

805 MADISON AVENUE

TEN YEAR LEASE
&
CORPORATE GUARANTEE



ASKING PRICE:
\$22,500,000

805
MADISON
AVENUE

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OPPORTUNITY

Cushman & Wakefield has been retained on an exclusive basis to arrange the sale of a trophy quality 20' wide, five-story mixed-use building located at 805 Madison Avenue in the Upper East Side. The property is located on the east side of the luxury Madison Avenue retail corridor between 67th and 68th Streets.

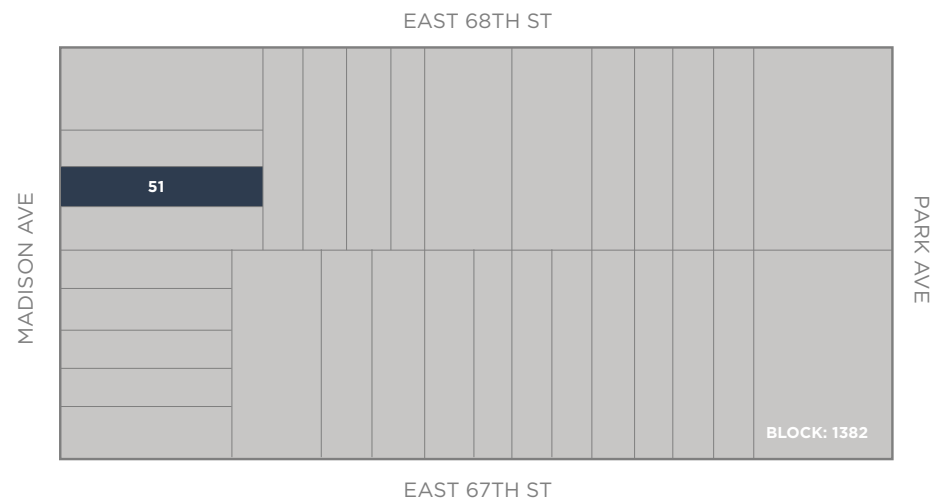
The commercial unit which is comprised of the ground floor, second floor and a finished basement is occupied by Bonpoint. Bonpoint is the premiere high-end children's clothing boutique which has maintained a presence on Madison Avenue for over 20-years.

Bonpoint is entering into the second year of a new ten (10) year lease which commenced on January 1, 2022. The lease includes step up escalations of 5% in the first year, 4% in the second year, and 3% annual increases for the remainder. The lease also includes a 65% share of increased taxes over the base year of 21/22 and is all backed by a corporate guarantee from Bonpoint SAS currently operating 120 locations in 30 countries. Providing the highest level of security to an investor seeking long term cash flow. Additionally, there is a landlord kickout option in year 5 of the lease providing 6 months' notice, allowing the future owner to take advantage of increased market rents either by vacating or renegotiating. Refer to the following page for the lease abstract.

Above the retail are six 1-bedroom units of varying sizes of which four units are free market and two units are rent stabilized. All units are currently occupied at well below market rents, providing further upside.

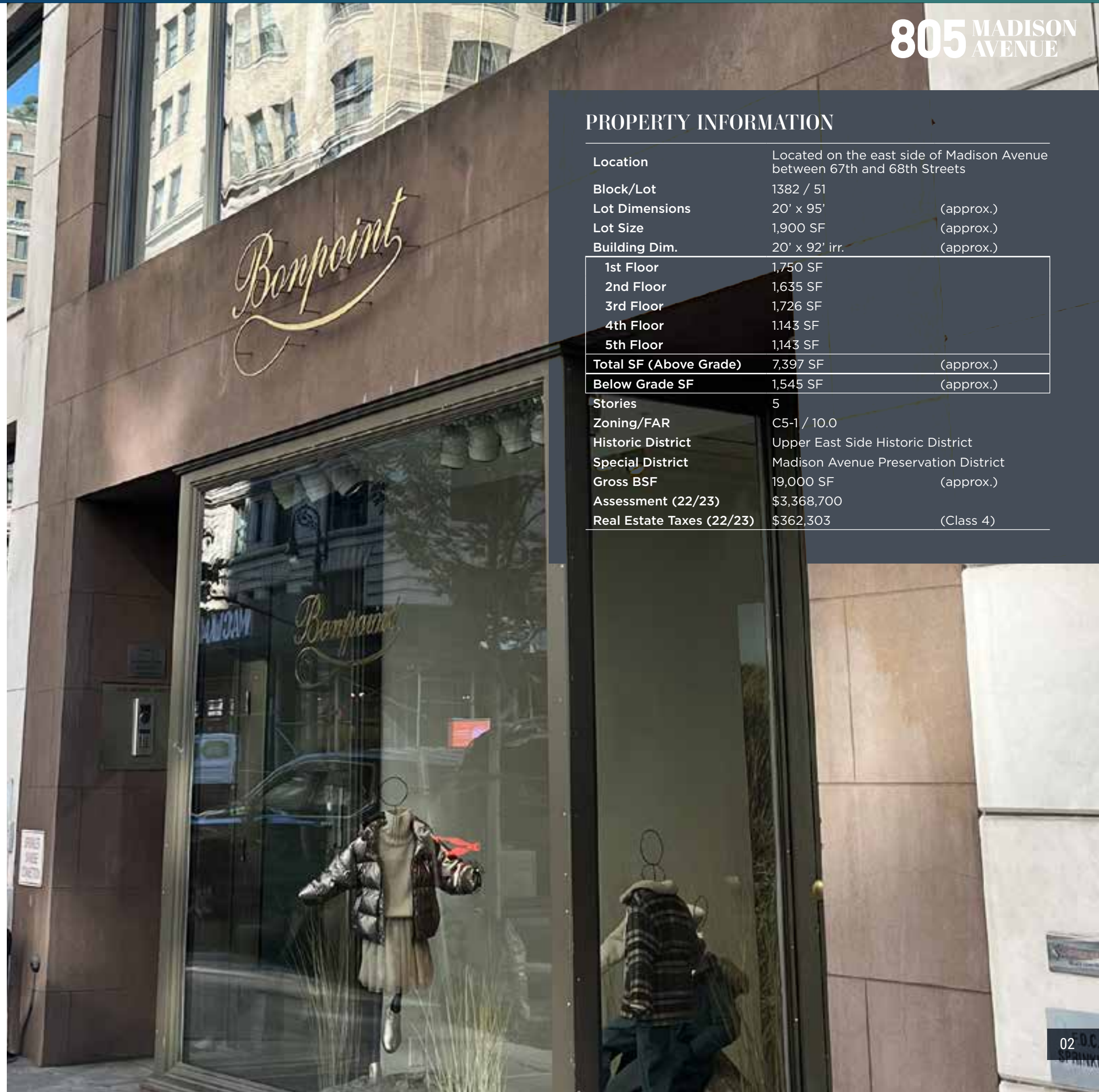
805 Madison Avenue presents a strong opportunity for an investor to purchase a cash flowing asset that is stabilized by a long-term lease, with a corporate guarantee in one of the most prestigious retail corridors in all the world. Neighboring tenants include major luxury retailers such as Max Mara, Tory Burch, Dolce & Gabbana, Oliver Peoples, CH Carolina Herrera, John Paul Ataker and Frette.

