

At a meeting of the Town Board of the Town of North Castle at the Town Hall, 15 Bedford Road, Armonk, New York in the Town of North Castle, Westchester County, New York, on the 22nd day of January, 2025, at 7:30 p.m.

P R E S E N T : Hon. Joseph A. Rende
Barbara DiGiacinto
José Berra
Saleem Hussain
Matt Milim

-----X

In the Matter of the Acquisition of 333 Main Street,
Armonk, New York, pursuant to the Eminent Domain
Procedure Law

**ORDER CALLING
PUBLIC HEARING**

-----X

WHEREAS, the Town Board of the Town of North Castle is authorized by Town Law §§ 64 and 220 to acquire real property for use as a new Town Hall, Court and Police Station; and

WHEREAS, the Town is considering acquiring by eminent domain two parcels of real property having a total area of approximately 2.91 acres in area, one of which is known as 333 Main Street, Armonk, New York, and is designated on the tax map of the Town of North Castle as Parcel No. 108.03-1-73, and the other of which is an adjacent parcel conveyed to the owner of 333 Main Street by the County of Westchester by deed dated December 15, 2004 and recorded on March 25, 2005 in the Office of the Clerk of the County of Westchester under Control No. 450110663, with the improvements on those properties, for use as a new Town Hall, Court and Police Station; and

WHEREAS, the Town Board has received and considered a short environmental assessment form under the New York State Environmental Quality Review Act (“SEQRA”) regarding the acquisition project, a copy of which is attached to this resolution as Exhibit A; and

WHEREAS, the Town Board has received and considered an appraisal of the property prepared

by Beckmann Appraisals, Inc., determining the value of the property to be \$7,000,000 as of November 18, 2024, a copy of which is attached to this resolution as Exhibit B; and

WHEREAS, pursuant to Eminent Domain Procedure Law (EDPL) § 201, the Town Board is required to hold a public hearing in order to inform the public and to review the public use to be served by a proposed acquisition and the impact on the environment and residents of the locality as a result of the project,

NOW, on motion of Councilman _____ seconded by Councilman _____, it is hereby

ORDERED, that the Town Board determines that the proposed acquisition project does not involve any other agency, federal, state, or local; and it is further

ORDERED, that because no other agency is involved in the project, the Town Board will be the lead agency under SEQRA with respect to the proposed acquisition project; and it is further

ORDERED, that the Town Board determines that the proposed acquisition project is an unlisted action under SEQRA because the project is not a listed Type II action and does not satisfy any threshold for a Type I action; and it is further

ORDERED, that in accordance with the provisions of EDPL § 202, the Town Board will meet and hold a public hearing at the Town Hall, 15 Bedford Road, Armonk, New York, on the 12th day of February, 2025, at 7:30 p.m., to consider the proposed acquisition of the property known as 333 Main Street, Armonk, New York (Parcel No. 108.03-1-73), for use as a new Town Hall, Court and Police Station, at which the Town Board will outline the purpose, proposed location or alternate locations of the proposed acquisition project and any other information it considers pertinent, including maps and property descriptions of the property to be acquired and adjacent parcels, and all interested persons will be given a reasonable opportunity to express their views concerning the economic and social effects of the proposed acquisition project, its impacts on the environment and its consistency with the goals and objectives established by the community; and it is further

ORDERED, that a record of the hearing be kept to include written statements submitted at the hearing or otherwise received by the Town Clerk prior to the commencement of the public hearing, copies of which will be available to the public for examination without cost in the Office of the Town Clerk during normal business hours and will be reproduced upon written request and payment of the cost of reproduction; and it is further

ORDERED, that the Town Board may further adjourn the hearing; and it is further

ORDERED that the Town Clerk is authorized and directed give the notice of the purpose, time and location of the public hearing, setting forth the location of the proposed acquisition project, including any proposed alternate locations, at least 10 but not more than 30 days prior to the public hearing by causing notice to be published in at least five successive issues of the Town's official newspaper, and to serve, either by personal service or certified mail, return receipt requested, a notice of the purpose, time, date, and location of the public hearing to each assessment record billing owner or his or her attorney of record 10 but no more than 30 days prior to the public hearing, stating that those property owners who may subsequently wish to challenge condemnation of their property via judicial review may do so only on the basis of issues, facts, and objections raised at such hearing.

The adoption of the foregoing order was duly put to a vote, and on a roll call the vote was as follows:

Hon. Joseph A. Rende	voting ____
Barbara DiGiacinto	voting ____
José Berra	voting ____
Saleem Hussain	voting ____
Matt Milim	voting ____

and the order was thereupon declared duly adopted.

Dated: Armonk, New York
January 22, 2025

STATE OF NEW YORK)
) ss.:
COUNTY OF WESTCHESTER)

I, the undersigned Town Clerk of the Town of North Castle, Westchester County, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town Board of said Town, including the resolution contained therein, held on November 13, 2024, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, PURSUANT TO Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, the time and place of all regular meetings of the Town Board for the year were announced at an Organizational Meeting held in January 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town on January 23, 2025.

Alison Simon, Town Clerk
Town of North Castle

(Corporate Seal)

EXHIBIT A

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

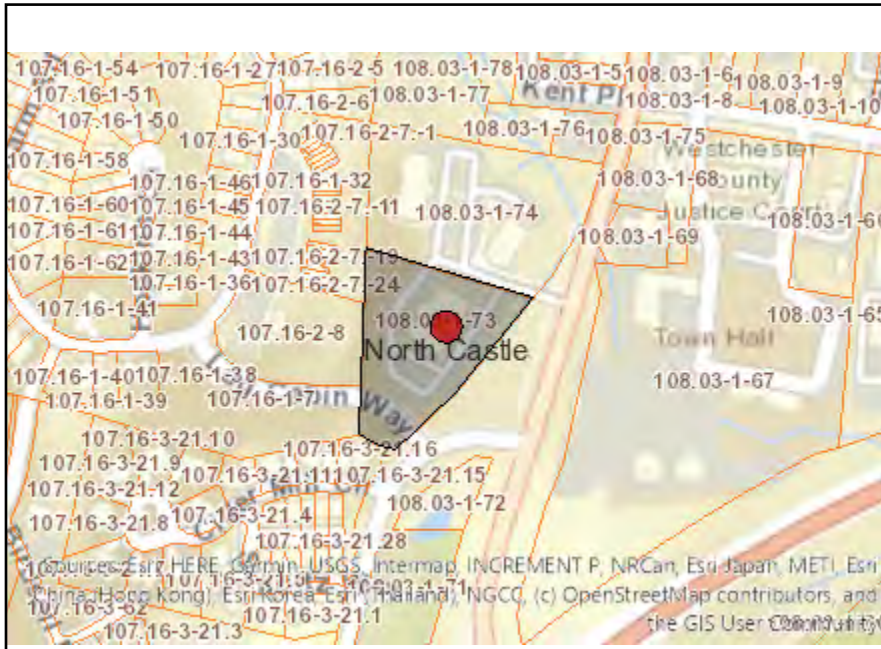
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Town of North Castle							
Name of Action or Project: Purchase and renovation of real property for new Town Hall							
Project Location (describe, and attach a location map): 333 Main Street, Armonk, NY 10504							
Brief Description of Proposed Action: Purchase of 333 Main St. [Parcel No. 108.03-1-73], which includes a 44,542-square-foot building on a 2.91 acre parcel in the PBO-2A Professional Business Office zoning district. The proposed new Town Hall would be ADA compliant and of sufficient size to accommodate all Town office operations.							
Name of Applicant or Sponsor: North Castle Town Board		Telephone: 914-273-3000 E-Mail: supervisor@northcastleny.com					
Address: 15 Bedford Park							
City/PO: Armonk		State: NY	Zip Code: 10504				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		2.91 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		n/a acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>The Site is located approximately .25 miles NY from a Class 4 (closed) state superfund site "Armonk Private Wells." PCE was identified in private wells in the area. A supermarket and other retail space occupy the site currently, and an on-site remediation system remains in place. Groundwater flow in the area is to the SW, which is away from 333 Main Street.</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: _____ Date: _____		
Signature: _____ Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

