

24 5th Ave Land Lease Analysis

Land lease Analysis of annual Rent with regard to Unit#1210\11 @ 24 5th Ave.

Total Shares for the Bldg-459,049

Shares for apt#1210\11-1429

% of total shares-.0031129

424 Units

Month\Year start date	Annual Rent	Apt#1210\11-Allocation of rent for that year	
Jan 2008	\$600K	\$1867.74	(\$155.65 monthly)
Jan 2009	\$680K	\$2116.77	(\$176.40 Last year monthly)
Jan 2010	\$750K	\$2334.68	(\$194.56 This year monthly)
Jan 2011	\$810K	\$2521.45	(\$210.12 Monthly)
Jan 2012	\$840K	\$2614.84	(\$217.90 Monthly)
Jan 2013	\$875K	\$2723.79	(\$226.98 Monthly)
Jan 2014	\$900K	\$2801.61	(\$233.47 Monthly)
Jan 2015	\$925K	\$2879.43	(239.95 Monthly)
Jan 2016	\$925K	\$2879.43	(239.95 Monthly)
Jan 2017	\$925K	\$2879.43	(239.95 Monthly)

There is a \$63.55 monthly difference between what the current amount of the land lease allocated to this apt for each month for maintenance & what it is scheduled to go up to in Jan 2017

\$239.95 Jan 2017 Monthly allocation for Land lease

-\$176.40 Jan 2009 Monthly Allocation for Land lease

\$ 63.55 Difference