SITE MAP



PROPERTY INFORMATION

Location	Located on the east side of Madison Avenue between 67th and 68th Streets	
Block/Lot	1382 / 51	
Lot Dimensions	20' x 95'	(approx.)
Lot Size	1,900 SF	(approx.)
Building Dim.	20' x 92' irr.	(approx.)
1st Floor	1,750 SF	
2nd Floor	1,635 SF	
3rd Floor	1,726 SF	
4th Floor	1,143 SF	
5th Floor	1,143 SF	
Total SF (Above Grade)	7,397 SF	(approx.)
Below Grade SF	1,545 SF	(approx.)
Stories	5	
Zoning/FAR	C5-1 / 10.0	
Historic District	Upper East Side Historic District	
Special District	Madison Avenue Preservation District	
Gross BSF	19,000 SF	(approx.)
Assessment (22/23)	\$3,368,700	
Real Estate Taxes (22/23)	\$362,303	(Class 4)



805 MADISON AVENUE RENT ROLL

Unit	Beds	Baths	SF	Status	Exp.	Projected Rent	Rent Per Foot Projected	Rent Per Foot In Place	In Place Rent
3A	1	1	611	RS	Oct-22	\$ 636	\$ 12	\$ 12	\$ 636
3B	1	1	952	FM	Jan-23	\$ 7,500	\$ 95	\$ 50	\$ 3,995
4A	1	1	514	FM	Mar-23	\$ 4,500	\$ 105	\$ 44	\$ 1,900
4B	1	1	511	Owner Occupied		\$ 4,500	\$ 106	\$ -	
5A	1	1	503	FM	Feb-23	\$ 4,500	\$ 107	\$ 44	\$ 1,850
5B	1	1	522	RS	Jan-23	\$ 1,553	\$ 36	\$ 36	\$ 1,553
Monthly Total	6	6	3,613			\$ 23,189	\$ 461	\$ 648	\$ 9,934
Annual Total						\$ 278,268	\$ 7,774	\$ 119,211	
						Average Rent per Unit:		\$ 1,987	
						Average Rent per Net SF:		\$ 39	

Commercial Revenue

Unit	Tenant	SF	Lease Exp.	Options	Base Rent	Tax Contrib.	Annual Escalations	Monthly Rent
Store	Bonpoint	3,385	Dec-31	Landlord Option To Break after year 5	\$100,000	N/A	5% Yr 1 4% Yr 2 3% to Lease End	\$ 100,000
Monthly Total		3,385			\$ 100,000			\$ 100,000
Annual Total					\$ 1,200,000			\$ 1,200,000
						Average Rent per SF (Above Grade):		\$ 373
						Total Gross Monthly Revenue:		\$ 109,934
						Total Gross Annual Revenue:		\$ 1,319,211

LEASE OVERVIEW

Lease Commencement	January 2022
Lease Term	10 year term with landlord option to break after year 5
Termination	Landlord one time right to terminate the Lease effective as of the fifth (5) year with 6 month notice.
Base Year Rent:	\$1,200,000
Annual Escalations	Year 1: 5%, Year 2: 4%, Remainder: 3% annually
Tenant Pro Rata Share of Annual Property Tax	65% of tax increases over the base year
Utilities	Tenant responsible for utilities
Security Deposit	3 Months
Lease Guarantee	BonPoint SAS (126 Locations, 30 Countries)