EXHIBIT B

APPRAISAL
OF PROPERTY OWNED BY
F & F ARMONK ASSOCIATES LLC & MICHAEL FARERI

Located at
333 Main St, Hamlet of Armonk
Town of North Castle, Westchester County, NY

Also known as
Town of North Castle Parcel #: 108.03-1-73

Prepared For
Mr. Albert J. Pirro, Jr., Esq., Partner
Abrams Fensterman LLP
81 Main St
White Plains, NY 10601

As of
Valuation Date: November 18, 2024
the date of inspection

BECKMANN APPRAISALS, Inc.

67 MAIN STREET

TAPPAN, NEW YORK 10983

REAL PROPERTY APPRAISERS, ANALYSTS AND CONSULTANTS

William R. Beckmann, MAI, CRE, FRICS, Certified General Real Estate Appraiser
Ann Marie Mulholland, Certified General Real Estate Appraiser

(845) 359-0070
fax (845) 359-3652
www.beckmannappraisals.com

December 18, 2024

Mr. Albert J. Pirro, Jr., Esq., Partner
Abrams Fensterman LLP
81 Main St Suite 400
White Plains, NY 10601

Re: Appraisal of the Fee Simple interest of land and improvements "As Is" located at 333 Main St, Hamlet of Armonk, Town of North Castle, Westchester County, NY and further identified as Town of North Castle Parcel ID# 108.03-1-73

Dear Mr. Pirro, Jr., Esq., Partner:

In accordance with your request, we have appraised the subject property "As Is" located at 333 Main St, in the Hamlet of Armonk, Town of North Castle and County of Westchester, to estimate the fair market value for litigation purposes.

Our appraisal is based on a personal inspection, investigation of applicable market factors, and an analysis of the data considered pertinent to the appraisal process. Our appraisal has been made in conformity with and is subject to the requirements of the following:

- ◆ Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation.
- ◆ Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- ◆ Supplemental Standards of Professional Appraisal Practice of the Appraisal Institute.

The value stated in this letter is subject to certain assumptions and limiting conditions set forth in the body of the accompanying report. Furthermore, this letter does not in itself constitute an appraisal but merely serves to transmit the appraisal report that follows.

BECKMANN APPRAISALS, Inc.


Mr. Albert J. Pirro, Jr., Esq., Partner

December 18, 2024

Page two

After reconciliation and consideration of the factors that tend to influence value, the estimated market value of the Fee Simple interest of the subject property "As Is", as of November 18, 2024, is as follows:

BECKMANN APPRAISALS, Inc.:

By: 

William R. Beckmann, MAI, CRE

Certificate Number 8417

NYS Certified General Real Estate

Appraiser #46000000325

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PREFACE

SUBJECT PROPERTY PHOTOGRAPHS

Aerial Map

CERTIFICATION

I, William R. Beckmann, certify that to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct.

That the reported analyses, opinions and conclusions are limited only to the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the subject property within the three-year period immediately preceding acceptance of this assignment.

That I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

That my engagement in this assignment was not contingent upon developing or reporting predetermined results.

That compensation for completing this assignment is not contingent upon the developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

I have made a personal inspection of the property that is the subject of this report.

In the preparation of this appraisal report others assisted in the gathering of information, comparable sales, inspection of the property, etc. However, no one other than Ann Marie Mulholland and the undersigned prepared the analyses, conclusions and opinions concerning the value of the real estate set forth in this appraisal.

That my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* of The Appraisal Foundation and the *Code of Professional Ethics and the Standards of Professional Appraisal Practice* of the Appraisal Institute.

That the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

After reconciliation and consideration of the factors that tend to influence value, the estimated market value of the Fee Simple interest of the subject property. As Is", as of November 18, 2024, the date of inspection, is as follows:

BECKMANN APPRAISALS, Inc.:

December 18, 2024

By:



William R. Beckmann, MAI, CRE

Certificate Number 8417

New York State Certified General Real Estate Appraiser

BASIC ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is subject to underlying assumptions and limiting conditions qualifying the information contained in the report as follows:

The valuation estimate applies only to the property specifically identified and described in the ensuing report.

Information and data contained in the report, although obtained from public record and other reliable sources and, where possible, carefully checked by the appraisers, is accepted as satisfactory evidence upon which rests the final expression of property value. The appraisers have made no legal survey, nor have they commissioned one to be prepared; therefore, reference to a sketch, plat, diagram, or previous survey appearing in the report is only for the purpose of assisting the reader to visualize the property.

It is assumed that the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.

It is assumed that all information known to the client and relative to the valuation has been accurately furnished and that there are no undisclosed leases, agreements, liens, or other encumbrances affecting the use of the property.

Ownership and management are assumed to be competent and in responsible hands.

No responsibility is assumed for matters of a legal nature, whether existing or pending.

Information identified as being furnished or prepared by others is believed to be reliable, but no responsibility for its accuracy is assumed.

The appraisers, by reason of this appraisal, shall not be required to give testimony as an expert witness in any legal hearing or before any court of law unless justly and fairly compensated for such services.

Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not observed or known by the appraiser. The appraiser, however, is not qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous

materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.

In the event the subject property is improved we have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). It is possible that a compliance survey of the property, together with a detailed analysis of the requirement of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of the ADA in estimating the value of this property.

By reason of the purpose of this appraisal and function of the report herein set forth, the value reported is only applicable to the property rights appraised and the appraisal report should not be used for any other purpose.

William R. Beckmann is a member of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, for such third parties as may be selected by the party for whom this appraisal report was prepared. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this appraisal report.

In January 2020, the global outbreak of a "novel coronavirus" known as COVID-19 was deemed by the World Health Organization (WHO) Emergency Committee to constitute a Public Health Emergency of International Concern. In March 2020, WHO made the assessment that COVID-19 can be characterized as a pandemic. It is currently unknown what long-term direct, or indirect, effect, this event may have on the national economy, the local economy, or the market in which the subject property is located. As of the valuation date, most retail properties have been adversely affected. Further, the value of most properties have not stabilized. The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date(s) of the appraisal.

HYPOTHETICAL CONDITIONS AND/OR EXTRAORDINARY ASSUMPTIONS

Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not observed or known by the appraiser. The appraiser, however, is not qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.

Use of or reliance on this appraisal or appraisal report, regardless of whether such use or reliance is known or authorized by the appraiser, constitutes acknowledgment and acceptance of these general assumptions and limiting conditions, any extraordinary assumptions or hypothetical conditions, and any other terms and conditions stated in this report.

