

Friedland Properties 909 Madison Avenue

REBNY Calculations
Dated: February 08, 2023



BuildingEngines

For support and updates please contact us at:

1350 BROADWAY, FL 15, NEW YORK, NY 10018 T. 212-213-8190 [REALACCESS.BUILDINGENGINES.COM](https://realaccess.buildingengines.com)

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		

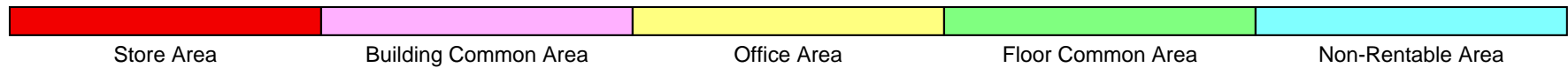
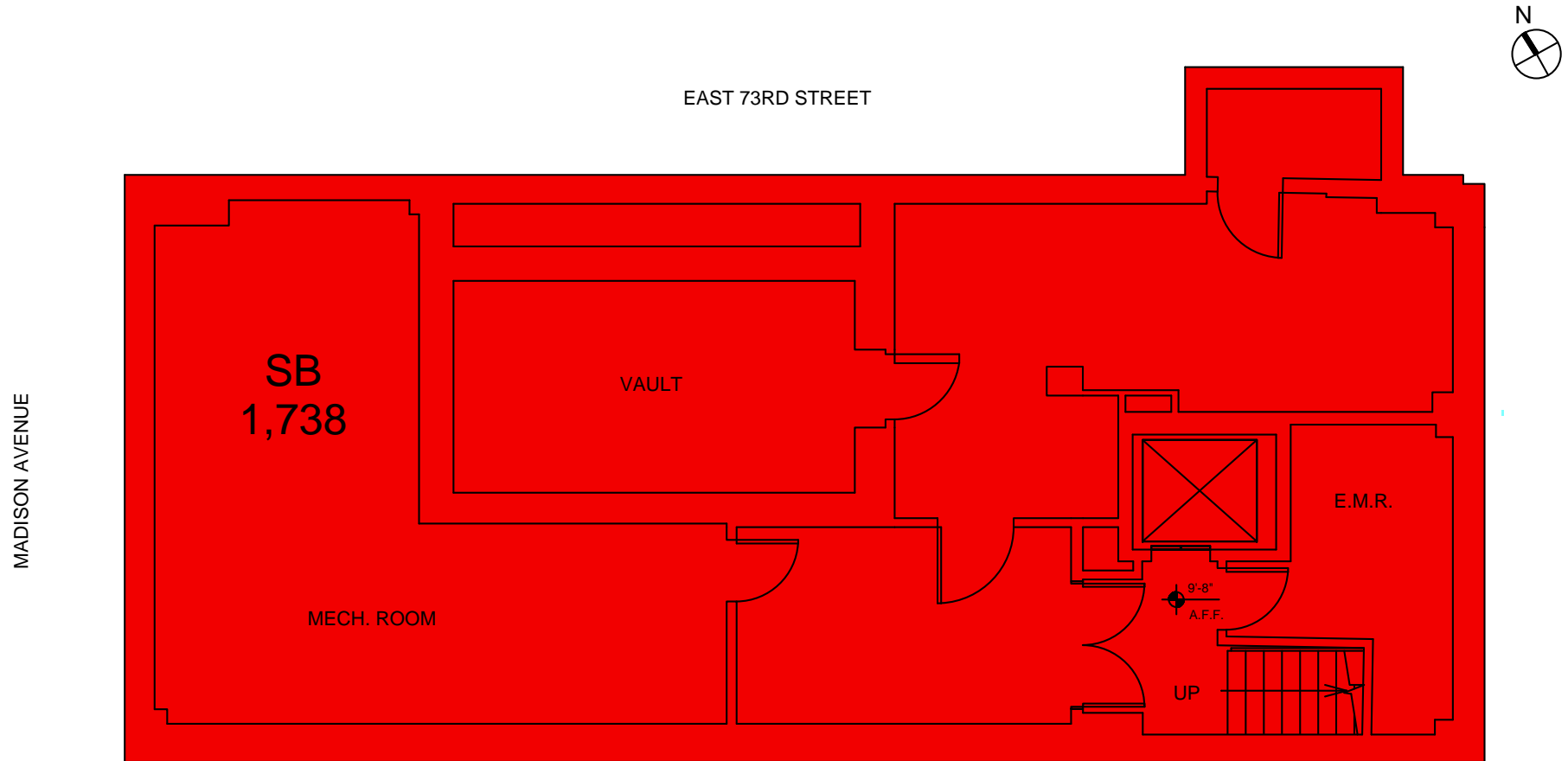
909 Madison Avenue