10 YEAR NET OPERATING INCOME

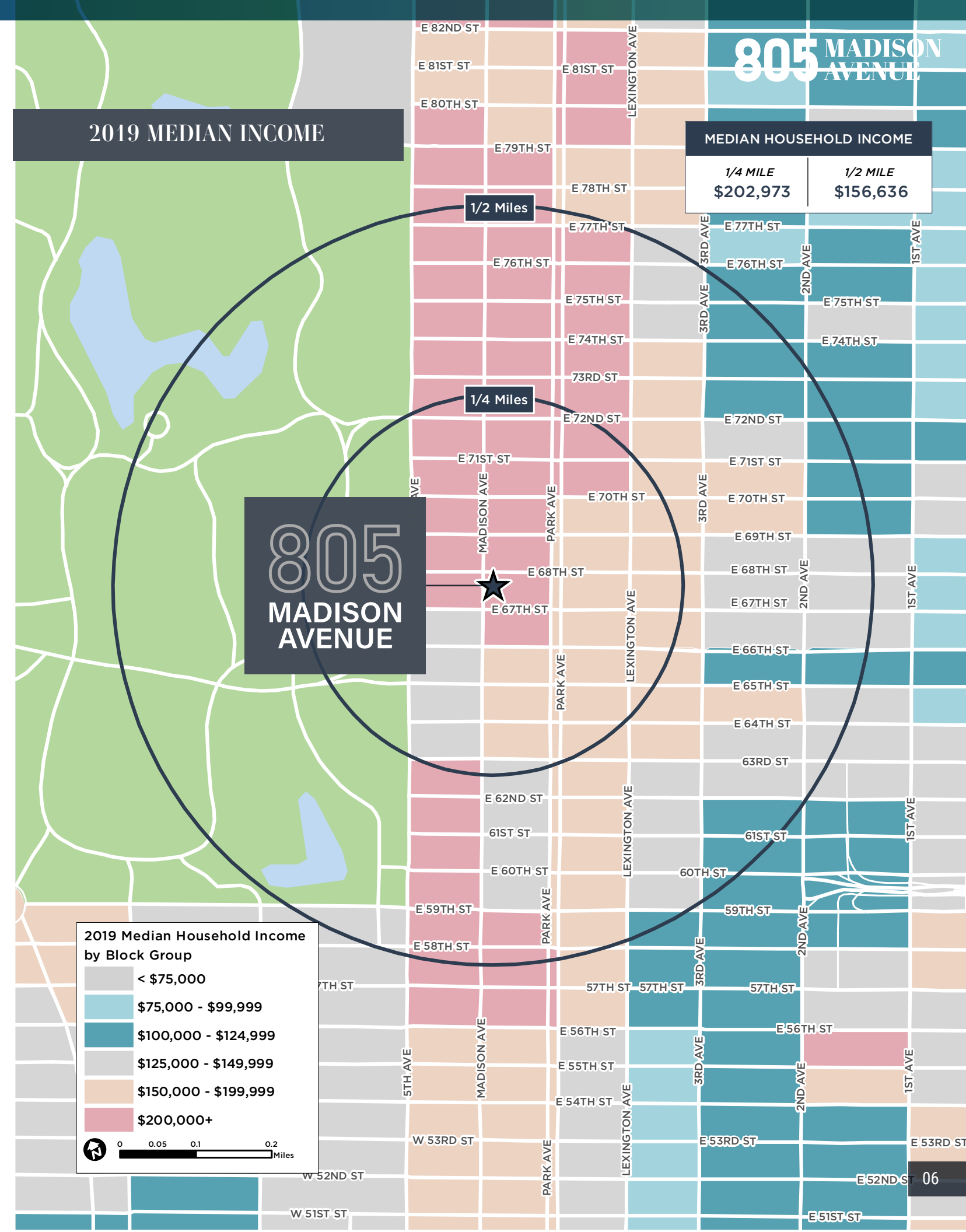
	Year Ending:	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10			
	Growth Rate:	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%			
Residential Revenue													
Gross Annual Income		\$ 286,616	\$ 295,215	\$ 304,071	\$ 315,193	\$ 322,589	\$ 332,267	\$ 342,235	\$ 352,502	\$ 363,077			
Less General Vacancy / Credit Loss (3.0%)		\$ (8,598)	\$ (8,856)	\$ (9,122)	\$ (9,396)	\$ (9,678)	\$ (9,968)	\$ (10,267)	\$ (10,575)	\$ (10,892)			
Effective Gross Annual Resl. Income		\$ 278,018	\$ 286,358	\$ 294,949	\$ 303,797	\$ 312,911	\$ 322,299	\$ 331,968	\$ 341,927	\$ 352,184			
Commercial Revenue													
Gross Annual Income (Actual)		\$ 1,260,000	\$ 1,319,850	\$ 1,359,446	\$ 1,400,229	\$ 1,442,236	\$ 1,485,503	\$ 1,530,068	\$ 1,575,970	\$ 1,623,249			
Less General Vacancy / Credit Loss (5.0%)		\$ (63,000)	\$ (65,993)	\$ (67,972)	\$ (70,011)	\$ (72,112)	\$ (74,275)	\$ (76,503)	\$ (78,798)	\$ (81,162)			
Effective Gross Annual Commercial Income		\$ 1,197,000	\$ 1,253,858	\$ 1,291,473	\$ 1,330,217	\$ 1,370,124	\$ 1,411,228	\$ 1,453,564	\$ 1,497,171	\$ 1,542,087			
Total Revenue													
Gross Annual Income		\$ 1,634,240	\$ 1,709,891	\$ 1,765,763	\$ 1,823,310	\$ 1,882,584	\$ 1,943,635	\$ 2,006,519	\$ 2,071,289	\$ 2,138,002			
Less Total General Vacancy Loss / Credit Loss		\$ (71,598)	\$ (74,849)	\$ (77,094)	\$ (79,322)	\$ (81,544)	\$ (83,753)	\$ (85,956)	\$ (88,154)	\$ (90,354)			
Effective Gross Annual Income		\$ 1,562,642	\$ 1,635,042	\$ 1,688,669	\$ 1,743,988	\$ 1,799,040	\$ 1,859,882	\$ 1,925,563	\$ 1,983,135	\$ 2,047,648			
Projected Expenses:													
Type	Projection	% of EGI	\$ / SF	1	2	3	4	5	6	7	8	9	10
Property Taxes	Actual	24.1%	\$52.52	\$ 369,391	\$ 380,472	\$ 391,887	\$ 403,643	\$ 415,763	\$ 428,225	\$ 441,072	\$ 454,304	\$ 467,933	
Water and Sewer	\$1100/ Resl. Unit	0.4%	\$0.97	\$ 6,298	\$ 7,002	\$ 7,722	\$ 8,468	\$ 9,248	\$ 10,061	\$ 10,907	\$ 11,786	\$ 12,699	
Insurance	1\$/GSF	0.5%	\$1.00	\$ 7,033	\$ 7,244	\$ 7,461	\$ 7,685	\$ 7,916	\$ 8,153	\$ 8,398	\$ 8,650	\$ 8,909	
Fuel (Gas)	\$120/ GSF	0.6%	\$1.20	\$ 8,439	\$ 8,693	\$ 8,953	\$ 9,222	\$ 9,499	\$ 9,784	\$ 10,077	\$ 10,379	\$ 10,691	
Electric (Common Areas)	\$0.25/ GSF	0.1%	\$0.25	\$ 1,758	\$ 1,811	\$ 1,865	\$ 1,921	\$ 1,979	\$ 2,038	\$ 2,099	\$ 2,162	\$ 2,227	
Repairs	\$550/ Resl. Unit	0.2%	\$0.48	\$ 3,399	\$ 3,501	\$ 3,606	\$ 3,714	\$ 3,826	\$ 3,940	\$ 4,059	\$ 4,180	\$ 4,306	
Cleaning & Maintenance	\$400/ Month	0.3%	\$0.70	\$ 4,944	\$ 5,092	\$ 5,245	\$ 5,402	\$ 5,565	\$ 5,731	\$ 5,903	\$ 6,080	\$ 6,263	
General & Administrative	\$250/ Resl. Unit	0.1%	\$0.22	\$ 1,545	\$ 1,591	\$ 1,639	\$ 1,688	\$ 1,739	\$ 1,791	\$ 1,845	\$ 1,900	\$ 1,957	
Super Salary	\$250/ Month	0.2%	\$0.44	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582	\$ 3,690	\$ 3,800	\$ 3,914	
Management Fee	3.0%/ EGI	2.8%	\$6.19	\$ 43,567	\$ 44,874	\$ 46,220	\$ 47,606	\$ 49,035	\$ 50,506	\$ 52,021	\$ 53,581	\$ 55,189	
Total Expenses		29.4%	\$63.98	\$ 449,964	\$ 463,463	\$ 477,367	\$ 491,688	\$ 506,438	\$ 521,631	\$ 537,280	\$ 553,399	\$ 570,001	
Net Operating Income				\$ 1,112,678	\$ 1,171,579	\$ 1,211,302	\$ 1,252,300	\$ 1,294,625	\$ 1,338,504	\$ 1,383,854	\$ 1,430,749	\$ 1,479,647	
Adjustments & Capital Expenditures				\$ (206,470)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cash Flow Before Debt Service				\$ 901,208	\$ 1,171,579	\$ 1,211,302	\$ 1,252,300	\$ 1,294,625	\$ 1,338,504	\$ 1,383,854	\$ 1,430,749	\$ 1,479,647	

UPPER EAST SIDE DEMOGRAPHICS

Population Demographics	2010 Census	2019 Estimates	2024 Projections
Total Population	207,790	215,406	218,713
Households	115,325	119,254	120,764
Owner Occupied Housing Units	40,005	43,561	44,437
Renter Occupied Housing Units	75,320	75,693	76,327

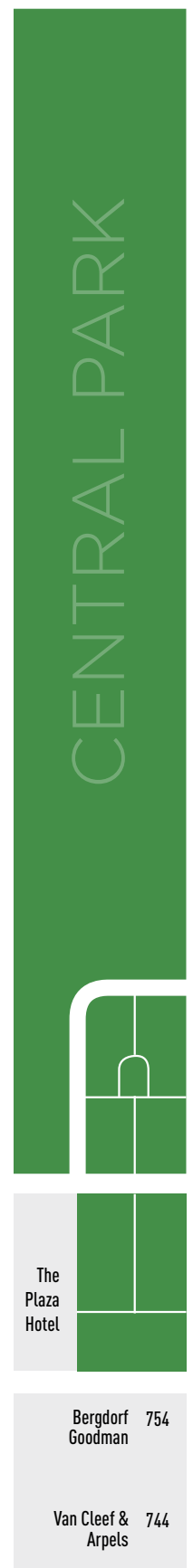
Household Income	2019		2024 Projection	
<\$15,000	7,228	6.1%	6,111	5.1%
\$15,000 - \$24,999	4,791	4.0%	4,268	3.5%
\$25,000 - \$34,999	4,106	3.4%	3,731	3.1%
\$35,000 - \$49,999	6,019	5.0%	5,479	4.5%
\$50,000 - \$74,999	13,726	11.5%	11,620	9.6%
\$75,000 - \$99,999	13,060	11.0%	11,509	9.5%
\$100,000 - \$149,999	20,389	17.1%	22,569	18.7%
\$150,000+	49,935	41.9%	55,477	45.9%
Median Household Income	\$122,600		\$136,623	
Average Household Income	\$196,141		\$218,197	
Per Capita Income	\$108,772		\$120,659	

