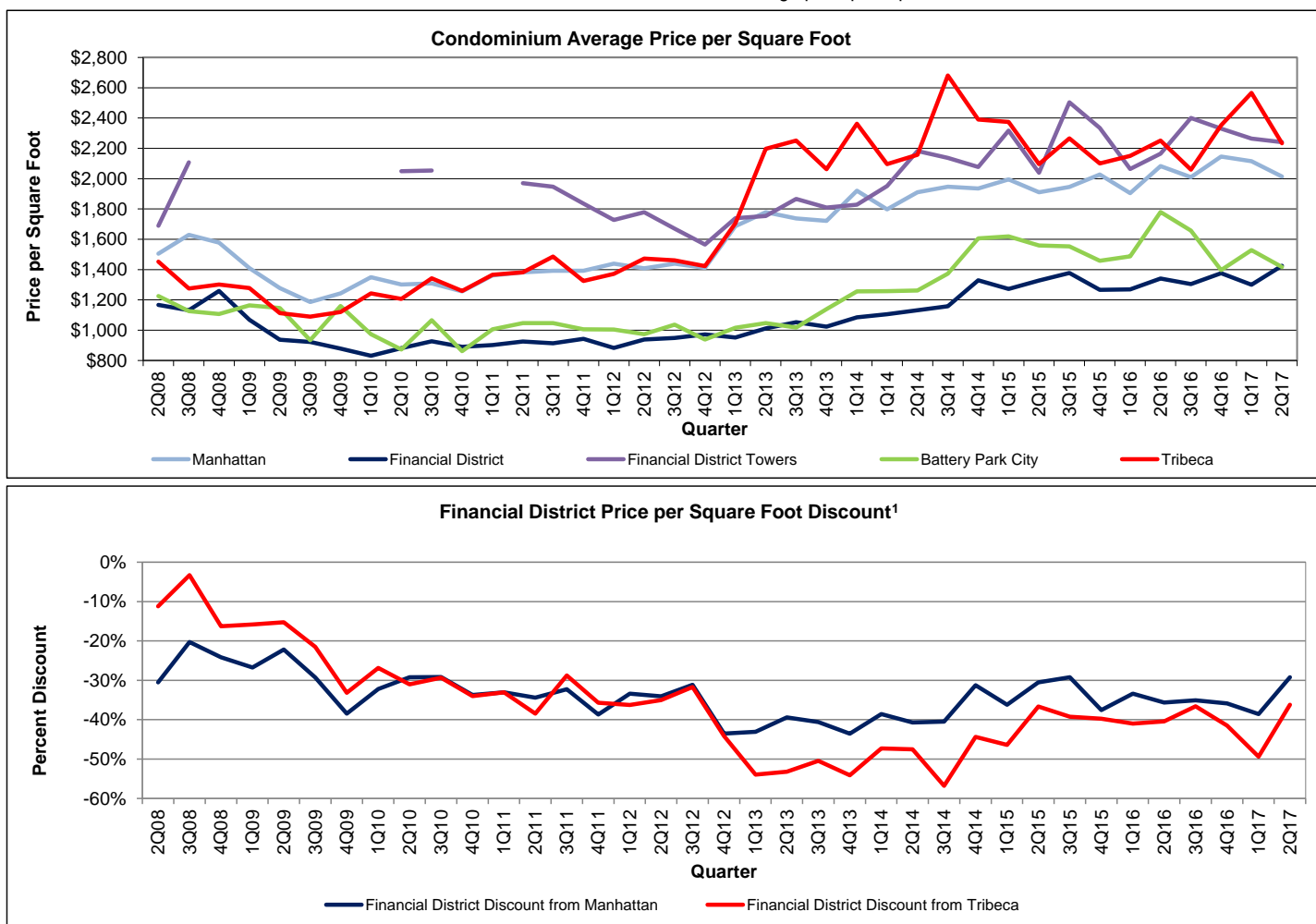
2Q16 Versus 2Q17:

-2%	-3%	21%	6%	45%	4%	-32%	-20%	-15%	-1%
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- Notes:
1. Last asking price used if the actual sale price is not known. Figures are based on reported contracts signed during the quarter, and therefore do not include new developments not disclosing individual sales figures at the time of contract.
 2. Figures exclude W New York Downtown Residences at 123 Washington Street, 50 West Street, The Beekman Residences at 5 Beekman Street, and 1 Seaport at 161 Maiden Lane.
 3. Includes W New York Downtown Residences from 3Q07, 50 West Street from 2Q14, The Beekman Residences from 3Q14, and 1 Seaport from 2Q16.
 4. The PH20 sale at 15 CPW for \$88MM is not included in the 4Q11 price because it highly skews the average.

Exhibit 4
Average Condominium Pricing by Quarter

- Near record high pricing in Tribeca in First Quarter 2017 was followed in the Second Quarter by a significant drop in pricing, as average sale price dropped 15% over the last year and average price per square foot fell 1%.
- The Financial District historically sells at a discount to Manhattan and Tribeca. In First Quarter 2008, the Financial District sold at discounts of 22% and 29% below Manhattan and Tribeca, respectively. By Fourth Quarter 2013, the discount had grown substantially to 44% and 54%, respectively, as Manhattan and Tribeca experienced price growth while the Financial District stagnated.
- The Financial District in Second Quarter 2017 had the lowest discount from Tribeca since 2012, as average price per square foot in the Financial District continued to rise.



Note:

1. Financial District discount excludes Financial District Towers.

Exhibit 5
Summary of Selected Condominiums

Address	Name	Type	Total Units	Units Sold LTM ¹	Average LTM ²			Percent Sold	Date Sales Began
					Price	SF	PPSF		
Financial District									
50 West Street	50 West	New Construction	187	18	\$4,395,469	1,789	\$2,456	67%	May-14
123 Washington Street	W NY Downtown Residences	New Construction	158	5 ³	\$2,128,000	902	\$2,360	96%	Nov-07
5 Beekman Street	The Beekman Residences	New Construction	67	19	\$3,492,262	1,529	\$2,284	82%	Sep-14
161 Maiden Lane	1 Seaport	New Construction	98	47	\$2,646,170	1,194	\$2,216	66%	Apr-16
101 Wall Street	101 Wall	Office Conversion	51	6	\$1,946,657	1,135	\$1,715	59%	May-15
15 William Street	15 William	New Construction	183 ⁴	46 ³	\$1,660,476	1,123	\$1,479	70%	Sep-14
99 John Street	99 John	Rental Conversion	436	16 ³	\$1,019,448	752	\$1,355	Resales	Nov-07
75 Wall Street	75 Wall	Office Conversion	346	21 ³	\$1,201,667	910	\$1,320	77% ⁵	May-07
Average/Total			1,526	178	\$2,488,701	1,241	\$2,006		
Battery Park City									
2 River Terrace	Riverhouse	New Construction	253	16	\$2,888,362	1,615	\$1,788	Resales	Aug-06
212 Warren Street	River & Warren	Rental Conversion	165	9 ³	\$2,522,890	1,480	\$1,704	Resales	Oct-14
70 Little West Street	The Visionaire	New Construction	240	13	\$2,263,985	1,344	\$1,685	Resales	May-07
Average/Total			405	22	\$2,588,200	1,490	\$1,737		

Notes:

¹ Contracts signed in the last twelve months.

² Average is based on actual prices of closed sales and the asking price of reported contracts signed in the last twelve months.

³ Contracts signed includes sponsor sales and resales.

⁴ 15 William has 320 total units, but 183 previously rented units are now being offered for sale. Percent sold and the date sales began refers to the re-launch of these units.

⁵ 75 Wall percent sold is based on the original offering unit total, but a large portion of unsold units are tenant occupied and not offered for sale.

Exhibit 5
Summary of Selected Condominiums

Address	Name	Type	Total Units	Units Sold LTM ¹	Average LTM ²			Percent Sold	Date Sales Began
					Price	SF	PPSF		
Tribeca									
70 Vestry Street	70 Vestry	New Construction	46	23	\$14,954,239	3,291	\$4,544 ³	83% ⁴	Feb-16
56 Leonard Street	56 Leonard	New Construction	145	11 ⁵	\$9,697,827	2,484	\$3,903	97%	Feb-13
30 Park Place	Four Seasons Private Residences	New Construction	157	17	\$13,181,785	3,260	\$4,043	82%	May-14
111 Murray Street	One Eleven Murray	New Construction	157	NA	\$7,131,242	2,105	\$3,416 ⁶	70% ⁷	Aug-15
2 Park Place	The Woolworth Tower Residences	Office Conversion	34	4	\$13,412,500	4,067	\$3,298	30% ⁸	Oct-14
45 Park Place	45 Park Place	New Construction	50	4	\$7,885,000	2,578	\$3,059	8%	Jun-17
443 Greenwich Street	443 Greenwich	Loft Conversion	53	18 ⁵	\$10,465,312	3,471	\$3,015	77%	Sep-14
7 Harrison Street	Seven Harrison	Loft Conversion	12	2	\$6,306,250	2,166	\$2,912	Resales	May-14
11 North Moore Street	11 North Moore	New Construction	18	3 ⁵	\$6,933,333	2,677	\$2,590	94%	Oct-13
290 West Street	290 West Street	New Construction	13	1	\$6,049,704	2,513	\$2,407	92%	Sep-14
11 Beach Street	11 Beach	Loft Conversion	27	11	\$6,229,764	2,845	\$2,190	74%	Sep-14
101 Warren Street	101 Warren	New Construction	227	11	\$3,822,068	1,746	\$2,189	Resales	Apr-06
60 White Street	60 White	Office Conversion	8	4	\$4,234,673	1,957	\$2,164	50%	Mar-15
100 Barclay Street	100 Barclay	Office Conversion	156	39 ⁵	\$4,304,598	2,057	\$2,092	61%	Apr-15
67 Franklin Place	Cast Iron House	Loft Conversion + New	13	1	\$5,950,000	2,850	\$2,088	31%	May-14
93 Worth Street	93 Worth	Loft Conversion + New	91	5 ⁵	\$2,199,000	1,072	\$2,051	99%	Dec-12
71 Laight Street	The Sterling Mason	Loft Conversion + New	33	1	\$4,100,000	2,042	\$2,008	97%	Jul-13
12 Warren Street	12 Warren Street	New Construction	13	8	\$5,872,492	2,967	\$1,979	62%	Dec-15
200 Chambers Street	200 Chambers	New Construction	184	16	\$2,368,593	1,214	\$1,951	Resales	Jul-05
49 Chambers	49 Chambers	Office Conversion	99	5	\$2,912,000	1,616	\$1,802	5%	Apr-17
52 Lispenard Street	52 Lispenard	Loft Conversion + New	7	2	\$5,566,156	3,161	\$1,761	86%	Mar-15
56 Walker Street	56 Walker	Loft Conversion	4	1	\$7,636,875	5,699	\$1,340	100%	May-15
87 Leonard Street	87 Leonard	Loft Conversion	7	1	\$7,893,437	7,414	\$1,065	57%	Jun-15
Average/Total			1,554	188	\$6,676,127	2,490	\$2,681		

Notes:

1 Contracts signed in the last twelve months.

2 Average is based on actual prices of closed sales and the asking price of reported contracts signed in the last twelve months, unless otherwise noted

3 70 Vestry is not publically disclosing contract activity. Average is based on Original Offering Plan Schedule A. There have been 3 price amendments; current asking price per amendment 4 is \$4,894 per square foot.

4 80% sold was reported in April 2017, in addition to a penthouse sale reported in July 2017, which represents 38 sales. Per the offering plan 15 are being sold to the prior property owner, an additional 23 are assumed to have been put into contract. However some sales may have occurred more than twelve months ago.

5 Contracts signed includes sponsor sales and resales.

6 Pricing of One Eleven Murray is based on Ninth Amendment sponsor sellout, the pricing of the two penthouses have not been made public and thus are estimated.

7 One Eleven Murray is not disclosing individual sales. 70% sold was reported in August 2016.

8 Woolworth is not disclosing all individual sales. 30% sold was reported in October 2015.

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
Financial District												
50 West Street												
Closed - Sponsor												
50 WEST ST	50 West Street	12C	\$1,435,000	\$1,461,188	1,080	\$1,353	1.0	1.0	\$2,542	\$2.35	2/24/2017	5/4/2017
50 WEST ST	50 West Street	8B	\$1,960,000	\$1,995,770	1,056	\$1,890	1.0	1.0	\$2,441	\$2.31	7/29/2016	2/22/2017
50 WEST ST	50 West Street	41A	\$3,845,000	\$3,845,000	1,734	\$2,217	2.0	3.0	\$4,641	\$2.68	7/21/2016	4/3/2017
50 WEST ST	50 West Street	40B	\$3,845,000	\$3,915,171	1,513	\$2,588	2.0	2.5	\$4,027	\$2.66	8/30/2016	3/8/2017
50 WEST ST	50 West Street	43A	\$3,930,000	\$4,001,723	1,734	\$2,308	2.0	3.0	\$4,659	\$2.69	10/13/2016	4/14/2017
50 WEST ST	50 West Street	42B	\$3,935,000	\$4,006,814	1,513	\$2,648	2.0	2.5	\$4,048	\$2.68	2/9/2017	5/10/2017
50 WEST ST	50 West Street	43B	\$3,975,000	\$3,975,000	1,513	\$2,627	2.0	2.5	\$4,065	\$2.69	2/10/2017	2/10/2017
50 WEST ST	50 West Street	45A	\$4,025,000	\$4,098,456	1,734	\$2,364	2.0	3.0	\$4,698	\$2.71	12/20/2016	3/30/2017
50 WEST ST	50 West Street	47A	\$4,115,000	\$4,190,099	1,734	\$2,416	3.0	3.0	\$4,738	\$2.73	2/10/2017	2/10/2017
50 WEST ST	50 West Street	9B	\$4,160,000	\$4,235,920	2,309	\$1,835	3.0	3.5	\$5,358	\$2.32	2/15/2017	3/2/2017
50 WEST ST	50 West Street	51A	\$4,305,000	\$4,305,000	1,734	\$2,483	2.0	3.0	\$4,816	\$2.78	6/16/2017	7/5/2017
50 WEST ST	50 West Street	51B	\$4,310,000	\$4,388,657	1,513	\$2,901	2.0	2.5	\$4,217	\$2.79	8/18/2016	4/4/2017
50 WEST ST	50 West Street	18B	\$5,220,000	\$5,315,265	2,309	\$2,302	3.0	3.5	\$5,554	\$2.41	2/17/2017	6/28/2017
50 WEST ST	50 West Street	28C	\$6,215,000	\$6,215,000	2,403	\$2,586	3.0	3.5	\$5,798	\$2.41	12/22/2016	5/8/2017
50 WEST ST	50 West Street	37C	\$6,815,000	\$6,939,373	2,669	\$2,600	4.0	4.0	\$7,013	\$2.63	7/6/2016	6/19/2017
Average/Count		15	\$4,139,333	\$4,192,562	1,770	\$2,369	2.3	2.8	\$4,574	\$2.58		
Contract Signed - Sponsor												
50 WEST ST	50 West Street	51D	\$4,260,000	NA	1,258	\$3,386	1.0	2.0	\$3,494	\$2.78	12/7/2016	NA
50 WEST ST	50 West Street	52A	\$4,345,000	NA	1,734	\$2,506	2.0	3.0	\$4,858	\$2.80	5/5/2017	NA
50 WEST ST	50 West Street	51C	\$7,625,000	NA	2,669	\$2,857	4.0	4.0	\$7,413	\$2.78	12/7/2016	NA
Average/Count		3	\$5,410,000	NA	1,887	\$2,867	2.3	3.0	\$5,255	\$2.78		
Closed and Contracts Signed Average/Count		18	\$4,351,111	\$4,395,469	1,789	\$2,456	2.3	2.8	\$4,688	\$2.62		
Active - Sponsor												
50 WEST ST	50 West Street	20A	\$2,149,000	NA	1,167	\$1,841	1.0	1.5	\$2,830	\$2.43	NA	NA
50 WEST ST	50 West Street	21B	\$2,470,000	NA	1,087	\$2,272	1.0	1.0	\$2,650	\$2.44	NA	NA
50 WEST ST	50 West Street	29A	\$3,270,000	NA	1,662	\$1,968	2.0	2.5	\$4,201	\$2.53	NA	NA
50 WEST ST	50 West Street	27A	\$3,270,000	NA	1,662	\$1,968	2.0	2.5	\$4,164	\$2.51	NA	NA
50 WEST ST	50 West Street	36D	\$3,400,000	NA	1,258	\$2,703	1.0	2.0	\$3,291	\$2.62	NA	NA
50 WEST ST	50 West Street	55D	\$3,650,000	NA	1,258	\$2,901	1.0	2.0	\$3,550	\$2.82	NA	NA
50 WEST ST	50 West Street	43D	\$3,950,000	NA	1,258	\$3,140	2.0	2.0	\$3,391	\$2.70	NA	NA
50 WEST ST	50 West Street	44A	\$3,980,000	NA	1,734	\$2,295	2.0	3.0	\$4,678	\$2.70	NA	NA
50 WEST ST	50 West Street	46B	\$4,105,000	NA	1,513	\$2,713	2.0	2.5	\$4,116	\$2.72	NA	NA
50 WEST ST	50 West Street	48A	\$4,165,000	NA	1,734	\$2,402	2.0	3.0	\$4,757	\$2.74	NA	NA
50 WEST ST	50 West Street	53D	\$4,340,000	NA	1,258	\$3,450	1.0	2.0	\$3,522	\$2.80	NA	NA
50 WEST ST	50 West Street	52B	\$4,360,000	NA	1,513	\$2,882	2.0	2.5	\$4,219	\$2.79	NA	NA
50 WEST ST	50 West Street	9D	\$4,690,000	NA	2,403	\$1,952	3.0	3.0	\$5,573	\$2.32	NA	NA
50 WEST ST	50 West Street	11D	\$4,795,000	NA	2,403	\$1,995	3.0	3.0	\$5,628	\$2.34	NA	NA
50 WEST ST	50 West Street	9C	\$5,225,000	NA	2,302	\$2,270	3.0	3.5	\$5,324	\$2.31	NA	NA
50 WEST ST	50 West Street	24D	\$5,285,000	NA	2,403	\$2,199	3.0	3.0	\$5,954	\$2.48	NA	NA
50 WEST ST	50 West Street	22B	\$5,580,000	NA	2,309	\$2,417	3.0	3.5	\$5,658	\$2.45	NA	NA
50 WEST ST	50 West Street	30D	\$5,755,000	NA	2,379	\$2,419	3.0	3.0	\$6,057	\$2.55	NA	NA
50 WEST ST	50 West Street	28B	\$5,890,000	NA	2,309	\$2,551	3.0	3.5	\$5,816	\$2.52	NA	NA
50 WEST ST	50 West Street	26C	\$6,105,000	NA	2,302	\$2,652	3.0	3.5	\$5,746	\$2.50	NA	NA

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
50 WEST ST	50 West Street	42C	\$7,105,000	NA	2,669	\$2,662	4.0	4.0	\$7,140	\$2.68	NA	NA
50 WEST ST	50 West Street	55C	\$7,855,000	NA	2,669	\$2,943	4.0	4.0	\$7,534	\$2.82	NA	NA
50 WEST ST	50 West Street	53B	\$10,725,000	NA	3,068	\$3,496	3.0	3.5	\$8,590	\$2.80	NA	NA
50 WEST ST	50 West Street	PH59A	\$18,630,000	NA	3,653	\$5,100	3.0	4.0	\$10,477	\$2.87	NA	NA
50 WEST ST	50 West Street	PH61A	\$20,305,000	NA	3,434	\$5,913	3.0	3.5	\$10,053	\$2.93	NA	NA
50 WEST ST	50 West Street	PH59B	\$22,645,000	NA	3,594	\$6,301	3.0	4.0	\$10,307	\$2.87	NA	NA
50 WEST ST	50 West Street	PH61B	\$24,540,000	NA	3,373	\$7,275	3.0	3.5	\$9,878	\$2.93	NA	NA
Average/Count		27	\$7,342,185	NA	2,162	\$3,396	2.4	2.9	\$5,745	\$2.66		

