

Location

Site Address	395 LEXINGTON AVE # 413 NEW YORK NY 10017	Parcel No.	01297-0023
Legal Information	--		

Owner

Owner Name	405 LEXINGTON, L L C	Owner Address	520 MADISON AVE NEW YORK NY 10022
Owner Vesting Code	--		

Site Information

Land Use Category	COMMERCIAL	Land Use Description	OFFICE BUILDING
Zoning (Assessor)	C5-3	Acres (Assessor)	0.86
Acres (Calculated)	0.89	Lot SF (Assessor)	37,525
Lot SF (Calculated)	38,951		

Last Market Sale

Sale Price	\$0	Sale Date	--
Seller Name	--	Deed Type	--
Loan Amount	\$0		

Value and Tax

Total Assd. Value	\$235,444,500	Land Value	\$38,250,000
Improvement Value	\$197,194,500	Improvement %	83.75%
Property Tax	\$199,578	Tax Year	2016

Property Characteristics

Building Area	0 SF	No. of Units	--
No. of Stories	68	Year Built	1930

Foreclosure Details

Stage	--	Document Type	--
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Hazards

Flood Zone	--	Wetland	--
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School Details

School District(s)	Nyc Geog District # 2 - Manhattan
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Property Detail Report

395 LEXINGTON AVE # 413 NEW YORK NY 10017

Owner Information

Owner Name 1	405 LEXINGTON, L L C	Owner Name 2	--
Mailing Address	520 MADISON AVE NEW YORK NY	Owner Type	--
	10022	Vesting Code	--
Vesting Code Desc	--		

Location Information

Legal Description	--		
County	NEW YORK	Parcel No. (APN)	01297-0023
FIPS Code	36061	Alternative APN	--
Census Trct/Blk	009200/1	Legal Book/Page	--
Twnshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	23	School District	Nyc Geog District # 2 - Manhattan
Legal Block	1297	Subdivision	--

Last Market Sale Information

Recording Date	--	New Construction	--
Sale Date	--	1st Mtg Amount	--
Sale Price	--	1st Mtg Type	--
Price Per SF	--	1st Mtg Doc. No.	--
Price Per Acre	--	Sale Doc. No.	--
Deed Type	--	Transfer Doc. No.	--
Sale Type	--	Seller Name	--
Title Company	--	Lender	--

Last Transfer of Ownership

Recording Date	--	Book Number	--
Doc. Number	--	Page Number	--
Doc. Type	--		

Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

Property Characteristics

Building Area	--	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	68	Bathrooms	0
Year Built	1930	Basement	YES
Condition	--	Basement Area	--
Construction	--	Heat Type	--
Roof Type	--	Air Cond. Type	--
Roof Material	--	Fireplace	--
Parking Spaces	--		

Site Information

Zoning	C5-3	Assessor Acreage	0.86
County Use Code	04	Calculated Acreage	0.89
County Use Code Desc.	OFC BLDG, TOWER TYPE	Assessed Lot SF	37,525
Land Use Code	3004	Calculated Lot SF	38,951
Land Use Desc.	OFFICE BLDG (MULTI-STORY)	Assessor Lot W/D	2008 / 2050
Land Use Category	COMMERCIAL (OFFICE)	Topography	--

Tax and Value Information

Tax Year	2016	Improvement Value	\$197,194,500
Property Tax	\$199,578	Improvement %	83.75%
Tax Rate Code	--	Market Value Year	2017
Tax Exemption	MISCELLANEOUS, SCHOOL/COLLEGE	Total Market Value	\$523,210,000
Land Market Value	85000000	Assessed Year	2017
Market Imprv. Value	438210000	Assessed Value	\$235,444,500
AVM Value	--	Land Value	\$38,250,000

Hazard Information

Flood Zone	--	Flood Panel	34017C0063D
Flood Panel Date	08/16/2006	Wetland Type	--
Wetland Classification	--		



Transaction History Report

395 LEXINGTON AVE # 413 NEW YORK NY 10017

Finance Standalone

Mtg Recording Date :	10/31/2006	Mtg Loan Amount :	\$30,000,000
Mtg Document No :	--	Mtg Loan Type :	--
Document Type :	DEED OF TRUST	Mtg Rate Type :	--
Lender :	METROPOLITAN LIFE INSURANCE CO		

Finance Standalone

Mtg Recording Date :	10/31/2006	Mtg Loan Amount :	\$145,000,000
Mtg Document No :	--	Mtg Loan Type :	--
Document Type :	DEED OF TRUST	Mtg Rate Type :	--
Lender :	METROPOLITAN LIFE INSURANCE CO		