Population by Age	2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,664	5.1%	11,305	5.3%	12,029	5.5%
5 - 14	14,591	7.0%	15,769	7.3%	17,242	7.9%
15 - 19	5,198	2.5%	5,550	2.6%	5,896	2.7%
20 - 24	12,022	5.8%	8,813	4.1%	6,535	3.0%
25 - 34	46,816	22.5%	47,242	21.9%	42,781	19.6%
35 - 44	30,702	14.8%	31,711	14.7%	35,770	16.4%
45 - 54	25,429	12.2%	25,348	11.8%	24,474	11.2%
55 - 64	26,045	12.5%	24,803	11.5%	23,202	10.6%
65 - 74	19,643	9.5%	24,790	11.5%	26,777	12.2%
75 - 84	11,665	5.6%	13,612	6.3%	16,992	7.8%
85+	5,015	2.4%	6,463	3.0%	7,015	3.2%



MADISON AVENUE RETAILERS

MADISON AVENUE RETAILERS



EAST 65TH STREET	
Roger Vivier 750	
Loro Piana 746	
Bottega Veneta 740	
EAST 64TH STREET	
Vacant 726	
Etro 720	
Beretta 718	
De Beers 716	
Buccellati 714	
To be Graff 712	
Graff 710	
EAST 63RD STREET	
Hermes 706	
Hermes 700	
Hermes 698	
To be Cipriani 696	
Guisto 694	
Kiton 692	
Vacant 690	
EAST 62ND STREET	
Brioni 688	
Available 680	
Available 680	
Morgenthal Frederics 680	
Asprey 680	
Missoni 676	
Tom Ford 672	
EAST 61ST STREET	
Temporary LVMH Art Installation 660	
To be Valentino 654	
EAST 60TH STREET	
Tod's 650	
Moncler 650	
Celine 650	
EAST 59TH STREET	
To be Dior Balenciaga 628	
Apple Tumi 610	
Under Armour Chase 610	
EAST 58TH STREET	
Bergdorf Goodman 754	
Van Cleef & Arpels 744	
Bergdorf Goodman Available 600	
Hublot Canali 600	
Louis Vuitton Dior 598	

EAST 65TH STREET	
747 Givenchy	
747 Alexander McQueen	
743 Morgane Le Fay	
741 Pomellato	
737 Chanel	
EAST 64TH STREET	
729 To be Jaeger LeCoultre	
727 Maison Ulens	
725 Paul Morelli	
723 Anne Fontaine	
721 Ippolita	
717 Manolo Blahnik	
715 Choe	
713 Former Longchamp/Asset for sale	
711 Panerai	
EAST 63RD STREET	
709 A. Lange & Sohne	
701 Jaeger LeCoultre	
699 Jimmy Choo	
691 Vacant	
EAST 62ND STREET	
689 Brunello Cucinelli	
681 Brunello Cucinelli	
677 Isabel Marant	
675 Agent Provocateur	
673 Viand Coffee Shop	
673 Luxura	
EAST 61ST STREET	
667 Available	
655 St John's Knit	
655 Schutz	
655 Marc Jacobs	
EAST 60TH STREET	
645 Available	
635 Baccarat	
635 Montblanc	
EAST 59TH STREET	
625 Givenchy	
625 Fusalp	
625 Vacant	
625 Eton	
625 Vacant	
625 Santoni	
625 Fratelli Rossetti	
EAST 58TH STREET	
611 Deciem	
611 Sermoneta	
609 Wolford	
605 Available	
601 Ben Soleimani	
595 Fendi	



AVAILABLE COMPLETED



EAST 72ND STREET	
Ralph Lauren Women's 888	
Ralph Lauren Baby 878	
Ralph Lauren Baby 872	
EAST 71ST STREET	
The Real Real 870	
Chrome Hearts Optical 870	
Laduree 864	
Elie Saab 860	
EAST 70TH STREET	
Oswald's Club 850	
Oswald's Club 846	
Available 840	
Available 838	
EAST 69TH STREET	
Seaman Schepps 824	
Marni 822	
Dolce & Gabbana Kids 820	
Monique Lhuillier 818	
Available 816	
Mackage 814	
EAST 68TH STREET	
Oliver Peoples 812	
Available 806	
John Paul Ataker 804	
CH Carolina Herrera 802	
John Lobb 800	
Cesare Attolini 798	
Ippolita 796	
Creed 794	
EAST 67TH STREET	
Michael Kors 792	
Leased 790	
Available 784	
Robert Marc 782	
Eleturi 780	
Available 780	
Oscar de la Renta 772	
EAST 66TH STREET	
Available 770	
Bar Italia 768	
Mardani 766	
Ludvine 764	
Vacant 762	
Giorgio Armani 760	
EAST 65TH STREET	

EAST 72ND STREET	
867 Ralph Lauren Men's	
865 St. James Church	
EAST 71ST STREET	
855 To be Lanvin	
851 To be John Elliot	
849 Available	
845 To be Zadig & Voltaire	
EAST 70TH STREET	
841 Prada	
837 Anne Fontaine	
835 AKRIS	
833 Available	
833 Available	
831 Akris	
829 Available	
EAST 69TH STREET	
825-7 Dolce & Gabbana	
825 Dennis Basso	
823 Friedland	
821 Valentino	
819 Isaia	
817 Natfali Sales Office	
815 Marina Rinaldi	
813 Max Mara	
EAST 68TH STREET	
811 La Fonde	
809 La Fonde	
807 Nardos	
805 Bonpoint	
803 Available	
801 Amine Bing	
799 Frette	
797 Tory Burch	
795 Available	
793 Available	
EAST 67TH STREET	
791 Available	
789 Available	
787 J. Mendel	
785 A. Lange & Sohne	
783 Available	
781 Available	
779 Traum Safe	
777 Kwiat	
775 Fred Leighton	
EAST 66TH STREET	
769 Eleventy	
765 Giorgio Armani	
761 Giorgio Armani	
755 Available	
755 Hugo Fine Arts Galerie	
755 Alice & Olivia	
753 Available	
EAST 65TH STREET	



AVAILABLE COMPLETED

The Madison Avenue corridor from East 57th Street to East 72nd Street is considered New York City's luxury submarket, home to top jewelry and haute couture fashion retailers. This shopping corridor continues to be the preferred scene for global retailers searching for elite upscale locations where prominence is assured. In addition to luxury retailers, this Madison Avenue corridor features world class art galleries, exquisite restaurants, dozens of spas and salons for exclusive pampering, internationally renowned hotels and art museums. Madison Avenue exhibits timeless elegance with a contemporary flair that is distinctively New York.

In recent news, Eataly is in early discussions to occupy a portion of the former Barneys flagship location at 660 Madison Avenue. The food hall opened its first New York City location in the Flatiron District in 2010, followed by a second space downtown at 4 World Trade Center. Eataly will be a welcomed addition to the Madison Avenue corridor and will ultimately increase foot traffic of both tourists and NYC residents.