W New York Downtown Residences

Closed - Resale

123 WASHINGTON	W NY Downtown Residences	36E	\$1,395,000	\$1,385,000	704	\$1,967	1.0	1.0	\$1,495	\$2.12	1/11/2017	4/24/2017
123 WASHINGTON	W NY Downtown Residences	53B	\$3,125,000	\$2,680,000	1,175	\$2,281	2.0	2.0	\$2,504	\$2.13	11/15/2016	2/13/2017
123 WASHINGTON	W NY Downtown Residences	54B	\$3,595,000	\$2,850,000	1,175	\$2,426	2.0	2.0	\$2,487	\$2.12	4/17/2017	5/31/2017
Average/Count		3	\$2,705,000	\$2,305,000	1,018	\$2,264	1.7	1.7	\$2,162	\$2.12		

Contract Signed - Sponsor

123 WASHINGTON	W NY Downtown Residences	PH56G	\$2,250,000	NA	708	\$3,178	1.0	1.0	\$1,453	\$2.05	7/8/2017	NA
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Contract Signed - Resale

123 WASHINGTON	W NY Downtown Residences	38F	\$1,475,000	NA	747	\$1,975	1.0	1.0	\$1,553	\$2.08	7/21/2017	NA
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Closed and Contracts Signed Average/Count		5	\$2,368,000	\$2,128,000	902	\$2,360	1.4	1.4	\$1,898	\$2.11		
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Active - Sponsor

123 WASHINGTON	W NY Downtown Residences	PH56H	\$2,500,000	NA	606	\$4,125	1.0	1.0	\$1,291	\$2.13	NA	NA
123 WASHINGTON	W NY Downtown Residences	PH56A	\$3,300,000	NA	799	\$4,130	1.0	1.0	\$1,746	\$2.19	NA	NA
123 WASHINGTON	W NY Downtown Residences	PH55D	\$3,605,000	NA	1,023	\$3,524	2.0	2.0	\$2,176	\$2.13	NA	NA
123 WASHINGTON	W NY Downtown Residences	PH56D	\$4,120,000	NA	1,023	\$4,027	2.0	2.0	\$1,961	\$1.92	NA	NA
123 WASHINGTON	W NY Downtown Residences	PH56F	\$4,625,000	NA	1,152	\$4,015	2.0	2.0	\$2,449	\$2.13	NA	NA
123 WASHINGTON	W NY Downtown Residences	PH56B	\$4,875,000	NA	1,175	\$4,149	2.0	2.0	\$2,503	\$2.13	NA	NA
Average/Count		6	\$3,837,500	NA	963	\$3,985	1.7	1.7	\$2,021	\$2.10		

Active - Resale

123 WASHINGTON	W NY Downtown Residences	41H	\$1,199,000	NA	606	\$1,979	1.0	1.0	\$1,260	\$2.08	NA	NA
123 WASHINGTON	W NY Downtown Residences	50H	\$1,200,000	NA	606	\$1,980	1.0	1.0	\$1,384	\$2.28	NA	NA
123 WASHINGTON	W NY Downtown Residences	47H	\$1,215,000	NA	606	\$2,005	1.0	1.0	\$1,260	\$2.08	NA	NA
123 WASHINGTON	W NY Downtown Residences	40H	\$1,395,000	NA	606	\$2,302	1.0	1.0	\$1,310	\$2.16	NA	NA
123 WASHINGTON	W NY Downtown Residences	39G	\$1,588,888	NA	708	\$2,244	1.0	1.0	\$1,540	\$2.18	NA	NA
123 WASHINGTON	W NY Downtown Residences	44G	\$1,595,000	NA	708	\$2,253	1.0	1.0	\$1,537	\$2.17	NA	NA
123 WASHINGTON	W NY Downtown Residences	42F	\$1,649,500	NA	747	\$2,208	1.0	1.0	\$1,452	\$1.94	NA	NA
123 WASHINGTON	W NY Downtown Residences	42A	\$1,695,000	NA	799	\$2,121	1.0	1.0	\$1,443	\$1.81	NA	NA
123 WASHINGTON	W NY Downtown Residences	36A	\$1,749,000	NA	800	\$2,186	1.0	1.0	\$1,686	\$2.11	NA	NA
123 WASHINGTON	W NY Downtown Residences	39A	\$1,775,000	NA	799	\$2,222	1.0	1.0	\$1,670	\$2.09	NA	NA
123 WASHINGTON	W NY Downtown Residences	44A	\$1,795,000	NA	799	\$2,247	1.0	1.0	\$1,561	\$1.95	NA	NA
123 WASHINGTON	W NY Downtown Residences	54A	\$1,945,000	NA	799	\$2,434	1.0	1.0	\$1,663	\$2.08	NA	NA
123 WASHINGTON	W NY Downtown Residences	51A	\$1,998,000	NA	799	\$2,501	1.0	1.0	\$1,561	\$1.95	NA	NA
123 WASHINGTON	W NY Downtown Residences	43A	\$1,999,500	NA	799	\$2,503	1.0	1.0	\$1,450	\$1.81	NA	NA
123 WASHINGTON	W NY Downtown Residences	46A	\$2,200,000	NA	800	\$2,750	1.0	1.0	\$1,451	\$1.81	NA	NA

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
123 WASHINGTON	W NY Downtown Residences	39B	\$2,600,000	NA	1,175	\$2,213	2.0	2.0	\$2,460	\$2.09	NA	NA
123 WASHINGTON	W NY Downtown Residences	42B	\$2,795,000	NA	1,175	\$2,379	2.0	2.0	\$2,148	\$1.83	NA	NA
123 WASHINGTON	W NY Downtown Residences	46B	\$2,800,000	NA	1,175	\$2,383	2.0	2.0	\$2,470	\$2.10	NA	NA
123 WASHINGTON	W NY Downtown Residences	43B	\$2,850,000	NA	1,175	\$2,426	2.0	2.0	\$2,460	\$2.09	NA	NA
123 WASHINGTON	W NY Downtown Residences	51B	\$2,998,000	NA	1,175	\$2,551	2.0	2.0	\$2,255	\$1.92	NA	NA
Average/Count		20	\$1,952,094	NA	843	\$2,316	1.3	1.3	\$1,701	\$2.02		
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Active Listings Average/Count		26	\$2,387,188	NA	871	\$2,742	1.3	1.3	\$1,775	\$2.04		
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The Beekman Residences												
Contracts Signed - Sponsor												
5 BEEKMAN ST	The Beekman Residences	26B	\$2,100,000	\$2,119,162	855	\$2,479	1.0	1.0	\$2,396	\$2.80	10/14/2016	5/8/2017
5 BEEKMAN ST	The Beekman Residences	17A	\$2,750,000	\$2,719,591	1,625	\$1,674	2.0	2.5	\$4,554	\$2.80	3/30/2017	6/6/2017
5 BEEKMAN ST	The Beekman Residences	21A	\$2,825,000	\$2,760,000	1,625	\$1,698	2.0	2.5	\$4,554	\$2.80	5/24/2017	7/19/2017
5 BEEKMAN ST	The Beekman Residences	24A	\$2,900,000	\$2,900,000	1,625	\$1,785	2.0	2.5	\$4,554	\$2.80	4/14/2017	6/16/2017
5 BEEKMAN ST	The Beekman Residences	26A	\$2,950,000	\$2,900,000	1,625	\$1,785	2.0	2.5	\$4,554	\$2.80	3/30/2017	6/2/2017
5 BEEKMAN ST	The Beekman Residences	45A	\$3,750,000	\$3,784,218	1,624	\$2,330	2.0	2.5	\$4,552	\$2.80	2/21/2017	4/4/2017
Average/Count		6	\$2,879,167	\$2,863,829	1,497	\$1,914	1.8	2.3	\$4,194	\$2.80		
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Contracts Signed - Sponsor												
5 BEEKMAN ST	The Beekman Residences	23C	\$1,450,000	NA	703	\$2,063	1.0	1.0	\$1,970	\$2.80	11/9/2016	NA
5 BEEKMAN ST	The Beekman Residences	24C	\$1,500,000	NA	703	\$2,134	1.0	1.0	\$1,970	\$2.80	5/1/2017	NA
5 BEEKMAN ST	The Beekman Residences	26C	\$1,525,000	NA	703	\$2,169	1.0	1.0	\$1,916	\$2.73	2/3/2017	NA
5 BEEKMAN ST	The Beekman Residences	39A	\$3,150,000	NA	1,393	\$2,261	2.0	2.5	\$3,905	\$2.80	1/3/2017	NA
5 BEEKMAN ST	The Beekman Residences	40A	\$3,450,000	NA	1,624	\$2,124	2.0	2.5	\$4,553	\$2.80	4/18/2017	NA
5 BEEKMAN ST	The Beekman Residences	41A	\$3,550,000	NA	1,624	\$2,186	2.0	2.5	\$4,552	\$2.80	4/13/2017	NA
5 BEEKMAN ST	The Beekman Residences	42A	\$3,600,000	NA	1,624	\$2,217	2.0	2.5	\$4,552	\$2.80	12/7/2016	NA
5 BEEKMAN ST	The Beekman Residences	43B	\$3,650,000	NA	1,572	\$2,322	2.0	2.5	\$4,406	\$2.80	10/22/2016	NA
5 BEEKMAN ST	The Beekman Residences	44B	\$3,700,000	NA	1,572	\$2,354	2.0	2.5	\$4,406	\$2.80	10/20/2016	NA
5 BEEKMAN ST	The Beekman Residences	44A	\$3,700,000	NA	1,624	\$2,278	2.0	2.5	\$4,552	\$2.80	4/17/2017	NA
5 BEEKMAN ST	The Beekman Residences	45B	\$3,750,000	NA	1,572	\$2,385	2.0	2.5	\$4,406	\$2.80	9/8/2016	NA
5 BEEKMAN ST	The Beekman Residences	31B	\$4,150,000	NA	1,809	\$2,294	3.0	2.5	\$5,071	\$2.80	4/17/2017	NA
5 BEEKMAN ST	The Beekman Residences	PH50	\$11,995,000	NA	3,554	\$3,375	3.0	3.5	\$10,063	\$2.83	8/19/2016	NA
Average/Count		13	\$3,782,308	NA	1,544	\$2,449	1.9	2.2	\$4,332	\$2.81		
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Closed and Contracts Signed Average/Count		19	\$3,497,105	\$3,492,262	1,529	\$2,284	1.9	2.2	\$4,289	\$2.80		
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Active - Sponsor												
5 BEEKMAN ST	The Beekman Residences	21A	\$2,825,000	NA	1,625	\$1,738	2.0	2.5	\$4,554	\$2.80	NA	NA
5 BEEKMAN ST	The Beekman Residences	22A	\$2,850,000	NA	1,625	\$1,754	2.0	2.5	\$4,554	\$2.80	NA	NA
5 BEEKMAN ST	The Beekman Residences	31A	\$2,950,000	NA	1,395	\$2,115	2.0	2.5	\$3,910	\$2.80	NA	NA
5 BEEKMAN ST	The Beekman Residences	42B	\$3,900,000	NA	1,572	\$2,481	2.0	2.5	\$4,406	\$2.80	NA	NA
5 BEEKMAN ST	The Beekman Residences	48B	\$4,350,000	NA	1,572	\$2,767	2.0	2.5	\$4,406	\$2.80	NA	NA
Average/Count		5	\$3,375,000	NA	1,558	\$2,167	2.0	2.5	\$4,366	\$2.80		

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
Active - Resale												
5 BEEKMAN ST	The Beekman Residences	20B	\$2,125,000	NA	855	\$2,485	1.0	1.0	\$2,396	\$2.80	NA	NA
Active Listings Average/Count		6	\$3,166,667	NA	1,441	\$2,198	1.8	2.3	\$4,038	\$2.80		
1 Seaport												
Contract Signed - Sponsor												
161 MAIDEN LN	1 Seaport	9C	\$1,255,000	NA	698	\$1,798	1.0	1.0	\$1,994	\$2.86	7/22/2016	NA
161 MAIDEN LN	1 Seaport	15C	\$1,520,000	NA	736	\$2,065	1.0	1.0	\$2,131	\$2.90	11/17/2016	NA
161 MAIDEN LN	1 Seaport	16C	\$1,540,000	NA	736	\$2,092	1.0	1.0	\$2,131	\$2.90	11/17/2016	NA
161 MAIDEN LN	1 Seaport	18C	\$1,580,000	NA	736	\$2,147	1.0	1.0	\$2,131	\$2.90	6/28/2017	NA
161 MAIDEN LN	1 Seaport	8A	\$1,600,000	NA	869	\$1,841	1.0	1.5	\$2,435	\$2.80	11/17/2016	NA
161 MAIDEN LN	1 Seaport	9A	\$1,625,000	NA	869	\$1,870	1.0	1.5	\$2,435	\$2.80	11/16/2016	NA
161 MAIDEN LN	1 Seaport	10A	\$1,650,000	NA	869	\$1,899	1.0	1.5	\$2,503	\$2.88	11/16/2016	NA
161 MAIDEN LN	1 Seaport	12A	\$1,700,000	NA	869	\$1,956	1.0	1.5	\$2,503	\$2.88	6/19/2017	NA
161 MAIDEN LN	1 Seaport	9B	\$1,785,000	NA	962	\$1,856	1.0	1.0	\$2,771	\$2.88	8/25/2016	NA
161 MAIDEN LN	1 Seaport	10B	\$1,835,000	NA	962	\$1,907	1.0	1.0	\$2,771	\$2.88	11/15/2016	NA
161 MAIDEN LN	1 Seaport	11B	\$1,885,000	NA	962	\$1,959	1.0	1.0	\$2,771	\$2.88	11/14/2016	NA
161 MAIDEN LN	1 Seaport	15A	\$1,925,000	NA	973	\$1,978	1.0	1.5	\$2,807	\$2.88	3/10/2017	NA
161 MAIDEN LN	1 Seaport	16A	\$1,930,000	NA	973	\$1,984	1.0	1.5	\$2,807	\$2.88	2/8/2017	NA
161 MAIDEN LN	1 Seaport	17A	\$1,935,000	NA	973	\$1,989	1.0	1.5	\$2,807	\$2.88	5/5/2017	NA
161 MAIDEN LN	1 Seaport	18A	\$1,940,000	NA	973	\$1,994	1.0	1.5	\$2,807	\$2.88	3/15/2017	NA
161 MAIDEN LN	1 Seaport	19A	\$1,945,000	NA	973	\$1,999	1.0	1.5	\$2,807	\$2.88	4/20/2017	NA
161 MAIDEN LN	1 Seaport	20A	\$1,950,000	NA	973	\$2,004	1.0	1.5	\$2,807	\$2.88	5/3/2017	NA
161 MAIDEN LN	1 Seaport	21A	\$1,955,000	NA	973	\$2,009	1.0	1.5	\$2,807	\$2.88	6/4/2017	NA
161 MAIDEN LN	1 Seaport	22A	\$1,960,000	NA	973	\$2,014	1.0	1.5	\$2,807	\$2.88	6/12/2017	NA
161 MAIDEN LN	1 Seaport	23A	\$1,965,000	NA	973	\$2,020	1.0	1.5	\$2,807	\$2.88	5/10/2017	NA
161 MAIDEN LN	1 Seaport	25A	\$1,975,000	NA	973	\$2,030	1.0	1.5	\$2,807	\$2.88	5/21/2017	NA
161 MAIDEN LN	1 Seaport	25B	\$1,980,000	NA	971	\$2,039	1.0	1.0	\$2,806	\$2.89	7/22/2016	NA
161 MAIDEN LN	1 Seaport	26A	\$1,985,000	NA	973	\$2,040	1.0	1.5	\$2,807	\$2.88	7/6/2017	NA
161 MAIDEN LN	1 Seaport	26B	\$2,000,000	NA	971	\$2,060	1.0	1.0	\$2,806	\$2.89	7/6/2016	NA
161 MAIDEN LN	1 Seaport	27B	\$2,020,000	NA	971	\$2,080	1.0	1.0	\$2,806	\$2.89	7/6/2016	NA
161 MAIDEN LN	1 Seaport	32B	\$2,100,000	NA	971	\$2,163	1.0	1.0	\$2,806	\$2.89	8/9/2016	NA
161 MAIDEN LN	1 Seaport	33B	\$2,120,000	NA	971	\$2,183	1.0	1.0	\$2,806	\$2.89	8/17/2016	NA
161 MAIDEN LN	1 Seaport	34B	\$2,140,000	NA	971	\$2,204	1.0	1.0	\$2,806	\$2.89	7/28/2016	NA
161 MAIDEN LN	1 Seaport	35B	\$2,160,000	NA	971	\$2,225	1.0	1.0	\$2,806	\$2.89	9/30/2016	NA
161 MAIDEN LN	1 Seaport	37B	\$2,200,000	NA	971	\$2,266	1.0	1.0	\$2,806	\$2.89	7/29/2016	NA
161 MAIDEN LN	1 Seaport	38B	\$2,220,000	NA	971	\$2,286	1.0	1.0	\$2,806	\$2.89	8/23/2016	NA
161 MAIDEN LN	1 Seaport	39B	\$2,240,000	NA	971	\$2,307	1.0	1.0	\$2,806	\$2.89	8/23/2016	NA
161 MAIDEN LN	1 Seaport	40B	\$2,260,000	NA	971	\$2,327	1.0	1.0	\$2,840	\$2.92	9/30/2016	NA
161 MAIDEN LN	1 Seaport	32A	\$2,800,000	NA	1,311	\$2,136	2.0	2.0	\$3,786	\$2.89	8/9/2016	NA
161 MAIDEN LN	1 Seaport	33A	\$2,845,000	NA	1,311	\$2,170	2.0	2.0	\$3,786	\$2.89	9/12/2016	NA
161 MAIDEN LN	1 Seaport	35A	\$2,935,000	NA	1,311	\$2,239	2.0	2.0	\$3,788	\$2.89	1/4/2017	NA
161 MAIDEN LN	1 Seaport	36A	\$2,980,000	NA	1,311	\$2,273	2.0	2.0	\$3,786	\$2.89	11/23/2016	NA
161 MAIDEN LN	1 Seaport	37A	\$3,025,000	NA	1,311	\$2,307	2.0	2.0	\$3,821	\$2.91	7/7/2017	NA
161 MAIDEN LN	1 Seaport	38A	\$3,070,000	NA	1,311	\$2,342	2.0	2.0	\$3,821	\$2.91	4/24/2017	NA
161 MAIDEN LN	1 Seaport	Duplex14	\$4,250,000	NA	1,918	\$2,216	2.0	2.5	\$5,610	\$2.92	11/21/2016	NA
161 MAIDEN LN	1 Seaport	Duplex42	\$4,500,000	NA	1,938	\$2,322	2.0	2.5	\$5,610	\$2.89	2/7/2017	NA
161 MAIDEN LN	1 Seaport	DUPLEX44	\$4,550,000	NA	1,938	\$2,348	2.0	2.5	\$5,610	\$2.89	8/12/2016	NA

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
161 MAIDEN LN	1 Seaport	DUPLEX46	\$4,600,000	NA	1,938	\$2,374	2.0	2.5	\$5,614	\$2.90	2/4/2017	NA
161 MAIDEN LN	1 Seaport	Duplex48	\$4,650,000	NA	1,938	\$2,399	2.0	2.5	\$5,648	\$2.91	2/4/2017	NA
161 MAIDEN LN	1 Seaport	PH7	\$6,995,000	NA	2,643	\$2,647	3.0	2.5	\$7,712	\$2.92	2/28/2017	NA
161 MAIDEN LN	1 Seaport	PH6	\$7,070,000	NA	2,643	\$2,675	3.0	2.5	\$7,712	\$2.92	4/28/2017	NA
161 MAIDEN LN	1 Seaport	PH4	\$7,220,000	NA	2,643	\$2,732	3.0	2.5	\$7,745	\$2.93	4/19/2017	NA
Average/Count		47	\$2,646,170	NA	1,194	\$2,216	1.4	1.5	\$3,455	\$2.89		