Finance Standalone

Mtg Recording Date :	7/12/2001	Mtg Loan Amount :	\$105,000,000
Mtg Document No :	--	Mtg Loan Type :	--
Document Type :	DEED OF TRUST	Mtg Rate Type :	--
Lender :	LEHMAN BROTHERS HOLDINGS		

Finance Standalone

Mtg Recording Date :	7/12/2001	Mtg Loan Amount :	\$30,000,000
Mtg Document No :	--	Mtg Loan Type :	--
Document Type :	DEED OF TRUST	Mtg Rate Type :	--
Lender :	LEHMAN BROTHERS HOLDINGS		

Finance Standalone

Mtg Recording Date :	8/25/2000	Mtg Loan Amount :	\$250,000
Mtg Document No :	--	Mtg Loan Type :	--
Document Type :	DEED OF TRUST	Mtg Rate Type :	--
Lender :	LEHMAN BROTHERS HOLDINGS INC		

Finance Standalone

Mtg Recording Date :	6/7/2000	Mtg Loan Amount :	\$250,000
Mtg Document No :	--	Mtg Loan Type :	--
Document Type :	DEED OF TRUST	Mtg Rate Type :	--
Lender :	LEHMAN BROTHERS HOLDINGS INC		



Bird's Eye Map View

395 LEXINGTON AVE # 413 NEW YORK NY 10017

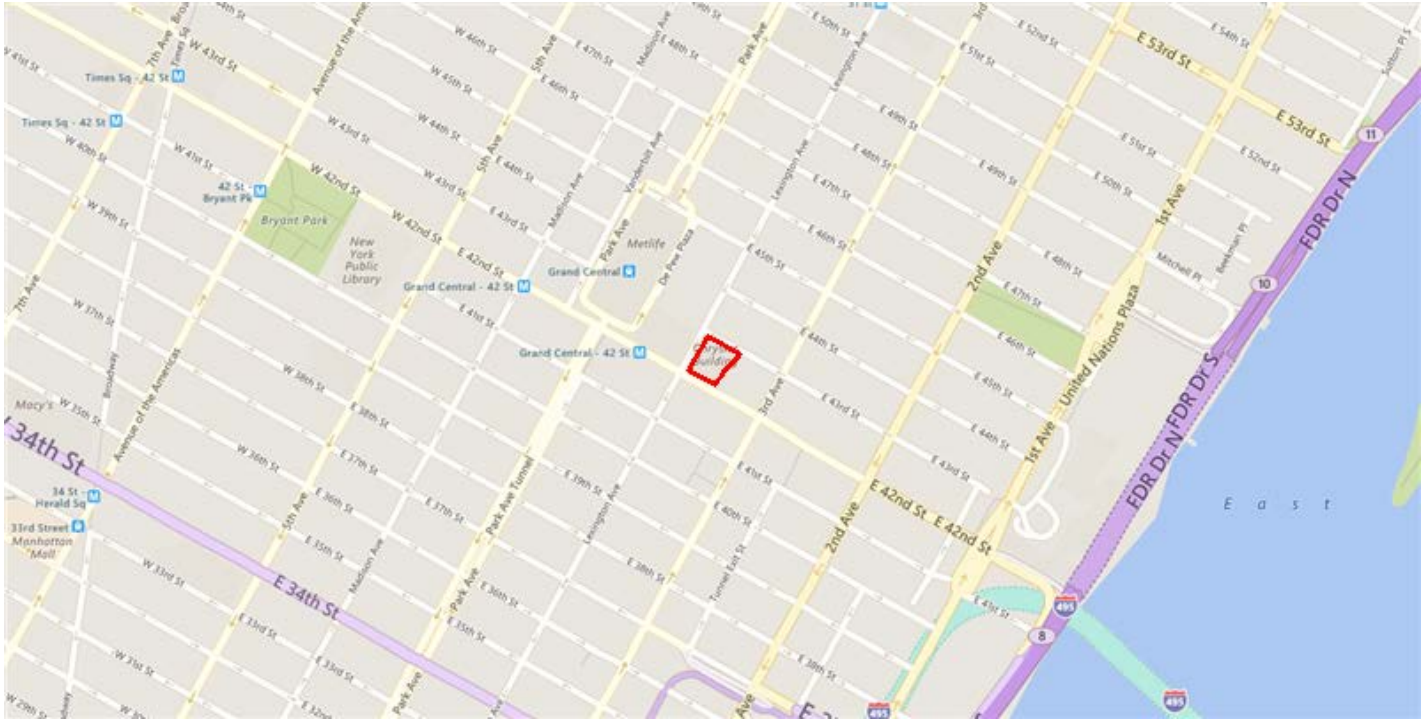




Neighborhood & Regional Map

395 LEXINGTON AVE # 413 NEW YORK NY 10017

Neighborhood



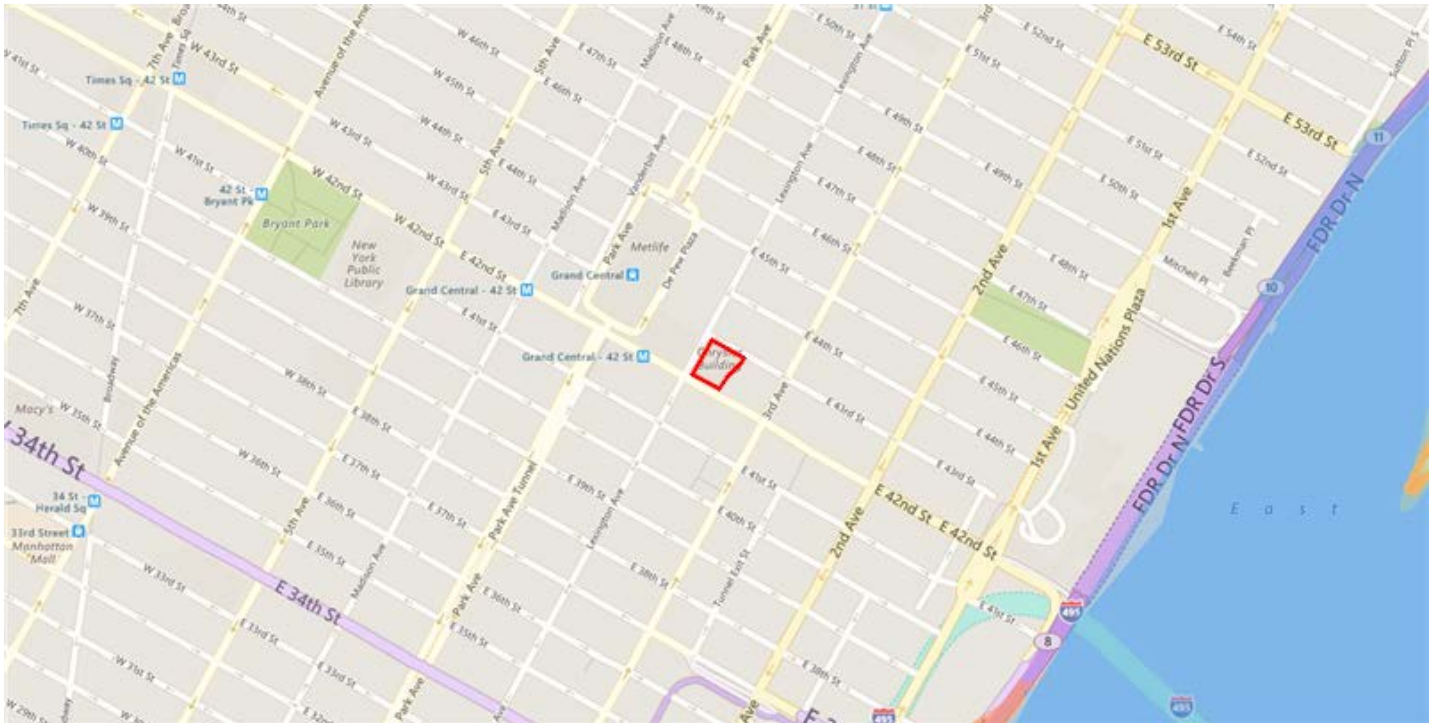
Regional





Flood Map Report

395 LEXINGTON AVE # 413 NEW YORK NY 10017



Legend

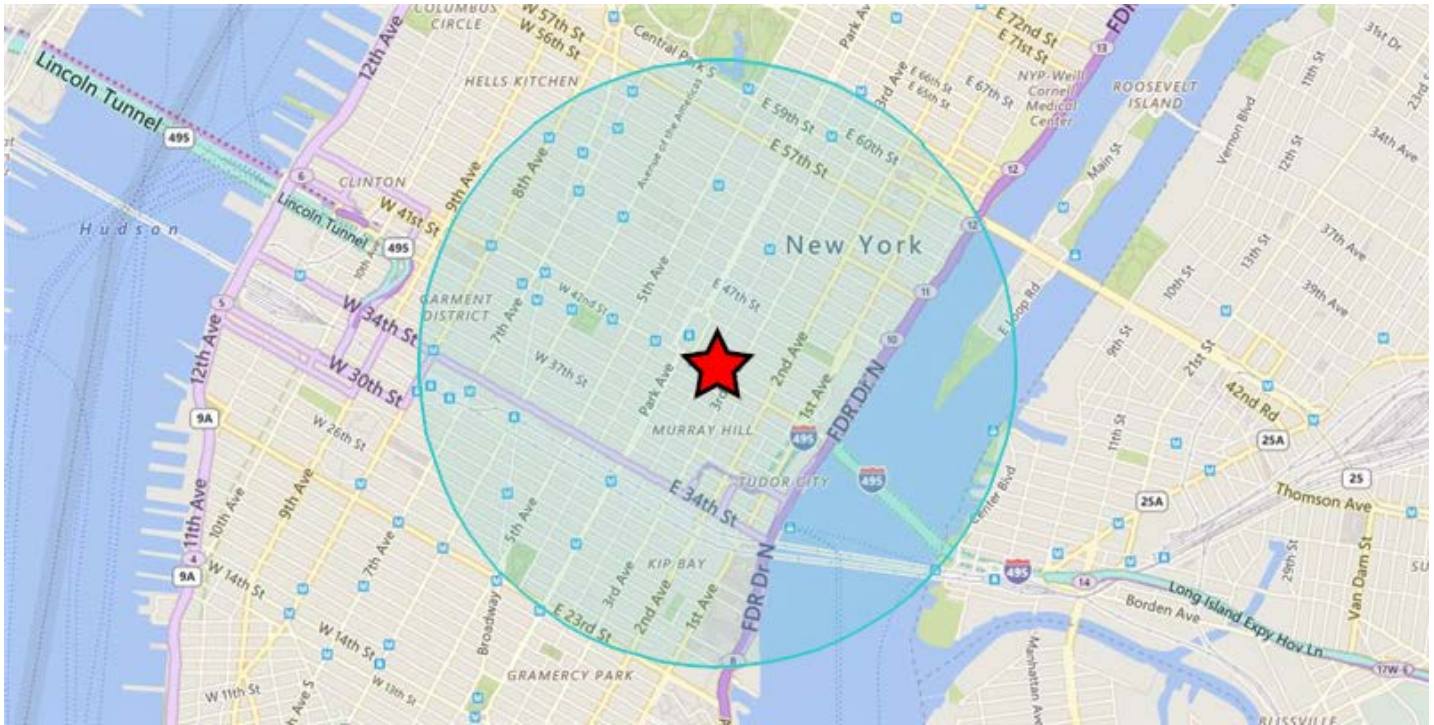
Flood Zone

-  Floodway
-  1% Annual Chance Flood Hazard (100-Year)
-  0.2% Annual Chance Flood Hazard (500-Year)



Demographics

395 LEXINGTON AVE # 413 NEW YORK NY 10017



Area and Density

	1 Mile
Area (Square Miles)	2.61
Density(Population Per Square Mile)	62,736

General Population Characteristics

	1 Mile
Male	77,221
Female	86,326
Density	62,736
Urban	163,547
Rural	--

Population By Year

	1 Mile
Population (1990)	141,753
Population (2000)	145,463
Population (2010)	156,947
Population (Current)	163,547
Population (5 Yr. Forecast)	170,454
Percent Growth (Current Yr./Previous Yr.)	4.17%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.08%

Population By Age

	1 Mile
Median Age	39
Aged 0 to 5	5,213
Aged 6 to 11	3,124
Aged 12 to 17	2,631
Aged 18 to 24	19,604
Aged 25 to 34	46,887
Aged 35 to 44	21,605
Aged 45 to 54	16,553
Aged 55 to 64	19,915
Aged 65 to 74	16,515
Aged 75 to 84	7,764
Aged 85+	3,284
Total Population	163,547

Population By Race

	1 Mile
White Alone	117,682
Black Alone	7,217
Asian Alone	29,570
Native American and Alaska Native Alone	319
Other Race Alone	3,570
Two or More Races	5,189