Wednesday, February 08, 2023

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%
TOTAL			1,738	0	0	1,738	0			1,738	
BUILDING COMMON AREA:0 NON-RENTABLE AREA:0 GROSS FLOOR AREA: 1,738											

909 Madison Avenue - Sub-Basement : Area Categories



909 Madison Avenue

Wednesday, February 08, 2023

Basement

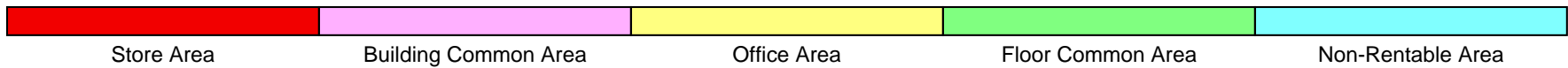
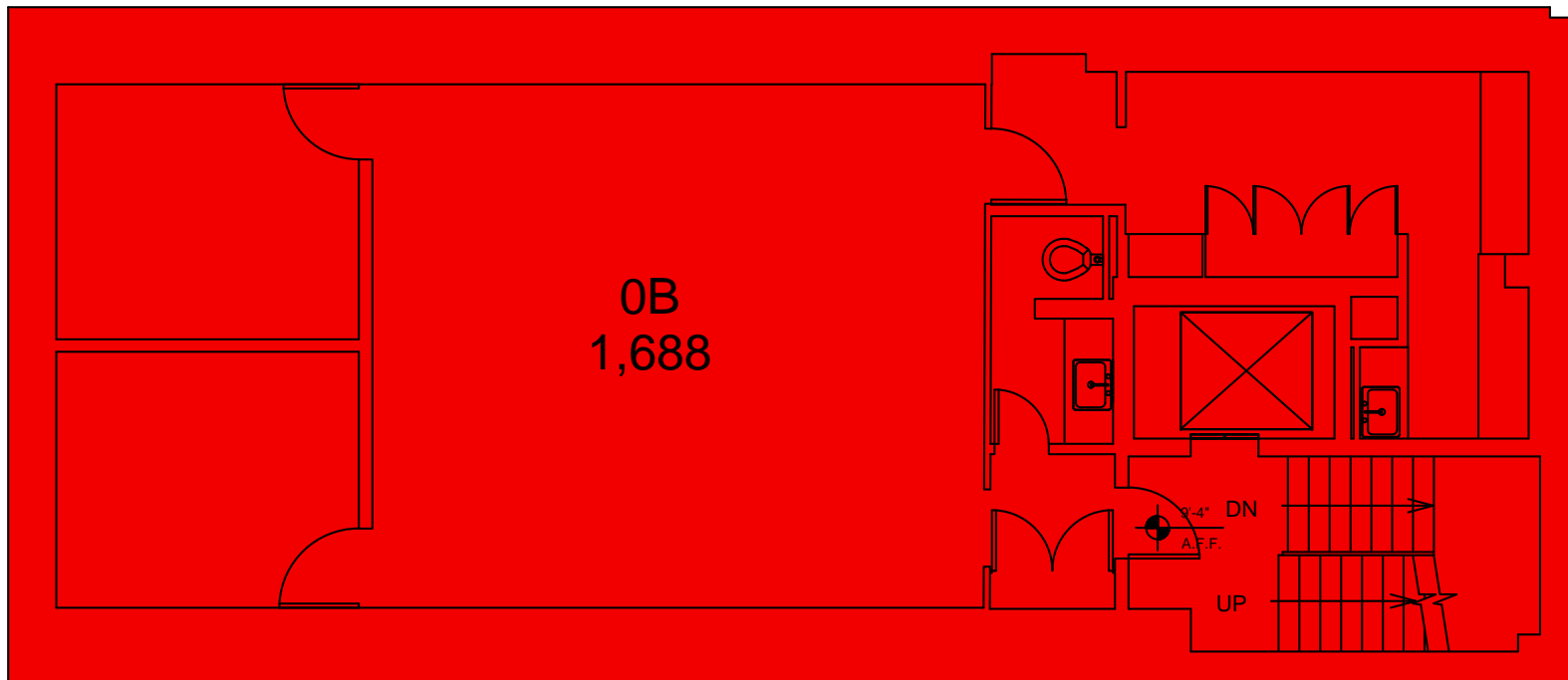
Suite	Tenant Name	Exp. Date	Retail/Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
0B	VACANT		1,688	0	0	1,688	0	N/A	0.0000	1,688	0.0%
TOTAL			1,688	0	0	1,688	0			1,688	
BUILDING COMMON AREA:0 NON-RENTABLE AREA:0 GROSS FLOOR AREA: 1,688											