Active - Sponsor

161 MAIDEN LN	1 Seaport	8D	\$1,450,000	NA	801	\$1,810	0.0	1.0	\$2,232	\$2.79	NA	NA
161 MAIDEN LN	1 Seaport	10D	\$1,495,000	NA	801	\$1,866	0.0	1.0	\$2,232	\$2.79	NA	NA
161 MAIDEN LN	1 Seaport	20C	\$1,610,000	NA	736	\$2,188	1.0	1.0	\$2,131	\$2.90	NA	NA
161 MAIDEN LN	1 Seaport	11A	\$1,675,000	NA	869	\$1,928	1.0	1.5	\$2,503	\$2.88	NA	NA
161 MAIDEN LN	1 Seaport	26C	\$1,680,000	NA	736	\$2,283	1.0	1.0	\$2,131	\$2.90	NA	NA
161 MAIDEN LN	1 Seaport	24A	\$1,970,000	NA	973	\$2,025	1.0	1.0	\$2,807	\$2.88	NA	NA
161 MAIDEN LN	1 Seaport	27A	\$1,995,000	NA	973	\$2,050	1.0	1.5	\$2,807	\$2.88	NA	NA
161 MAIDEN LN	1 Seaport	39A	\$3,115,000	NA	1,311	\$2,376	2.0	2.0	\$3,821	\$2.91	NA	NA
161 MAIDEN LN	1 Seaport	42A	\$3,250,000	NA	1,311	\$2,479	2.0	2.0	\$3,821	\$2.91	NA	NA
161 MAIDEN LN	1 Seaport	47A	\$3,475,000	NA	1,311	\$2,651	2.0	2.0	\$3,821	\$2.91	NA	NA
161 MAIDEN LN	1 Seaport	PH5	\$7,145,000	NA	2,643	\$2,703	3.0	2.5	\$7,745	\$2.93	NA	NA
Average/Count		11	\$2,623,636	NA	1,133	\$2,315	1.3	1.5	\$3,277	\$2.89		

101 Wall

Closed - Sponsor

101 WALL ST	101 Wall Street	5A	\$1,135,000	\$1,155,713	706	\$1,637	1.0	1.0	\$1,747	\$2.47	12/6/2016	5/17/2017
101 WALL ST	101 Wall Street	20A	\$1,730,000	\$1,649,565	963	\$1,713	2.0	2.0	\$2,375	\$2.47	4/27/2017	6/12/2017
101 WALL ST	101 Wall Street	17A	\$1,985,000	\$2,021,226	1,103	\$1,832	2.0	2.0	\$2,711	\$2.46	8/9/2016	5/3/2017
101 WALL ST	101 Wall Street	17B	\$3,850,000	\$3,818,437	2,167	\$1,762	3.0	3.0	\$5,282	\$2.44	3/9/2017	4/27/2017
Average/Count		4	\$2,175,000	NA	1,235	\$1,761	2.0	2.0	\$3,029	\$2.45		

Contract Signed - Sponsor

101 WALL ST	101 Wall Street	15A	\$1,265,000	NA	703	\$1,799	1.0	1.0	\$1,951	\$2.78	5/23/2017	NA
101 WALL ST	101 Wall Street	9C	\$1,770,000	NA	1,168	\$1,515	1.5	2.0	\$3,217	\$2.75	10/20/2016	NA
Average/Count		2	\$1,517,500	NA	936	\$1,622	1.3	1.5	\$2,584	\$2.76		

Active - Sponsor

101 WALL ST	101 Wall Street	14A	\$1,250,000	NA	703	\$1,778	1.0	1.0	\$1,951	\$2.78	NA	NA
101 WALL ST	101 Wall Street	4B	\$2,390,000	NA	1,512	\$1,581	2.0	2.5	\$4,157	\$2.75	NA	NA
101 WALL ST	101 Wall Street	12A	\$3,875,000	NA	2,160	\$1,794	3.0	3.5	\$5,895	\$2.73	NA	NA
101 WALL ST	101 Wall Street	18AB	\$6,250,000	NA	3,074	\$2,033	6.0	5.0	\$8,437	\$2.74	NA	NA
Average/Count		4	\$3,441,250	NA	1,862	\$1,848	3.0	3.0	\$5,110	\$2.74		

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
15 William												
Closed - Sponsor												
15 WILLIAM ST	15 William	7B	\$1,075,000	\$1,020,000	791	\$1,290	1.0	1.0	\$1,645	\$2.08	12/29/2016	2/15/2017
15 WILLIAM ST	15 William	14G	\$1,060,000	\$1,032,500	800	\$1,291	1.0	1.0	\$1,687	\$2.11	3/13/2017	4/28/2017
15 WILLIAM ST	15 William	11F	\$1,095,000	\$1,065,000	812	\$1,312	1.0	1.0	\$1,688	\$2.08	1/25/2017	3/13/2017
15 WILLIAM ST	15 William	15F	\$1,155,000	\$1,085,000	812	\$1,336	1.0	1.0	\$1,711	\$2.11	3/14/2017	4/24/2017
15 WILLIAM ST	15 William	17F	\$1,145,000	\$1,100,000	812	\$1,355	1.0	1.0	\$1,688	\$2.08	12/14/2016	1/20/2017
15 WILLIAM ST	15 William	28B	\$1,297,500	\$1,250,000	791	\$1,580	1.0	1.0	\$1,645	\$2.08	10/11/2016	2/7/2017
15 WILLIAM ST	15 William	40C	\$1,335,000	\$1,280,000	832	\$1,538	1.0	1.0	\$1,730	\$2.08	2/24/2017	2/28/2017
15 WILLIAM ST	15 William	37F	\$1,325,000	\$1,325,000	812	\$1,632	1.0	1.0	\$1,672	\$2.06	7/7/2016	8/18/2016
15 WILLIAM ST	15 William	39F	\$1,345,000	\$1,345,000	812	\$1,656	1.0	1.0	\$1,688	\$2.08	1/3/2017	1/27/2017
15 WILLIAM ST	15 William	45C	\$1,385,000	\$1,350,000	832	\$1,623	1.0	1.0	\$1,730	\$2.08	11/29/2016	12/29/2016
15 WILLIAM ST	15 William	40B	\$1,365,000	\$1,365,000	791	\$1,726	1.0	1.5	\$1,668	\$2.11	2/23/2017	5/18/2017
15 WILLIAM ST	15 William	46B	\$1,420,000	\$1,420,000	791	\$1,795	1.0	1.0	\$1,645	\$2.08	2/28/2017	3/23/2017
15 WILLIAM ST	15 William	DUPLEX2	\$1,575,000	\$1,520,000	1,056	\$1,439	1.0	2.0	\$2,178	\$2.06	7/6/2016	8/4/2016
15 WILLIAM ST	15 William	11H	\$1,635,000	\$1,580,000	1,373	\$1,151	2.0	2.0	\$2,855	\$2.08	9/28/2016	12/1/2016
15 WILLIAM ST	15 William	9A	\$1,625,000	\$1,600,000	1,325	\$1,208	2.0	2.0	\$2,754	\$2.08	11/2/2016	1/11/2017
15 WILLIAM ST	15 William	10A	\$1,645,000	\$1,615,000	1,325	\$1,219	2.0	2.0	\$2,754	\$2.08	11/28/2016	3/16/2017
15 WILLIAM ST	15 William	7H	\$1,590,000	\$1,619,017	1,373	\$1,179	2.0	2.0	\$2,855	\$2.08	12/9/2016	3/28/2017
15 WILLIAM ST	15 William	45K	\$1,699,000	\$1,660,000	1,062	\$1,563	1.0	2.0	\$2,207	\$2.08	9/28/2016	11/2/2016
15 WILLIAM ST	15 William	42K	\$1,975,000	\$1,660,000	1,062	\$1,563	1.0	2.0	\$2,207	\$2.08	11/1/2016	12/20/2016
15 WILLIAM ST	15 William	12A	\$1,715,000	\$1,675,000	1,325	\$1,264	2.0	2.0	\$2,127	\$1.61	8/9/2016	9/22/2016
15 WILLIAM ST	15 William	17A	\$1,715,000	\$1,700,000	1,325	\$1,283	2.0	2.0	\$2,754	\$2.08	12/22/2016	2/14/2017
15 WILLIAM ST	15 William	35I	\$1,835,000	\$1,810,000	1,273	\$1,422	2.0	2.0	\$2,683	\$2.11	3/7/2017	4/17/2017
15 WILLIAM ST	15 William	37I	\$1,875,000	\$1,825,000	1,300	\$1,404	2.0	2.0	\$2,646	\$2.04	10/24/2016	10/28/2016
15 WILLIAM ST	15 William	17E	\$1,895,000	\$1,850,000	1,300	\$1,423	2.0	2.0	\$2,703	\$2.08	5/12/2017	6/6/2017
15 WILLIAM ST	15 William	26A	\$1,995,000	\$1,900,000	1,325	\$1,434	2.0	2.0	\$2,793	\$2.11	3/2/2017	5/10/2017
15 WILLIAM ST	15 William	19E	\$2,156,000	\$1,940,000	1,300	\$1,492	2.0	2.0	\$2,703	\$2.08	6/14/2017	6/15/2017
15 WILLIAM ST	15 William	35A	\$2,100,000	\$2,050,000	1,450	\$1,414	2.0	2.0	\$2,754	\$1.90	9/30/2016	10/19/2016
15 WILLIAM ST	15 William	38A	\$2,159,000	\$2,100,000	1,450	\$1,448	2.0	2.0	\$2,754	\$1.90	9/21/2016	12/20/2016
15 WILLIAM ST	15 William	41A	\$2,140,000	\$2,140,000	1,325	\$1,615	2.0	2.0	\$2,793	\$2.11	2/22/2017	3/31/2017
15 WILLIAM ST	15 William	44A	\$2,155,000	\$2,155,000	1,325	\$1,626	2.0	2.0	\$2,793	\$2.11	4/11/2017	4/18/2017
15 WILLIAM ST	15 William	40E	\$2,340,000	\$2,200,000	1,300	\$1,692	2.0	2.0	\$2,703	\$2.08	5/17/2017	5/17/2017
15 WILLIAM ST	15 William	46A	\$3,340,000	\$2,400,000	1,325	\$1,811	2.0	2.0	\$2,754	\$2.08	10/6/2016	10/6/2016
15 WILLIAM ST	15 William	44L	\$2,715,000	\$2,555,000	1,592	\$1,605	3.0	3.0	\$3,356	\$2.11	4/29/2017	5/9/2017
15 WILLIAM ST	15 William	41L	\$2,750,000	\$2,644,370	1,592	\$1,661	3.0	3.0	\$3,280	\$2.06	7/29/2016	9/9/2016
15 WILLIAM ST	15 William	43L	\$2,699,000	\$2,650,000	1,592	\$1,665	3.0	3.0	\$3,309	\$2.08	8/30/2016	9/19/2016
Average/Count		35	\$1,780,871	\$1,699,597	1,153	\$1,474	1.7	1.8	\$2,369	\$2.05		
Closed - Resale												
15 WILLIAM ST	15 William	26D	\$999,000	\$999,000	698	\$1,431	0.0	1.0	\$1,470	\$2.11	4/21/2017	6/1/2017
15 WILLIAM ST	15 William	17B	\$1,115,000	\$1,115,000	791	\$1,410	1.0	1.0	\$1,628	\$2.06	12/23/2016	12/29/2016
15 WILLIAM ST	15 William	42C	\$1,325,000	\$1,310,000	832	\$1,575	1.0	1.0	\$1,623	\$1.95	3/9/2017	4/21/2017
15 WILLIAM ST	15 William	22H	\$1,765,000	\$1,765,000	1,373	\$1,286	2.0	2.0	\$2,895	\$2.11	4/24/2017	5/31/2017
Average/Count		4	\$1,301,000	\$1,297,250	924	\$1,409	1.0	1.3	\$1,904	\$2.06		

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
Contracts Signed - Resale												
15 WILLIAM ST	15 William	40C	\$1,335,000	NA	832	\$1,605	1.0	1.0	\$1,730	\$2.08	3/27/2017	NA
Contracts Signed - Sponsor												
15 WILLIAM ST	15 William	32D	\$1,050,000	NA	698	\$1,504	0.0	1.0	\$1,735	\$2.49	5/16/2017	NA
15 WILLIAM ST	15 William	41C	\$1,350,000	NA	832	\$1,623	1.0	1.0	\$2,044	\$2.46	6/23/2017	NA
15 WILLIAM ST	15 William	19A	\$1,740,000	NA	1,325	\$1,313	2.0	2.0	\$3,294	\$2.49	6/14/2017	NA
15 WILLIAM ST	15 William	29I	\$1,795,000	NA	1,273	\$1,410	2.0	2.0	\$3,164	\$2.49	6/28/2017	NA
15 WILLIAM ST	15 William	28A	\$1,975,000	NA	1,325	\$1,491	2.0	2.0	\$3,294	\$2.49	4/28/2017	NA
15 WILLIAM ST	15 William	32E	\$2,462,000	NA	1,300	\$1,894	2.0	2.0	\$3,194	\$2.46	6/21/2017	NA
Average/Count		6	\$1,728,667	NA	1,126	\$1,536	1.5	1.7	\$2,788	\$2.48		
Closed and Contracts Signed Average/Count		46	\$1,722,641	\$1,660,476	1,123	\$1,479	1.6	1.7	\$2,369	\$2.11		
Active - Sponsor												
15 WILLIAM ST	15 William	8F	\$1,070,000	NA	812	\$1,318	1.0	1.0	\$2,018	\$2.49	NA	NA
15 WILLIAM ST	15 William	40D	\$1,130,000	NA	698	\$1,619	0.0	1.0	\$1,735	\$2.49	NA	NA
15 WILLIAM ST	15 William	38G	\$1,325,000	NA	800	\$1,656	1.0	1.0	\$1,989	\$2.49	NA	NA
15 WILLIAM ST	15 William	43C	\$1,355,000	NA	832	\$1,629	1.0	1.0	\$2,079	\$2.50	NA	NA
15 WILLIAM ST	15 William	D7	\$1,395,000	NA	1,065	\$1,310	1.0	1.5	\$2,783	\$2.61	NA	NA
15 WILLIAM ST	15 William	8A	\$1,580,000	NA	1,325	\$1,192	2.0	2.0	\$3,294	\$2.49	NA	NA
15 WILLIAM ST	15 William	44J	\$1,605,000	NA	960	\$1,672	1.0	2.0	\$2,387	\$2.49	NA	NA
15 WILLIAM ST	15 William	15H	\$1,695,000	NA	1,373	\$1,235	2.0	2.0	\$3,413	\$2.49	NA	NA
15 WILLIAM ST	15 William	28H	\$1,855,000	NA	1,373	\$1,351	2.0	2.0	\$3,413	\$2.49	NA	NA
15 WILLIAM ST	15 William	18E	\$1,915,000	NA	1,300	\$1,473	2.0	2.0	\$3,232	\$2.49	NA	NA
15 WILLIAM ST	15 William	41I	\$1,925,000	NA	1,273	\$1,512	2.0	2.0	\$3,164	\$2.49	NA	NA
15 WILLIAM ST	15 William	29A	\$1,975,000	NA	1,325	\$1,491	2.0	2.0	\$3,294	\$2.49	NA	NA
15 WILLIAM ST	15 William	46L	\$2,725,000	NA	1,592	\$1,712	3.0	3.0	\$3,957	\$2.49	NA	NA
Average/Count		13	\$1,657,692	NA	1,133	\$1,463	1.5	1.7	\$2,828	\$2.50		

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
Active - Resale												
15 WILLIAM ST	15 William	23G	\$995,000	NA	800	\$1,244	1.0	1.0	\$1,989	\$2.49	NA	NA
15 WILLIAM ST	15 William	14D	\$995,000	NA	700	\$1,421	0.0	1.0	\$1,451	\$2.07	NA	NA
15 WILLIAM ST	15 William	29D	\$1,025,000	NA	698	\$1,468	0.0	1.0	\$1,451	\$2.08	NA	NA
15 WILLIAM ST	15 William	22D	\$1,049,000	NA	698	\$1,503	0.0	1.0	\$1,402	\$2.01	NA	NA
15 WILLIAM ST	15 William	14C	\$1,125,000	NA	832	\$1,352	1.0	1.0	\$2,068	\$2.49	NA	NA
15 WILLIAM ST	15 William	35B	\$1,235,000	NA	791	\$1,561	1.0	1.0	\$1,943	\$2.46	NA	NA
15 WILLIAM ST	15 William	27B	\$1,245,000	NA	791	\$1,574	1.0	1.0	\$1,645	\$2.08	NA	NA
15 WILLIAM ST	15 William	30B	\$1,250,000	NA	791	\$1,580	1.0	1.0	\$1,645	\$2.08	NA	NA
15 WILLIAM ST	15 William	31G	\$1,265,000	NA	800	\$1,581	1.0	1.0	\$1,764	\$2.21	NA	NA
15 WILLIAM ST	15 William	30G	\$1,295,000	NA	800	\$1,619	1.0	1.0	\$1,764	\$2.21	NA	NA
15 WILLIAM ST	15 William	30C	\$1,295,000	NA	832	\$1,556	1.0	1.0	\$1,754	\$2.11	NA	NA
15 WILLIAM ST	15 William	33G	\$1,310,000	NA	800	\$1,638	1.0	1.0	\$1,674	\$2.09	NA	NA
15 WILLIAM ST	15 William	20C	\$1,350,000	NA	832	\$1,623	1.0	1.0	\$1,670	\$2.01	NA	NA
15 WILLIAM ST	15 William	44K	\$1,700,000	NA	1,065	\$1,596	1.0	2.0	\$2,207	\$2.07	NA	NA
15 WILLIAM ST	15 William	25A	\$1,875,000	NA	1,325	\$1,415	2.0	2.0	\$2,727	\$2.06	NA	NA
15 WILLIAM ST	15 William	34A	\$2,100,000	NA	1,325	\$1,585	2.0	2.0	\$2,793	\$2.11	NA	NA
15 WILLIAM ST	15 William	30E	\$2,280,000	NA	1,300	\$1,754	2.0	2.0	\$2,611	\$2.01	NA	NA
15 WILLIAM ST	15 William	PH2	\$3,500,000	NA	1,657	\$2,112	2.0	2.5	\$5,076	\$3.06	NA	NA
Average/Count		18	\$1,493,833	NA	935	\$1,597	1.1	1.3	\$2,091	\$2.24		
<hr/>												
Active Listings Average/Count		31	\$1,562,548	NA	1,018	\$1,535	1.3	1.5	\$2,400	\$2.36		
<hr/>												
99 John Street												
Closed - Resale												
99 JOHN	99 John Deco Lofts	603	\$645,000	\$645,000	542	\$1,190	0.0	1.0	\$921	\$1.70	9/26/2016	10/31/2016
99 JOHN	99 John Deco Lofts	917	\$675,000	\$675,000	554	\$1,218	0.0	1.0	\$982	\$1.77	9/21/2016	12/27/2016
99 JOHN	99 John Deco Lofts	517	\$675,000	\$688,000	554	\$1,242	0.0	1.0	\$872	\$1.57	10/26/2016	2/2/2017
99 JOHN	99 John Deco Lofts	925	\$750,000	\$735,000	669	\$1,099	0.0	1.0	\$1,173	\$1.75	7/13/2016	9/30/2016
99 JOHN	99 John Deco Lofts	204	\$925,000	\$900,000	800	\$1,125	2.0	2.0	\$1,336	\$1.67	9/27/2016	12/22/2016
99 JOHN	99 John Deco Lofts	1411	\$900,000	\$900,000	800	\$1,125	1.0	1.0	\$1,308	\$1.64	2/16/2017	4/20/2017
99 JOHN	99 John Deco Lofts	805	\$925,000	\$916,425	713	\$1,285	1.0	1.0	\$1,236	\$1.73	10/4/2016	11/9/2016
99 JOHN	99 John Deco Lofts	2503	\$995,000	\$962,246	819	\$1,175	1.0	1.0	\$1,580	\$1.93	12/1/2016	2/1/2017
99 JOHN	99 John Deco Lofts	1107	\$950,000	\$997,000	664	\$1,502	1.0	1.0	\$1,410	\$2.12	10/14/2016	3/8/2017
99 JOHN	99 John Deco Lofts	1404	\$1,120,000	\$1,095,000	679	\$1,613	1.0	1.0	\$1,621	\$2.39	9/30/2016	12/12/2016
99 JOHN	99 John Deco Lofts	1408	\$1,150,000	\$1,137,500	735	\$1,548	1.0	1.0	\$1,617	\$2.20	2/21/2017	3/30/2017
99 JOHN	99 John Deco Lofts	1106	\$1,150,000	\$1,180,000	849	\$1,390	1.0	1.0	\$1,453	\$1.71	10/6/2016	1/6/2017
99 JOHN	99 John Deco Lofts	2102	\$1,575,000	\$1,575,000	1,153	\$1,366	2.0	2.0	\$2,210	\$1.92	1/20/2017	4/10/2017
99 JOHN	99 John Deco Lofts	1403	\$2,495,000	\$2,275,000	1,242	\$1,832	2.0	2.0	\$3,209	\$2.58	4/16/2017	6/15/2017
Average/Count		14	\$1,066,429	\$1,048,655	770	\$1,363	0.9	1.2	\$1,495	\$1.94		
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Contracts Signed - Resale												
99 JOHN	99 John Deco Lofts	802	\$645,000	NA	515	\$1,252	0.0	1.0	\$923	\$1.79	3/2/2017	NA
99 JOHN	99 John Deco Lofts	1908	\$985,000	NA	750	\$1,313	1.0	1.0	\$1,263	\$1.68	6/1/2017	NA
Average/Count		2	\$815,000	NA	633	\$1,289	0.5	1.0	\$1,093	\$1.73		
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Closed and Contracts Signed Average/Count		16	\$1,035,000	\$1,019,448	752	\$1,355	0.9	1.2	\$1,445	\$1.92		