INTRODUCTION

IDENTIFICATION OF THE PROPERTY

The subject property is an approximate 2.91± acre parcel located on 333 Main St, in the Hamlet of Armonk, and further identified as Town of North Castle Parcel ID #'s 108.03-1-73. The subject site is developed with a three story over lower-level, Class A professional office building circa 2002 that was built to suit for owner occupancy. The building has an approximately 45,000± square feet of net leaseable area and was in good condition upon inspection.

PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to submit a supported estimate of the fair market value of the subject properties, as of November 18, 2024, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and the Uniform Standards of Professional Practice of The Appraisal Foundation for use by the client, Albert J. Pirro, Jr., Esq. and for no other intended use or user.

FUNCTION OF THE APPRAISAL

The function of this appraisal is to provide an estimate of market value for litigation purposes.

DATE OF APPRAISAL

The date of the appraisal is December 13, 2024.

DATE OF VALUATION

The date of valuation for the subject property is November 18, 2024, the date of inspection.

HISTORY OF THE PROPERTY

According to records on file at the Westchester County Clerk's Office, the subject property has not been conveyed within the last five years.

STATEMENT OF OWNERSHIP

According to the records of the Westchester County Clerk's Office F & F Armonk Associates LLC & Michael Fareri, 4 Macdonald Ave Ste 1, Armonk, NY 10504, currently own the subject property.

SCOPE OF WORK

In undertaking our analysis of market value we have considered all usual approaches to value and employ the Sales Comparison and Income Capitalization Approaches, which is appropriate for use in valuing office properties. We have searched the subject marketplace for sales of similar properties within the Hamlet of Armonk, Town of North Castle, and the surrounding Westchester area in which the subject property is situated. All comparable sales were verified by the appraiser. In making our adjustments to comparable sales we have considered items such as location, size, condition, topography, utilities, approvals/site improvements, etc., to be relevant to our analysis, as more fully described later within the Sales Comparison and Income Capitalization Approaches section(s) of this report.

We undertake the Sales Comparison and Income Capitalization Approaches to value the subject as improved. We utilize survey data as published in PwC Investor Surveys and/or RealtyRates.com Investor Surveys to assist in our market value estimate. The subject is considered an income producing investment.

For those properties where Average Annual Daily Traffic (AADT) count is published by the NYS Department of Transportation, traffic data is employed to assist in the analysis of the locational characteristics of the property.

The process of collecting, confirming, and reporting data with respect to this assignment has been performed in accordance with the Standards of Professional Appraisal Practice of the Appraisal Institute, and the Uniform Standards of Professional Practice of The Appraisal Foundation. With regard to the subject property, this involved the following steps:

- 1) The interior and exterior of the subject property was inspected and photographed on November 18, 2024.
- 2) Regional, city, county and neighborhood data are based on information available in the Beckmann Appraisals Library, as well as data obtained from the Westchester County Planning Commission.
- 3) The neighborhood section was based upon a physical inspection of the area as well as data from the Town of North Castle, NY.
- 4) The subject property data was based upon our physical inspection.
- 5) In developing the approaches to value, the market data used was collected from the Beckmann Appraisals, Inc. office files, other appraisers, realtors, and the Municipal Offices of the Town of North Castle.

All sales data used in this appraisal has been verified through the principals, attorneys or others involved in the transaction and/or public records on file in the Westchester County Clerk's Office, offices of the appropriate municipal clerks or local Multiple Listing Service agencies.

FACTUAL DESCRIPTIONS

REGIONAL DATA
Westchester County, New York

REGIONAL DATA

Westchester County, New York

LOCATION

The subject property located in Westchester County is within the New York Metropolitan Statistical Area (MSA), the largest MSA in New York and New Jersey. Situated just north of New York City, Westchester County is 450 square miles in size. It shares its northern boundary with Putnam County, its southern boundary with New York City, the Hudson River and Rockland County to the west and Connecticut to the east. Westchester County contains six cities, twenty-three villages and fourteen towns. "Because some villages fully occupy the town in which they are located, there are five additional town governments which have no land area solely under their jurisdiction."¹

POPULATION/DEMOGRAPHICS

Based on the U.S. Census Bureau data, Westchester County's population for 2020 Decennial Census was 1,004,457 an increase of approximately 5.6%, since Census 2010, when it was estimated to be 949,113. According to the 2022 American Community Survey 1 Year Estimate the median age is 42.0 years and the median household income is \$108,144.

Growth is slowing in suburban areas while population in urban centers continues to grow. Population is highly concentrated in the southern portion of the county, where it merges with New York City, as well as in areas along the Hudson River. Of the 15 largest cities in the state, only New York City, Yonkers, New Rochelle, Mount Vernon, and White Plains grew in population. The largest city in Westchester is Yonkers, which experienced an 8% increase in population from 2010, to an estimated 211,569 as reported in the 2020 Census.

Detailed demographic information is available from the US Census Bureau and the NYS Dept. of Economic Development, State Data Center.

<http://factfinder2.census.gov>

Source: U.S. Census Bureau, Census 2010

HOUSING

2020 Decennial Census data reported 388,963 total housing units in Westchester County, up from 374,926 from 2015-2019 Census. The 2022 American Community Survey – 1 Year Estimate reports a 62.6% Ownership Rate. Census data estimated a total of 233,898 owner-occupied housing units and approximate 20,770 units were vacant. As reported by the 2022 American Community Survey 1 Year Estimate the median value of owner-occupied housing units was \$634,800.²

The Greater Hudson Valley Multiple Listing Service³ reported as of end of third quarter 2024, U.S. home sales remained sluggish, as persistent affordability challenges weighed on demand, causing buyer activity to slump. Home prices have continued to hit record levels nationwide, and although mortgage rates recently fell to their lowest level in two years, having dropped nearly one full percentage point since July, the decline in rates has yet to translate to an increase in sales activity at the national level. Single-Family Closed Sales were down 4.6 % to 1,536. Condos Closed Sales were up 11.5 % to 348. Co-ops Closed Sales were down 16.4% to 373. Single-Family Median Sales Price increased 8.0% to \$999,000. Condos Median Sales Price increased 15.1% to \$535,000. Co-ops Median Sales Price increased 3.5% to \$216,250.

The table shown on the following page illustrates the local Westchester County housing market trends for the period of 2011-2023.

² United States Census Bureau's housing statistics for Westchester County

³ Hudson Valley One Key MLS Quarterly Indicators 3Q 2024

New York Times reported in December 2024 that according to the National Association of Realtors, 2024 is on track to have the slowest housing market in three decades, with a projected four million home sales, making 2024 the second straight year of historically anemic sales. The last time sales dipped that low was in 1995, when the U.S. population was 22% smaller than it is today. By April 2024, the average rate on a 30-year mortgage had topped 7%. Realtor.com is predicting that mortgage rates will hover around 6.3% through next year, while Redfin expects them to stay closer to 7%, keeping many prospective buyers on the sidelines. This housing crisis is a supply crisis, and not just because people are not selling their homes. The country simply hasn't built enough new homes to keep pace with a growing population: [Zillow](#) puts the shortage at 4.5 million homes, [Freddie Mac](#) at 3.7 million. Builders have been struggling against higher costs for borrowing materials and labor — relics of the pandemic. In October 2024, new housing starts for single-family homes dropped by 6.9 percent from September, to 970,000, [according to the Census Bureau](#).