Population By Ethnicity

	1 Mile
Hispanic	14,127
White Non-Hispanic	108,004

General Income Characteristics

	1 Mile
Median Household Income	\$137,423
Total Household Income	\$18,743,264,515
Average Household Income	\$191,084
Per Capita Income	\$114,605
Avg Family Income	\$276,006
Family Income, Per Capita	\$113,122

Families by Income

	1 Mile
Family High Income Avg	\$466,674
Under \$15,000	1,025
\$15,000 - \$24,999	671
\$25,000 - \$34,999	594
\$35,000 - \$49,999	1,037
\$50,000 - \$74,999	1,453
\$75,000 - \$99,999	1,342
\$100K - \$125K	1,547
\$125K - \$150K	1,827
\$150K - \$200K	2,939
Over \$200K	14,459

General Household Characteristics

	1 Mile
Households (Current)	98,089
Families	26,894
Average Size of Household	1.52
Median Age of Householder	44
Median Value Owner Occupied	\$593,897
Median Rent	\$1,870
Median Vehicles Per Household	1
Housing Units	114,963
Owner Occupied Units	29,640
Renter Occupied Units	68,449
Vacant Units	16,874

Households by Income

	1 Mile
Under \$15,000	7,673
\$15,000 - \$24,999	4,810
\$25,000 - \$34,999	3,881
\$35,000 - \$49,999	5,332
\$50,000 - \$74,999	9,031
\$75,000 - \$99,999	8,834
\$100K - \$125K	7,838
\$125K - \$150K	7,826
\$150K - \$200K	10,030
Over \$200K	32,834
Total Households	98,089

Households by Rent Value

	1 Mile
Under \$250	1,904
\$250-\$499	2,023
\$500-\$749	4,033
\$750-\$999	3,042
\$1,000-\$1,249	4,520
\$1,250-\$1,499	3,891
\$1,500-\$1,999	10,356
Over \$2,000	37,418
Total Renter Occupied Units	68,449

Households by Year Built

	1 Mile
Median Year Built	1966
Built 2010 or Later	16,466
Built 2000 to 2009	9,416
Built 1980 to 1989	10,660
Built 1970 to 1979	11,383
Built 1960 to 1969	15,965
Built 1950 to 1959	9,780
Built 1940 to 1949	4,769
Built 1939 or Earlier	4,501
Total Households (2000)	89,880
Total Households (2010)	93,177
Total Households (Current)	98,089
Total Households (5 Yr. Forecast)	103,268
Percent Growth (Current Yr./Previous Yr.)	5.19%
Percent Forecast (5 Yr. Forecast/Current Yr.)	5.05%

Households by Inhabitants

	1 Mile
Median Size	1.91
1 Person	55,455
2 Person	30,855
3 Person	7,642
4 Person	3,216
5 Person	649
6 Person	184
7 or More Person	88
Total Households	98,089

Employment By Place Of Business

	1 Mile
Total Employees	929,226
Total Establishments	37,903

Employment Travel Time

	1 Mile
Work at Home	7,591
Travel Time under 15min	19,125
Travel Time 15-29min	--
Travel Time 30-59min	29,785
Travel Time 60-89min	5,144
Travel Time over 90min	2,183
Population	163,547

Education Attainment Over 25

	1 Mile
Less than High School	4,551
High School	8,703
Some College	11,524
Associate's Degree	4,420
Bachelor's Degree	56,934
Master's Degree	29,005
Professional Degree	13,453
Doctorate Degree	4,385
Total Population	163,547

Retail Sales

	1 Mile
Motor Vehicles	\$1,959,656,000
Furniture and Home Furnishings	\$130,016,000
Electrical and Appliances	\$140,223,000
Building Materials and Garden	\$217,032,000
Food and Beverage	\$557,705,000
Health and Personal Care	\$381,705,000
Gasoline Stations	\$224,366,000
Clothing and Accessories	\$546,823,000
Sporting Goods	\$124,008,000
General Merchandise	\$404,527,000
Miscellaneous	\$92,149,000
Nonstore Purchases	\$1,232,326,000
Food Services	\$511,089,000
Total Retail Sales	\$6,521,625,000

Consumer Expenditures

	1 Mile
Total Consumer Expenditures	\$7,866,633,000

Crime Information Index (Range 0-200, US Average = 100)

1 Mile

Murder Index	107
Forcible Rape Index	54
Forcible Robbery Index	97
Aggravated Assault Index	135
Burglary Index	93
Larceny Index	99
Motor Vehicle Theft Index	112
EASI Total Crime Index	113