Active - Resale

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
99 JOHN	99 John Deco Lofts	214	\$610,000	NA	487	\$1,253	0.0	1.0	\$752	\$1.54	NA	NA
99 JOHN	99 John Deco Lofts	711	\$645,000	NA	499	\$1,293	0.0	1.0	\$863	\$1.73	NA	NA
99 JOHN	99 John Deco Lofts	909	\$650,000	NA	491	\$1,324	0.0	1.0	\$802	\$1.63	NA	NA
99 JOHN	99 John Deco Lofts	1101	\$715,000	NA	585	\$1,222	0.0	1.0	\$998	\$1.71	NA	NA
99 JOHN	99 John Deco Lofts	410	\$875,000	NA	704	\$1,243	2.0	1.0	\$1,111	\$1.58	NA	NA
99 JOHN	99 John Deco Lofts	1807	\$975,000	NA	754	\$1,293	1.0	1.0	\$1,280	\$1.70	NA	NA
99 JOHN	99 John Deco Lofts	2101	\$1,080,000	NA	770	\$1,403	1.0	1.0	\$1,479	\$1.92	NA	NA
99 JOHN	99 John Deco Lofts	2006	\$1,200,000	NA	874	\$1,373	1.0	1.0	\$1,583	\$1.81	NA	NA
99 JOHN	99 John Deco Lofts	2509	\$1,265,000	NA	880	\$1,438	1.0	1.0	\$1,746	\$1.98	NA	NA
Average/Count		9	\$890,556	NA	672	\$1,326	0.7	1.0	\$1,179	\$1.76		
75 Wall												
Closed - Sponsor												
75 WALL ST	75 Wall	30J	\$795,000	\$735,000	445	\$1,652	0.0	1.0	\$591	\$1.33	9/6/2016	10/25/2016
75 WALL ST	75 Wall	35J	\$795,000	\$784,052	445	\$1,762	0.0	1.0	\$634	\$1.42	2/27/2017	3/21/2017
75 WALL ST	75 Wall	28D	\$930,000	\$890,968	668	\$1,334	0.0	1.0	\$942	\$1.41	3/3/2017	4/25/2017
75 WALL ST	75 Wall	27F	\$1,495,000	\$1,406,250	1,011	\$1,391	1.0	2.0	\$1,424	\$1.41	1/25/2017	3/24/2017
75 WALL ST	75 Wall	30F	\$1,525,000	\$1,475,000	1,011	\$1,459	1.0	2.0	\$1,424	\$1.41	2/27/2017	3/29/2017
75 WALL ST	75 Wall	29F	\$1,570,000	\$1,537,557	1,011	\$1,521	1.0	2.5	\$1,341	\$1.33	7/5/2016	8/5/2016
75 WALL ST	75 Wall	20F	\$2,070,000	\$1,973,905	1,367	\$1,444	2.0	2.0	\$1,813	\$1.33	8/31/2016	9/7/2016
75 WALL ST	75 Wall	37F	\$2,275,000	\$2,220,075	1,099	\$2,020	2.0	2.0	\$1,549	\$1.41	3/21/2017	4/6/2017
75 WALL ST	75 Wall	36O	\$3,295,000	\$3,000,000	1,900	\$1,579	3.0	3.0	\$2,520	\$1.33	11/3/2016	11/21/2016
Average/Count		9	\$1,638,889	\$1,558,090	995	\$1,566	1.1	1.8	\$1,360	\$1.37		
Closed - Resale												
75 WALL ST	75 Wall	21L	\$745,000	\$735,000	441	\$1,667	0.0	1.0	\$584	\$1.32	9/26/2016	11/22/2016
75 WALL ST	75 Wall	25L	\$740,000	\$740,000	441	\$1,678	0.0	1.0	\$699	\$1.59	9/2/2016	10/7/2016
75 WALL ST	75 Wall	28B	\$1,299,000	\$1,260,000	816	\$1,544	1.0	1.5	\$1,149	\$1.41	12/2/2016	2/8/2017
75 WALL ST	75 Wall	19A	\$1,895,000	\$1,750,000	1,300	\$1,346	2.0	2.5	\$1,781	\$1.37	3/7/2017	4/28/2017
75 WALL ST	75 Wall	38C	\$2,517,500	\$2,365,000	1,625	\$1,455	2.0	3.0	\$2,292	\$1.41	1/19/2017	3/21/2017
Average/Count		5	\$1,439,300	\$1,370,000	925	\$1,482	1.0	1.8	\$1,301	\$1.41		
Contract Signed - Sponsor												
75 WALL	75 Wall	33A	\$1,110,000	NA	905	\$1,227	0.0	1.5	\$1,091	\$1.21	1/16/2017	NA
Contract Signed - Resale												
75 WALL	75 Wall	30Q	\$800,000	NA	582	\$1,375	0.0	1.0	\$820	\$1.41	6/28/2017	NA
75 WALL	75 Wall	20M	\$1,695,000	NA	1,244	\$1,363	2.0	2.0	\$1,654	\$1.33	5/12/2017	NA
Average/Count		2	\$1,247,500	NA	913	\$1,366	1.0	1.5	\$1,237	\$1.35		
Closed and Contracts Signed Average/Count		17	\$1,503,029	\$1,439,871	959	\$1,501	1.0	1.8	\$1,312	\$1.37		

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
Active - Sponsor												
75 WALL ST	75 Wall	29L	\$775,000	NA	441	\$1,757	0.0	1.0	\$621	\$1.41	NA	NA
75 WALL ST	75 Wall	31E	\$960,000	NA	669	\$1,435	0.0	1.0	\$943	\$1.41	NA	NA
75 WALL ST	75 Wall	31D	\$960,000	NA	668	\$1,437	0.0	1.0	\$942	\$1.41	NA	NA
75 WALL ST	75 Wall	30A	\$1,250,000	NA	886	\$1,411	0.0	1.5	\$1,249	\$1.41	NA	NA
75 WALL ST	75 Wall	22R	\$1,420,000	NA	1,011	\$1,405	0.0	1.5	\$1,424	\$1.41	NA	NA
75 WALL ST	75 Wall	34K	\$1,495,000	NA	826	\$1,810	1.0	1.5	\$1,165	\$1.41	NA	NA
75 WALL ST	75 Wall	38R	\$1,610,000	NA	927	\$1,737	0.0	1.0	\$1,306	\$1.41	NA	NA
75 WALL ST	75 Wall	36C	\$2,950,000	NA	1,752	\$1,684	2.0	3.0	\$2,469	\$1.41	NA	NA
75 WALL ST	75 Wall	PHL4	\$3,070,000	NA	1,426	\$2,153	2.0	2.0	\$2,010	\$1.41	NA	NA
75 WALL ST	75 Wall	37O	\$3,150,000	NA	1,482	\$2,126	2.0	3.0	\$2,088	\$1.41	NA	NA
75 WALL ST	75 Wall	PHL5	\$4,975,000	NA	2,239	\$2,222	3.0	3.5	\$3,156	\$1.41	NA	NA
Average/Count		11	\$2,055,909	NA	1,121	\$1,835	0.9	1.8	\$1,579	\$1.41		
Active - Resale												
75 WALL ST	75 Wall	18H	\$695,000	NA	452	\$1,538	0.0	1.0	\$624	\$1.38	NA	NA
75 WALL ST	75 Wall	25E	\$875,000	NA	669	\$1,308	1.0	1.0	\$943	\$1.41	NA	NA
75 WALL ST	75 Wall	33E	\$995,000	NA	700	\$1,421	0.0	1.0	\$1,102	\$1.57	NA	NA
75 WALL ST	75 Wall	21A	\$1,130,000	NA	886	\$1,275	0.0	1.5	\$1,250	\$1.41	NA	NA
75 WALL ST	75 Wall	28A	\$1,230,000	NA	886	\$1,388	0.0	1.5	\$1,460	\$1.65	NA	NA
75 WALL ST	75 Wall	31A	\$1,320,000	NA	905	\$1,459	0.0	1.5	\$1,274	\$1.41	NA	NA
75 WALL ST	75 Wall	34A	\$1,330,000	NA	847	\$1,570	0.0	1.5	\$1,192	\$1.41	NA	NA
75 WALL ST	75 Wall	27R	\$1,440,000	NA	1,011	\$1,424	0.0	1.5	\$1,665	\$1.65	NA	NA
75 WALL ST	75 Wall	34R	\$1,440,000	NA	932	\$1,545	0.0	1.5	\$1,311	\$1.41	NA	NA
75 WALL ST	75 Wall	28P	\$1,528,000	NA	1,126	\$1,357	1.0	2.0	\$1,854	\$1.65	NA	NA
75 WALL ST	75 Wall	31C	\$1,895,000	NA	1,352	\$1,402	2.0	2.0	\$1,905	\$1.41	NA	NA
75 WALL ST	75 Wall	36M/N	\$3,195,000	NA	1,870	\$1,709	3.0	2.0	\$3,086	\$1.65	NA	NA
Average/Count		12	\$1,422,750	NA	970	\$1,467	0.6	1.5	\$1,472	\$1.52		
Active Listings Average/Count		23	\$1,725,565	NA	1,042	\$1,656	0.7	1.7	\$1,523	\$1.46		
Financial District Closed and Contract Signed Average												
Financial District Closed and Contract Signed Average		183	\$2,514,552	\$2,488,701	1,241	\$2,006	1.5	1.8	\$3,061	\$2.47		
Financial District Active Listings Average												
Financial District Active Listings Average		155	\$3,235,761	NA	1,347	\$2,402	1.5	1.9	\$3,217	\$2.39		
Battery Park City												
Riverhouse												
Closed - Resale												
2 RIVER TERRACE	Riverhouse	4E	\$1,725,000	\$1,725,000	1,044	\$1,652	2.0	2.0	\$2,540	\$2.43	10/28/2016	2/9/2017
2 RIVER TERRACE	Riverhouse	5E	\$1,265,000	\$1,766,295	1,044	\$1,692	2.0	2.0	\$2,553	\$2.45	12/30/2016	2/3/2017
2 RIVER TERRACE	Riverhouse	20F	\$1,825,000	\$1,802,500	1,092	\$1,651	1.0	2.0	\$2,828	\$2.59	4/1/2017	6/8/2017
2 RIVER TERRACE	Riverhouse	10S	\$2,100,000	\$2,100,000	1,312	\$1,601	2.0	2.5	NA	NA	4/24/2017	6/16/2017
2 RIVER TERRACE	Riverhouse	26B	\$2,575,000	\$2,575,000	1,439	\$1,789	2.0	2.5	\$3,884	\$2.70	3/1/2017	5/30/2017
2 RIVER TERRACE	Riverhouse	8N	\$2,750,000	\$2,725,000	1,580	\$1,725	3.0	3.0	\$3,921	\$2.48	9/23/2016	12/13/2016
2 RIVER TERRACE	Riverhouse	10N	\$2,850,000	\$2,775,000	1,580	\$1,756	3.0	3.0	\$3,960	\$2.51	3/20/2017	5/23/2017
2 RIVER TERRACE	Riverhouse	11N	\$2,950,000	\$2,950,000	1,580	\$1,867	3.0	3.0	\$4,632	\$2.42	5/19/2017	6/22/2017
2 RIVER TERRACE	Riverhouse	7L	\$3,395,000	\$3,200,000	2,095	\$1,527	3.0	4.0	\$5,162	\$2.46	7/12/2016	8/23/2016
2 RIVER TERRACE	Riverhouse	6L	\$3,300,000	\$3,300,000	2,095	\$1,575	3.0	4.0	NA	NA	3/8/2017	5/8/2017
2 RIVER TERRACE	Riverhouse	5L	\$3,575,000	\$3,500,000	2,095	\$1,671	3.0	4.0	\$5,123	\$2.45	3/3/2017	5/8/2017
2 RIVER TERRACE	Riverhouse	7F	\$3,695,000	\$3,695,000	1,914	\$1,931	3.0	3.0	NA	NA	10/27/2016	10/27/2016

Note that all information is from sources deemed reliable
but no guarantee is made as to its accuracy

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
2 RIVER TERRACE	Riverhouse	21D	\$4,275,000	\$4,275,000	1,985	\$2,154	3.0	4.0	NA	NA	3/3/2017	6/29/2017
2 RIVER TERRACE	Riverhouse	24D	\$4,350,000	\$4,350,000	1,982	\$2,195	3.0	4.0	\$5,307	\$2.68	1/3/2017	3/29/2017
Average/Count		14	\$2,902,143	\$2,909,914	1,631	\$1,784	2.6	3.1	\$3,991	\$2.57		
Contracts Signed - Resale												
2 RIVER TERRACE	Riverhouse	26F	\$1,900,000	NA	1,077	\$1,764	1.0	1.5	\$2,900	\$2.69	2/27/2017	NA
2 RIVER TERRACE	Riverhouse	25/26C	\$3,575,000	NA	1,930	\$1,852	3.0	3.5	\$5,187	\$2.69	6/5/2017	NA
Average/Count		2	\$2,737,500	NA	1,504	\$1,821	2.0	2.5	\$4,044	\$2.69		
Closed and Contracts Signed Average/Count		16	\$2,881,563	\$2,888,362	1,615	\$1,788	2.5	3.0	\$4,000	\$2.48		
Active - Resale												
2 RIVER TERRACE	Riverhouse	5C	\$1,980,000	NA	1,099	\$1,802	2.0	2.0	\$2,621	\$2.38	NA	NA
2 RIVER TERRACE	Riverhouse	25/26C	\$3,575,000	NA	1,930	\$1,852	3.0	3.5	\$5,187	\$2.69	NA	NA
2 RIVER TERRACE	Riverhouse	7F	\$3,750,000	NA	1,914	\$1,959	3.0	3.0	\$4,728	\$2.47	NA	NA
2 RIVER TERRACE	Riverhouse	14N	\$3,995,000	NA	1,580	\$2,528	3.0	3.0	\$4,430	\$2.80	NA	NA
2 RIVER TERRACE	Riverhouse	22D	\$17,500,000	NA	7,000	\$2,500	5.0	8.0	\$16,643	\$2.38	NA	NA
Average/Count		5	\$6,160,000	NA	2,705	\$2,278	3.2	3.9	\$6,722	\$2.49		
River & Warren												
Closed - Sponsor												
212 WARREN ST	River & Warren	Mais-B	\$945,000	\$962,246	694	\$1,387	1.0	1.0	\$1,659	\$2.39	8/24/2016	11/18/2016
212 WARREN ST	River & Warren	Mais-E	\$1,495,000	\$1,476,462	1,049	\$1,407	2.0	2.0	\$2,528	\$2.41	3/24/2017	5/26/2017
212 WARREN ST	River & Warren	Mais-A	\$1,475,000	\$1,501,918	1,102	\$1,363	2.0	2.0	\$2,630	\$2.39	8/24/2016	11/18/2016
212 WARREN ST	River & Warren	Mais-D	\$1,795,000	\$1,795,000	1,119	\$1,604	3.0	2.0	\$2,719	\$2.43	4/24/2017	5/26/2017
212 WARREN ST	River & Warren	Mais-K	\$2,158,000	\$2,197,383	1,470	\$1,495	3.0	3.0	\$3,549	\$2.41	1/5/2017	3/22/2017
212 WARREN ST	River & Warren	27A	\$2,695,000	\$2,695,000	1,461	\$1,845	2.0	2.5	\$3,700	\$2.53	12/14/2016	1/13/2017
212 WARREN ST	River & Warren	17C	\$5,120,000	\$5,120,000	2,595	\$1,973	4.0	3.5	\$6,602	\$2.54	9/28/2016	11/15/2016
Average/Count		7	\$2,240,429	\$2,249,716	1,356	\$1,659	2.4	2.3	\$3,341	\$2.46		
Closed - Resale												
212 WARREN ST	River & Warren	16J	\$2,995,000	\$2,960,000	1,540	\$1,922	2.0	2.0	\$3,791	\$2.46	12/16/2016	1/25/2017
Contracts Signed - Resale												
212 WARREN ST	River & Warren	3L	\$3,998,000	NA	2,293	\$1,744	4.0	3.5	\$5,634	\$2.46	5/17/2017	NA
Closed and Contracts Signed Average/Count		9	\$2,519,556	\$2,522,890	1,480	\$1,704	2.6	2.4	\$3,646	\$2.46		
Active - Resale												
212 WARREN ST	River & Warren	9R	\$2,125,000	NA	1,153	\$1,843	2.0	2.0	\$2,793	\$2.42	NA	NA
212 WARREN ST	River & Warren	5A	\$2,245,000	NA	1,280	\$1,754	2.0	2.5	\$3,081	\$2.41	NA	NA
212 WARREN ST	River & Warren	6B	\$2,595,000	NA	1,400	\$1,854	2.0	2.5	\$3,404	\$2.43	NA	NA
212 WARREN ST	River & Warren	17S	\$2,895,000	NA	1,526	\$1,897	3.0	3.0	\$3,793	\$2.49	NA	NA
212 WARREN ST	River & Warren	14GH	\$3,399,000	NA	1,654	\$2,055	3.0	3.0	\$4,123	\$2.49	NA	NA
Average/Count		5	\$2,651,800	NA	1,403	\$1,891	2.4	2.6	\$3,439	\$2.45		