In the third quarter of 2024, the median sale price for a house, \$420,400, was 32% higher than in the 2Q quarter 2020, at the start of the pandemic, [according to federal housing data](#). And the nationwide median rent, at \$1,382 a month in November, was 20% higher than in January 2020, according to Apartment List. In 2022, [more Americans than ever were rent-burdened](#) (meaning they spent more than a third of their income on housing), and homelessness [reached record highs](#). Between July 2023 and June 2024, first-time home buyers purchased less than a quarter of the homes that sold, the lowest share since 1981. The forecast for 2025 remains uncertain. Redfin, expecting that demand will continue to outpace supply, predicts prices will rise by 4% next year, while CoreLogic, expects that high interest rates will deter more buyers, forecasts 1.9% growth. The National Association of Home Builders expects construction to start on about one million single-family homes in 2025. The rental projects that began construction during the pandemic, with one million new multifamily units

coming to market in 2024 and 2025, a 50-year high. This influx means that rents could at least remain flat in 2025, as they did in 2024.⁴

⁴ New York Times December 11, 2024 Ronda Kaysen

EMPLOYMENT

As reported by the NYS Department of Labor there is significant employment growth projected for the Hudson Valley region for the period 2020 - 2030, with employment growing at an average rate of 2.3% per year. Job losses for the region are expected in the Self-employed Workers, while significant gains are expected to be made in the Arts/Entertainment & Recreation, Accommodation and Food Services, Other Services (except Government), Transportation & Warehousing, Health Care and Social Assistance, Construction, Professional and Business Services, Retail Trade, Mining, and Manufacturing

New York State Department of Labor					
Long-Term Industry Employment Projections, 2020-2030					
Hudson Valley					
NAICS Code	Industry Title	Employment		Net Change	Percent Change
		2020	2030		
000000	Total All Industries	963,660	1,215,040	251,380	26.1%
00601	Self Employed Workers, All Jobs	53,260	52,700	-560	-1.1%
11	Agriculture, Forestry, Fishing and Hunting	4,870	5,190	320	6.6%
21	Mining	590	700	110	18.6%
22	Utilities	5,410	5,380	-30	-0.6%
23	Construction	52,080	64,600	12,520	24.0%
31	Manufacturing	40,620	47,810	7,190	17.7%
42	Wholesale Trade	31,080	35,650	4,570	14.7%
44	Retail Trade	101,650	123,040	21,390	21.0%
48	Transportation and Warehousing	26,230	35,920	9,690	36.9%
51	Information	13,690	14,580	890	6.5%
1023	Financial Activities	44,060	45,990	1,930	4.4%
1024	Professional and Business Services	107,180	130,610	23,430	21.9%
61	Educational Services	119,060	135,830	16,770	14.1%
62	Health Care and Social Assistance	180,710	227,650	46,940	26.0%
71	Arts, Entertainment, and Recreation	12,810	28,220	15,410	120.3%
72	Accommodation and Food Services	55,190	107,450	52,260	94.7%
81	Other Services (except Government)	41,600	73,000	31,400	75.5%
9	Government	73,570	80,720	7,150	9.7%

Source: New York State Department of Labor, Division of Research and Statistics

Notes:

Employment is rounded to the nearest ten.

Detail may not add to summary lines due to suppression of data because of confidentiality and/or quality.

Employment is based on nonagricultural wage and salary employment from the New York State Current Employment Statistics survey, Self-employed workers; private household workers; and agriculture, forestry, fishing and hunting data are from the Census Bureau's American Community Survey.

For more information, please see Technical Notes at <https://dol.ny.gov/long-term-industry-projections-technical-notes>

