Friedland Properties 909 Madison Avenue

REBNY Calculations Dated: February 08, 2023

For support and updates please contact us at: BuildingEngines For s

NY 10018 T. 212-213-8190 REALACCESS.BUILDINGENGINES.COM Y, FL 15, NEW YORK,

SUMMARY BY FLOOR REPORT

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Wednesday, February 08, 2023

F L O O R	Gross Floor Area	Retail/ Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Total Leased Area	Vacant Areas	Existing Full Floor Loss Factor	Full Floor Add-On Factor	Target Rentable Area	Target Full Floor Loss Factor	Target Multi-Tenant Loss Factor
SB	1,738	1,738.0	0.0	0.0	1,738	0	0	N/A	0	1,738	0.0%	N/A
0B	1,688	1,688.3	0.0	0.0	1,688	0	0	N/A	0	1,688	0.0%	N/A
01	1,688	1,688.3	0.0	0.0	1,688	0	0	N/A	0	1,688	0.0%	N/A
MZ	462	461.8	0.0	0.0	462	0	0	N/A	0	462	0.0%	N/A
02	1,688	1,688.3	0.0	0.0	1,688	0	0	N/A	0	1,688	0.0%	N/A
03	1,688	1,688.3	0.0	0.0	1,688	0	0	N/A	0	1,688	0.0%	N/A
04	1,393	1,392.5	0.0	0.0	1,393	0	0	N/A	0	1,393	0.0%	N/A
RF	223	222.7	0.0	0.0	223	0	0	N/A	0	223	0.0%	N/A
T O T A L	10,568	10,568.3	0.0	0.0	10,568	0	0			10,568		

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Sub-Basement

Suite	Tenant Name	Exp. Date	Retail/ Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
SB	VACANT		1,738	0	0	1,738	0	N/A	0.0000	1,738	0.0%
тоти	TOTAL			0	0	1,738	0			1,738	
BUILDI	NG COMMON AREA:0	ON-RENT	ABLE A	REA:0	GROSS FLOOR AREA: 1,738						

909 Madison Avenue - Sub-Basement : Area Categories

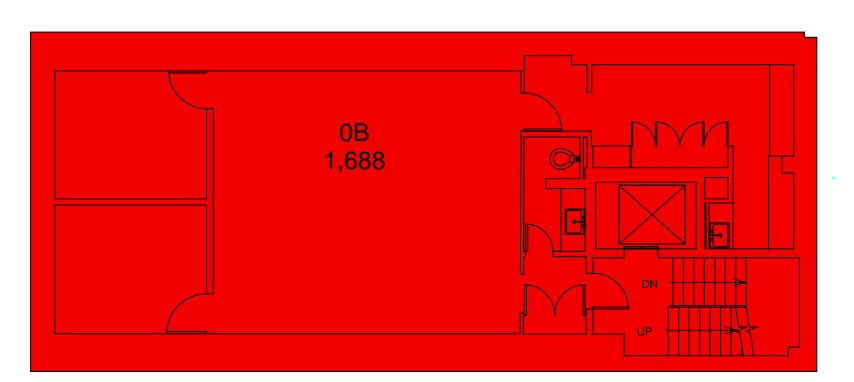


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Basement

Suite	Tenant Name	Exp. Date	Retail/ Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
0B	VACANT		1,688	0	0	1,688	0	N/A	0.0000	1,688	0.0%
ΤΟΤΑ	\ L		1,688	0	0	1,688	0			1,688	
BUILDI	NG COMMON AREA:0	ON-RENT	ABLE A	REA:0	GROSS FLOOR AREA: 1,688						

909 Madison Avenue - Basement : Area Categories



EAST 73RD STREET

Office Area

Floor Common Area

N

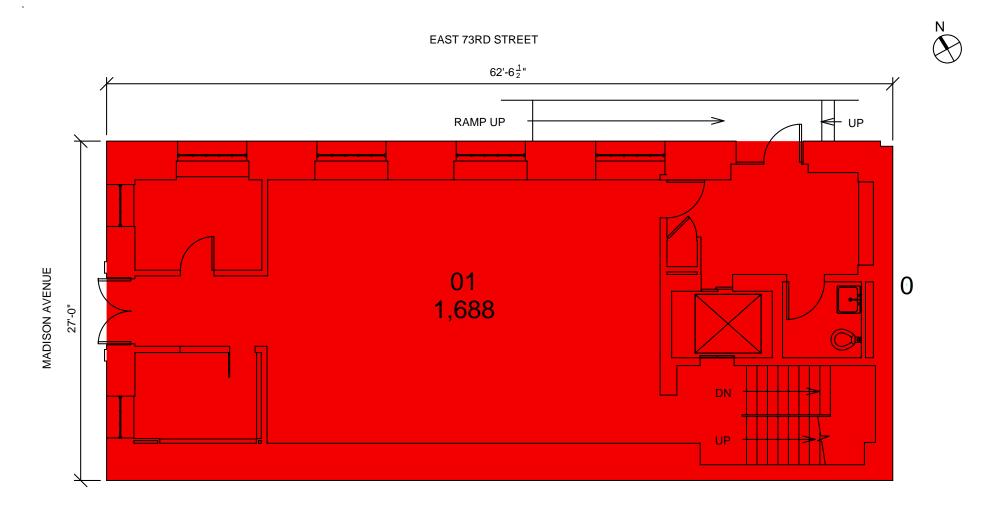
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909 Madison Avenue