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
The Visionaire												
Closed - Resale												
70 LITTLE WEST ST	The Visionaire	6J	\$980,000	\$938,800	690	\$1,361	0.0	1.0	\$1,850	\$2.68	9/12/2016	10/31/2016
70 LITTLE WEST ST	The Visionaire	7D	\$1,335,000	\$1,260,000	1,002	\$1,257	1.0	1.0	\$2,746	\$2.74	3/17/2017	6/15/2017
70 LITTLE WEST ST	The Visionaire	7K	\$1,795,000	\$1,750,000	1,209	\$1,447	2.0	2.0	\$3,307	\$2.74	12/9/2016	2/21/2017
70 LITTLE WEST ST	The Visionaire	6K	\$1,795,000	\$1,800,000	1,356	\$1,327	2.0	2.0	\$3,761	\$2.77	5/16/2017	7/12/2017
70 LITTLE WEST ST	The Visionaire	29F	\$2,050,000	\$2,000,000	1,356	\$1,475	2.0	2.0	\$3,970	\$2.93	4/24/2017	6/29/2017
70 LITTLE WEST ST	The Visionaire	20F	\$2,885,000	\$2,625,000	1,681	\$1,562	3.0	2.5	\$4,660	\$2.77	11/23/2016	2/27/2017
70 LITTLE WEST ST	The Visionaire	27E	\$2,895,000	\$2,850,000	1,681	\$1,695	3.0	2.5	\$4,630	\$2.75	7/7/2016	8/30/2016
70 LITTLE WEST ST	The Visionaire	30E	\$2,999,000	\$2,920,000	1,681	\$1,737	3.0	2.5	\$4,696	\$2.79	2/21/2017	5/4/2017
70 LITTLE WEST ST	The Visionaire	20C	\$3,100,000	\$3,100,000	1,491	\$2,079	2.0	2.0	\$4,090	\$2.74	8/1/2016	8/30/2016
Average/Count		9	\$2,203,778	\$2,138,200	1,350	\$1,584	2.0	1.9	\$3,746	\$2.78		
Contracts Signed - Resale												
70 LITTLE WEST ST	The Visionaire	10A	\$1,198,000	NA	819	\$1,463	1.0	1.0	\$2,254	\$2.75	7/13/2017	NA
70 LITTLE WEST ST	The Visionaire	17G	\$2,000,000	NA	1,356	\$1,475	2.0	2.0	\$3,772	\$2.78	5/17/2017	NA
70 LITTLE WEST ST	The Visionaire	31C	\$2,995,000	NA	1,409	\$2,126	2.0	2.0	\$3,989	\$2.83	10/11/2016	NA
70 LITTLE WEST ST	The Visionaire	18E	\$3,995,000	NA	1,737	\$2,300	3.0	3.0	\$4,786	\$2.76	7/11/2017	NA
Average/Count		4	\$2,547,000	NA	1,330	\$1,915	2.0	2.0	\$3,700	\$2.78		
Closed and Contracts Signed Average/Count		13	\$2,309,385	\$2,263,985	1,344	\$1,685	2.0	2.0	\$3,732	\$2.78		
Active - Resale												
70 LITTLE WEST ST	The Visionaire	3F	\$798,000	NA	605	\$1,319	0.0	1.0	\$1,644	\$2.72	NA	NA
70 LITTLE WEST ST	The Visionaire	6-C	\$1,250,000	NA	930	\$1,344	1.0	1.0	\$2,626	\$2.82	NA	NA
70 LITTLE WEST ST	The Visionaire	9F	\$1,397,000	NA	940	\$1,486	1.0	1.0	\$2,574	\$2.74	NA	NA
70 LITTLE WEST ST	The Visionaire	9G	\$1,479,000	NA	925	\$1,599	1.0	1.5	\$2,421	\$2.62	NA	NA
70 LITTLE WEST ST	The Visionaire	10H	\$1,490,000	NA	882	\$1,689	1.0	1.0	\$2,401	\$2.72	NA	NA
70 LITTLE WEST ST	The Visionaire	7N	\$1,865,000	NA	1,356	\$1,375	2.0	2.0	\$3,715	\$2.74	NA	NA
70 LITTLE WEST ST	The Visionaire	19G	\$1,899,000	NA	1,356	\$1,400	2.0	2.0	\$3,849	\$2.84	NA	NA
70 LITTLE WEST ST	The Visionaire	4B	\$2,088,000	NA	1,311	\$1,593	2.0	2.0	\$3,666	\$2.80	NA	NA
70 LITTLE WEST ST	The Visionaire	24-B	\$2,299,000	NA	1,311	\$1,754	2.0	2.0	\$3,645	\$2.78	NA	NA
70 LITTLE WEST ST	The Visionaire	23B	\$2,620,000	NA	1,311	\$1,998	2.0	2.0	\$3,360	\$2.56	NA	NA
70 LITTLE WEST ST	The Visionaire	11M	\$3,295,000	NA	1,681	\$1,960	3.0	2.5	\$4,770	\$2.84	NA	NA
70 LITTLE WEST ST	The Visionaire	30A	\$8,499,000	NA	3,655	\$2,325	4.0	4.0	\$10,255	\$2.81	NA	NA
Average/Count		12	\$2,414,917	NA	1,355	\$1,782	1.8	1.8	\$3,744	\$2.76		
Battery Park City Closed and Contract Signed Average		38	\$2,600,079	\$2,588,200	1,490	\$1,737	2.3	2.5	\$3,804	\$2.55		
Battery Park City Active Listings Average		22	\$3,319,909	NA	1,673	\$1,985	2.2	2.5	\$4,351	\$2.60		

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
Tribeca												
70 Vestry												
Active - Sponsor												
70 Vestry Street	70 Vestry	3F	\$7,950,000	NA	2,446	\$3,250	3.0	3.5	\$8,516	\$3.48	NA	NA
70 Vestry Street	70 Vestry	4C	\$8,450,000	NA	1,906	\$4,433	2.0	2.5	\$6,648	\$3.49	NA	NA
70 Vestry Street	70 Vestry	4F	\$8,495,000	NA	2,445	\$3,474	3.0	3.5	\$8,520	\$3.48	NA	NA
70 Vestry Street	70 Vestry	6A	\$9,750,000	NA	2,844	\$3,428	4.0	4.5	\$9,919	\$3.49	NA	NA
70 Vestry Street	70 Vestry	3E	\$10,495,000	NA	2,996	\$3,503	3.0	3.5	\$10,427	\$3.48	NA	NA
70 Vestry Street	70 Vestry	11N	\$26,000,000	NA	5,003	\$5,197	6.0	7.5	\$17,583	\$3.51	NA	NA
Average/Count			6	\$11,856,667	NA	2,940	\$4,033	3.5	4.2	\$10,269	\$3.49	

Note: 70 Vestry is not disclosing individual sales. 80% sold was reported in April 2017, plus an additional penthouse contract was disclosed in July 2017.

56 Leonard												
Closed - Sponsor												
56 LEONARD ST	56 Leonard Street	8C EAST	\$1,900,000	\$1,900,000	845	\$2,249	0.0	1.0	\$1,291	\$1.53	4/14/2017	6/7/2017
56 LEONARD ST	56 Leonard Street	PH 58	\$34,500,000	\$26,781,101	5,489	\$4,879	5.0	5.5	\$8,059	\$1.47	10/20/2016	4/3/2017
Average/Count			2	\$18,200,000	\$14,340,551	3,167	\$5,747	2.5	3.3	\$4,675	\$1.49	

Closed - Resale												
56 LEONARD ST	56 Leonard Street	17A EAST	\$3,250,000	\$3,250,000	1,027	\$3,165	1.0	1.5	\$1,550	\$1.51	9/23/2016	11/10/2016
56 LEONARD ST	56 Leonard Street	33A WEST	\$5,300,000	\$4,550,000	1,624	\$2,802	2.0	2.5	\$2,404	\$1.48	3/11/2013	9/9/2016
56 LEONARD ST	56 Leonard Street	24B EAST	\$4,900,000	\$4,625,000	1,668	\$2,773	2.0	2.5	\$2,534	\$1.52	8/24/2016	10/20/2016
56 LEONARD ST	56 Leonard Street	25A WEST	\$5,870,000	\$5,650,000	1,691	\$3,341	2.0	2.5	\$2,475	\$1.46	7/14/2016	9/9/2016
56 LEONARD ST	56 Leonard Street	17A WEST	\$6,450,000	\$6,350,000	2,303	\$2,757	3.0	3.0	\$3,333	\$1.45	9/7/2016	11/2/2016
56 LEONARD ST	56 Leonard Street	20B WEST	\$6,750,000	\$6,595,000	2,252	\$2,929	3.0	3.5	\$3,301	\$1.47	2/2/2017	2/28/2017
56 LEONARD ST	56 Leonard Street	45 WEST	\$15,000,000	\$14,225,000	3,576	\$3,978	4.0	4.5	\$5,524	\$1.54	5/3/2017	6/2/2017
Average/Count			7	\$6,788,571	\$6,463,571	2,020	\$3,360	2.4	2.9	\$3,017	\$1.49	

Contracts Signed - Resale												
56 LEONARD ST	56 Leonard Street	20B EAST	\$4,750,000	NA	1,668	\$2,848	2.0	2.5	\$2,400	\$1.44	5/22/2017	NA
56 LEONARD ST	56 Leonard Street	PH 55	\$28,000,000	NA	5,186	\$5,399	4.0	4.5	\$7,897	\$1.52	5/27/2017	NA
Average/Count			2	\$16,375,000	NA	3,427	\$4,778	3.0	3.5	\$5,149	\$1.50	

Closed and Contracts Signed Average/Count			11	\$10,606,364	\$9,697,827	2,484	\$3,903	2.5	3.0	\$3,706	\$1.49	
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Active - Sponsor												
56 LEONARD ST	56 Leonard Street	15A EAST	\$3,175,000	NA	1,027	\$3,092	1.0	1.5	\$1,619	\$1.58	NA	NA
56 LEONARD ST	56 Leonard Street	41 WEST	\$13,880,000	NA	3,412	\$4,068	4.0	4.5	\$4,942	\$1.45	NA	NA
56 LEONARD ST	56 Leonard Street	PH 52B	\$17,750,000	NA	3,709	\$4,786	4.0	4.5	\$5,321	\$1.43	NA	NA
Average/Count			3	\$11,601,667	NA	2,716	\$4,272	3.0	3.5	\$3,961	\$1.46	

Active - Resale												
56 LEONARD ST	56 Leonard Street	8C EAST	\$2,495,000	NA	845	\$2,953	0.0	1.0	\$1,293	\$1.53	NA	NA
56 LEONARD ST	56 Leonard Street	19A EAST	\$3,195,000	NA	1,027	\$3,111	1.0	1.0	\$1,588	\$1.55	NA	NA
56 LEONARD ST	56 Leonard Street	30B EAST	\$5,000,000	NA	1,418	\$3,526	2.0	2.5	\$2,534	\$1.79	NA	NA
56 LEONARD ST	56 Leonard Street	14B WEST	\$5,500,000	NA	1,733	\$3,174	2.0	2.5	\$2,495	\$1.44	NA	NA

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
56 LEONARD ST	56 Leonard Street	23A WEST	\$5,650,000	NA	1,691	\$3,341	2.0	2.5	\$2,568	\$1.52	NA	NA
56 LEONARD ST	56 Leonard Street	26A WEST	\$5,700,000	NA	1,691	\$3,371	2.0	2.5	\$2,618	\$1.55	NA	NA
56 LEONARD ST	56 Leonard Street	35A WEST	\$5,950,000	NA	1,624	\$3,664	2.0	2.5	\$2,376	\$1.46	NA	NA
56 LEONARD ST	56 Leonard Street	26A EAST	\$6,900,000	NA	2,245	\$3,073	3.0	3.5	\$3,453	\$1.54	NA	NA
56 LEONARD ST	56 Leonard Street	27B WEST	\$6,975,000	NA	2,252	\$3,097	3.0	3.5	\$3,355	\$1.49	NA	NA
56 LEONARD ST	56 Leonard Street	27B WEST	\$6,995,000	NA	2,260	\$3,095	3.0	3.5	\$3,355	\$1.48	NA	NA
56 LEONARD ST	56 Leonard Street	23B WEST	\$7,300,000	NA	2,252	\$3,242	3.0	3.5	\$3,273	\$1.45	NA	NA
56 LEONARD ST	56 Leonard Street	41A EAST	\$8,400,000	NA	2,648	\$3,172	3.0	3.5	\$4,142	\$1.56	NA	NA
56 LEONARD ST	56 Leonard Street	14B EAST	\$8,750,000	NA	2,924	\$2,992	4.0	4.5	\$5,433	\$1.86	NA	NA
56 LEONARD ST	56 Leonard Street	46 EAST	\$12,995,000	NA	3,371	\$3,855	4.0	4.5	\$5,567	\$1.65	NA	NA
56 LEONARD ST	56 Leonard Street	31AB West	\$13,450,000	NA	3,801	\$3,539	5.0	6.5	\$5,638	\$1.48	NA	NA
56 LEONARD ST	56 Leonard Street	44 WEST	\$14,400,000	NA	3,562	\$4,043	4.0	4.5	\$5,322	\$1.49	NA	NA
56 LEONARD ST	56 Leonard Street	PH53/54	\$65,000,000	NA	11,892	\$5,466	8.0	9.5	\$18,729	\$1.57	NA	NA
Average/Count			17	\$10,862,059	NA	2,779	\$3,909	3.0	3.6	\$4,338	\$1.56	
Active Listings Average/Count			20	\$10,973,000	NA	2,769	\$3,963	3.0	3.6	\$4,281	\$1.55	
Four Seasons Private Residences												
Closed - Sponsor												
30 PARK PLACE	Four Seasons Private Residences	39F	\$1,375,000	\$1,250,000	617	\$2,026	1.0	1.0	\$1,721	\$2.79	11/28/2016	5/10/2017
30 PARK PLACE	Four Seasons Private Residences	52D	\$4,925,000	\$4,459,935	1,538	\$2,900	2.0	2.5	\$4,433	\$2.88	2/8/2017	4/10/2017
30 PARK PLACE	Four Seasons Private Residences	60D	\$5,245,000	\$4,831,596	1,538	\$3,141	2.0	2.5	\$4,493	\$2.92	8/26/2016	1/18/2017
30 PARK PLACE	Four Seasons Private Residences	52B	\$6,650,000	\$6,450,000	2,213	\$2,915	3.0	3.5	\$6,361	\$2.87	2/7/2017	4/10/2017
30 PARK PLACE	Four Seasons Private Residences	66B	\$8,450,000	\$8,527,106	2,631	\$3,241	3.0	3.5	\$7,755	\$2.95	7/15/2016	3/27/2017
30 PARK PLACE	Four Seasons Private Residences	72A	\$13,850,000	\$13,500,000	3,699	\$3,650	4.0	5.5	\$11,307	\$3.06	11/22/2016	5/23/2017
30 PARK PLACE	Four Seasons Private Residences	73A	\$13,950,000	\$13,600,000	3,699	\$3,677	4.0	5.5	\$11,325	\$3.06	2/7/2017	4/26/2017
30 PARK PLACE	Four Seasons Private Residences	PH 75A	\$19,750,000	\$19,975,437	4,465	\$4,474	5.0	6.5	\$14,403	\$3.23	11/3/2016	6/21/2017
30 PARK PLACE	Four Seasons Private Residences	PH 81	\$30,000,000	\$26,626,267	5,443	\$4,892	4.0	4.5	\$18,917	\$3.48	11/7/2016	1/17/2017
30 PARK PLACE	Four Seasons Private Residences	PH 78A	\$32,500,000	\$30,000,000	6,127	\$4,896	5.0	6.5	\$20,391	\$3.33	3/7/2017	4/21/2017
Average/Count			10	\$13,669,500	\$12,922,034	3,197	\$4,042	3.3	4.2	\$10,111	\$3.16	
Contracts Signed - Sponsor												
30 PARK PLACE	Four Seasons Private Residences	74C	\$6,900,000	NA	1,807	\$3,818	3.0	3.0	\$5,314	\$2.94	11/29/2016	NA
30 PARK PLACE	Four Seasons Private Residences	74B	\$8,850,000	NA	2,623	\$3,374	3.0	3.5	\$7,811	\$2.98	11/29/2016	NA
30 PARK PLACE	Four Seasons Private Residences	69B	\$8,600,000	NA	2,631	\$3,269	3.0	3.5	\$7,783	\$2.96	11/7/2016	NA
30 PARK PLACE	Four Seasons Private Residences	59A	\$9,600,000	NA	2,811	\$3,415	4.0	4.5	\$8,369	\$2.98	4/20/2017	NA
30 PARK PLACE	Four Seasons Private Residences	74A	\$14,050,000	NA	3,683	\$3,815	4.0	5.5	\$11,307	\$3.07	11/29/2016	NA
30 PARK PLACE	Four Seasons Private Residences	69A	\$12,870,000	NA	3,699	\$3,479	4.0	5.5	\$11,251	\$3.04	11/7/2016	NA
30 PARK PLACE	Four Seasons Private Residences	PH 80	\$34,000,000	NA	6,204	\$5,480	6.0	7.5	\$21,503	\$3.47	12/8/2016	NA
Average/Count			7	\$13,552,857	NA	3,351	\$4,044	3.9	4.7	\$10,477	\$3.13	
Closed and Contracts Signed Average/Count			17	\$13,621,471	\$13,181,785	3,260	\$4,043	3.5	4.4	\$10,261	\$3.15	

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
Active - Sponsor												
30 PARK PLACE	Four Seasons Private Residences	68A	\$12,780,000	NA	3,699	\$3,455	4.0	5.5	\$11,233	\$3.04	NA	NA
30 PARK PLACE	Four Seasons Private Residences	PH 77B	\$16,450,000	NA	3,173	\$5,184	3.0	4.5	\$9,973	\$3.14	NA	NA
30 PARK PLACE	Four Seasons Private Residences	PH 82	\$30,000,000	NA	4,538	\$6,611	3.0	4.5	\$16,801	\$3.70	NA	NA
Average/Count		3	\$19,743,333	NA	3,803	\$5,191	3.3	4.8	\$12,669	\$3.33		
Active - Resale												
30 PARK PLACE	Four Seasons Private Residences	48B	\$4,520,000	NA	1,664	\$2,716	2.0	2.5	\$4,755	\$2.86	NA	NA
30 PARK PLACE	Four Seasons Private Residences	54D	\$4,950,000	NA	1,538	\$3,218	2.0	2.5	\$4,520	\$2.94	NA	NA
30 PARK PLACE	Four Seasons Private Residences	58D	\$4,995,000	NA	1,538	\$3,248	2.0	2.5	\$4,479	\$2.91	NA	NA
30 PARK PLACE	Four Seasons Private Residences	57B	\$5,995,000	NA	1,775	\$3,377	2.0	2.5	\$3,528	\$1.99	NA	NA
30 PARK PLACE	Four Seasons Private Residences	40A	\$6,500,000	NA	2,219	\$2,929	3.0	3.5	\$6,375	\$2.87	NA	NA
Average/Count		5	\$5,392,000	NA	1,747	\$3,087	2.2	2.7	\$4,731	\$2.46		
Active Listings Average/Count		8	\$10,773,750	NA	2,518	\$4,279	2.6	3.5	\$7,708	\$3.06		
One Eleven Murray Street												
Active - Sponsor												
111 MURRAY ST	One Eleven Murray Street	14C	\$2,500,000	NA	829	\$3,016	1.0	1.0	\$2,231	\$2.69	NA	NA
111 MURRAY ST	One Eleven Murray Street	11A	\$2,800,000	NA	1,126	\$2,487	1.0	1.5	\$2,849	\$2.53	NA	NA
111 MURRAY ST	One Eleven Murray Street	21B	\$4,350,000	NA	1,573	\$2,765	2.0	2.0	\$4,128	\$2.62	NA	NA
111 MURRAY ST	One Eleven Murray Street	27A	\$4,550,000	NA	1,591	\$2,860	2.0	2.5	\$4,340	\$2.73	NA	NA
111 MURRAY ST	One Eleven Murray Street	37B	\$5,000,000	NA	1,654	\$3,023	2.0	2.5	\$4,734	\$2.86	NA	NA
111 MURRAY ST	One Eleven Murray Street	7WEST	\$6,150,000	NA	2,221	\$2,769	3.0	3.5	\$5,746	\$2.59	NA	NA
111 MURRAY ST	One Eleven Murray Street	19West	\$7,475,000	NA	2,697	\$2,772	4.0	4.5	\$7,265	\$2.69	NA	NA
111 MURRAY ST	One Eleven Murray Street	44WEST	\$9,250,000	NA	2,290	\$4,039	3.0	3.5	\$6,961	\$3.04	NA	NA
111 MURRAY ST	One Eleven Murray Street	55EAST	\$10,820,000	NA	3,122	\$3,466	3.0	4.5	\$9,576	\$3.07	NA	NA
111 MURRAY ST	One Eleven Murray Street	50WEST	\$13,900,000	NA	3,267	\$4,255	4.0	5.5	\$10,141	\$3.10	NA	NA
111 MURRAY ST	One Eleven Murray Street	61WEST	\$18,900,000	NA	4,014	\$4,709	5.0	6.5	\$13,214	\$3.29	NA	NA
Average/Count		11	\$7,790,455	NA	2,217	\$3,514	2.7	3.4	\$6,471	\$2.92		
Note: Blended sellout based on the Ninth Amendment is \$3,416 per square foot. One Eleven Murray is not disclosing individual sales. 70% sold was reported in February 2017.												
The Woolworth Tower Residences												
Contracts Signed - Sponsor												
2 PARK PLACE	The Woolworth Tower Residences	38B	\$7,850,000	NA	2,548	\$3,081	2.0	2.5	\$8,917	\$3.50	4/18/2017	NA
2 PARK PLACE	The Woolworth Tower Residences	44A	\$8,800,000	NA	3,667	\$2,400	2.0	2.5	\$8,486	\$2.31	1/31/2017	NA
2 PARK PLACE	The Woolworth Tower Residences	43A	\$15,675,000	NA	3,957	\$3,961	3.0	3.5	\$13,847	\$3.50	1/17/2017	NA
2 PARK PLACE	The Woolworth Tower Residences	40AB	\$21,325,000	NA	6,095	\$3,499	4.0	4.5	\$21,329	\$3.50	1/17/2017	NA
Average/Count		4	\$13,412,500	NA	4,067	\$3,298	2.8	3.3	\$13,145	\$3.23		