909 Madison Avenue - Basement : Area Categories



EAST 73RD STREET

MADISON AVENUE



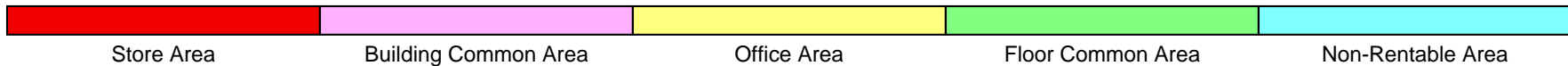
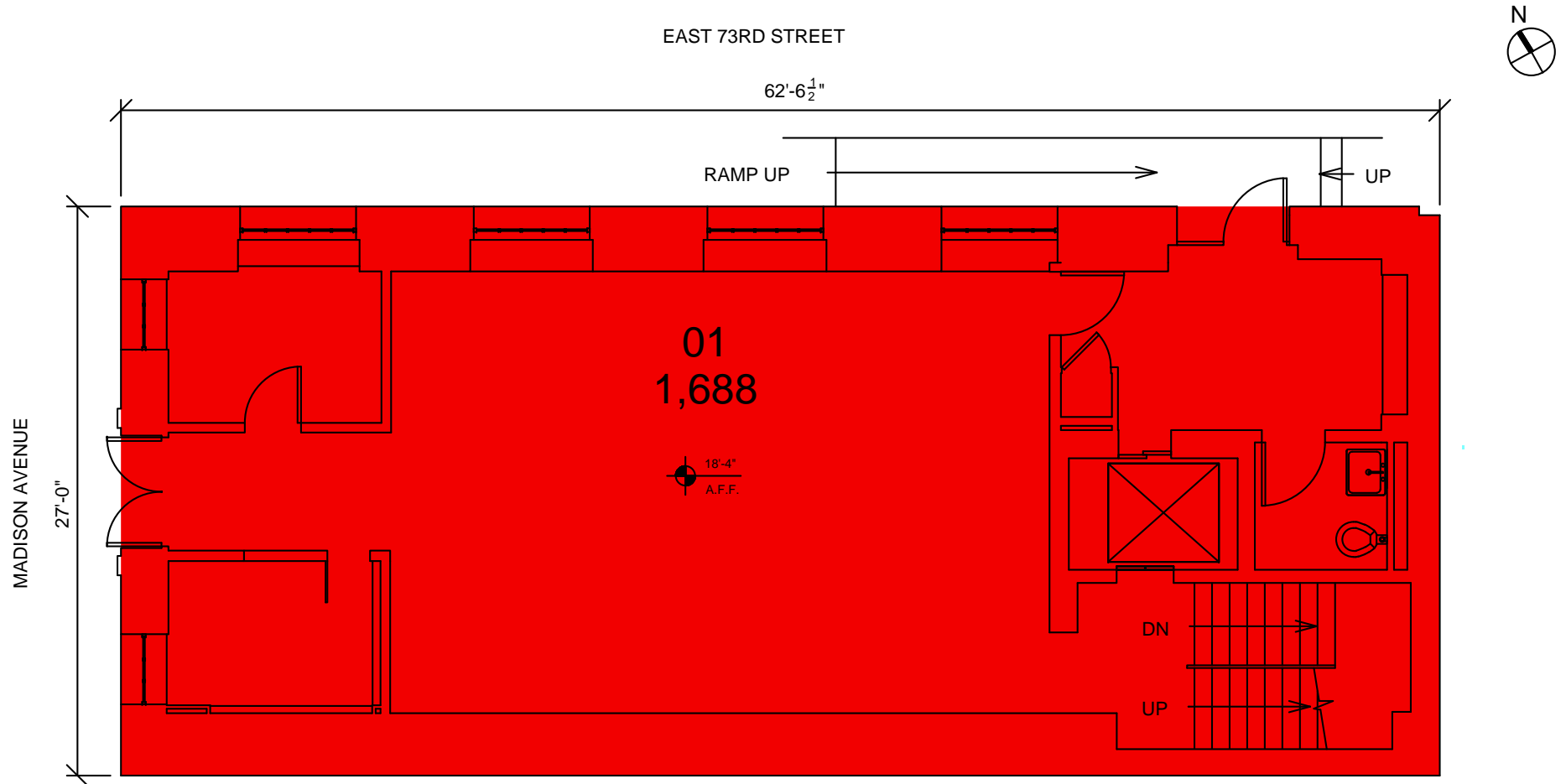
909 Madison Avenue