Floor 1

Suite	Tenant Name	Exp. Date	Retail/ Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
01	VACANT		1,688	0	0	1,688	0	N/A	0.0000	1,688	0.0%
ΤΟΤΑ	TOTAL			0	0	1,688	0			1,688	
BUILDII	NG COMMON AREA:0	N	ON-RENT	ABLE A	REA:0		GROSS F	LOOR AI	REA: 1,	688	

909 Madison Avenue - Floor 1 : Area Categories



Store Area

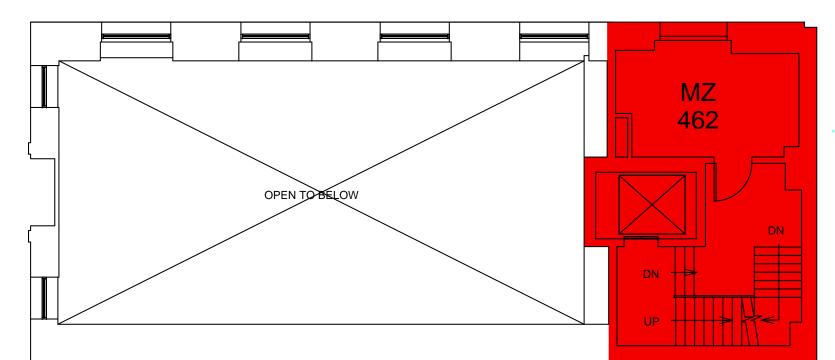
Office Area

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Mezzanine

Suite	Tenant Name	Exp. Date	Retail/ Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
MZ	VACANT		462	0	0	462	0	N/A	0.0000	462	0.0%
ΤΟΤΑ	A L		462	0	0	462	0			462	
	BUILDING COMMON AREA:0 NON-RENTABLE AREA:0 GROSS FLOOR AREA: 462										
BUILDI		UN-REINI	ADLE A	NEA.U	GROSS FLOOR AREA: 462						

909 Madison Avenue - Mezzanine : Area Categories



EAST 73RD STREET

MADISON AVENUE

Office Area

Floor Common Area

N

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909 Madison Avenue

Floor 2

Suite	Tenant Name	Exp. Date	Retail/ Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
02	VACANT		1,688	0	0	1,688	0	N/A	0.0000	1,688	0.0%
τοτΑ	TOTAL			0	0	1,688	0			1,688	
BUILDI	NG COMMON AREA:0	ON-RENT	ABLE A	REA:0		GROSS F	LOOR AF	REA: 1,	688		



NOTE : Blocked windows not accessible at time of survey : Jan '23. Blocked windows placed using approximate data from grade - V.I.F.

Building Common Area

Office Area

Floor Common Area

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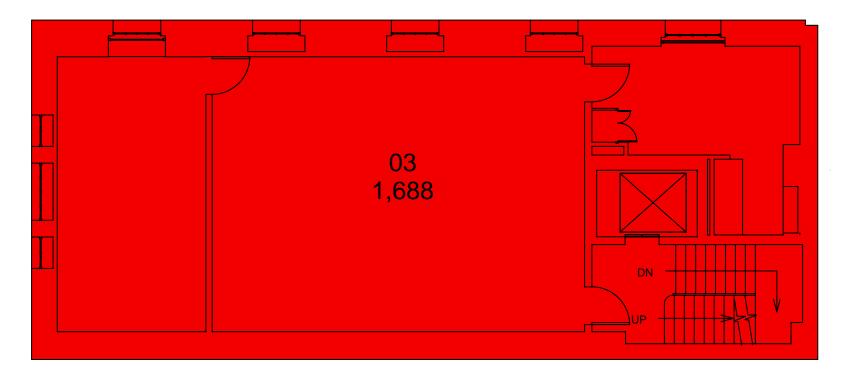
909 Madison Avenue