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
Active - Sponsor												
2 PARK PLACE	The Woolworth Tower Residences	46B	\$4,575,000	NA	1,294	\$3,536	1.0	1.5	\$4,529	\$3.50	NA	NA
2 PARK PLACE	The Woolworth Tower Residences	33B	\$7,350,000	NA	2,584	\$2,844	2.0	2.5	\$8,917	\$3.45	NA	NA
2 PARK PLACE	The Woolworth Tower Residences	34B	\$7,450,000	NA	2,548	\$2,924	2.0	2.5	\$8,917	\$3.50	NA	NA
2 PARK PLACE	The Woolworth Tower Residences	45A	\$8,900,000	NA	2,425	\$3,670	2.0	2.5	\$8,486	\$3.50	NA	NA
2 PARK PLACE	The Woolworth Tower Residences	33A	\$9,675,000	NA	3,282	\$2,948	3.0	3.5	\$11,485	\$3.50	NA	NA
2 PARK PLACE	The Woolworth Tower Residences	37A	\$10,675,000	NA	3,282	\$3,253	3.0	3.5	\$11,485	\$3.50	NA	NA
2 PARK PLACE	The Woolworth Tower Residences	31A	\$26,400,000	NA	5,991	\$4,407	4.0	4.5	\$21,518	\$3.59	NA	NA
Average/Count		7	\$10,717,857	NA	3,058	\$3,505	2.4	2.9	\$10,762	\$3.52		

Note: Blended sellout based on the Second Amendment Schedule A is \$4,197 per square foot. Building was reported to be 30% sold in October 2015, therefore sales indicated above may have occurred earlier than their reported contract date.

45 Park Place												
Contract Signed - Sponsor												
45 PARK PLACE	45 Park Place	19W	\$3,945,000	NA	1,565	\$2,521	2.0	2.5	\$4,202	\$2.68	6/22/2017	NA
45 PARK PLACE	45 Park Place	7E	\$4,745,000	NA	1,945	\$2,440	3.0	3.5	\$5,149	\$2.65	6/22/2017	NA
45 PARK PLACE	45 Park Place	24	\$10,500,000	NA	3,562	\$2,948	4.0	4.5	\$9,790	\$2.75	6/22/2017	NA
45 PARK PLACE	45 Park Place	38	\$12,350,000	NA	3,238	\$3,814	3.0	3.5	\$9,474	\$2.93	6/22/2017	NA
Average/Count		4	\$7,885,000	NA	2,578	\$3,059	3.0	3.5	\$7,154	\$2.78		

Active - Sponsor												
45 PARK PLACE	45 Park Place	18E	\$3,725,000	NA	1,512	\$2,464	2.0	2.5	\$4,040	\$2.67	NA	NA
45 PARK PLACE	45 Park Place	21W	\$4,095,000	NA	1,565	\$2,617	2.0	2.5	\$4,242	\$2.71	NA	NA
45 PARK PLACE	45 Park Place	9E	\$4,695,000	NA	1,958	\$2,398	3.0	3.5	\$5,059	\$2.58	NA	NA
45 PARK PLACE	45 Park Place	26	\$11,600,000	NA	3,562	\$3,257	4.0	4.5	\$9,880	\$2.77	NA	NA
45 PARK PLACE	45 Park Place	34	\$12,300,000	NA	3,238	\$3,799	4.0	4.5	\$9,310	\$2.88	NA	NA
Average/Count		5	\$7,283,000	NA	2,367	\$3,077	3.0	3.5	\$6,506	\$2.75		

Note: Contract dates shown are as disclosed by the sponsor, but may have occurred on different dates.

443 Greenwich												
Closed - Resales												
443 GREENWICH	443 Greenwich	5A	\$15,000,000	\$14,000,000	4,241	\$3,301	4.0	4.5	\$10,105	\$2.38	2/7/2017	3/16/2017
Closed - Sponsor												
443 GREENWICH	443 Greenwich	1C	\$2,950,000	\$2,953,000	1,374	\$2,149	2.0	2.5	\$2,714	\$1.98	5/18/2017	6/1/2017
443 GREENWICH	443 Greenwich	1E	\$2,995,000	\$3,052,713	1,647	\$1,853	2.0	2.0	\$3,377	\$2.05	4/12/2017	5/10/2017
443 GREENWICH	443 Greenwich	2C	\$8,295,000	\$6,562,339	2,965	\$2,213	2.0	2.5	\$6,450	\$2.18	2/6/2017	2/27/2017
443 GREENWICH	443 Greenwich	2G	\$8,000,000	\$7,663,349	3,022	\$2,536	3.0	3.5	\$6,653	\$2.20	10/27/2016	1/18/2017
443 GREENWICH	443 Greenwich	4F	\$9,200,000	\$8,143,963	3,170	\$2,569	3.0	3.5	\$6,957	\$2.19	1/31/2017	3/29/2017
443 GREENWICH	443 Greenwich	3G	\$9,000,000	\$8,250,000	3,022	\$2,730	3.0	3.5	\$6,677	\$2.21	6/19/2017	7/25/2017
443 GREENWICH	443 Greenwich	5J	\$8,550,000	\$8,631,046	2,868	\$3,009	3.0	3.5	\$6,440	\$2.25	5/10/2017	6/15/2017
443 GREENWICH	443 Greenwich	4C	\$9,500,000	\$8,753,000	3,152	\$2,777	3.0	3.5	\$6,929	\$2.20	11/8/2016	12/12/2016
443 GREENWICH	443 Greenwich	6C	\$9,700,000	\$9,387,889	3,155	\$2,976	3.0	3.5	\$7,034	\$2.23	5/3/2017	6/6/2016
443 GREENWICH	443 Greenwich	6G	\$13,250,000	\$11,261,845	3,883	\$2,900	4.0	4.5	\$9,046	\$2.33	3/27/2017	5/2/2017
443 GREENWICH	443 Greenwich	5F	\$11,750,000	\$11,860,066	3,693	\$3,211	4.0	4.5	\$8,374	\$2.27	7/19/2016	12/12/2016
443 GREENWICH	443 Greenwich	2A	\$14,150,000	\$13,240,304	4,241	\$3,122	4.0	4.5	\$9,727	\$2.29	2/28/2017	6/1/2017
443 GREENWICH	443 Greenwich	3A	\$14,400,000	\$13,566,676	4,241	\$3,199	4.0	4.5	\$9,853	\$2.32	1/25/2017	6/13/2017

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
443 GREENWICH	443 Greenwich	5H	\$14,400,000	\$13,749,430	3,949	\$3,482	4.0	4.5	\$9,526	\$2.41	5/15/2017	7/14/2017
443 GREENWICH	443 Greenwich	PHG	\$27,500,000	\$20,000,000	5,375	\$3,721	4.0	4.5	\$15,514	\$2.89	3/20/2017	5/25/2017
Average/Count		15	\$10,909,333	\$9,805,041	3,317	\$3,289	3.2	3.7	\$15,514	\$2.89		

Contracts Signed - Sponsor

443 GREENWICH	443 Greenwich	4E	\$13,400,000	NA	4,526	\$2,961	3.0	4.5	\$9,791	\$2.16	11/2/2016	NA
443 GREENWICH	443 Greenwich	4H	\$13,900,000	NA	3,949	\$3,520	4.0	4.5	\$9,399	\$2.38	3/27/2017	NA
Average/Count		2	\$13,650,000	NA	4,238	\$3,221	3.5	4.5	\$9,595	\$2.26		

Closed and Contracts Signed Average/Count

		18	\$11,441,111	\$10,465,312	3,471	\$3,015	3.3	3.8	\$8,031	\$2.31		
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Active - Sponsor

443 GREENWICH	443 Greenwich	1B	\$8,200,000	NA	3,080	\$2,662	3.0	3.5	\$9,136	\$2.97	NA	NA
443 GREENWICH	443 Greenwich	2F	\$9,150,000	NA	3,126	\$2,927	3.0	3.5	\$9,864	\$3.16	NA	NA
443 GREENWICH	443 Greenwich	5G	\$9,350,000	NA	3,022	\$3,094	3.0	3.5	\$9,704	\$3.21	NA	NA
443 GREENWICH	443 Greenwich	3F	\$11,500,000	NA	3,693	\$3,114	4.0	4.5	\$12,005	\$3.25	NA	NA
443 GREENWICH	443 Greenwich	2E	\$13,300,000	NA	4,522	\$2,941	3.0	4.5	\$13,933	\$3.08	NA	NA
443 GREENWICH	443 Greenwich	2H	\$13,400,000	NA	3,949	\$3,393	4.0	4.5	\$13,196	\$3.34	NA	NA
443 GREENWICH	443 Greenwich	PHA	\$58,000,000	NA	8,569	\$6,769	5.0	6.5	\$37,535	\$4.38	NA	NA
Average/Count		7	\$17,557,143	NA	4,280	\$4,102	3.6	4.4	\$15,053	\$3.52		

Seven Harrison

Closed - Resale

7 HARRISON ST	Seven Harrison	5N	\$6,800,000	\$6,112,500	2,205	\$2,772	3.0	3.0	\$5,699	\$2.58	12/12/2016	2/6/2017
7 HARRISON ST	Seven Harrison	6S	\$6,895,000	\$6,500,000	2,126	\$3,057	3.0	3.0	\$5,338	\$2.51	10/13/2016	11/18/2016
Average/Count		2	\$6,847,500	\$6,306,250	2,166	\$2,912	3.0	3.0	\$5,519	\$2.55		

11 North Moore

Closed - Resale

11 NORTH MOORE	11 North Moore	6B	\$4,795,000	\$4,650,000	1,897	\$2,451	2.0	3.0	\$4,048	\$2.13	12/5/2016	1/10/2017
11 NORTH MOORE	11 North Moore	6A	\$7,400,000	\$7,400,000	3,133	\$2,362	4.0	4.5	\$8,225	\$2.63	10/20/2016	12/7/2016
11 NORTH MOORE	11 North Moore	6C	\$8,995,000	\$8,750,000	3,000	\$2,917	4.0	4.0	\$7,876	\$2.63	3/13/2017	6/20/2017
Average/Count		3	\$7,063,333	\$6,933,333	2,677	\$2,590	3.3	3.8	\$6,716	\$2.51		

Active - Sponsor

11 NORTH MOORE ST	11 North Moore	9THFLR	\$25,000,000	NA	NA	NA	5.0	5.5	\$21,136	NA	NA	NA
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290 West Street

Closed - Sponsor

290 WEST ST	290 West Street	5A	\$5,995,000	\$6,049,704	2,513	\$2,407	4.0	4.0	\$9,065	\$3.61	9/28/2016	12/2/2016
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11 Beach Street

Closed - Sponsor

11 BEACH ST	11 Beach	2D	\$6,650,000	\$6,771,362	3,479	\$1,946	5.0	4.5	\$7,192	\$2.07	1/23/2017	4/28/2017
11 BEACH ST	11 Beach	6A	\$8,550,000	\$8,706,037	3,844	\$2,265	5.0	4.5	\$8,105	\$2.11	4/26/2017	7/7/2017
Average/Count		2	\$7,600,000	\$7,738,700	3,662	\$2,076	5.0	4.5	\$7,649	\$2.09		

Contracts Signed - Sponsor

11 BEACH ST	11 Beach	1D	\$4,800,000	NA	2,676	\$1,794	3.0	2.5	\$5,505	\$2.06	6/13/2017	NA
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Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
11 BEACH ST	11 Beach	3B	\$5,100,000	NA	2,361	\$2,160	3.0	3.5	\$5,906	\$2.50	9/20/2016	NA
11 BEACH ST	11 Beach	5B	\$5,300,000	NA	2,361	\$2,245	3.0	3.5	\$4,954	\$2.10	6/16/2017	NA
11 BEACH ST	11 Beach	6B	\$5,400,000	NA	2,361	\$2,287	3.0	3.5	\$4,978	\$2.11	6/22/2017	NA
11 BEACH ST	11 Beach	7B	\$5,800,000	NA	2,361	\$2,457	3.0	3.5	\$6,024	\$2.55	9/22/2016	NA
11 BEACH ST	11 Beach	8B	\$6,000,000	NA	2,361	\$2,541	3.0	3.5	\$5,027	\$2.13	6/1/2017	NA
11 BEACH ST	11 Beach	3C	\$6,500,000	NA	3,108	\$2,091	4.0	3.5	\$6,477	\$2.08	6/22/2017	NA
11 BEACH ST	11 Beach	5C	\$6,800,000	NA	3,191	\$2,131	4.0	3.5	\$6,540	\$2.05	6/22/2017	NA
11 BEACH ST	11 Beach	7C	\$7,350,000	NA	3,191	\$2,303	4.0	3.5	\$6,604	\$2.07	6/14/2017	NA
Average/Count		9	\$5,894,444	NA	2,663	\$2,213	3.3	3.4	\$5,779	\$2.17		
Closed and Contracts Signed Average/Count		11	\$6,204,545	\$6,229,764	2,845	\$2,190	3.6	3.6	\$6,119	\$2.15		
Active - Sponsor												
11 BEACH ST	11 Beach	2D	\$6,995,000	NA	3,479	\$2,011	5.0	4.5	\$5,592	\$1.61	NA	NA
11 BEACH ST	11 Beach	7A	\$8,650,000	NA	3,844	\$2,250	5.0	4.5	\$9,808	\$2.55	NA	NA
11 BEACH ST	11 Beach	8A	\$8,895,000	NA	3,844	\$2,314	5.0	4.5	\$8,184	\$2.13	NA	NA
11 BEACH ST	11 Beach	PHA	\$13,500,000	NA	3,931	\$3,434	3.0	3.0	\$10,943	\$2.78	NA	NA
11 BEACH ST	11 Beach	PHB	\$22,500,000	NA	5,985	\$3,759	4.0	5.5	\$16,752	\$2.80	NA	NA
Average/Count		5	\$12,108,000	NA	4,217	\$2,872	4.4	4.4	\$10,256	\$2.43		
Active Listings Average/Count		5	\$12,108,000	NA	4,217	\$2,872	4.4	4.4	\$10,256	\$2.43		
101 Warren												
Closed - Resale												
101 WARREN ST	101 Warren	990	\$1,700,000	\$1,700,000	979	\$1,736	1.0	1.5	\$1,731	\$1.77	1/9/2017	2/10/2017
101 WARREN ST	101 Warren	2230	\$3,100,000	\$3,100,000	1,611	\$1,924	2.0	2.5	\$3,346	\$2.08	7/1/2016	8/4/2016
101 WARREN ST	101 Warren	2330	\$3,225,000	\$3,225,000	1,611	\$2,002	2.0	2.5	\$2,861	\$1.78	7/13/2016	8/5/2016
101 WARREN ST	101 Warren	7J	\$3,300,000	\$3,300,000	1,650	\$2,000	2.0	3.0	\$3,153	\$1.91	5/1/2017	7/11/2017
101 WARREN ST	101 Warren	3030	\$3,595,000	\$3,400,000	1,611	\$2,110	2.0	2.5	\$3,352	\$2.08	1/30/2017	3/7/2017
101 WARREN ST	101 Warren	9A	\$4,295,000	\$3,618,000	2,061	\$1,755	3.0	3.0	\$4,431	\$2.15	12/22/2016	2/28/2017
101 WARREN ST	101 Warren	1170N	\$3,995,000	\$3,753,750	1,890	\$1,986	2.0	3.0	\$4,273	\$2.26	9/28/2016	11/22/2016
Average/Count		7	\$3,315,714	\$3,156,679	1,630	\$1,936	2.0	2.6	\$3,307	\$2.03		
Contract Signed - Resale												
101 WARREN ST	101 Warren	880	\$2,850,000	NA	1,473	\$1,935	2.0	2.5	\$3,053	\$2.07	5/31/2017	NA
101 WARREN ST	101 Warren	9I	\$3,400,000	NA	1,650	\$2,061	2.0	3.0	\$3,821	\$2.32	3/24/2017	NA
101 WARREN ST	101 Warren	2210	\$6,196,000	NA	2,372	\$2,612	3.0	3.5	\$6,441	\$2.72	5/31/2017	NA
101 WARREN ST	101 Warren	3250	\$7,500,000	NA	2,297	\$3,265	3.0	3.5	\$6,482	\$2.82	7/5/2017	NA
Average/Count		4	\$4,986,500	NA	1,948	\$2,560	2.5	3.1	\$4,949	\$2.54		
Closed and Contracts Signed Average/Count		11	\$3,923,273	\$3,822,068	1,746	\$2,189	2.2	2.8	\$3,904	\$2.24		