AMENITIES MAP

- **Hotels**
- 1 The Mark Hotel 25 E 77th St
- 2 The Surrey 20 E 76th St
- 3 The Carlyle, A Rosewood Hotel 35 E 76th St
- 4 Hôtel Plaza Athénée 37 E 64th St
- 5 Clarion 400 Seashore Ave
- 6 JW Marriott Essex House 160 Central Park S
- 7 The Lowell Hotel 28 E 63rd St
- 8 Park Hyatt 153 W 57th St
- 9 The Ritz-Carlton 50 Central Park S
- 10 The Pierre, A Taj Hotel 2 E 61st St
- 11 Park Lane Hotel NY 36 Central Park S
- 12 1 Hotel Central Park 1414 6th Ave
- 13 Hilton International 101 W 57th St
- 14 The Plaza 768 5th Ave
- 15 Loews Regency New York 540 Park Ave
- 16 Hilton Garden Inn 237 W 54th St
- 17 Gardens Suites Hotel by Affinia 215 E 64th St
- 18 Hilton International 102 W 57th St
- 19 The Sherry-Netherland 781 5th Ave
- 20 Hyatt Hotels & Resorts 119 W 56th St
- 21 Conrad Hotels & Resorts 151 W 54th St
- 22 St. Regis Two E 55th St
- 23 Renaissance Hotels 130 E 57th St

- **Food, Restaurants, & Grocery**
- 1 Chopt Creative Salad 1376 3rd Ave
- 2 Starbucks 1095 Lexington Ave
- 3 Gristedes 1365 3rd Ave
- 4 D'Agostino 1074 Lexington Ave
- 5 Via Quadranno 25 E 73rd St
- 6 Starbucks 1449 2nd Ave
- 7 Gristedes 1446 2nd Ave
- 8 Caffè Dei Fiori 973 Lexington Ave
- 9 Match 65 Brasserie 29 E 65th St
- 10 Daniel 60 E 65th St
- 11 Altési Madison 26 E 64th St
- 12 The East Pole Kitchen and Bar 133 E 65th St
- 13 JoJo 160 E 64th St
- 14 Vaucluse 100 E 63rd St
- 15 Morton Williams Supermarkets 1066 3rd Ave
- 16 Dean & DeLuca 156 W 56th St
- 17 Benihana 47 W 56th St
- 18 Chipotle Mexican Grill 1020 3rd Ave
- 19 Whole Foods Market 226 E 57th St

- **Health & Fitness**
- 1 YogaWorks 1319 3rd Ave
- 2 Equinox Fitness Clubs 1429 2nd Ave
- 3 Sports Clubs Network 1231 Third Ave
- 4 Flywheel 201 E 67th St
- 5 CrossFit 180 Central Park S
- 6 Crunch 1131 3rd Ave
- 7 Equinox Fitness Clubs 817 Lexington Ave
- 8 SoulCycle 140 E 63rd St
- 9 Pure Barre 1237 2nd Ave
- 10 NYHealth & Racquet Club 110 W 56th St
- 11 Barry's Bootcamp 1216 2nd Ave
- 12 Sports Clubs Network 502 Park Ave
- 13 Velocity Sports Performance 133 E 58th St
- 14 Crunch 1109 2nd Ave
- 15 TITLÉ Boxing Club 900 3rd Ave
- 16 Blink Fitness 240 E 54th St

- **Retail**
- 1 Rite Aid 1535 2nd Ave
- 2 Bluemercury 1311 3rd Ave
- 3 Duane Reade 1279 3rd Ave
- 4 CVS 1396 2nd Ave
- 5 The Men's Wearhouse 1219 3rd Ave
- 6 Walgreens 1328 2nd Ave
- 7 Bluemercury 1164 3rd Ave
- 8 Unleashed by Petco 1155-1157 3rd Ave
- 9 Pier 1 Imports 1110 3rd Avenue
- 10 Jimmy Choo 699 Madison Ave
- 11 Staples 1257 2nd Ave
- 12 Barneys New York 660 Madison Ave
- 13 Duane Reade 1370 Ave Of The Americas
- 14 Stuart Weitzman 625 Madison Ave
- 15 Duane Reade 41 E 58th St
- 16 Bluemercury 1335 Sixth Ave
- 17 Bloomingdale's 1000 Third Ave
- 18 ALDO 730 Lexington Ave
- 19 The Container Store 725 Lexington Ave
- 20 The Home Depot 980 3rd Ave
- 21 Stuart Weitzman 685 5th Ave



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UPPER EAST SIDE

A MAJOR EMPLOYMENT CENTER

Residents of the Upper East Side benefit from a quick and easy commute to the most important central business district in the United States. J.P. Morgan Chase, Bank of America, PricewaterhouseCoopers, and KPMG are some of the world's most influential names in business and are just a handful of the major employers located nearby. In addition to these companies, the offering is just a short subway ride from the Chrysler Building, the Graybar Building, the Empire State Building, the MetLife Building, and 101 Park Avenue – some of the city's largest office buildings containing countless businesses and employment opportunities.



THE ARTS

The unparalleled cultural amenities of the Upper East Side are an important draw as well. The western border of the Upper East Side is Fifth Avenue, which runs along the eastern border of Central Park. This stretch of Fifth Avenue is known as “museum mile” due to the high concentration of nearby museums. The most famous of these is the spectacular Metropolitan Museum of Art, located within the boundaries of Central Park between 80th and 84th Streets. As the largest art museum in the Western Hemisphere, the Met houses exhibits of art and artifacts from countless cultures throughout history.

For those who prefer the art of the 20th Century, the Guggenheim Museum is located adjacent to Central Park on Fifth Avenue between 88th and 89th Streets. Known for its spectacular visiting exhibitions in painting, sculpture, and design, as well as its impressive permanent collections of modern painting, the Guggenheim not only presents its visitors with some of the world's greatest art, but is a supreme work of art itself.

The Cooper-Hewitt Museum presents the Smithsonian Institute's rich collection of works of design. The museum is inside a restored mansion built for Andrew Carnegie in 1901. Other nearby cultural attractions include the Jewish Museum, the Asia Society, and the American Irish Historical Society.

UPPER EAST SIDE PRIVATE SCHOOLS

EDUCATION

The Upper East Side is home to some of the oldest and most prestigious private schools in the country. Known for their rich history, celebrated academic programs and notable alumni, the draw to these institutions grows each year. Students commute from all areas of New York City and families relocate from around the country to provide the highest caliber education for their children provided by the schools in the Upper East Side.



RECREATION

One of the great pleasures of living on the Upper East Side is easy access to Central Park and the esplanade along the East River. Central Park spans Fifth Avenue to Central Park West and is 51 blocks long, offering many types of recreational and leisure activities. In addition to Central Park's host of recreational activities, Charles Schurz Park can be enjoyed by the Upper East Side Residents as well. Charles Schurz Park, official home of the mayor of New York City at Gracie Mansion, ties in to the East River Esplanade, which can be accessed at East 71st Street, East 78th Street, East 96th Street, and East 110th Street as well. The esplanade is an ideal setting for a serious workout, or for those who simply crave the breezy openness of a walk along the river. As an aside, residents can also catch a ferry to Yankee Stadium from a slip adjacent to Charles Schurz Park.

The Vanderbilt and 92nd Street YMCAs are popular facilities utilized by many area residents. These divisions of the YMCA are institutions keeping many residents and families involved in neighborhood activities including athletic events, summer camps, classes for the youth, community board meetings, and seminars on a wide variety of topics.





