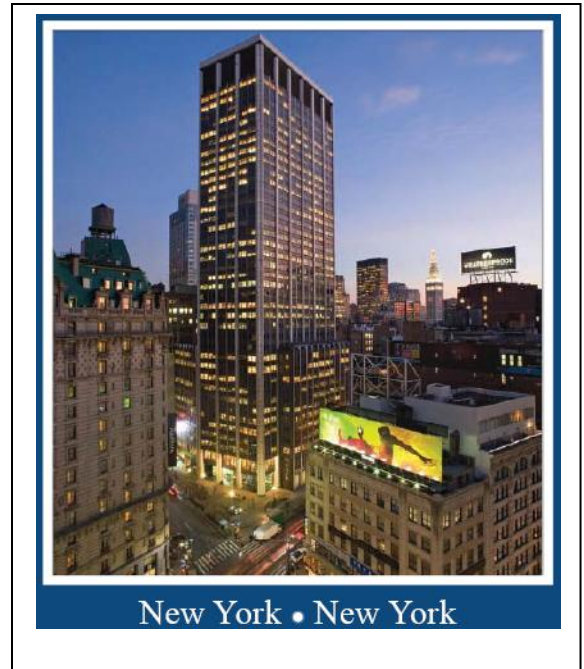


Over 38 Story Class A Midtown Office building

Investment Overview

- AUON Broadway (“the Property”) is a Class A, Over 38-story, 770,000 square foot office building that includes over 13,000 square feet of prime retail space and a 150-car parking garage.
- Situated on the easterly block front of Broadway between in Midtown Manhattan in the Penn Station submarket.
- The Property is currently 93.4% leased and offers a combination of short-term and long-term upside.
- The current in-place office rent of approximately \$36.00 per square foot represents a 38% discounts to the Penn Station Class A market average of \$58.00 per square foot.
- The Property’s largest tenant, the non-profit Visiting Nurse Service, occupies approximately 310,000 square feet, or 46% of the office area. The lease, which is approximately 40-50% below market through the course of the term, expires at the end of December 2018, representing substantial long term revenue growth potential.



- The tower floors, which offer 360 degree views, are occupied by Korean Bank, Office Depot, Paychex and Newman Ferrara.
- The top floor was recently converted to a restaurant use with new double-height windows and 270 degree views, and has recently been leased to a high end restaurant operator through April 2020.
- The Property recently underwent a \$5 million modernization program, including a contemporary redesign of the plaza and lobby, as well as extensive mechanical upgrades to the elevators, HVAC and security systems.

Building Description

AUON Broadway provides tenants with a wide variety of amenities close at hand. The immediate area has quietly evolved into a dynamic 24-hour community and offers fashionable restaurants, eclectic cafes, stylish boutiques, contemporary hotels, upscale condominiums, cutting edge businesses.

Penn Plaza Sub Market

With Penn Station and the Path Trains located one block to the west, the 34th Street Subway hub two blocks north, the Port Authority and Grand Central within short walking distance, and an onsite parking garage to serve those arriving by car via the Lincoln or Midtown tunnels

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Building Fact:

- Size: 770, 000 square feet approx
- Height: Over 38 Stories
- Floor plates ranging from 14,906 to 26,455 square feet
- 150 car indoor parking garage tunnels,
- 24/7 secure access with attended lobby

Broadway delivers unsurpassed accessibility to all of Greater New York.

- Tower floors offer windows on all sides and open views
- 13 high-speed passenger elevators

Financials: Furnished Upon Written LOI and PO

To receive the complete details and Financials on this property, kindly submit Letter of Intent and Proof of Funds to the following:

**Mr. Jack Elmann
United Victor Realty,
2248 East 12th Street
Brooklyn, NY 11229**

REF: Prime location class A Office Building on Broadway (Midtown Area)

Kindly submit your request via Fax# (718) 375-0843 or via email to: jack.elmann@gmail.com

The Seller will release full details including Financials within 72-Hours.

Best regards.

Jack.