Floor 3

Tenant Name	Exp. Date	Retail/ Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
VACANT		1,688	0	0	1,688	0	N/A	0.0000	1,688	0.0%
TOTAL			0	0	1,688	0			1,688	
NG COMMON AREA:0	N	ON-RENT	ABLE A	REA:0		GROSS F	LOOR AI	REA: 1,	688	
	VACANT	VACANT	DateStorage Net AreaVACANT1,688L1,688	DateStorage Net AreaNet AreaVACANT1,6880L1,6880	DateStorage Net AreaNet AreaCommon AreaVACANT1,68800L1,68800	DateStorage Net AreaNet AreaCommon AreaUsable AreaVACANT1,688001,688L1,688001,688	DateStorage Net AreaNet AreaCommon AreaUsable AreaAreaVACANT1,688001,6880L1,688001,6880	DateStorage Net AreaNet AreaCommon AreaUsable AreaAreaLoss FactorVACANT1,688001,6880N/AL1,688001,6880V/A	DateStorage Net AreaNet AreaCommon AreaUsable AreaAreaLoss FactorRatioVACANT1,688001,6880N/A0.0000L1,688001,688011	DateStorage Net AreaNet AreaCommon AreaUsable AreaAreaLoss FactorRatio Rentable AreaVACANT1,688001,6880N/A0.00001,688L1,688001,68801,68801,688

N

EAST 73RD STREET



NOTE : Blocked windows not accessible at time of survey : Jan '23. Blocked windows placed using approximate data from grade - V.I.F.

Store Area

Office Area

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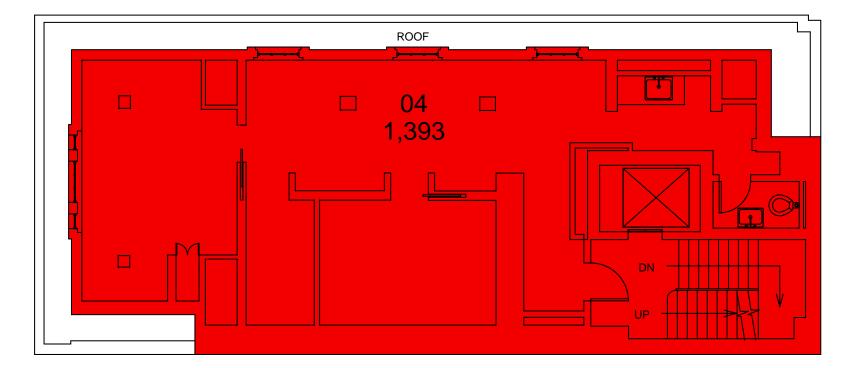
Floor 4

Suite	Tenant Name	Exp. Date	Retail/ Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
04	VACANT		1,393	0	0	1,393	0	N/A	0.0000	1,393	0.0%
ΤΟΤΑ	TOTAL			0	0	1,393	0			1,393	
		N								000	
BUILDI	NG COMMON AREA:0	ON-RENTABLE AREA:0				GROSS FLOOR AREA: 1,393					

909 Madison Avenue - Floor 4 : Area Categories

N

EAST 73RD STREET



MADISON AVENUE

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909 Madison Avenue

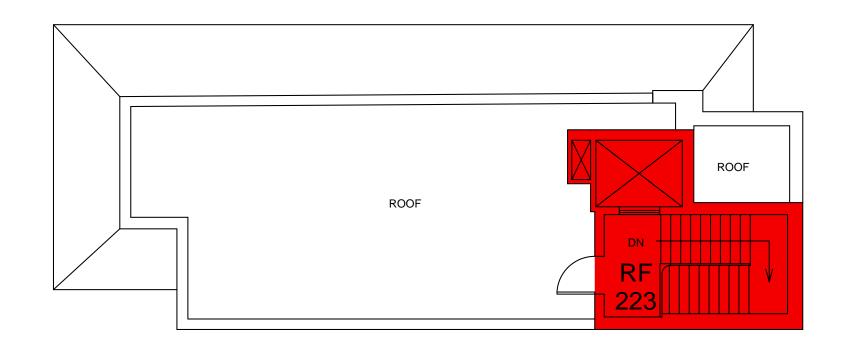
Roof

Suite	Tenant Name	Exp. Date	Retail/ Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
RF	VACANT		223	0	0	223	0	N/A	0.0000	223	0.0%
ΤΟΤΑ	TOTAL			0	0	223	0			223	
BUILDII	NG COMMON AREA:0	N	ON-RENT	ABLE A	REA:0		GROSS F	LOOR AF	REA: 22	23	

909 Madison Avenue - Roof : Area Categories

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EAST 73RD STREET



MADISON AVENUE