UNEMPLOYMENT - Regional Unemployment Rates

HISTORICAL UNEMPLOYMENT RATES													Annual
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg
WESTCHESTER COUNTY													
2024	3.80%	4.00%	3.80%	3.40%	3.70%	3.60%	4.10%	4.10%	3.10%	3.30%			
2023	3.50%	3.30%	2.90%	2.30%	2.80%	3.00%	3.10%	3.50%	3.20%	3.60%	3.60%	3.50%	
2022	3.60%	3.80%	3.50%	3.00%	3.00%	3.10%	3.50%	3.60%	2.90%	2.30%	2.50%	2.50%	3.10%
2021	6.20%	6.50%	5.80%	5.30%	4.80%	5.20%	5.10%	4.80%	4.10%	3.70%	3.30%	2.90%	4.80%
2020	3.80%	3.90%	4.20%	15.40%	12.20%	12.60%	13.00%	10.20%	7.20%	6.40%	6.20%	6.20%	8.40%
2019	4.10%	4.10%	3.70%	3.30%	3.40%	3.70%	4.00%	4.10%	3.70%	3.70%	3.60%	3.80%	3.80%
2018	4.70%	4.90%	4.20%	3.80%	3.60%	3.90%	4.00%	3.90%	3.50%	3.40%	3.30%	3.50%	3.89%
2017	4.80%	5.00%	4.40%	4.10%	4.30%	4.50%	4.70%	4.80%	4.50%	4.30%	4.30%	4.20%	4.49%
2016	4.50%	4.50%	4.30%	3.90%	3.90%	4.20%	4.50%	4.40%	4.50%	4.30%	4.10%	4.00%	4.20%
2015	5.20%	5.20%	4.70%	4.40%	4.60%	4.60%	4.80%	4.40%	4.40%	4.10%	4.00%	3.90%	4.50%
2014	5.90%	6.00%	5.50%	4.60%	5.00%	5.00%	5.40%	5.20%	5.00%	4.70%	4.70%	4.40%	5.10%
2013	7.60%	7.30%	6.50%	6.00%	6.10%	6.30%	6.40%	6.20%	6.10%	5.80%	5.40%	5.20%	6.20%
2012	7.80%	7.80%	7.40%	6.90%	7.20%	7.50%	7.80%	7.40%	7.10%	6.80%	6.60%	6.70%	7.30%
ORANGE-ROCKLAND-WESTCHESTER													
2024	3.80%	4.00%	3.70%	3.30%	3.70%	3.50%	4.00%	4.00%	3.10%	3.20%			
2023	3.30%	3.50%	2.90%	2.30%	2.80%	3.00%	3.00%	3.50%	3.20%	3.50%	3.50%	3.70%	
2022	3.60%	3.80%	3.60%	3.00%	3.00%	3.20%	3.50%	3.60%	2.90%	2.40%	2.60%	2.60%	3.14%
2021	6.50%	6.80%	6.00%	5.30%	4.80%	5.10%	5.30%	5.10%	4.30%	4.10%	3.60%	2.70%	4.70%
2020	3.80%	3.90%	4.10%	15.70%	12.40%	12.50%	12.80%	9.90%	6.90%	6.20%	6.00%	6.10%	8.30%
2019	4.00%	4.00%	3.70%	3.40%	3.40%	3.60%	4.00%	4.10%	3.70%	3.70%	3.60%	3.80%	3.70%
2018	4.90%	5.20%	4.70%	4.20%	3.80%	4.00%	4.10%	4.00%	3.60%	3.30%	3.20%	3.30%	4.03%
2017	4.80%	4.90%	4.30%	4.20%	4.30%	4.60%	4.70%	4.80%	4.60%	4.40%	4.50%	4.40%	4.50%
2016	4.50%	4.50%	4.20%	4.00%	3.90%	4.30%	4.50%	4.40%	4.50%	4.30%	4.10%	4.10%	4.30%
2015	5.30%	5.30%	4.70%	4.40%	4.60%	4.70%	4.80%	4.50%	4.40%	4.10%	4.00%	3.90%	4.60%
2014	6.00%	6.10%	5.60%	4.70%	5.10%	5.10%	5.40%	5.20%	5.10%	4.70%	4.70%	4.50%	5.20%
2013	7.70%	7.40%	6.70%	6.10%	6.30%	6.50%	6.50%	6.30%	6.20%	5.90%	5.50%	5.30%	6.40%
2012	7.90%	8.00%	7.50%	7.10%	7.40%	7.70%	7.90%	7.50%	7.20%	7.00%	6.60%	6.80%	7.40%
HUDSON VALLEY													
2024	3.80%	4.00%	3.70%	3.30%	3.60%	3.50%	3.90%	3.90%	3.10%	3.20%			
2023	3.50%	3.30%	2.90%	2.30%	2.80%	3.00%	3.00%	3.40%	3.20%	3.50%	3.50%	3.70%	
2022	3.60%	3.80%	3.30%	2.80%	2.80%	3.10%	3.40%	3.40%	2.80%	2.60%	2.70%	2.70%	3.08%
2021	6.50%	6.80%	6.00%	5.20%	4.70%	5.00%	5.20%	5.10%	4.30%	4.10%	3.60%	2.70%	4.93%
2020	3.90%	4.00%	4.20%	15.70%	12.20%	12.30%	12.50%	9.60%	6.70%	6.00%	5.90%	6.00%	8.20%
2019	4.10%	4.10%	3.70%	3.30%	3.40%	3.60%	3.90%	4.00%	3.60%	3.60%	3.60%	3.80%	3.70%
2018	5.00%	5.20%	4.70%	4.20%	3.70%	4.00%	4.00%	4.00%	3.50%	3.30%	3.10%	3.30%	4.00%
2017	4.80%	4.90%	4.40%	4.20%	4.30%	4.50%	4.70%	4.70%	4.60%	4.40%	4.50%	4.40%	4.50%
2016	4.50%	4.60%	4.30%	4.00%	3.90%	4.20%	4.40%	4.40%	4.50%	4.30%	4.10%	4.10%	4.30%
2015	5.40%	5.30%	4.80%	4.40%	4.70%	4.70%	4.80%	4.40%	4.30%	4.10%	4.00%	4.00%	4.60%
2014	6.20%	6.30%	5.80%	4.90%	5.20%	5.20%	5.50%	5.30%	5.10%	4.80%	4.80%	4.60%	5.30%
2013	8.00%	7.60%	6.90%	6.30%	6.40%	6.60%	6.60%	6.40%	6.30%	6.00%	5.70%	5.50%	6.50%
2012	8.10%	8.20%	7.70%	7.30%	7.60%	7.80%	8.10%	7.70%	7.30%	7.10%	6.80%	7.00%	7.60%
NEW YORK STATE													
2024	4.30%	4.50%	4.20%	3.90%	4.20%	4.30%	4.90%	4.90%	4.00%	4.10%			
2023	4.60%	4.50%	4.00%	3.70%	3.80%	4.20%	4.10%	4.40%	4.00%	4.40%	4.00%	4.40%	4.18%
2022	5.6%(R)	5.4%(R)	4.7%(R)	4.1%(R)	4.0%(R)	4.1%(R)	4.3%(R)	4.2%(R)	3.6%(R)	3.7%(R)	3.8%(R)	3.8%(R)	4.3%(R)
2021	9.1%(R)	9.1%(R)	8.3%(R)	7.7%(R)	7.1%(R)	7.5%(R)	7.3%(R)	6.9%(R)	5.9%(R)	5.5%(R)	5.1%(R)	4.8%(R)	7.0%(R)
2020	4.3%(R)	4.3%(R)	5.1%(R)	15.3%(R)	16.7%(R)	13.4%(R)	13%(R)	10.7%(R)	10%(R)	8.7%(R)	8.3%(R)	8.3%(R)	9.8%(R)
2019	4.5%(R)	4.4%(R)	4.0%(R)	3.5%(R)	3.5%(R)	3.7%(R)	4.1%(R)	4.0%(R)	3.5%(R)	3.7%(R)	3.6%(R)	3.6%(R)	3.9%(R)
2018	4.9%(R)	5.0%(R)	4.5%(R)	3.6%(R)	3.6%(R)	4.1%(R)	4.2%(R)	4.1%(R)	3.6%(R)	3.6%(R)	3.6%(R)	3.9%(R)	4.1%(R)
2017	5.20%	5.30%	4.70%	4.40%	4.40%	4.60%	4.90%	4.90%	4.60%	4.40%	4.40%	4.40%	4.70%
2016	5.30%	5.30%	5.00%	4.60%	4.30%	4.70%	5.10%	5.00%	4.90%	4.80%	4.50%	4.50%	4.80%
2015	6.50%	6.30%	5.70%	5.30%	5.30%	5.20%	5.40%	5.00%	4.80%	4.70%	4.80%	4.70%	5.31%
2014	7.40%	7.50%	7.10%	6.10%	6.20%	6.20%	6.50%	6.10%	5.80%	5.70%	5.70%	5.60%	6.30%
2013	9.10%	8.60%	8.00%	7.40%	7.50%	7.80%	7.80%	7.60%	7.40%	7.40%	7.00%	6.70%	7.70%
2012	9.20%	9.40%	8.90%	8.20%	8.40%	8.70%	9.00%	8.50%	8.00%	8.00%	7.70%	8.10%	8.50%
NATIONAL													
2024	4.10%	4.20%	3.90%	3.50%	3.70%	4.30%	4.50%	4.40%	3.90%	4.10%	4.20%		
2023	3.90%	3.90%	3.60%	3.10%	3.40%	3.50%	3.80%	3.90%	3.60%	3.60%	3.50%	3.50%	3.61%
2022	4.40%	4.10%	3.80%	3.30%	3.40%	3.80%	3.80%	3.80%	3.30%	3.40%	3.40%	3.30%	3.65%
2021	6.40%	6.20%	6.00%	6.00%	5.80%	5.90%	5.40%	5.20%	4.70%	4.60%	4.20%	3.90%	5.30%
2020	4.00%	3.80%	4.50%	14.40%	13.00%	11.20%	10.50%	8.50%	7.70%	6.60%	6.40%	6.50%	8.10%
2019	4.00%	3.80%	3.80%	3.60%	3.60%	3.70%	3.70%	3.70%	3.50%	3.60%	3.50%	3.50%	3.70%
2018	4.10%	4.10%	4.10%	3.90%	3.80%	4.00%	3.90%	3.90%	3.80%	3.70%	3.80%	3.70%	3.90%
2017	4.80%	4.70%	4.50%	4.40%	4.30%	4.30%	4.30%	4.40%	4.20%	4.10%	4.11%	4.11%	4.35%
2016	4.90%	4.90%	5.00%	5.00%	4.70%	4.90%	4.90%	4.90%	4.80%	4.60%	4.70%	4.70%	4.85%
2015	5.70%	5.50%	5.50%	5.40%	5.50%	5.30%	5.30%	5.10%	5.10%	5.00%	5.00%	5.00%	5.28%
2014	6.60%	6.70%	6.60%	6.20%	6.30%	6.10%	6.20%	6.10%	5.90%	5.70%	5.80%	5.60%	6.15%
2013	8.00%	7.70%	7.50%	7.60%	7.50%	7.50%	7.30%	7.20%	7.20%	7.20%	7.00%	6.70%	7.37%
2012	8.30%	8.30%	8.20%	8.20%	8.20%	8.20%	8.20%	8.00%	7.80%	7.80%	7.70%	7.90%	8.07%
(P) Preliminary													
(R) Revised 3.1.23													

⁵United States Department of Labor – Bureau of Labor Statics

The Coronavirus Disease 2019 (COVID-19) pandemic has had a significant effect on unemployment in the United States. During the Great Recession (December 2007 to June 2009) the national unemployment rates began to rise mid-year 2007 from a low of 4.6% to its highest point in Oct. 2009 of 10.2%. In the current COVID-19 recession, the unemployment rate increased from 3.5% in December 2019 to 4.0% in January 2020, peaked at 14.4% in April 2020 to 3.5% as of December 2023. Current National Unemployment Rate for November 2024 is reported at 4.2%.

