

160 MADISON AVENUE

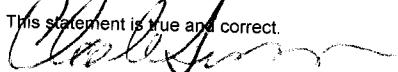
RENT ROLL AS OF 12/31/2010

SPACE	TENANT NAME	TENANT SINCE	LEASE START	LEASE END	SQUARE FEET	RENT PER MONTH	EXPENSE PER MONTH	TOTAL PER MONTH
1st Floor and Basement	Vacant				4200			\$0
2nd Floor	The Korean Sohmyung	1998	8/1/1998	7/31/2012	2500	\$6,042	\$864	\$6,906
3rd Floor	Seven Olive Inc.	2010	1/15/2010	1/14/2020	2500	\$8,240	\$50	\$8,290
4th Floor	Gary Hughes	2008	MTM	MTM	200	\$700		\$700
5th Floor	Thomas Bouregy	1999	7/15/1999	MTM	2500	\$5,208	\$348	\$5,556
6th Floor	Insight Capitalists Mgt.	2009	11/1/2009	10/31/2011	2500	\$7,500	\$0	\$7,500
7th Floor	Veratex, Inc.	1983	6/1/2007	5/31/2012	2500	\$6,500		\$6,500
				TOTAL	16900	\$34,190	\$1,263	\$35,452

OPERATING EXPENSES

Year	2009	2010	As of 3/31/2011
Administrative Fee	2,400.00	2,400.00	600.00
Management	7,656.00	7,656.00	1,914.00
Bank Charges	1,296.00	978.00	144.00
Utilities	9,962.00	8,215.00	1,280.00
Fuel	21,327.00	18,782.00	21,695.00
Water	1,891.00	14,057.00	2,116.00
Insurance	11,846.00	14,187.00	4,417.00
Repairs & Maintenance	54,200.00	58,090.00	10,145.00
Postage & Supplies	3,961.00	3,961.00	656.00
Security Service	5,644.00	6,049.00	1,536.00
Real Estate Taxes	68,713.00	69,430.00	-
NYS Corp Tax	29.00	29.00	29.00
NYC Corp Tax	300.00	25.00	25.00
Legal & Professional	3,946.00	7,160.00	475.00
Accounting	1,900.00	4,450.00	2,250.00
Misc	3,746.00	1,095.00	-
Total	198,817.00	216,564.00	47,282.00
Interest Expense	96,687.00	96,687.00	22,902.00
Total with Interest Expense	295,504.00	313,251.00	70,184.00

This statement is true and correct.


Claude Simon, Pres., 160 Madison Avenue Owners Corp.