

Your Financial Advisor
CONDOS/KATZMAN/MORRI
MORGAN STANLEY SMITH BARNEY
787 7TH AVENUE 36TH FLOOR
NEW YORK NY 10019
1(212) 492 - 6900

| | |
|-----------------------|-------------|
| Statement Date | 11/30/12 |
| Payment Date | 12/01/12 |
| Account Number | 07540381701 |
| Total Minimum Payment | \$510.53 |

160 MADISON AVE OWNERS CORP
254 5TH AVE 3RD FL
NEW YORK NY 10001

754

Portfolio Loan Account (PLA) Summary for Account Number: 07540381701

| PLA FACILITY LIMIT | PLA BALANCE | PLA AVAILABLE CREDIT* |
|--------------------|--------------|-----------------------|
| \$553,000.00 | \$420,000.00 | \$133,000.00 |

* PLA Available Credit at month end is equal to the loan value of the pledged collateral less outstanding loan balances and issued amounts on Letters of Credit. As Available Credit can change daily, please call 1-800-355-3086 for a current value.

Variable Rate Revolving Line of Credit Information

Loan Number: 00001

| Payment Date | Fees Assessed/ Unpaid | Current Amount Due | Past Due Amount | Minimum Payment |
|--------------|-----------------------|--------------------|-----------------|-----------------|
| 12/01/12 | \$0.00 | \$510.53 | \$0.00 | \$510.53 |

Loan payments due will be satisfied by an automatic advance on your Variable Rate Revolving Line of Credit, subject to Available Credit. Should you choose to pay down the balance on your Variable Rate Revolving Line of Credit, please return the bottom portion of this statement with your payment.

160 MADISON AVE OWNERS CORP
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| | |
|-----------------------|-------------|
| Statement Date | 11/30/12 |
| Payment Date | 12/01/12 |
| Account Number | 07540381701 |
| Total Minimum Payment | \$510.53 |

Please send your payment to:
MORGAN STANLEY BANK, N.A.
P. O. BOX 5754
MADISON, WI 53705-0754

Amount Enclosed

160 MADISON AVE OWNERS CORP
Account Number 07540381701
Statement Date 11/30/12

Variable Rate Revolving Line of Credit Information

Loan Number: 00001

| Activity - from 11/09/12 through 11/30/12 | | | | | |
|---|----------------------|---|--------------------------------|--------------------|---------------------------|
| Eff Date | Post Date | Description | Advances/Debits Finance Charge | Payments/Credits | Principal Balance |
| 11/09 | | Principal Balance at the Beginning of the Cycle | | | \$0.00 |
| 11/19 | 11/19 | Advance | \$420,000.00 | | \$420,000.00 |
| Previous Statement Balance | Plus Advances/Debits | Minus Payments/Credits | Plus Finance Charge | Plus Other Charges | Current Statement Balance |
| \$0.00 | \$420,000.00 | \$0.00 | \$510.53 | \$0.00 | \$420,510.53 |

| RATE TABLE | | | |
|------------|---------|------------|---------------|
| From | Through | Daily Rate | Interest Rate |
| 11/09 | 11/11 | 0.0116917% | 4.21% |
| 11/12 | 11/12 | 0.0116903% | 4.21% |
| 11/13 | 11/13 | 0.0116889% | 4.21% |
| 11/14 | 11/14 | 0.0116875% | 4.21% |
| 11/15 | 11/22 | 0.0102986% | 3.71% |
| 11/23 | 11/25 | 0.0103014% | 3.71% |
| 11/26 | 11/28 | 0.0103028% | 3.71% |
| 11/29 | 11/29 | 0.0103153% | 3.71% |
| 11/30 | 11/30 | 0.0082347% | 2.96% |

For Customer Assistance Contact:
1-800-355-3086