SHOPPING AND DINING

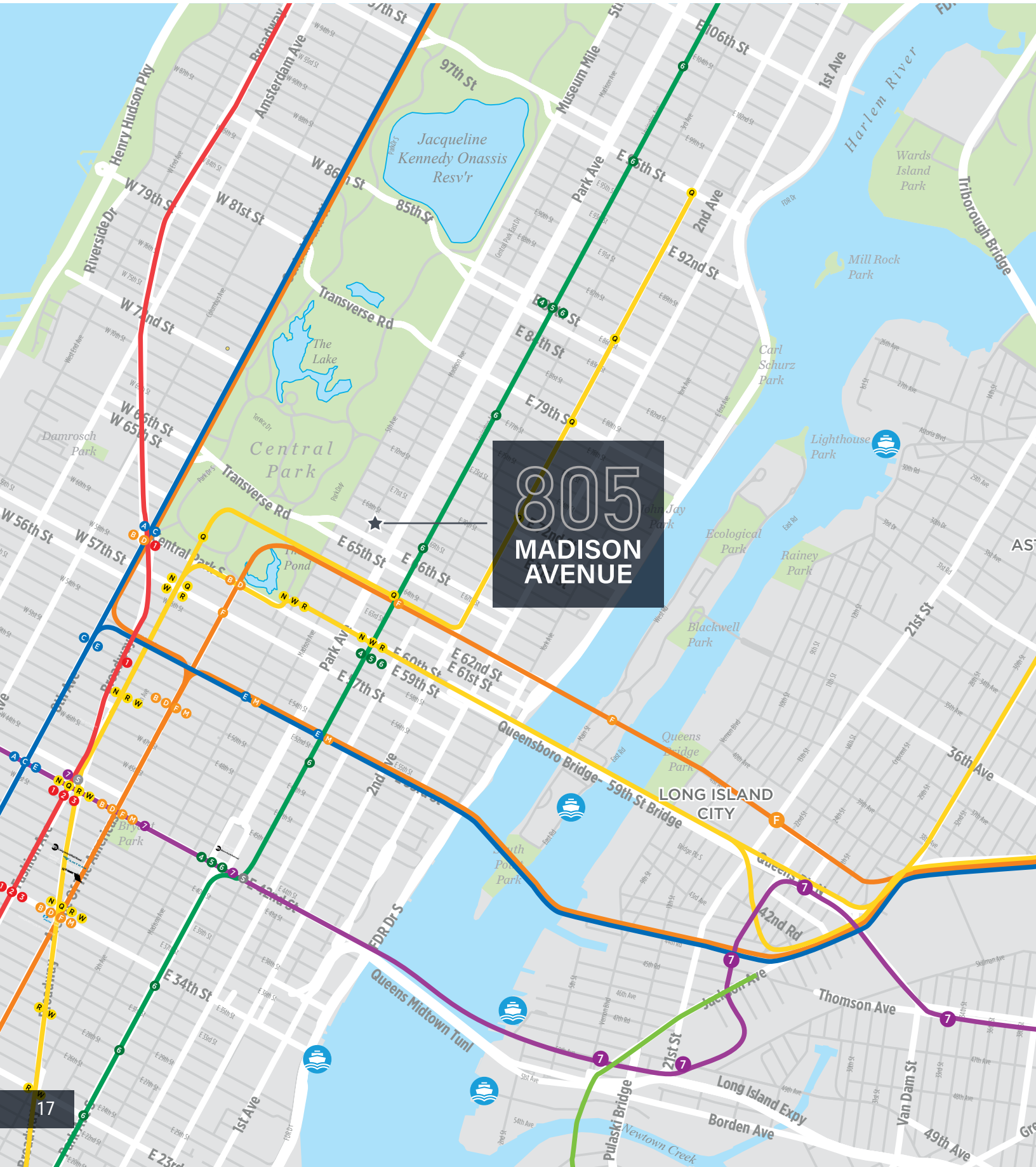
The Upper East Side is home to a wide variety of national retailers, boutiques, museums, galleries, recreational options, restaurants, nightclubs, first-class schools, and healthcare facilities. Shopping is abundant throughout the Upper East Side. From the big national retailers along Fifth Avenue to the small boutique stores on the eastern border, the Upper East Side provides a wide array of shopping to residents and tourists alike.

Regarded as one of only a handful of truly first-class shopping locations in the world, Fifth, Madison, and Lexington Avenues offer a staggeringly impressive display of elite retailers. Among the world-class luxury brands and department stores that line the neighborhood's streets are Armani, Theory, Tumi, Alexis Bittar, Jonathan Adler, Maje, Aesop, Lily Pulitzer, Missoni, Vilbrequin, Intermix, Zadig & Voltaire, Sandro, Vince, Diptyque, Nanette Lepore, Carolina Herrera, and Christian Louboutin. As the plentiful shopping options in the submarket have continued to grow, a variety of middle-market retailers have also appeared, including J. Crew, Brooks Brothers, Madewell, Jack Rogers, Williams-Sonoma, and Lululemon.

The variety of restaurant options on the Upper East Side astound. Notable restaurants include Sarabeth's, Gina La Fornarina, Tarallucci e Vino, Table d'Hôte, Sfoglia, Via Quadronno, Ristorante Morini, Demarchelier, Giovanni Venticinque, Flex Mussels, Sant Ambroues, Kappo Masa, and Café Boulud. This concentration of excellent, highly regarded restaurants, as well as several notable bars, is a boon for the occupants of the property, adding nearby excitement to the list of neighborhood amenities.