Wednesday, February 08, 2023

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%
TOTAL			1,688	0	0	1,688	0			1,688	
BUILDING COMMON AREA:0 NON-RENTABLE AREA:0 GROSS FLOOR AREA: 1,688											

909 Madison Avenue - Floor 1 : Area Categories



909 Madison Avenue

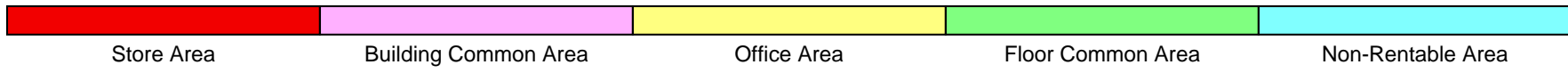
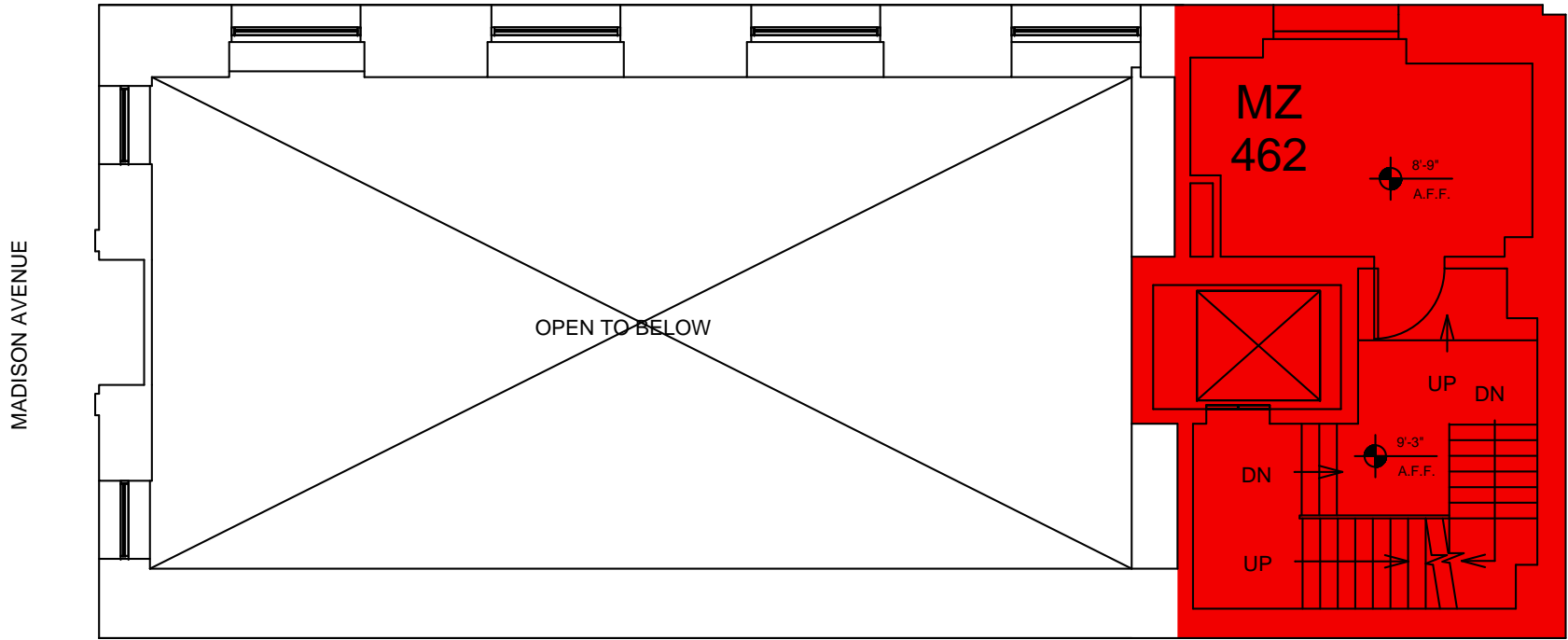
Wednesday, February 08, 2023

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%
TOTAL			462	0	0	462	0			462	
BUILDING COMMON AREA:0 NON-RENTABLE AREA:0 GROSS FLOOR AREA: 462											