The Hudson Valley region has seen in the past year its unemployment rate cut by more than half. The New York State Department of Labor released preliminary local area unemployment rates for The Hudson Valley, rate decreased from 6.0% as reported in December 2020 to 2.7% in December 2021 (the lowest December rate on record, dating back 1990) and increased slightly to current rate of 3.2% as of October 2024.

Orange-Rockland-Westchester MSA as of December 2019 was 3.8%, peaked at 15.7% in April 2020 and decreased to 2.7% as of December 2021 increased to current rate of 3.2% reported as of October 2024.⁶

The unemployment rate for New York State increased from 3.9% as of December 2019 to a peak of 16.7% in May 2020 and then decreased to 3.7% as of March 2023, increased to current rate of 4.1% as of October 2024.

The average unemployment rate in Westchester County for 2019 calendar year was 3.8%, as of February 2020 the unemployment rate was 3.9% but due to the COVID-19 recession, the unemployment rate peaked at 15.4% in April 2020 and decreased gradually over the next few years to a low of 3.5% as of August 2023.⁷ Current rate of unemployment is 3.3% as of October 2024. The annual unemployment rate for 2023 was reported at 4.18%.

Additional information is available at the following website: www.labor.state.ny.us.

⁶ Hudson Gateway Association of REALTORS, Inc

⁷ www.labor.state.ny.us

Residents in Westchester make up a pool of highly skilled managerial, professional, and technical workers providing the intellectual capital that adds value to today's information-intensive industries. Westchester County's highly qualified labor force is well utilized as evidenced by its high rate of employment and low unemployment rates over the decade. The unemployment rate in Westchester County is similar to Orange and Rockland, but significantly lower than New York City and for New York State as a whole.

Westchester is an integral part of the region's workforce matrix. In addition to its high caliber resident labor supply, Westchester also draws workers from nearby areas. Increased merger and acquisition activity as well as small business growth have promoted the mobility of workers throughout the region.

The county provides significant opportunities for resident businesses to recruit, train and upgrade their workforce. Graduates of the county's two-dozen post secondary schools help fill the increasing demand for a well-educated workforce. Prospective employers can also hire qualified entry-level workers who have successfully completed training programs in technical, mechanical, service, clerical and other specialized fields offered through the New York State Board of Cooperative Educational Services. Westchester Community College provides an additional source of entry-level workers by teaching contemporary skills to job-seeking homemakers and retirees as well as teaching language skills that enhance the productivity of foreign-born workers. The professional Development Center at WCC provides low cost, customized employee training through seminars, courses, and educational programs.

ECONOMY⁸

Congressional Budget Overview – Update June 2024-2039

The Budget Outlook Deficits - In CBO's projections, the federal budget deficit in fiscal year 2024 is \$1.9 trillion. Adjusted to exclude the effects of shifts in the timing of certain payments, the deficit amounts to \$2.0 trillion in 2024 and grows to \$2.8 trillion by 2034. With such adjustments, deficits equal 7.0 percent of gross domestic product (GDP) in 2024 and 6.5 percent of GDP in 2025. By 2027, as revenues increase faster than outlays, they drop to 5.5 percent of GDP. Thereafter, outlays generally increase faster than revenues. By 2034, the adjusted deficit equals 6.9 percent of GDP—significantly more than the 3.7 percent that deficits have averaged over the past 50 years.

Debt - Relative to the size of the economy, debt swells from 2024 to 2034 as increases in interest costs and mandatory spending outpace decreases in discretionary spending and growth in revenues. Debt held by the public rises from 99 percent of GDP this year to 122 percent in 2034, surpassing its previous high of 106 percent of GDP.

Outlays and Revenues - Federal outlays in 2024 total \$6.8 trillion, or 23.9 percent of GDP; adjusted to exclude the effects of shifts in the timing of certain payments, they amount to \$6.9 trillion, or 24.2 percent of GDP. With such adjustments, outlays equal 23.5 percent of GDP in 2025, stay close to that level through 2028, and then increase to 24.9 percent of GDP by 2034. The main reasons for that increase are growth in spending on programs that benefit older people and rising net interest costs.

Revenues total \$4.9 trillion, or 17.2 percent of GDP, in 2024. They rise to 18.0 percent of GDP by 2027, in part because of the scheduled expiration of provisions of the 2017 tax act and remain near that level through 2034.

Changes in CBO's Budget Projections In CBO's current projections, the deficit for 2024 is \$0.4 trillion (or 27 percent) larger than it was in the agency's February 2024 projections, and the cumulative deficit over the 2025– 2034 period is larger by \$2.1 trillion (or 10 percent). The largest contributor to the cumulative increase was the incorporation of recently enacted legislation into CBO's baseline, which added \$1.6 trillion to projected deficits. That legislation included emergency supplemental appropriations that provided \$95 billion for aid to Ukraine, Israel, and countries in the Indo-Pacific region. By law, that funding continues in future years in CBO's projections (with adjustments for inflation), boosting discretionary outlays by \$0.9 trillion through 2034.

⁸As projected by the Congressional Budget Office, An Update to Budget and Economic Outlook 2024 to 2034

The Congressional Budget Office expects the economy to grow more slowly in calendar years 2024 and 2025 than it grew in 2023. Economic growth is then projected to average roughly 1.8 percent a year from 2026 to 2034. The rate of inflation jumped in the first quarter of 2024, after easing since late 2022. CBO projects that inflation will slow during the rest of 2024 and in 2025, reaching the Federal Reserve's target of 2 percent by 2026 and stabilizing thereafter. In response to that slowdown in inflation, the Federal Reserve is expected to begin reducing the federal funds rate in early 2025.¹

CBO's economic projections reflect developments in the economy as of May 2, 2024. Like the agency's baseline budget projections, they also incorporate the assumption that current laws governing federal taxes and spending generally remain in place throughout the 2024–2034 projection period.

Gross Domestic Product and Its Components

The output of the U.S. economy—as measured by the nation's gross domestic product (GDP)—grew by 3.1 percent in 2023 in real terms (that is, adjusted to remove the effects of inflation). In CBO's projections, the growth of real GDP weakens to 2.0 percent this year, as the growth of consumer spending slows and as the growth rate of imports rises relative to the growth rate of domestic demand (signifying that foreign production is fulfilling a larger share of the increase in domestic demand than it did last year).

