

## Trump Sponsor Unit Inventory Valuation

September 21st, 2012

### 502 Park Avenue

<u>Unit</u>	<u>Offering Plan Price:</u>
3B	\$19,358,750
4A	\$4,021,500
6B	\$5,733,000
7A/B	\$8,239,000
7D	\$5,411,000
7E	\$2,782,500
7G	\$5,011,500
8E	\$3,051,000
8H	\$2,037,000
10E	\$2,430,000
12E	\$2,451,000
12J	\$2,079,000
15AB	\$8,428,000
19A	\$14,449,500
PH20	\$35,000,000
PH21	\$35,000,000
PH23	\$33,000,000
PH24	\$32,000,000
PH27	\$20,820,000
PH28	\$20,820,000
PH31/32	<u>\$31,000,000</u>
<b>Total:</b>	<b>\$293,122,750 2500.01</b>

Note: PH 31/32 reduced from \$51mil to \$31mil

**PX-796**

Index No. 452564/2022 (AFE)

## Rent Roll

For the Period June 2012

**TRUMP PARK AVENUE LLC**  
Building No: 502LLC

502 PARK AVENUE

Unit No	Floor No	Square Feet	Tenant	Lease Terms	Effect. Date	Rent Steps			Monthly Rent	Annualized Rent 01/12-12/12	Other Charges	Amt Billed	R/E Tax		Operating Esc.		Security Deposit	Notes		
						Charge Description	Amt Billed	Annual Base Rent					Base Year	%	Base Year	%				
COM 1	s/bsmnt	3,800	CAPITAL ONE N.A.	02/01/07 01/31/22	02/01/12	RENT	73,333.33	879,989.96	73,333.33	873,333.30	BRONZE MAINT	547.60	06/07	100.0000				RE Tax Base year is an average of 06/07 and 07/08/ bronze maint. 62.38%		
					02/01/17	RENT	80,665.67	968,000.04												lesser of 4% above quoted rate of citibank or max/min rate permitted 18%
PH31/3 2			CRM INC.	12/01/10 12/31/12	01/01/12	RENTAL CHG	72,500.00	870,000.00	72,500.00	870,000.00							145,000.00	Tenant shall have an option to renew the lease for an additional one year for the period beginning January 1, 2012 - December 31, 2012 upon 90 days advance written notice prior expiration of the term If tenant exercises the option to renew, the rent for the period beginning January 1, 2012 - December 31, 2012 shall be \$870,000 and tenant shall have the right to pay in monthly installments of \$72,500(which must be made on the 1st day of each calendar month monthly payments  call Brian in office at x204		
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>67,310.28 + 73,333.33 + ----- 140,643.61 *</p> </div> <p style="color: blue; font-weight: bold; margin-top: 10px;">2500.01</p>																				
12E	0		FLYNN, LUISA	01/01/04 12/31/10	01/01/10	RENT	1,897.00	22,764.00	1,897.00	22,764.00							1,278.73	As per settlement agreement- rental amount yrlly common charges & re taxes for unit. Rent Stabilized		

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					Effect. Date	Charge Description	Amt Billed				Annual Base Rent	Monthly Rent	Base Year	%		
COM 2	st/bs/2nd	15,435	TOWN SPORTS INTERNATIONAL LLC	03/01/02 03/31/14	04/01/12	RETAIL	67,310.28	807,723.36	67,310.28	801,841.89	ELECTRIC	2,918.15	04/05	4.52000		Rent based on 103% of prior years rent.  No late fees
					04/01/13	RETAIL	69,329.59	831,955.05								
PH2B	0		TRUMP, IVANKA	01/01/11 05/31/18	06/01/11	RENTAL CHG	10,000.00	120,000.00	10,000.00	120,000.00						THE TERM OF THE LEASE SHALL COMMENCE JAN 1,2011 AND SHALL TERMINATE MAY 31,2016. nO RENT SHALL BE PAYABLE FOR THE PERIOD JANUARY 1,2011 THROUGH MAY 31,2011.  THE RENT FOR THE PERIOD BEGINNING JUNE 1,2011 THROUGH MAY 31,2015 SHALL BE 600,000.00 AND TENANT SHALL HAVE THE RIGHT TO PAY IN MONTHLY INSTALLMENT OF 10,000.00 WHICH MUST BE PAID COMMENCING JUNE 1,2011 AND THEREAFTER ON THE 1ST DAY OF EACH SUCCESSIVE CALENDAR MONTH.  THE INCREASE IN COMMON CHARGE, COMMON EXPENSES, ASSOCIATION DUES AND REAL ESTATE TAXES, IS HEREBY DELETED.