909 Madison Avenue - Mezzanine : Area Categories

EAST 73RD STREET



909 Madison Avenue

Wednesday, February 08, 2023

Floor 2

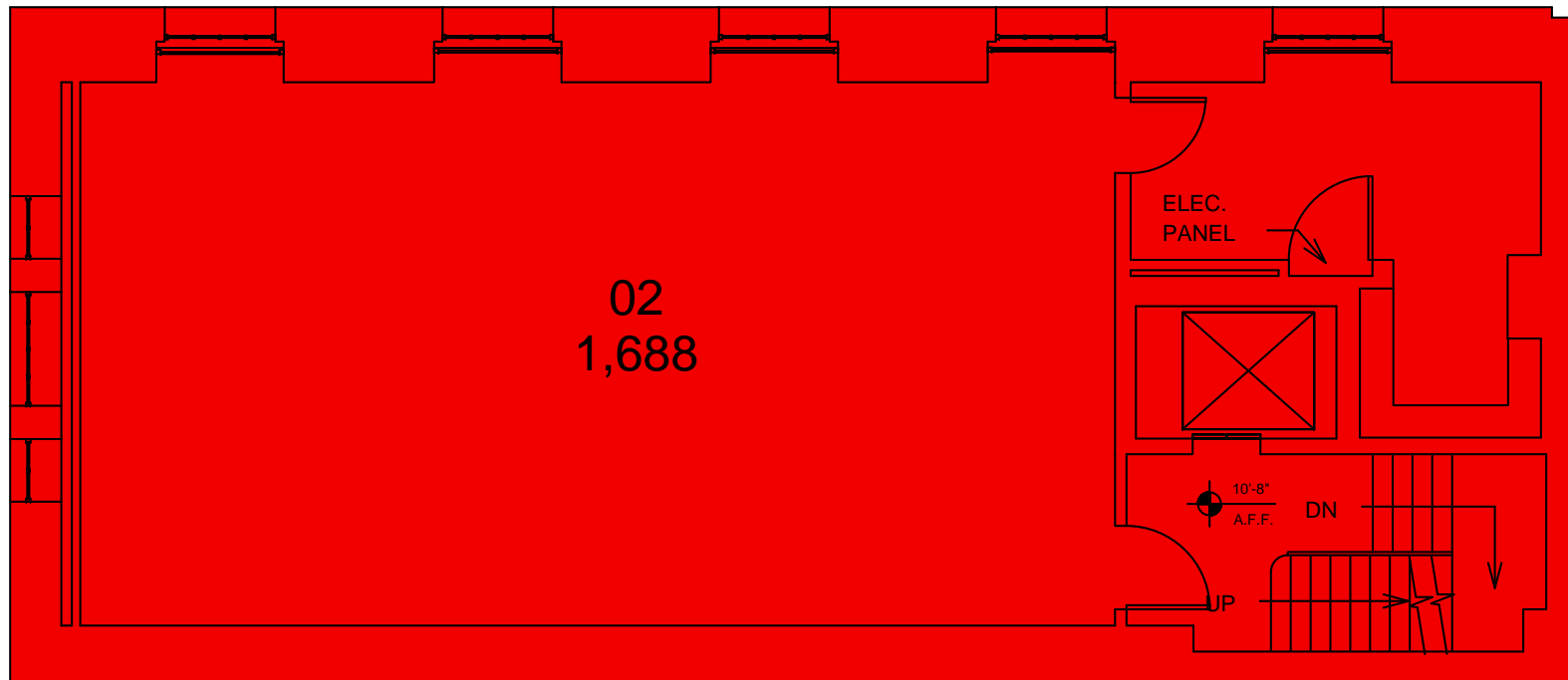
Suite	Tenant Name	Exp. Date	Retail/Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
02	VACANT		1,688	0	0	1,688	0	N/A	0.0000	1,688	0.0%
TOTAL			1,688	0	0	1,688	0			1,688	
BUILDING COMMON AREA:0 NON-RENTABLE AREA:0 GROSS FLOOR AREA: 1,688											