Economic output is projected to grow by 2.0 percent in 2025 and by 1.8 percent in 2026. The projected growth of output is restrained in 2026 by higher tax rates, which, under current law, would result from the scheduled expiration of certain provisions of the 2017 tax act (Public Law 115-97).

INDUSTRIAL MARKET

In analyzing metropolitan areas in the U.S., CoStar has developed geographic designations to help group properties together, called Regions, Markets and Submarkets. Westchester County (one of New York's industrial submarkets) vacancy rates decreased from 5.1% as of end of 1Q 2021 to 4.02% as of the end of 3Q 2023 and increased to its current rate of 5.19% as of 3Q 2024. Forecast Vacancy Rate for 1Q 2027 is 6.52% Net absorption showed a decrease, quoted at 684,020 as of 1Q 2019 to 313,218 as of 3Q 2021 and most recently -176,520 sf as of 2Q 2024.

Westchester County showed little or no activity for delivered and/or under contract inventory from 1Q 2019 to 4Q 2023. Net Deliveries as of 3Q 2022 was -10,635 sf and quoted at 5,000 sf as of 4Q 2023. Quoted rental rates increased from \$22.50 psf quoted at the end of 1Q 2021 to \$23.75 psf as of 4Q 2023 and slightly reduced to the most current reported rate, \$23.68 psf as of the end 3Q 2024. Forecast Market Rate is 24.678 psf at 1Q 2027.

The outlook for the sector is very bright, with a slew of multi-million-dollar construction projects at various stages of development, including the \$585 million mixed-use, transit-oriented Hamilton Green project in White Plains and the \$1.2 billion Biotech Center development project in Valhalla. According to published reports, the Biotech Center development will create 8,000 permanent jobs, in addition to 4,000 temporary construction jobs.¹⁰

As per RM Friedland, Landlords have been aggressively listing flex space as high as \$25 in Central Westchester and anything further north. In the southern markets, Greater Mount Vernon and Greater Yonkers have experienced their own minor surges. Availability settled in at 6.05% to end the year, a rate so low that Westchester developers are continuing to build speculatively in contrast to their Bronx neighbors. Two new buildings have recently been proposed in Central Westchester's Hawthorne at 14 & 16 Skyline Drive. Both buildings will be approximately 35,000 square feet, adding to the 304,000 square feet of industrial space currently under construction in the County. Central and Northern Westchester were the only submarkets to see availability rates increase during Q4 2023. Some leasing activity include companies Urnex and Matthew's International totaling 30,000 SF. 9,700 square feet was also leased at 14 Cortlandt Street in Mount Vernon to a beverage distributor.

In September 2024, Mamaroneck Industrial Owner LLC purchased nine buildings totaling 185,444 square feet consisting of industrial buildings, warehouse and storage facilities at Fenimore Road and Railroad Way in Mamaroneck.¹¹

¹⁰ <https://labor.ny.gov/stats/PDFs/Significant-Industries-Hudson-Valley>.

¹¹ Rockland/Westchester Journal News

Search Analytics

Westchester County - Industrial

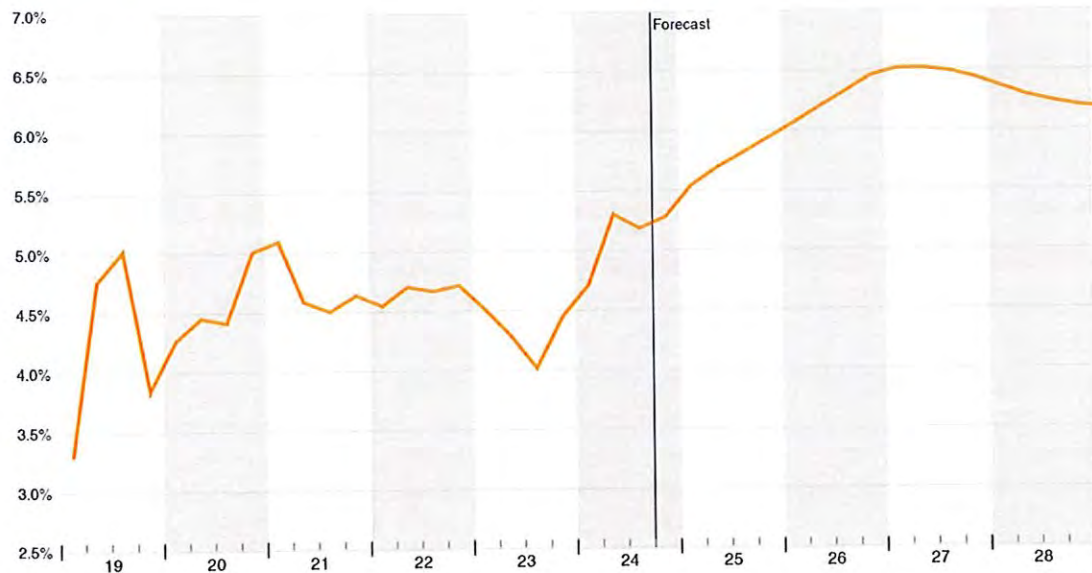
INVENTORY SF 30.4M ↑1.0% Prior Period 30.1M	UNDER CONSTRUCTION SF 0 ↓100.0% Prior Period 91K	12 MO NET ABSORPTION SF 4.9K ↑97.1% Prior Period 152K	VACANCY RATE 5.3% ↓0.9% Prior Period 6.4%	MARKET ASKING RENT/SF \$23.40 ↑1.9% Prior Period \$23.10	MARKET SALE PRICE/SF \$219 ↓0.4% Prior Period \$221	MARKET CAP RATE 7.4% ↓0.2% Prior Period 7.1%
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Key Metrics

