

**ASSESSMENT ROLL 2016-2017**  
**City of New York**

**Taxable Status Date: January 5, 2016**

**Parcel Information**

**Owner Name**  
ARC NY144OBWY1, LLC

**Borough:** Manhattan  
**Block:** 993  
**Lot:** 11

**Property Address and Zip Code**  
144044 BROADWAY 10018

**Tax Class:** 4  
**Building Class:** O4

**Real Estate Billing Name and Address**  
ARC NY144OBWY1, LLC  
C/O AMERICAN REALTY CAPITAL NE  
REIT, INC. 405 PARK  
NEW YORK NY 10022

**Land Information**

| Lot Size              | Irregular | Corner |
|-----------------------|-----------|--------|
| 128.08 FT x 203.83 FT | IRREG     | NE     |

**Building Information**

| Number of Buildings | Building Size         | Extension | Stories |
|---------------------|-----------------------|-----------|---------|
| 2                   | 128.08 FT x 203.83 FT |           | 25.00   |

**Assessment Information**

| Description            | Land       | Total       |
|------------------------|------------|-------------|
| ESTIMATED MARKET VALUE |            | 234,444,444 |
| ACTUAL AV              | 32,400,000 | 105,500,000 |
| ACTUAL EX AV           | 0          | 0           |
| TRANS AV               | 32,400,000 | 98,516,518  |
| TRANS EX AV            | 0          | 0           |

**Taxable/Billable Assessed Value**

|   |            |
|---|------------|
| SUBJECT TO ADJUSTMENTS, YOUR 2016/17 TAXES WILL BE BASED ON | 98,516,518 |
|---|------------|

**Property is assessed at the following uniform percentages of full market value, unless limited to a lesser amount by law:**

**Class 1 - 6%                      Class 2 - 45%                      Class 3 - 45%                      Class 4 - 45%**