909 Madison Avenue - Floor 2 : Area Categories

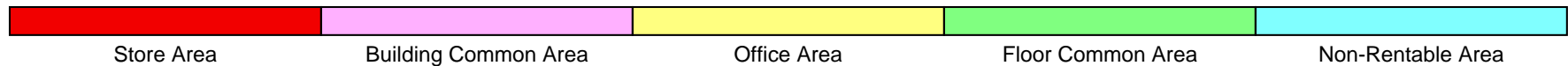


EAST 73RD STREET

MADISON AVENUE



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



909 Madison Avenue

Wednesday, February 08, 2023

Floor 3

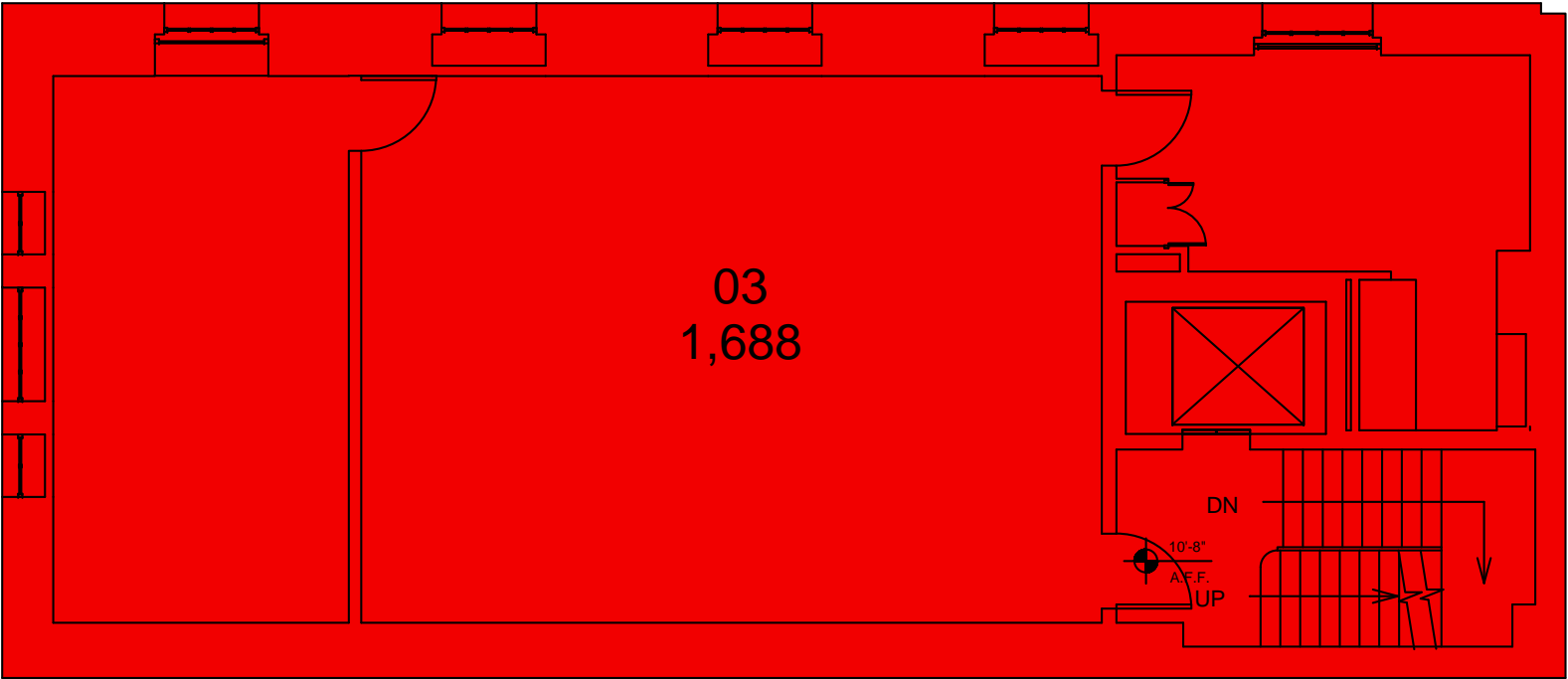
Suite	Tenant Name	Exp. Date	Retail/Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
03	VACANT		1,688	0	0	1,688	0	N/A	0.0000	1,688	0.0%
TOTAL			1,688	0	0	1,688	0			1,688	
