

160 MADISON AVENUE JOINT VENTURE
FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 1997

160 MADISON AVENUE JOINT VENTURE
160 MADISON AVENUE
NEW YORK, NY 10016

GENTLEMEN:

I HAVE COMPILED THE ACCOMPANYING BALANCE SHEET OF 160 MADISON AVENUE JOINT VENTURE AS OF DECEMBER 31, 1997 AND THE RELATED STATEMENT OF INCOME FOR THE YEAR THEN ENDED, IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS.

A COMPILATION IS LIMITED TO PRESENTING IN THE FORM OF FINANCIAL STATEMENTS INFORMATION THAT IS THE REPRESENTATION OF MANAGEMENT. I HAVE NOT AUDITED OR REVIEWED THE ACCOMPANYING FINANCIAL STATEMENTS AND, ACCORDINGLY, DO NOT EXPRESS AN OPINION OR ANY OTHER FORM OF ASSURANCE ON THEM.

JERICO, NY 11753
APRIL 22, 1998

ALLAN C COHN, CPA

**160 MADISON AVENUE JOINT VENTURE
BALANCE SHEET
DECEMBER 31, 1997**

ASSETS

DUE FROM AFFILIATED COMPANIES		\$ 56,923
LAND		125,000
BUILDING	\$ 911,250	
LESS: ACCUMULATED DEPRECIATION	<u>826,646</u>	84,604
INTANGIBLE ASSETS	28,226	
LESS: ACCUMULATED AMORTIZATION	<u>19,773</u>	8,453
SECURITY DEPOSIT		<u>3,778</u>
TOTAL ASSETS		<u><u>\$ 278,758</u></u>

LIABILITIES AND PARTNERS CAPITAL

CURRENT LIABILITIES

MORTGAGE PAYABLE - CURRENT PORTION	\$ <u>38,316</u>	
TOTAL CURRENT LIABILITIES		38,316

LONG TERM LIABILITIES

MORTGAGE PAYABLE - LONG TERM	\$ <u>330,937</u>	
TOTAL LONG TERM LIABILITIES		<u>330,937</u>

TOTAL LIABILITIES		<u><u>\$ 369,253</u></u>
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PARTNERS CAPITAL

JOHN SIMON	(20,518)	
160 MADISON AVENUE OWNERS CORP	8,000	
BERNAT MIKHLI	(12,312)	
SHAMUIL MIKHLI	(12,312)	
MOSES SHAYOWITZ	(12,312)	
CLAUDE A SIMON	<u>(41,041)</u>	
TOTAL PARTNERS CAPITAL		<u>(90,495)</u>
TOTAL LIABILITIES AND PARTNERS CAPITAL		<u><u>\$ 278,758</u></u>

**160 MADISON AVENUE JOINT VENTURE
STATEMENT OF INCOME
FOR THE YEAR ENDED DECEMBER 31, 1997**

RENTAL INCOME		\$ 201,600
EXPENSES		
ADVERTISING	\$ 432	
AMORTIZATION	1,411	
DEPRECIATION	59,458	
FUEL	7,824	
INSURANCE	3,140	
INTEREST	16,356	
OFFICE EXPENSE	275	
PROFESSIONAL FEES	3,730	
REPAIRS AND MAINTENANCE	36,341	
SECURITY	2,204	
TAXES	74,853	
UTILITIES	4,314	
ADMINISTRATIVE FEES	2,408	
WATER	2,320	
ELEVATOR EXPENSES	7,183	
SPRINKLER	510	
SUPPLIES & PERMITS	636	
MANAGEMENT	<u>7,256</u>	
TOTAL EXPENSES		<u>230,651</u>
NET LOSS FROM RENTAL ACTIVITIES		\$ <u>29,051</u>