

IT'S A GOOD TIME TO GET A LITTLE
BUY-CURIOUS

1031

**EXCHANGE
INVESTOR
OPPORTUNITIES**

NOW AVAILABLE AT

866
UNP

UNITED NATIONS PLAZA

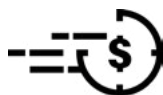
OFFICE CONDOS ON THE EAST RIVER WATERFRONT

RARE OPPORTUNITY TO PURCHASE LEASED OFFICE CONDOS WITH LONG-TERM GOVERNMENT TENANTS

LEASED INVESTOR UNITS AVAILABLE FOR PURCHASE

UNIT	SIZE	NOTES
#417	2,243 RSF	Tenant in place since 1993
#511	4,221 RSF	Tenant in place since 1997
#512-516	7,104 RSF	Tenant in place since 1989
#540	5,659 RSF	Tenant in place since 1995
#568/580	3,459 RSF	Tenant in place since 1997

KEY INVESTOR BENEFITS



STEADY CASH FLOW

Stable, long-tenured tenants with consistent rent payment record



HIGHLY FINANCEABLE

Assets with long-term government are more attractive to lenders



LIMITED MANAGEMENT

Property management in place for building maintenance & operations



PRICE PSF UP 50% SINCE 2011

Long-term value of NYC office condos show consistent historical appreciation

ADDITIONAL OWNERSHIP OPPORTUNITIES

MOVE-IN READY SUITES FROM **2,600 TO 10,231 RSF**
UNITS FROM **500 RSF TO 100,000 CONTIGUOUS RSF**

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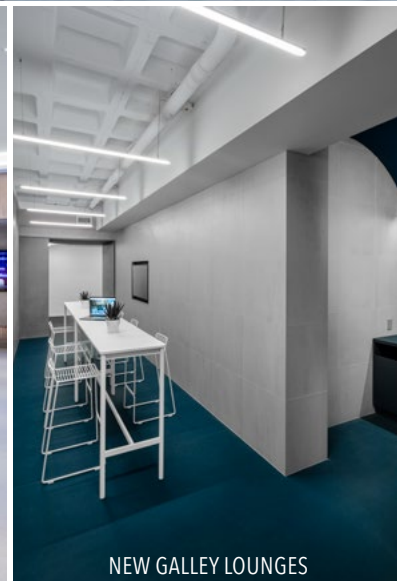
BUILDING HIGHLIGHTS



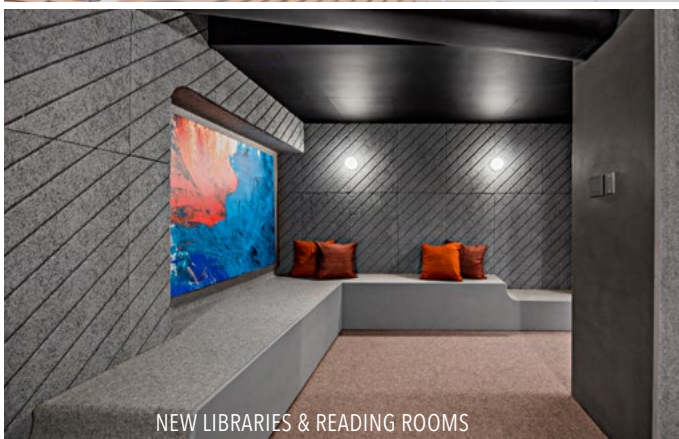
UNOBSTRUCTED EAST RIVER VIEWS



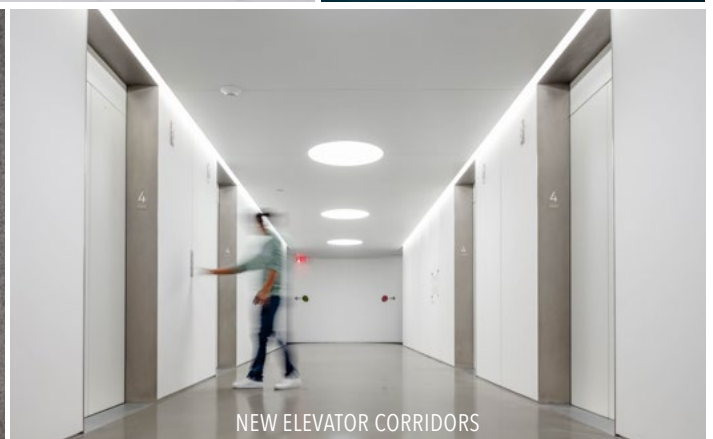
NEWLY RENOVATED LOBBY



NEW GALLEY LOUNGES



NEW LIBRARIES & READING ROOMS



NEW ELEVATOR CORRIDORS

OVERSIZED WINDOWS & ABUNDANT NATURAL LIGHT - NEWLY RENOVATED LOBBY, ENTRY,, ELEVATORS, RESTROOMS, COMMON CORRIDORS & AMENITIES
 STATE-OF-THE-ART SECURITY & ON-SITE PARKING - EASY ACCESS TO FDR DRIVE, GRAND CENTRAL, SUBWAYS & MTA BUSES

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