TRANSPORTATION

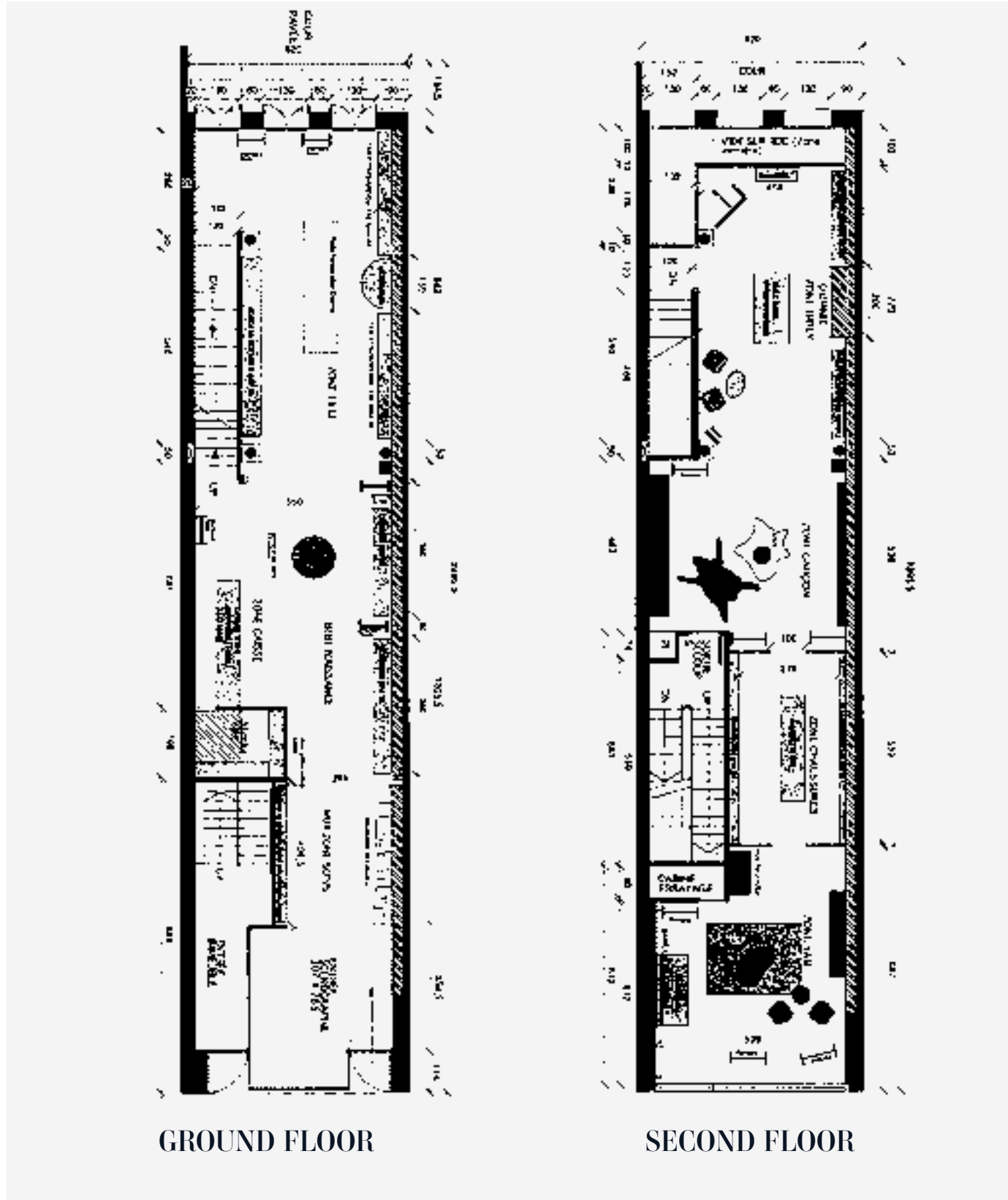


While the neighborhood has a tremendous amount of amenities and cultural offerings for its residents and visitors, part of the allure of living in the Upper East Side is that it provides remarkable accessibility to the entire city and other boroughs. The neighborhood is served by the 4 5 6 and 2nd Avenue Subway subways which provide direct north and south access and connection to all corners of Manhattan and the boroughs.

The Second Avenue Subway has dramatically increased the eastward bound foot traffic and demand in the immediate area along with being an alternative option to the 4 5 6 trains. By car, LaGuardia Airport is a 20-minute drive, JFK Airport is a 45-minute trip and Newark International Airport is a 45-minute trip.

The popular Citi Bike program has broken its annual ridership record with 14 million trips in 2016 for a third straight year, surpassing the previous annual record by more than 4 million. The program provides a convenient and more affordable alternative to other modes of public transportation offered in New York City. Serving over 60,000 trips per day, the number is poised to grow as 30 new stations have been added or are planned in the Upper East Side alone since 2016.

