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160 MADISON AVENUE  
NEW YORK, N.Y. 10016  
212/725-4042

160 Madison Avenue Joint Venture  
160 Madison Avenue  
New York, NY 10016

Gentlemen:

The accompanying Balance Sheet of 160 Madison Avenue Joint Venture as of December 31, 1989 and the related Statement of Income and Partners' Capital Accounts for the period of January 1, 1989 to December 31, 1989 have been compiled by us.

A compilation is limited to presenting in the form of financial statements, information that is the representation of management. We have not audited or reviewed the accompanying financial statements and accordingly do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's financial position, and the results of operations. Accordingly, these financial statements are not designed for those who are not informed about such matters.



New York, New York  
February 27, 1990

160 MADISON AVENUE JOINT VENTURE  
BALANCE SHEET  
UNAUDITED

DECEMBER 31, 1989

ASSETS

Current Assets

Due from General Partner	\$ 7,350
Prepaid Real Estate Taxes	21,272
Prepaid Insurance	<u>3,197</u>
 Total Current Assets	 <u>\$ 31,819</u>
Land and Building	1,000,000
Less: Accumulated Depreciation	<u>354,859</u>
	645,141
 <u>Other Assets</u>	 
Deferred Mortgage Costs (Net)	19,642
Tax Escrow	8,158
Security Deposit - Con Ed	<u>405</u>
 Total Other Assets	 <u>28,205</u>
 Total Assets	 <u>\$705,165</u>

LIABILITIES AND CAPITAL

Current Liabilities:

Loan Payable	\$ 9,000
Accrued Interest Payable	<u>6,252</u>
 Total Current Liabilities	 <u>\$ 15,252</u>
First Mortgage Payable	625,237
Partners' Capital - General Partner	8,000
Partners' Capital - Limited Partners	<u>56,676</u>
 Total Liabilities and Capital	 <u>\$705,165</u>

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160 MADISON AVENUE JOINT VENTURE  
 STATEMENT OF INCOME  
 UNAUDITED  
 JANUARY 1, 1989 TO DECEMBER 31, 1989

Rental Income	\$181,900
<u>Operating Expenses:</u>	
Interest on Mortgage	\$ 75,953
Mortgage Principle Payments	16,451
Real Estate Tax	41,730
Repairs and Maintenance	5,147
Elevator Maintenance	7,064
Fuel	6,233
Insurance	4,979
Management	5,694
Utilities	3,059
Office Expense	3,859
Protection & Alarm System	1,202
Professional	5,338
Water	2,716
General	53
Net Operating Expenses	<u>179,478</u>
Net Operating Income	2,422
Adjustment to Income	
Depreciation and Amortization of Mortgage Costs	59,744
Less: Mortgage Principle Payments	<u>16,451</u> <u>43,293</u>
Net Loss	<u><u>\$(40,871)</u></u>

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160 MADISON AVENUE JOINT VENTURE  
 RECONCILIATION OF PARTNERS' CAPITAL AND LIMITED PARTNERS  
 UNAUDITED

JANUARY 1, 1989 TO DECEMBER 31, 1989

<u>Partner</u>	<u>% of Interest</u>	<u>Partners' Capital 1/1/89</u>	<u>Net Loss</u>	<u>Partners' Capital 12/31/89</u>
Steve Abrams	6.250	\$ 6,097	\$ (2,554)	\$ 3,543
Linda Tepper	6.250	6,097	(2,554)	3,543
Rolf Karl	20.833	20,322	(8,515)	11,807
John M. Simon	20.833	20,322	(8,515)	11,807
Henry Traiman	20.833	20,322	(8,515)	11,807
Edith Klein	<u>25.000</u>	<u>24,387</u>	<u>(10,218)</u>	<u>14,169</u>
<b>Total</b>	<b><u>100.000%</u></b>	<b><u>\$ 97,547</u></b>	<b><u>\$ (40,871)</u></b>	<b><u>\$ 56,676</u></b>

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