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
Active - Resale												
101 WARREN ST	101 Warren	740	\$1,995,000	NA	955	\$2,089	1.0	1.5	\$1,974	\$2.07	NA	NA
101 WARREN ST	101 Warren	950	\$2,495,000	NA	1,232	\$2,025	2.0	2.0	\$2,653	\$2.15	NA	NA
101 WARREN ST	101 Warren	11H	\$3,500,000	NA	1,650	\$2,121	2.0	3.0	\$3,487	\$2.11	NA	NA
101 WARREN ST	101 Warren	5E	\$3,795,000	NA	1,921	\$1,976	2.0	3.0	\$4,603	\$2.40	NA	NA
101 WARREN ST	101 Warren	910	\$4,250,000	NA	2,004	\$2,121	2.0	2.5	\$4,451	\$2.22	NA	NA
101 WARREN ST	101 Warren	1850	\$4,300,000	NA	1,762	\$2,440	2.0	3.0	\$4,338	\$2.46	NA	NA
101 WARREN ST	101 Warren	2050	\$4,395,000	NA	1,762	\$2,494	2.0	3.0	\$4,256	\$2.42	NA	NA
101 WARREN ST	101 Warren	1160M	\$4,475,000	NA	2,070	\$2,162	3.0	3.0	\$4,346	\$2.10	NA	NA
101 WARREN ST	101 Warren	5H	\$4,500,000	NA	2,114	\$2,129	2.0	3.0	\$4,829	\$2.28	NA	NA
101 WARREN ST	101 Warren	2660	\$4,950,000	NA	2,180	\$2,271	3.0	3.0	\$4,531	\$2.08	NA	NA
101 WARREN ST	101 Warren	5D	\$5,095,000	NA	2,045	\$2,491	3.0	3.0	\$4,568	\$2.23	NA	NA
101 WARREN ST	101 Warren	3450	\$17,500,000	NA	3,796	\$4,610	3.0	3.5	\$9,666	\$2.55	NA	NA
Average/Count		12	\$5,104,167	NA	1,958	\$2,607	2.3	2.8	\$4,475	\$2.29		
60 White												
Closed - Sponsor												
60 WHITE	60 White Street	4E	\$4,650,000	\$4,200,000	1,943	\$2,162	2.0	2.5	\$4,569	\$2.35	3/9/2017	4/24/2017
60 WHITE	60 White Street	3W	\$4,610,000	\$4,220,000	1,962	\$2,151	2.0	2.5	\$4,622	\$2.36	11/29/2016	12/29/2016
60 WHITE	60 White Street	4W	\$4,240,000	\$4,240,000	1,962	\$2,161	2.0	2.5	\$4,622	\$2.36	11/28/2016	1/9/2017
60 WHITE	60 White Street	2W	\$4,220,000	\$4,278,690	1,962	\$2,181	2.0	2.5	\$4,622	\$2.36	8/2/2016	11/22/2016
Average/Count		4	\$4,430,000	\$4,234,673	1,957	\$2,263	2.0	2.5	\$4,609	\$2.35		
Active - Sponsor												
60 WHITE	60 White Street	2E	\$4,625,000	NA	1,943	\$2,380	2.0	2.5	\$4,569	\$2.35	NA	NA
60 WHITE	60 White Street	PHE	\$8,495,000	NA	3,078	\$2,760	3.0	4.0	\$8,968	\$2.91	NA	NA
Average/Count		2	\$6,560,000	NA	2,511	\$2,613	2.5	3.3	\$6,769	\$2.70		
100 Barclay												
Closed - Sponsor												
100 BARCLAY ST	100 Barclay	16M	\$1,024,000	\$937,808	489	\$1,918	0.0	1.0	\$1,227	\$2.51	8/31/2016	11/22/2016
100 BARCLAY ST	100 Barclay	17M	\$985,000	\$975,000	489	\$1,994	0.0	1.0	\$1,227	\$2.51	10/19/2016	12/28/2016
100 BARCLAY ST	100 Barclay	11J	\$2,000,000	\$1,935,000	1,054	\$1,836	1.0	1.5	\$2,848	\$2.70	9/9/2016	3/6/2017
100 BARCLAY ST	100 Barclay	13J	\$1,985,000	\$1,950,000	1,209	\$1,613	1.0	2.0	\$3,034	\$2.51	11/28/2016	1/24/2017
100 BARCLAY ST	100 Barclay	17J	\$2,100,000	\$1,960,131	1,185	\$1,654	1.0	2.0	\$2,974	\$2.51	7/12/2016	9/15/2016
100 BARCLAY ST	100 Barclay	12C	\$2,178,000	\$2,115,000	1,042	\$2,030	1.0	1.0	\$2,616	\$2.51	11/3/2016	1/20/2017
100 BARCLAY ST	100 Barclay	15M	\$2,654,000	\$2,418,343	1,273	\$1,900	2.0	2.5	\$3,195	\$2.51	8/19/2016	10/5/2016
100 BARCLAY ST	100 Barclay	12S	\$2,995,000	\$2,700,000	1,828	\$1,477	1.0	2.0	\$4,588	\$2.51	2/21/2017	4/24/2017
100 BARCLAY ST	100 Barclay	15K	\$3,123,000	\$2,800,187	1,501	\$1,866	2.0	2.5	\$3,768	\$2.51	10/13/2016	11/28/2016
100 BARCLAY ST	100 Barclay	13M	\$2,929,000	\$2,927,468	1,439	\$2,034	2.0	2.0	\$3,552	\$2.47	5/1/2015	1/11/2017
100 BARCLAY ST	100 Barclay	12P	\$2,968,500	\$2,968,500	1,577	\$1,882	2.0	2.5	\$3,958	\$2.51	3/17/2015	2/10/2017
100 BARCLAY ST	100 Barclay	17S	\$3,150,500	\$3,175,987	1,793	\$1,771	1.0	2.0	\$4,510	\$2.52	11/29/2016	12/2/2016
100 BARCLAY ST	100 Barclay	11E	\$3,263,000	\$3,258,400	1,520	\$2,144	2.0	2.0	\$3,970	\$2.61	7/10/2015	3/13/2017
100 BARCLAY ST	100 Barclay	11N	\$3,407,000	\$3,411,137	1,589	\$2,147	2.0	2.5	\$4,144	\$2.61	7/27/2015	3/7/2017
100 BARCLAY ST	100 Barclay	14N	\$3,975,000	\$3,550,000	1,995	\$1,779	3.0	3.0	\$5,008	\$2.51	1/23/2017	5/1/2017
100 BARCLAY ST	100 Barclay	16N	\$3,900,000	\$3,575,000	1,984	\$1,802	3.0	3.0	\$4,980	\$2.51	2/2/2017	6/16/2017
100 BARCLAY ST	100 Barclay	13G	\$3,925,000	\$3,775,000	2,341	\$1,613	3.0	3.5	\$5,876	\$2.51	5/15/2017	6/15/2017
100 BARCLAY ST	100 Barclay	14G	\$3,985,000	\$3,825,000	2,369	\$1,615	3.0	3.5	\$5,947	\$2.51	5/23/2017	7/11/2017
100 BARCLAY ST	100 Barclay	16C	\$4,195,000	\$3,950,000	1,983	\$1,992	3.0	3.0	\$4,977	\$2.51	2/22/2017	4/24/2017

Note that all information is from sources deemed reliable
but no guarantee is made as to its accuracy

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
100 BARCLAY ST	100 Barclay	12R	\$4,485,000	\$4,092,000	2,148	\$1,905	3.0	3.0	\$5,392	\$2.51	3/8/2017	6/27/2017
100 BARCLAY ST	100 Barclay	13F	\$4,299,500	\$4,205,083	2,028	\$2,074	3.0	3.5	\$5,014	\$2.47	10/2/2015	1/12/2017
100 BARCLAY ST	100 Barclay	13R	\$4,585,000	\$4,353,018	2,190	\$1,988	3.0	3.0	\$5,497	\$2.51	1/18/2017	4/26/2017
100 BARCLAY ST	100 Barclay	14R	\$4,685,000	\$4,368,475	2,212	\$1,975	3.0	3.0	\$5,552	\$2.51	2/17/2017	6/2/2017
100 BARCLAY ST	100 Barclay	17C	\$4,449,500	\$4,530,703	1,983	\$2,285	3.0	3.0	\$4,977	\$2.51	3/9/2017	3/17/2017
100 BARCLAY ST	100 Barclay	16R	\$4,535,000	\$4,535,000	2,112	\$2,147	3.0	3.0	\$5,434	\$2.57	5/16/2017	7/27/2017
100 BARCLAY ST	100 Barclay	25D	\$5,300,000	\$4,887,600	2,338	\$2,091	3.0	3.5	\$5,869	\$2.51	9/21/2016	10/31/2016
100 BARCLAY ST	100 Barclay	24D	\$5,250,000	\$5,078,521	2,338	\$2,172	3.0	3.5	\$5,869	\$2.51	9/19/2016	10/19/2016
100 BARCLAY ST	100 Barclay	29D	\$5,500,000	\$5,376,360	2,338	\$2,300	3.0	3.5	\$5,869	\$2.51	12/28/2016	1/17/2017
100 BARCLAY ST	100 Barclay	30D	\$5,550,000	\$5,450,000	2,307	\$2,362	3.0	3.5	\$5,791	\$2.51	1/30/2017	3/31/2017
100 BARCLAY ST	100 Barclay	28C	\$6,750,000	\$6,150,000	2,712	\$2,268	4.0	4.0	\$6,808	\$2.51	2/28/2017	5/15/2017
100 BARCLAY ST	100 Barclay	23B	\$6,825,000	\$6,250,000	2,870	\$2,178	4.0	4.0	\$7,203	\$2.51	5/19/2017	7/6/2017
100 BARCLAY ST	100 Barclay	15P	\$7,250,000	\$6,750,000	3,208	\$2,104	4.0	5.0	\$8,052	\$2.51	3/3/2017	6/1/2017
100 BARCLAY ST	100 Barclay	27C	\$6,975,000	\$6,975,000	2,712	\$2,572	4.0	4.0	\$6,808	\$2.51	8/26/2015	5/26/2016
100 BARCLAY ST	100 Barclay	14P	\$7,500,000	\$7,400,000	3,208	\$2,307	4.0	5.0	\$8,291	\$2.58	3/29/2017	6/29/2017
100 BARCLAY ST	100 Barclay	27B	\$7,850,000	\$7,850,000	2,870	\$2,735	4.0	4.0	\$7,203	\$2.51	8/26/2015	5/26/2016
100 BARCLAY ST	100 Barclay	19A	\$9,985,000	\$8,807,862	3,967	\$2,220	4.0	4.5	\$10,492	\$2.64	1/20/2017	3/17/2017
100 BARCLAY ST	100 Barclay	PHB	\$13,200,000	\$11,193,750	4,311	\$2,597	5.0	5.5	\$11,268	\$2.61	3/10/2017	6/21/2017
Average/Count		37	\$4,586,919	\$4,336,793	2,068	\$2,097	2.6	3.0	\$5,238	\$2.53		
Contracts Signed - Sponsor												
100 BARCLAY ST	100 Barclay	13L	\$4,295,000	NA	2,222	\$1,933	2.0	3.0	\$5,577	\$2.51	6/5/2017	NA
Contracts Signed - Resale												
100 BARCLAY ST	100 Barclay	15K	\$3,123,000	NA	1,501	\$2,081	2.0	3.0	\$3,713	\$2.47	12/2/2016	NA
Closed and Contracts Signed Average/Count		39	\$4,541,897	\$4,304,598	2,057	\$2,092	2.6	3.0	\$5,207	\$2.53		
Active - Sponsor												
100 BARCLAY ST	100 Barclay	12N	\$3,500,000	NA	1,584	\$2,210	2.0	2.5	\$3,259	\$2.06	NA	NA
100 BARCLAY ST	100 Barclay	12K	\$4,071,000	NA	2,248	\$1,811	3.0	3.5	\$5,642	\$2.51	NA	NA
100 BARCLAY ST	100 Barclay	16L	\$4,485,000	NA	2,064	\$2,173	3.0	3.0	\$5,313	\$2.57	NA	NA
100 BARCLAY ST	100 Barclay	11G	\$4,796,500	NA	2,342	\$2,048	3.0	3.5	\$6,640	\$2.84	NA	NA
100 BARCLAY ST	100 Barclay	11Q	\$5,175,000	NA	2,063	\$2,508	3.0	3.5	\$5,466	\$2.65	NA	NA
100 BARCLAY ST	100 Barclay	17R	\$5,295,000	NA	2,112	\$2,507	3.0	3.0	\$5,480	\$2.59	NA	NA
100 BARCLAY ST	100 Barclay	11R	\$5,407,000	NA	2,090	\$2,587	3.0	3.0	\$6,082	\$2.91	NA	NA
100 BARCLAY ST	100 Barclay	24C	\$6,315,000	NA	2,712	\$2,329	4.0	4.0	\$6,808	\$2.51	NA	NA
100 BARCLAY ST	100 Barclay	24B	\$6,850,000	NA	2,870	\$2,387	3.0	4.0	\$7,203	\$2.51	NA	NA
100 BARCLAY ST	100 Barclay	19C	\$8,500,000	NA	3,220	\$2,640	4.0	4.5	\$8,600	\$2.67	NA	NA
100 BARCLAY ST	100 Barclay	20A	\$10,000,000	NA	3,967	\$2,521	4.0	4.5	\$9,957	\$2.51	NA	NA
100 BARCLAY ST	100 Barclay	PHC	\$14,750,000	NA	4,254	\$3,467	4.0	4.5	\$11,123	\$2.61	NA	NA
Average/Count		12	\$6,595,375	NA	2,627	\$2,510	3.3	3.6	\$6,798	\$2.59		

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
Cast Iron House												
Contract Signed - Sponsor												
67 FRANKLIN	Cast Iron House	4-5C	\$5,950,000	NA	2,850	\$2,088	3.0	3.0	\$5,440	\$1.91	7/14/2017	NA
Active - Sponsor												
67 FRANKLIN	Cast Iron House	6-7A	\$10,550,000	NA	4,250	\$2,482	5.0	4.0	\$8,542	\$2.01	NA	NA
93 Worth												
Closed - Resale												
93 WORTH ST	93 Worth	404	\$935,000	\$900,000	475	\$1,895	0.0	1.0	\$895	\$1.88	2/28/2017	4/25/2017
93 WORTH ST	93 Worth	310	\$1,075,000	\$1,050,000	611	\$1,718	0.0	1.0	\$1,265	\$2.07	12/19/2016	1/13/2017
93 WORTH ST	93 Worth	210	\$2,595,000	\$2,550,000	1,332	\$1,914	2.0	2.0	\$2,539	\$1.91	10/11/2016	1/5/2017
Average/Count		3	\$1,535,000	\$1,500,000	806	\$1,904	0.7	1.3	\$1,566	\$1.94		
Contract Signed - Resale												
93 WORTH ST	93 Worth	1105	\$2,995,000	NA	1,353	\$2,214	2.0	2.5	\$2,921	\$2.16	6/9/2017	NA
93 WORTH ST	93 Worth	211	\$3,500,000	NA	1,589	\$2,203	2.0	2.0	\$3,030	\$1.91	6/14/2017	NA
Average/Count		2	\$3,247,500	NA	1,471	\$2,208	2.0	2.3	\$2,976	\$1.98		
Closed and Contracts Signed Average/Count		5	\$2,220,000	\$2,199,000	1,072	\$2,051	1.2	1.7	\$2,130	\$1.99		
Active - Sponsor												
93 WORTH ST	93 Worth	PH7	\$8,950,000	NA	3,298	\$2,714	4.0	4.5	\$6,330	\$1.92	NA	NA
Active - Resale												
93 WORTH ST	93 Worth	801	\$2,290,000	NA	1,180	\$1,941	2.0	2.0	\$2,595	\$2.20	NA	NA
93 WORTH ST	93 Worth	311	\$3,245,000	NA	1,515	\$2,142	2.0	2.5	\$2,953	\$1.95	NA	NA
93 WORTH ST	93 Worth	802	\$3,998,000	NA	1,923	\$2,079	3.0	3.5	\$3,609	\$1.88	NA	NA
93 WORTH ST	93 Worth	1006	\$4,495,000	NA	2,287	\$1,965	3.0	3.5	\$4,505	\$1.97	NA	NA
Average/Count		4	\$3,507,000	NA	1,726	\$2,032	2.5	2.9	\$3,416	\$1.98		
Active Listings Average/Count		5	\$4,595,600	NA	2,041	\$2,252	2.8	3.2	\$3,998	\$1.96		
The Sterling Mason												
Closed - Resale												
71 LAIGHT	The Sterling Mason	4A	\$4,250,000	\$4,100,000	2,042	\$2,008	2.0	2.5	\$5,545	\$2.72	3/24/2017	4/28/2017
Active - Resale												
71 LAIGHT	The Sterling Mason	3A	\$4,500,000	NA	2,042	\$2,204	2.0	2.5	\$4,516	\$2.21	NA	NA
71 LAIGHT	The Sterling Mason	4D	\$8,950,000	NA	3,243	\$2,760	4.0	4.5	\$8,901	\$2.74	NA	NA
Average/Count		2	\$6,725,000	NA	2,643	\$2,545	3.0	3.5	\$6,709	\$2.54		

Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
12 Warren												
Closed - Sponsor												
12 WARREN ST	12 Warren	PHB	\$4,985,000	\$4,632,341	2,502	\$1,851	3.0	3.5	\$6,301	\$2.52	8/8/2016	8/9/2017
12 WARREN ST	12 Warren	PHD	\$5,525,000	\$5,250,000	2,503	\$2,097	3.0	3.5	\$6,573	\$2.63	1/12/2017	6/20/2017
12 WARREN ST	12 Warren	3	\$6,750,000	\$6,283,200	3,738	\$1,681	4.0	3.5	\$8,970	\$2.40	3/23/2017	6/20/2017
12 WARREN ST	12 Warren	5	\$7,300,000	\$7,114,393	3,735	\$1,905	4.0	3.5	\$9,051	\$2.42	10/21/2016	6/16/2017
Average/Count		4	\$6,140,000	\$5,819,984	3,120	\$1,866	3.5	3.5	\$7,724	\$2.51		
Contract Signed - Sponsor												
12 WARREN ST	12 Warren	PHC	\$4,800,000	NA	2,504	\$1,917	3.0	3.5	\$6,285	\$2.51	5/18/2017	NA
12 WARREN ST	12 Warren	PHA	\$5,200,000	NA	2,493	\$2,086	3.0	2.5	\$6,303	\$2.53	10/14/2016	NA
12 WARREN ST	12 Warren	PH	\$6,800,000	NA	2,505	\$2,715	3.0	2.5	\$7,057	\$2.82	10/11/2016	NA
12 WARREN ST	12 Warren	4	\$6,900,000	NA	3,758	\$1,836	4.0	3.5	\$9,062	\$2.41	5/8/2017	NA
Average/Count		4	\$5,925,000	NA	2,815	\$2,105	3.3	3.0	\$7,177	\$2.54		
Closed and Contracts Signed Average/Count		8	\$6,032,500	\$5,872,492	2,967	\$1,979	3.4	3.3	\$7,450	\$2.51		
200 Chambers Street												
Closed - Resale												
200 CHAMBERS ST	200 Chambers	3E	\$1,098,000	\$1,098,000	744	\$1,476	0.0	1.0	\$1,616	\$2.17	3/31/2017	6/12/2017
200 CHAMBERS ST	200 Chambers	2M	\$1,190,000	\$1,160,000	625	\$1,856	1.0	1.0	\$1,293	\$2.07	8/30/2016	11/18/2016
200 CHAMBERS ST	200 Chambers	8F	\$1,200,000	\$1,170,987	752	\$1,557	1.0	1.0	\$1,550	\$2.06	3/22/2017	7/18/2017
200 CHAMBERS ST	200 Chambers	3U	\$1,235,000	\$1,200,000	715	\$1,678	1.0	1.0	\$1,477	\$2.07	12/2/2016	1/30/2017
200 CHAMBERS ST	200 Chambers	6U	\$1,300,000	\$1,250,000	714	\$1,751	1.0	1.0	\$1,478	\$2.07	3/7/2017	5/8/2017
200 CHAMBERS ST	200 Chambers	2D	\$2,275,000	\$2,240,000	1,214	\$1,845	2.0	2.0	\$2,781	\$2.29	4/30/2017	6/6/2017
200 CHAMBERS ST	200 Chambers	11B	\$2,598,000	\$2,550,000	1,260	\$2,024	2.0	2.0	\$2,608	\$2.07	11/8/2016	2/22/2017
200 CHAMBERS ST	200 Chambers	4H	\$2,595,000	\$2,558,500	1,268	\$2,018	2.0	2.5	NA	NA	5/19/2017	7/28/2017
200 CHAMBERS ST	200 Chambers	8D	\$2,995,000	\$2,995,000	1,400	\$2,139	2.0	2.0	\$3,683	\$2.63	1/20/2017	3/30/2017
200 CHAMBERS ST	200 Chambers	12C	\$3,300,000	\$3,070,000	1,534	\$2,001	2.0	2.0	\$2,799	\$1.82	10/25/2016	1/11/2017
200 CHAMBERS ST	200 Chambers	21F	\$3,300,000	\$3,250,000	1,624	\$2,001	2.0	2.5	\$3,361	\$2.07	10/20/2016	11/8/2016
200 CHAMBERS ST	200 Chambers	14D	\$3,695,000	\$3,300,000	1,800	\$1,833	3.0	3.0	\$3,084	\$1.71	10/14/2016	1/23/2017
200 CHAMBERS ST	200 Chambers	22D	\$3,798,000	\$3,700,000	1,673	\$2,212	3.0	3.0	\$3,540	\$2.12	10/27/2016	12/1/2016
200 CHAMBERS ST	200 Chambers	6AI	\$6,000,000	\$5,726,000	2,800	\$2,045	4.0	4.0	\$5,790	\$2.07	4/9/2017	6/26/2017
Average/Count		14	\$2,612,786	\$2,519,178	1,295	\$1,946	1.9	2.0	\$2,697	\$2.08		
Contracts Signed - Resale												
200 CHAMBERS ST	200 Chambers	PH	\$1,279,000	NA	625	\$2,046	1.0	1.0	\$1,285	\$2.06	6/7/2017	NA
200 CHAMBERS ST	200 Chambers	DUP4	\$1,350,000	NA	677	\$1,994	1.0	1.0	\$1,391	\$2.05	5/29/2017	NA
Average/Count		2	\$1,314,500	NA	651	\$2,019	1.0	1.0	\$1,338	\$2.06		
Closed and Contracts Signed Average/Count		16	\$2,450,500	\$2,368,593	1,214	\$1,951	1.8	1.9	\$2,516	\$2.07		
Active - Resale												
200 CHAMBERS ST	200 Chambers	5T	\$1,088,000	NA	540	\$2,015	0.0	1.0	\$1,105	\$2.05	NA	NA
200 CHAMBERS ST	200 Chambers	2E	\$1,195,000	NA	743	\$1,608	0.0	1.0	\$1,742	\$2.34	NA	NA
200 CHAMBERS ST	200 Chambers	3M	\$1,310,000	NA	625	\$2,096	1.0	1.0	\$1,293	\$2.07	NA	NA
200 CHAMBERS ST	200 Chambers	5K	\$1,330,000	NA	617	\$2,156	1.0	1.0	\$1,200	\$1.94	NA	NA
200 CHAMBERS ST	200 Chambers	8F	\$1,498,000	NA	752	\$1,992	1.0	1.0	\$1,586	\$2.11	NA	NA
200 CHAMBERS ST	200 Chambers	8G	\$3,375,000	NA	1,345	\$2,509	2.0	2.5	\$3,400	\$2.53	NA	NA