BUILDING COMMON AREA:0 NON-RENTABLE AREA:0 GROSS FLOOR AREA: 1,688											

909 Madison Avenue - Floor 3 : Lease Expirations

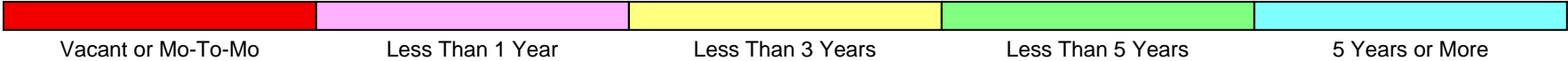


EAST 73RD STREET

MADISON AVENUE



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



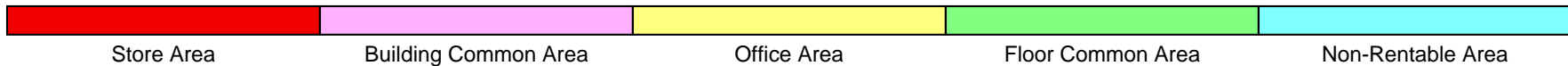
909 Madison Avenue

Wednesday, February 08, 2023

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%
TOTAL			1,393	0	0	1,393	0			1,393	
BUILDING COMMON AREA:0 NON-RENTABLE AREA:0 GROSS FLOOR AREA: 1,393											