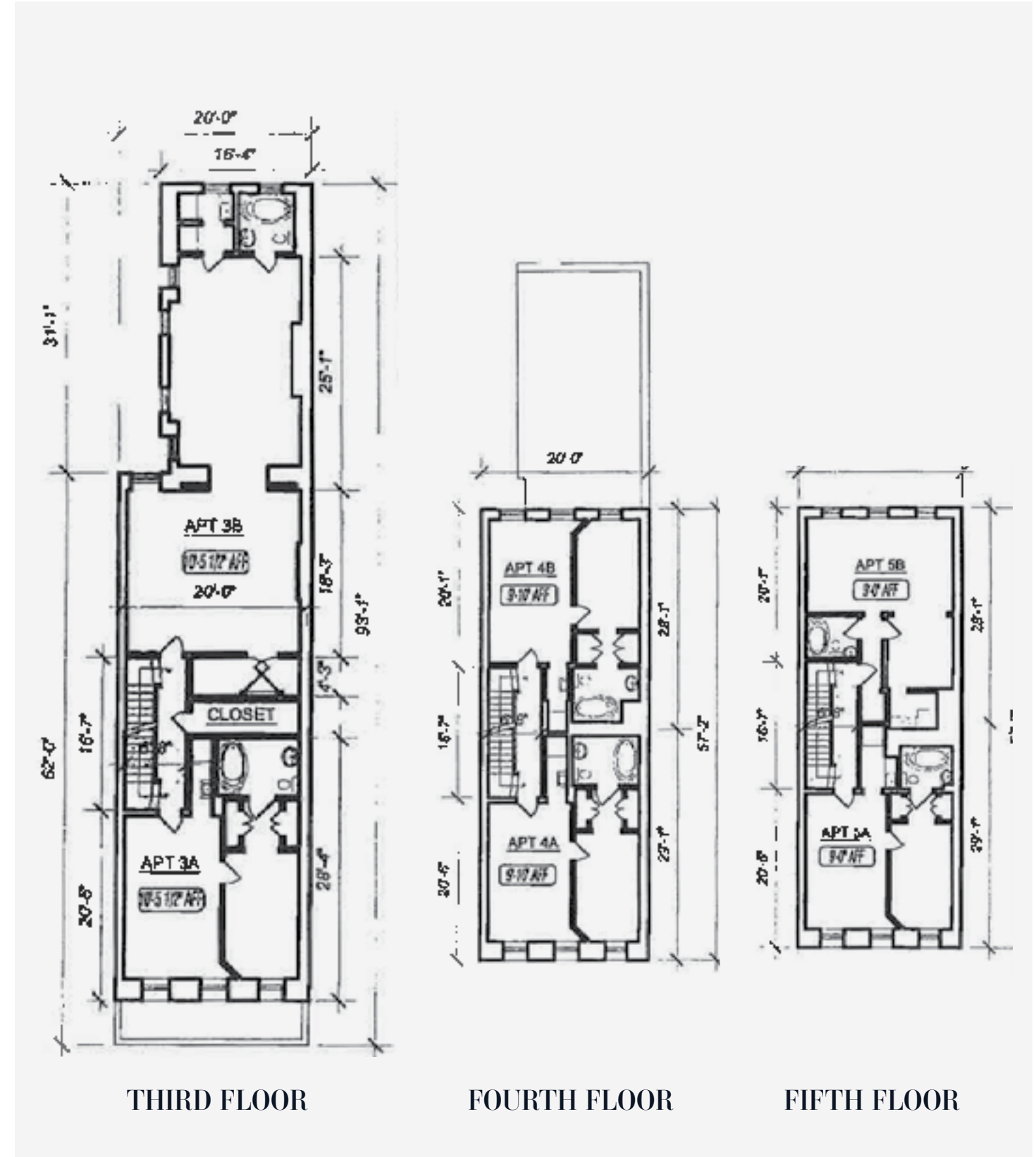
FLOOR PLAN



GROUND FLOOR

SECOND FLOOR

FLOOR PLAN



THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

BONPOINT - 1ST FLOOR



BONPOINT - 2ND FLOOR



RESIDENTIAL UNIT 3B



RESIDENTIAL UNIT 4A



COMMON AREA & INTERCOM



VIEWS



MECHANICALS



ROOF



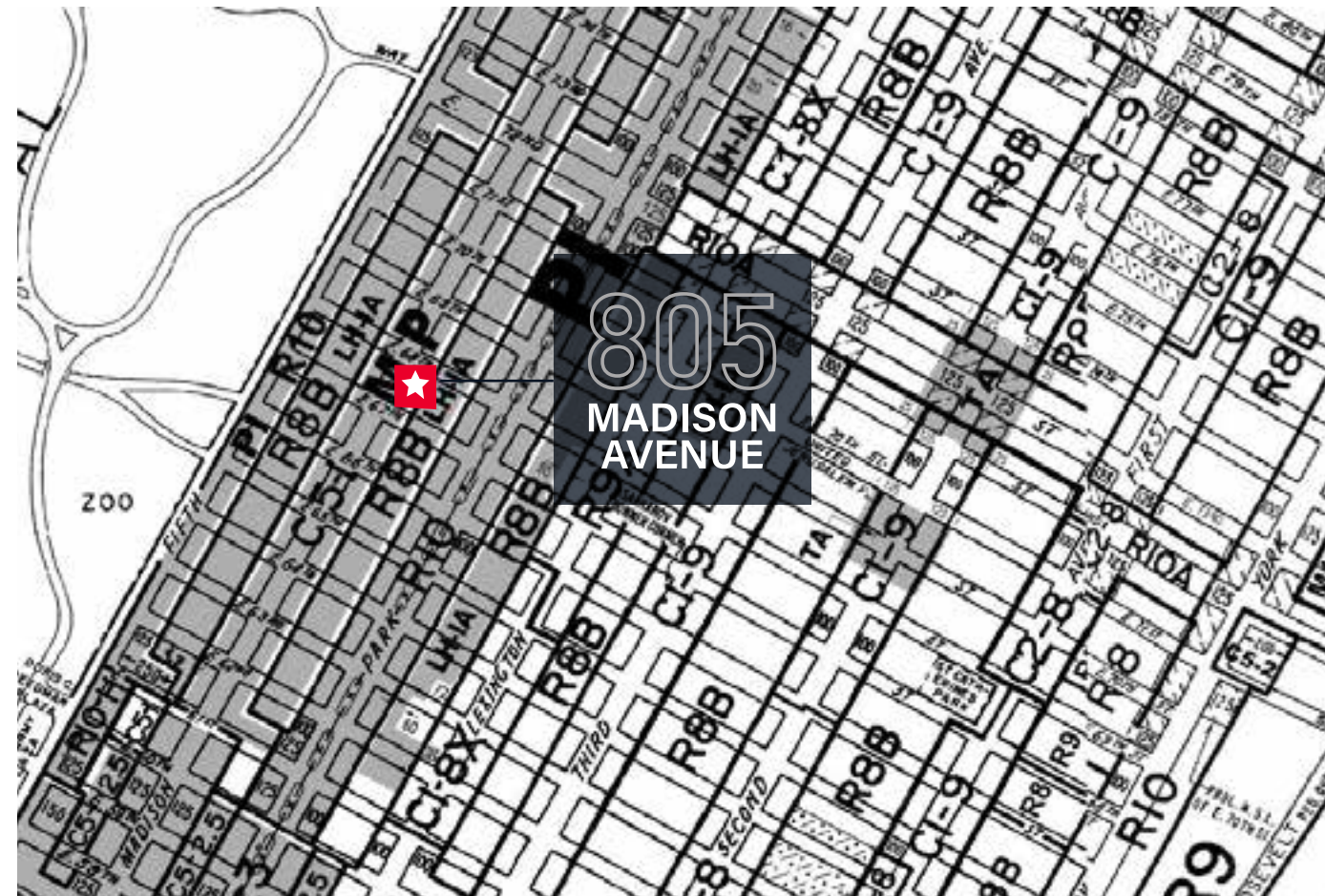
C5 ZONING

C5 is a restricted central commercial district intended primarily for retail uses which serve the metropolitan region and for areas where continuous retail frontage is desired. The retail area of Fifth Avenue in Manhattan is zoned C5. The districts are typically developed with department stores, large office buildings, and mixed buildings with residential space above office or commercial floors. Home maintenance services, auto rental establishments and other uses such as bowling alleys are not permitted because they are not in character with the district.

The district is mapped in Mid and Lower Manhattan, Downtown Brooklyn and in Long Island City in Queens. All commercial uses in these high density areas are exempt from parking requirements because public transportation is easily available.

There are two contextual CS districts -- C5-1A and C5-2A. In the C5-1A district, residential bulk and density are governed by the regulations of the R10A district.

C5-2A is a contextual commercial district in which the allowable lot coverage, required street wall height, location of the front building wall, and the type of commercial uses permitted on the ground floor of a building, are subject to special controls. The district is currently mapped on a portion of Lexington Avenue in Midtown Manhattan.



SPECIAL MADISON AVENUE PRESERVATION DISTRICT

The Special Madison Avenue Preservation District (MP) preserves and reinforces the unique retail and residential character of Madison Avenue and the surrounding area from East 61st to East 96th Streets. Retail continuity is ensured for the famed specialty shops by mandating that the ground floor of buildings on Madison Avenue must be occupied by selected uses. Bulk and street wall provisions limit the height of new development to the scale of existing buildings but allow for greater lot coverage. The maximum floor area ratio is 10.0. The location and setback requirements for street walls of buildings fronting on side streets provide a smooth transition to the lower buildings typically found on the midblocks.



PROPERTY TAX BILL



Statement Details

June 4, 2022
805 Madison Avenue Owner LLC
805 Madison Ave.
1-01382-0051
Page 2

Previous Charges	Amount		
Total previous charges including interest and payments	\$0.00		
Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax	07/01/2022		\$181,151.86
HPD-Property Registration- Fee	07/01/2022		\$13.00
Tax Commission- Fee	07/01/2022		\$175.00
Madison Avenue BID- Chg	07/01/2022		\$1,504.42
Total current charges			\$182,844.28
Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax	01/01/2023		\$181,151.86
Madison Avenue BID- Chg	01/01/2023		\$1,504.42
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization- Chg	2	01/01/2023 12224600	\$40.00
Total tax year charges remaining			\$182,696.28
If you want to pay everything you owe by July 1, 2022 please pay			\$363,729.04
If you pay everything you owe by July 1, 2022, you would save:			\$1,811.52

Annual Property Tax Detail

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial	10.7550%	
Current tax rate		
Estimated Market Value \$7,486,000		
Billable Assessed Value \$3,368,700		
Taxable Value \$3,368,700 x 10.7550%		
Tax Before Abatements and STAR \$362,303.72		
Annual property tax \$362,303.72		

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 1-01382-0051. Our address is P. O. Box 680, Newark, NJ 07101-0680.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

To update your mailing address: Visit nyc.gov/changemailingaddress or call 311.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

CO Number: 120527171F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan Address: 805 MADISON AVENUE Building Identification Number (BIN): 1041235	Block Number: 01382 Lot Number(s): 51 Building Type: Altered	Certificate Type: Final Effective Date: 03/18/2014
This building is subject to this Building Code: 1968 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1 (Prior to 1968 Code designation)	Building Occupancy Group classification: R-2 (2008 Code)	
	Multiple Dwelling Law Classification: HCA		
	No. of stories: 5	Height in feet: 53	No. of dwelling units: 6
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system, Fire Suppression system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	4		S-2		6	STORAGE
001 001 50			M		6	MERCANTILE
002 002 24			M		6	MERCANTILE

805 MADISON AVENUE

Bonpoint

Bus Stop Sign:
M1
21 M3
M4
M2

ENTIRE BUILDING
FOR
LEASE
803 MADISON AVE.

212-255-1107

For More Information, Please Contact Exclusive Agents:

HUNTER MOSS

(212) 589 5136

hunter.moss@cushwake.com

For Leasing Information

ERIC LE GOFF

(212) 841 5983

eric.legoff@cushwake.com

CUSHMAN & WAKEFIELD

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(212) 696 2500

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