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Exhibit 6
Closed, Contract Signed, and Active Condominiums
July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
200 CHAMBERS ST	200 Chambers	11D	\$3,650,000	NA	1,685	\$2,166	3.0	3.0	\$3,056	\$1.81	NA	NA
200 CHAMBERS ST	200 Chambers	29D	\$4,000,000	NA	1,673	\$2,391	3.0	3.0	NA	NA	NA	NA
200 CHAMBERS ST	200 Chambers	18A	\$4,950,000	NA	2,201	\$2,249	3.0	3.0	\$5,214	\$2.37	NA	NA
Average/Count		9	\$2,488,444	NA	1,131	\$2,200	1.6	1.8	\$2,325	\$2.19		

49 Chambers

Contract Signed - Sponsor

49 CHAMBERS ST	49 Chambers	6G	\$2,085,000	NA	1,149	\$1,815	1.0	1.5	\$3,135	\$2.73	4/23/2017	NA
49 CHAMBERS ST	49 Chambers	5H	\$2,300,000	NA	1,459	\$1,576	1.0	2.0	\$3,982	\$2.73	7/17/2017	NA
49 CHAMBERS ST	49 Chambers	5A	\$3,325,000	NA	1,824	\$1,823	2.0	2.0	\$4,978	\$2.73	5/18/2017	NA
49 CHAMBERS ST	49 Chambers	6A	\$3,425,000	NA	1,824	\$1,878	2.0	2.0	\$4,978	\$2.73	6/22/2017	NA
49 CHAMBERS ST	49 Chambers	7A	\$3,425,000	NA	1,824	\$1,878	2.0	2.0	\$4,978	\$2.73	7/17/2017	NA
Average/Count		5	\$2,912,000	NA	1,616	\$1,802	1.6	1.9	\$4,410	\$2.73		

Active - Sponsor

49 CHAMBERS ST	49 Chambers	7F	\$1,955,000	NA	968	\$2,020	1.0	1.5	\$2,378	\$2.46	NA	NA
49 CHAMBERS ST	49 Chambers	2C	\$1,965,000	NA	1,335	\$1,472	1.0	1.5	\$3,272	\$2.45	NA	NA
49 CHAMBERS ST	49 Chambers	9G	\$2,175,000	NA	1,149	\$1,893	1.0	1.5	\$2,823	\$2.46	NA	NA
49 CHAMBERS ST	49 Chambers	4H	\$2,300,000	NA	1,459	\$1,576	1.0	2.0	\$3,586	\$2.46	NA	NA
49 CHAMBERS ST	49 Chambers	5C	\$2,410,000	NA	1,290	\$1,868	1.0	1.5	\$3,165	\$2.45	NA	NA
49 CHAMBERS ST	49 Chambers	8H	\$2,825,000	NA	1,459	\$1,936	2.0	2.0	\$3,586	\$2.46	NA	NA
49 CHAMBERS ST	49 Chambers	7B	\$3,025,000	NA	1,750	\$1,729	2.0	2.5	\$4,294	\$2.45	NA	NA
49 CHAMBERS ST	49 Chambers	8A	\$3,750,000	NA	1,824	\$2,056	2.0	2.0	\$4,478	\$2.46	NA	NA
49 CHAMBERS ST	49 Chambers	7D	\$4,025,000	NA	2,256	\$1,784	2.0	2.5	\$5,530	\$2.45	NA	NA
49 CHAMBERS ST	49 Chambers	5E	\$5,050,000	NA	2,975	\$1,697	3.0	3.5	\$7,316	\$2.46	NA	NA
49 CHAMBERS ST	49 Chambers	3E	\$5,050,000	NA	2,975	\$1,697	3.0	3.5	\$8,118	\$2.73	NA	NA
49 CHAMBERS ST	49 Chambers	10E	\$5,575,000	NA	2,975	\$1,874	3.0	3.5	\$7,316	\$2.46	NA	NA
49 CHAMBERS ST	49 Chambers	PHD	\$6,950,000	NA	3,378	\$2,057	3.0	3.5	\$8,300	\$2.46	NA	NA
Average/Count		13	\$3,619,615	NA	1,984	\$1,824	1.9	2.4	\$4,936	\$2.49		

Exhibit 6
 Closed, Contract Signed, and Active Condominiums
 July 1, 2016 to June 30, 2017

Address	Building	Unit	Asking Price	Sale Price	SF	PPSF	Beds	Baths	Monthly	Mo./SF	Contract Date	Closing Date
52 Lispenard												
<i>Closed - Sponsor</i>												
52 LISPENARD ST	52 Lispenard	TH2	\$3,563,875	\$3,563,875	2,518	\$1,415	2.0	2.5	\$2,885	\$1.15	8/26/2016	10/11/2016
52 LISPENARD ST	52 Lispenard	2	\$7,995,000	\$7,568,437	3,804	\$1,990	4.0	4.5	\$6,150	\$1.62	2/28/2017	3/1/2017
Average/Count		2	\$5,779,438	\$5,566,156	3,161	\$1,828	3.0	3.5	\$4,518	\$1.43		
<i>Active - Sponsor</i>												
52 LISPENARD ST	52 Lispenard	5	\$6,995,000	NA	3,347	\$2,090	4.0	4.5	\$5,580	\$1.67	NA	NA
56 Walker												
<i>Contracts Signed - Sponsor</i>												
56 WALKER ST	56 Walker Street	TH	\$8,950,000	\$7,636,875	5,699	\$1,340	4.0	3.5	\$9,424	\$1.65	9/3/2016	5/15/2017
87 Leonard												
<i>Closed - Sponsor</i>												
87 LEONARD ST	87 Leonard	MAISB	\$7,750,000	\$7,893,437	7,414	\$1,065	2.0	2.5	\$6,797	\$0.92	11/16/2016	11/30/2016
Tribeca Closed and Contract Signed Average		157	\$7,005,362	\$6,676,127	2,490	\$2,681	2.8	3.2	\$5,998	\$2.41		
Tribeca Active Listings Average		109	\$8,952,601	NA	2,623	\$3,413	2.9	3.4	\$6,927	\$2.64		

Exhibit 7
Planned Condominium Properties
3Q 2017 through 2019

Address	Name	Developer	Building Type	Status	Units ¹	Sales Start	Market Segment ²
Financial District							
1 Wall Street	One Wall Street	Macklowe Properties	Office Conversion	Planned	566	2018	Luxury
125 Greenwich Street	125 Greenwich	Bizzi & Partners	New Construction	Under Construction	275	3Q 2017	Luxury
130 William Street	130 William	Lightstone	New Construction	Under Construction	244	1Q 2018	Mid-Market
45 Broad Street	45 Broad Street	Madison Equities	New Construction	Under Construction	206	2018	Mid-Market
80 South Street	Eighty South Street	China Oceanwide Holdings	New Construction	Planned	200	2020	Luxury
25 Park Row	25 Park Row	L+M Development Partners	New Construction	Planned	110	2018	Luxury
102 John Street	102 John Street	Moinian Group	Conversion + New	Planned	92	2019	Mid-Market
75 Nassau Street	75 Nassau Street	Lexin Capital	New Construction	Planned	92	2019	Mid-Market
42 Trinity Place	77 Greenwich Street	Trinity Place Holdings	New Construction	Planned	90	2018	Mid-Market
1 Beekman Street	One Beekman Street	Urban Muse	New Construction	Under Construction	31	4Q 2017	Luxury
246 Front Street	246 Front Street	246 Front LLC	New Construction	Planned	5	4Q 2017	Mid-Market
Subtotal					1,911		
Battery Park City							
Confidential Battery Park City	Confidential Rental Conversion	Confidential	Rental Conversion	Planned	TBD	2018	Mid-Market
Tribeca, South of Chambers Street							
265 Broadway	265 Broadway Hotel & Res.	Roe Corporation	New Construction	Planned	37	2019	Luxury
65 West Broadway	65 West Broadway	Cape Advisors	New Construction	Planned	27	2Q 2018	Luxury
30 Warren Street	30 Warren Street	Cape Advisors	New Construction	Under Construction	23	4Q 2017	Mid-Market
108 Chambers Street	108 Chambers Street	Greystone Property Development	New Construction	Under Construction	8	2018	Luxury
15 Warren Street	15 Warren Street	Michael Cohen	Loft Conversion	Under Construction	4	2018	Mid-Market
Subtotal					99		
Tribeca, North of Chambers Street (16 Developments)					359		
Grand Total					2,369		

Note:

1. Total unit count is estimated based on gross building square footage for some developments.

2. Market segment categories are based on anticipated sell-out price per square foot. Entry Level is under \$1,800 psf, Mid-Market is \$1,800 to \$2,400 psf, and Luxury is \$2,400 to \$3,400 psf.

Exhibit 8
Historical and Projected New Development Product Introductions

- Since 2015 only 150 units have launched in Financial District / Battery Park City. With no units brought to market in the first half of 2017, over 1,200 are forecasted to launch in the next two years.

Financial District / Battery Park City

Year	Units			Net Total
	Historical Openings	Cancelled Properties	Forecasted Openings	
2005	907	0		907
2006	1,260	0		1,260
2007	2,834	0		2,834
2008	174	(346)		(172)
2009	0	(488)		(488)
2010	645	(209)		436
2011	14	(474)		(460)
2012	195	0		195
2013	26	0		26
2014	621	0		621
2015	52	0		52
2016	98	0		98
2017	0	0	311	311
2018			1,216	1,216
2019			184	184
Total	6,826	(1,517)	1,711	7,020
Average	546	(121)	684	468

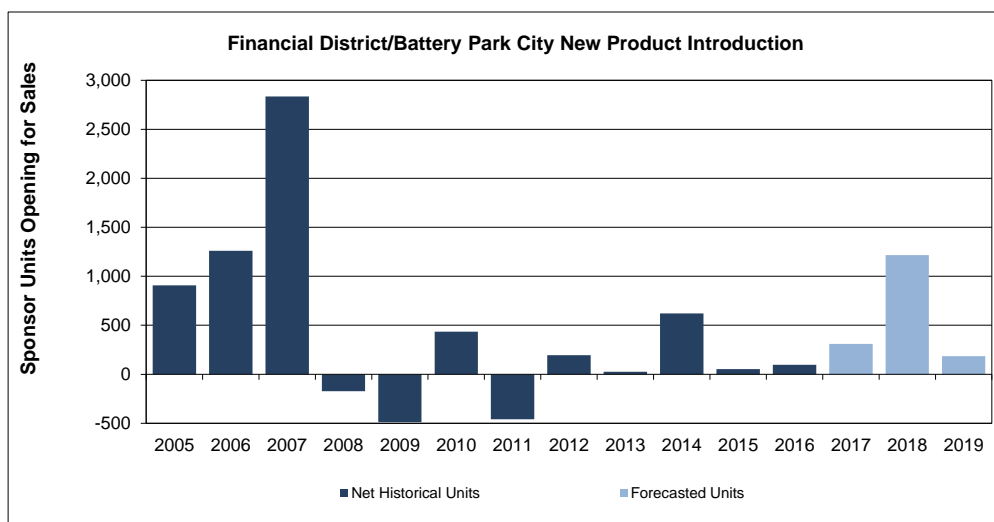
Percent of Manhattan

2005 - 2Q 2017

17%

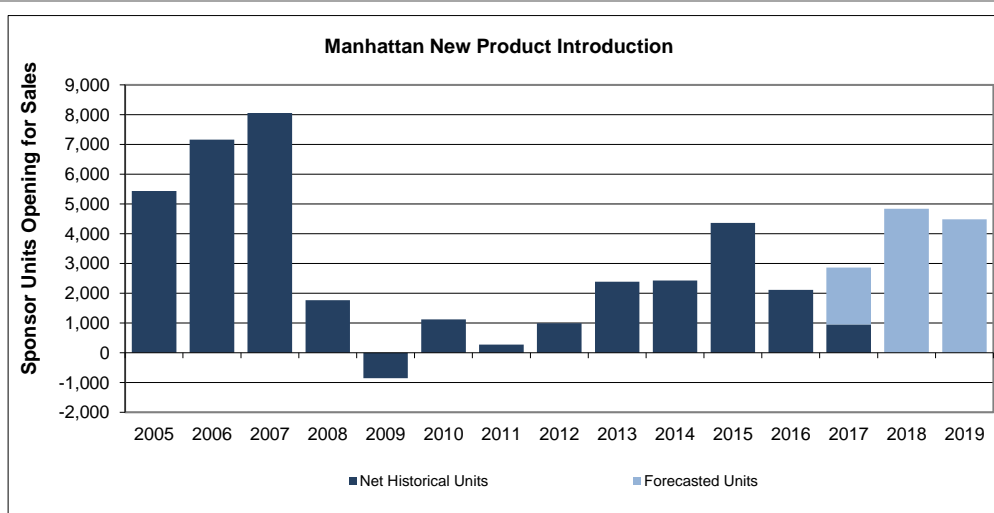
3Q 2017 - 2019

15%



Manhattan¹

Year	Units			Net Total
	Historical Openings	Cancelled Properties	Forecasted Openings	
2005	5,436	0		5,436
2006	7,344	(182)		7,162
2007	8,052	0		8,052
2008	2,127	(360)		1,767
2009	497	(1,348)		(851)
2010	1,516	(398)		1,118
2011	757	(480)		277
2012	1,132	(136)		996
2013	2,549	(165)		2,384
2014	2,428	0		2,428
2015	4,382	(18)		4,364
2016	2,146	(37)		2,109
2017	948	0	1,913	2,861
2018			4,839	4,839
2019			4,486	4,486
Total	39,314	(3,124)	11,238	47,428
Average	3,145	(250)	4,495	3,162



Note:

¹ Figures do not include Upper Manhattan. An estimated 1,296 units are projected to be launched in Upper Manhattan from 2Q 2017 through 2019.

Exhibit 8
Historical and Projected New Development Product Introductions

- So far in 2017 Tribeca has seen two launches totaling 149 units, over double the number of units brought to market in 2016, with an additional 133 units projected to open by the year's end.

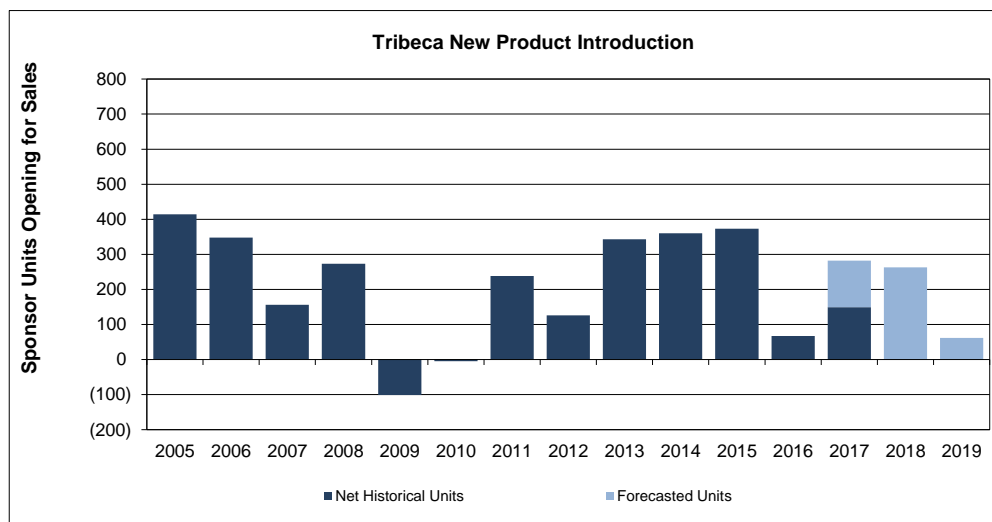
Tribeca

Year	Units			Net Total
	Historical Openings	Cancelled Properties	Forecasted Openings	
2005	414	0		414
2006	348	0		348
2007	156	0		156
2008	273	0		273
2009	115	(216)		(101)
2010	0	(5)		(5)
2011	238	0		238
2012	126	0		126
2013	343	0		343
2014	360	0		360
2015	373	0		373
2016	90	(23)		67
2017	149	0	133	282
2018			263	263
2019			62	62
Total	2,985	(244)	458	3,199
Average	239	(20)	183	213

Percent of Manhattan

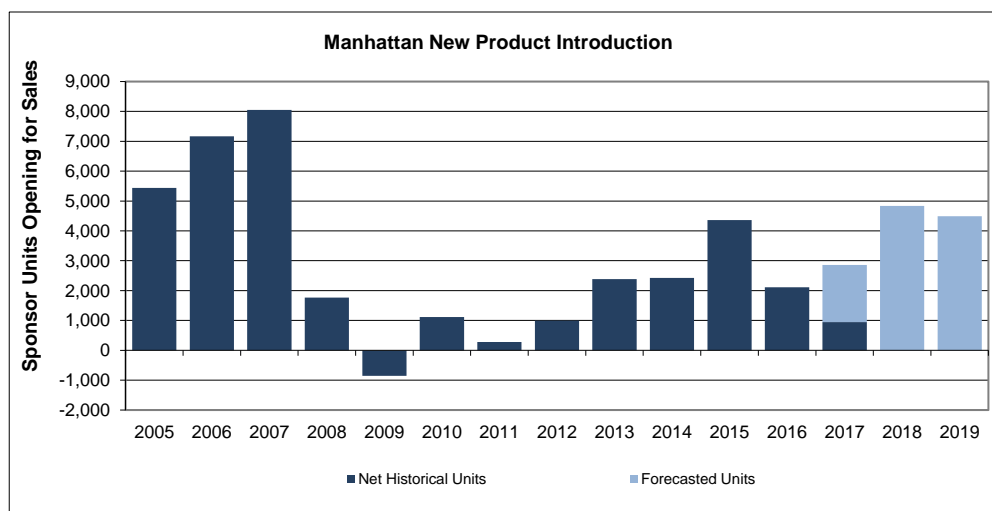
2005 - 2Q 2017 8%

3Q 2017 - 2019 4%



Manhattan¹

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