909 Madison Avenue - Floor 4 : Area Categories



909 Madison Avenue

Wednesday, February 08, 2023

Roof

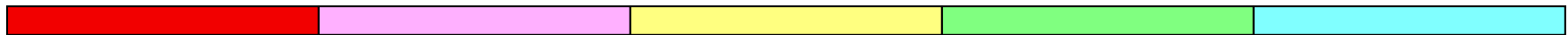
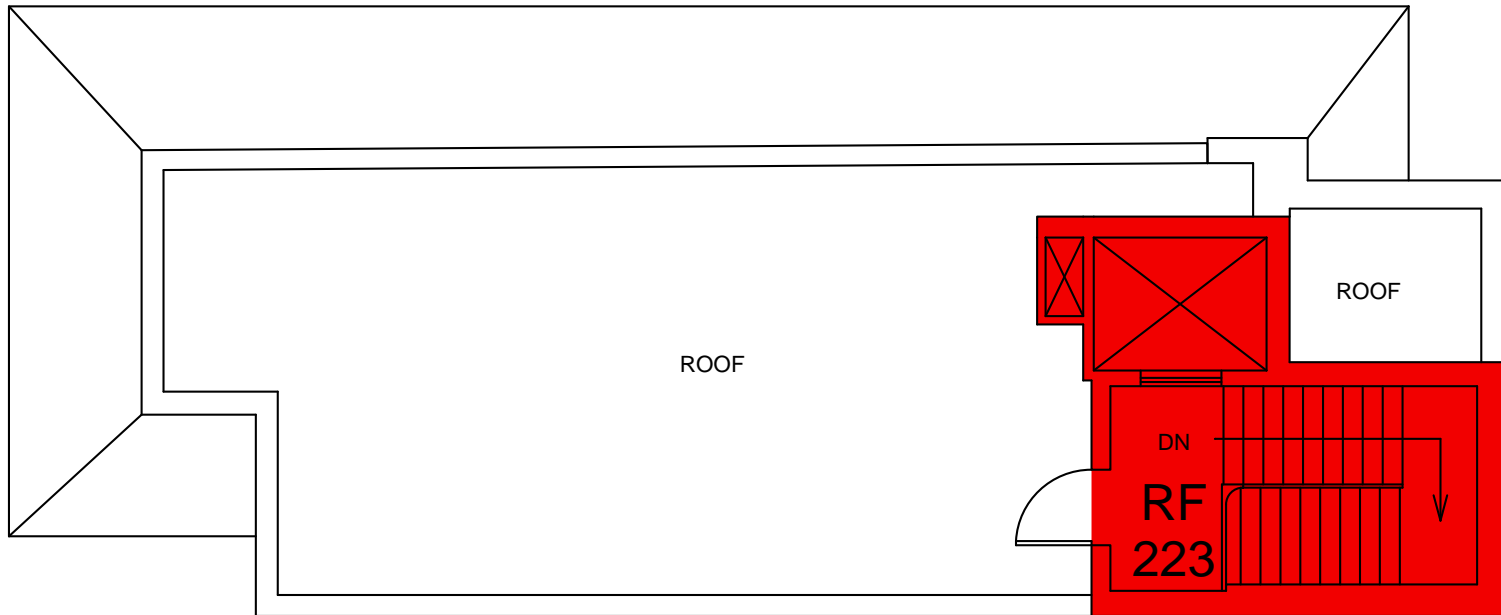
Suite	Tenant Name	Exp. Date	Retail/Storage Net Area	Office Net Area	Floor Common Area	REBNY Usable Area	Leased Area	Existing Loss Factor	R/Net Ratio	Target Rentable Area	Target Loss Factor
RF	VACANT		223	0	0	223	0	N/A	0.0000	223	0.0%
TOTAL			223	0	0	223	0			223	
BUILDING COMMON AREA:0 NON-RENTABLE AREA:0 GROSS FLOOR AREA: 223											

909 Madison Avenue - Roof : Area Categories



EAST 73RD STREET

MADISON AVENUE



Store Area

Building Common Area

Office Area

Floor Common Area

Non-Rentable Area