

Message

**From:** /o=exchangelabs/ou=exchange administrative group (fydibohf23spdlt)/cn=recipients/cn=10081bfc95f145e6b6561345ab49150e-pbirney [/o=exchangelabs/ou=exchange administrative group (fydibohf23spdlt)/cn=recipients/cn=10081bfc95f145e6b6561345ab49150e-pbirney]  
**Sent:** 5/30/2018 2:38:32 PM  
**Subject:** Bloomberg 5.30.18

**misleading. Shortchanges.**

**Not capturing the full extent of income over 5-10 years which is what an investor would be looking at.**

**Downtown, midtown and uptown are totally different markets.**

4.8 indicates a stabilized situation depending on cash flow, upside, rent roll, credit tenants, RCA may be including properties that are class A but may include tenants that are of lower credit

Always a range that people have to look at

**Averages applied blanketly to each value is shortchanging each property.**

1. 1290
  - a. Cap Rate – Bloomberg used 4.8% but our broker at Cushman Wakefield confirmed 1290 should be estimated at a mid to low 4 cap rate.
  - b. NOI – Bloomberg uses \$96.6M but the Statement of Operations for the year ended 12/31/17 shows an NOI of \$105,631,000.
  - c. What debt is Bloomberg using for 1290? I backed into approximately \$800M based on the NOI and Cap rates provided for both 1290 and 555 and the \$569M debt figure provided by Bloomberg for 555.
  - d. Valuation:
    - i. \$105,631,000 NOI @ 4.5% cap rate less debt x 30% = \$464M up from \$364M
    - ii. \$105,631,000 NOI @ 4.8% cap rate less debt x 30% = \$420M up from \$364M
    - iii. \$96.6M NOI @ 4.5% cap rate less debt x 30% = \$404M up from \$364M
2. 40 Wall Street
  - a. Comps – sales price per sq ft
    - i. 85 Broad Street: price per square foot = \$582.92
    - ii. 60 Wall Street: price per square foot = \$624.00
    - iii. Average = \$603.46
  - b. Valuation → 1,164,286 sq ft x \$603.46 = \$702.6M up from \$425M
3. Triplex – if Bloomberg doesn't include the penthouse at Trump Tower in his valuations of 725 Fifth, different address
  - a. Comps – sales price per sq ft
    - i. 432 Park: price per square foot = \$10,624
    - ii. One West 57: price per square foot = \$9,198
  - b. Valuation @ 432 Park → 10,996 x \$10,624 = \$116.8M
  - c. Valuation @ One57 → 10,996 x \$9,198 = \$101.1M
  - d. Valuation @ Average → 10,996 x \$9,911 = \$109.0M

**PX-3028**

Index No. 452564/2022 (AFE)

**T R U M P**

**THE TRUMP ORGANIZATION**

**Patrick J. Birney**

Associate

725 Fifth Avenue | New York, NY | 10022

p. 212.836.3216 | f. 212.832.5396

[pbirney@trumporg.com](mailto:pbirney@trumporg.com) | [trump.com](http://trump.com)