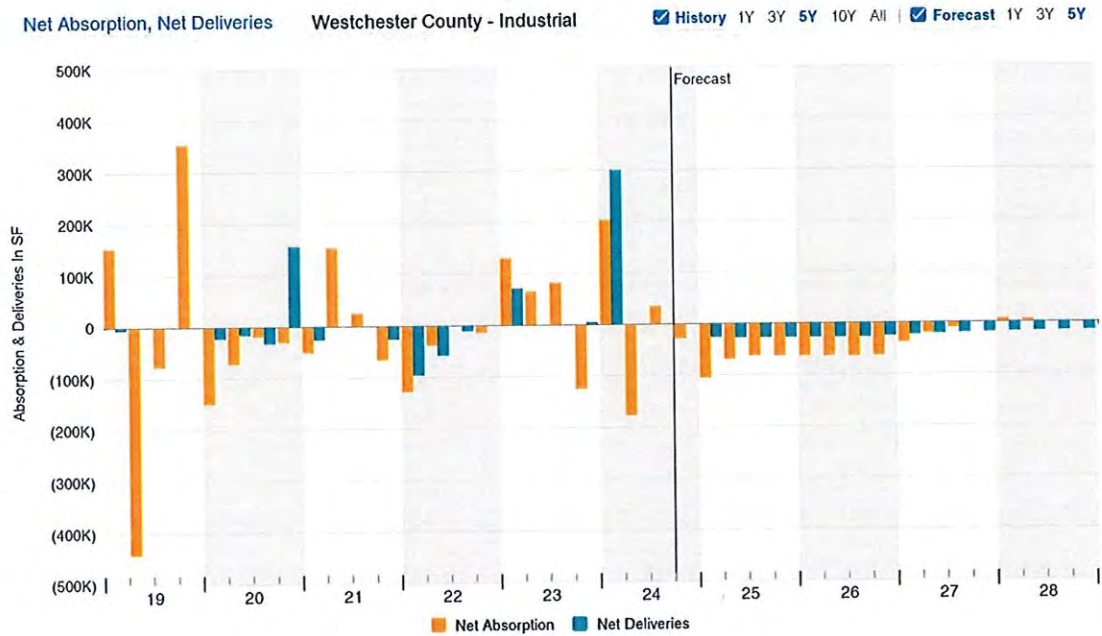
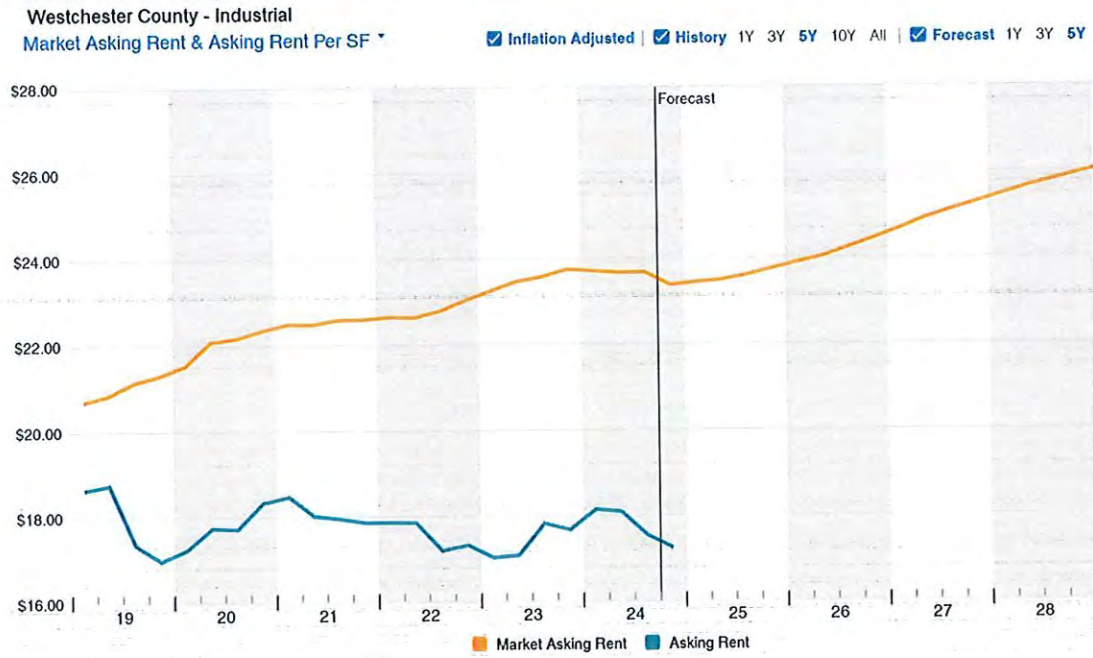
Availability		Inventory	
Vacant SF	1.6M ↑	Existing Buildings	1,466 ↑
Sublet SF	88.5K ↑	Under Construction Avg SF	-
Availability Rate	7.9% ↑	12 Mo Demolished SF	0 ↓
Available SF Total	2.4M ↑	12 Mo Occupancy % at Delivery	100.0% ↓
Available Asking Rent/SF	\$17.24 ↑	12 Mo Construction Starts SF	0 ↓
Occupancy Rate	94.7% ↓	12 Mo Delivered SF	301K ↑
Percent Leased Rate	95.4% ↓	12 Mo Avg Delivered SF	263K ↑
Sales Past Year		Demand	
Asking Price Per SF	\$210 ↑	12 Mo Net Absorp % of Inventory	0% ↓
Sale to Asking Price Differential	-7.0% ↑	12 Mo Leased SF	355K ↓
Sales Volume	\$119M ↓	Months on Market	10.3 ↑
Properties Sold	57 ↑	Months to Lease	2.5 ↓
Months to Sale	16.9 ↑	Months Vacant	3.2 ↓
For Sale Listings	58 ↑	24 Mo Lease Renewal Rate	77.6%
Total For Sale SF	1.7M ↑	Population Growth 5 Yrs	-4.6%

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 Westchester County - Industrial
 Vacancy Rate

☒ History 1Y 3Y 5Y 10Y All ☒ Forecast 1Y 3Y 5Y


W1266 333 Main St., Armonk Appraisal (Nov. 2024)



OFFICE MARKET

More and more businesses are finding Westchester County an attractive location. With the center of the county just 30 miles north of Midtown Manhattan, Westchester provides cost savings in office rental and other operational expenses compared to urban areas in the Northeast. The county offers a generous supply of affordable, safe, and state-of-the-art contemporary office space located in its major cities as well as in suburban office parks. Westchester's small to medium-sized businesses have the ability to grow due in large part to the premier location as well as the lower costs that afford them the opportunity to invest in their business.

Westchester County is host to over 50 million square feet of office space in over 1,600 buildings. The average rents are substantially lower than those in Manhattan and remain lower than neighboring Fairfield County, Connecticut.

In analyzing metropolitan areas in the U.S., CoStar has developed geographic designations to help group properties together Markets and Submarkets. Westchester County, part of New York's Market, is divided into eight (8) Submarkets; White Plains CBD, West I-287 Corridor, East I-287 Corridor, Southwest, Southeast, North, Northeast and Northwest.

The office vacancy rate in Westchester County was 12.2% as of the end of third quarter 2024. The vacancy rate was 12.3% at the end of second quarter 2023, decreased slightly to 11.8% at end of second quarter 2024. CoStar forecasts the vacancy rate to be 14.9% by 1Q 2027.

Westchester County showed little, or no activity was reported for delivered and/or under contract inventory as of end of 1Q 2021 to the end of 3Q 2024. Quoted rental rates decreased from \$32.30 psf reported at end of 3Q 2021 to \$28.19 psf as of end of 4Q 2022 and increased to the most current reported rate of \$33.98 psf as of end of 3Q 2024.¹²

White Plains Hospital leased approximately 13,685 SF at 222 Westchester Avenue, removing that space from the market in the East submarket. White Plains Central Business District space came on the market at 120 Bloomingdale Road and additional space at 1 North Lexington Avenue. The majority of the space at One North Lexington Avenue was vacated by the law firm Del Bello, Donnellan and Weingarten who left for 360 Hamilton Avenue. The South submarket saw small spaces added to the market in buildings like One Executive Boulevard in Yonkers where Simone Development is doing a medical conversion and 20 Cedar Street in New Rochelle.¹³

¹² CoStar Westchester County Office

¹³<https://rmfriedland.com/wp-content/uploads/2024/07/q2-2024-westchester-office-leasing.pdf>

Search Analytics

Westchester County - Office

INVENTORY SF 53.1M <small>Prev Period 45.5M</small>	UNDER CONSTRUCTION SF 13K <small>Prev Period 18.5K</small>	12 MO NET ABSORPTION SF (119K) <small>Prev Period (119K)</small>	VACANCY RATE 12.2% <small>Prev Period 12.2%</small>	MARKET ASKING RENT/SF \$33.82 <small>Prev Period \$33.51</small>	MARKET SALE PRICE/SF \$166 <small>Prev Period \$173</small>	MARKET CAP RATE 8.1% <small>Prev Period 7.8%</small>
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Key Metrics

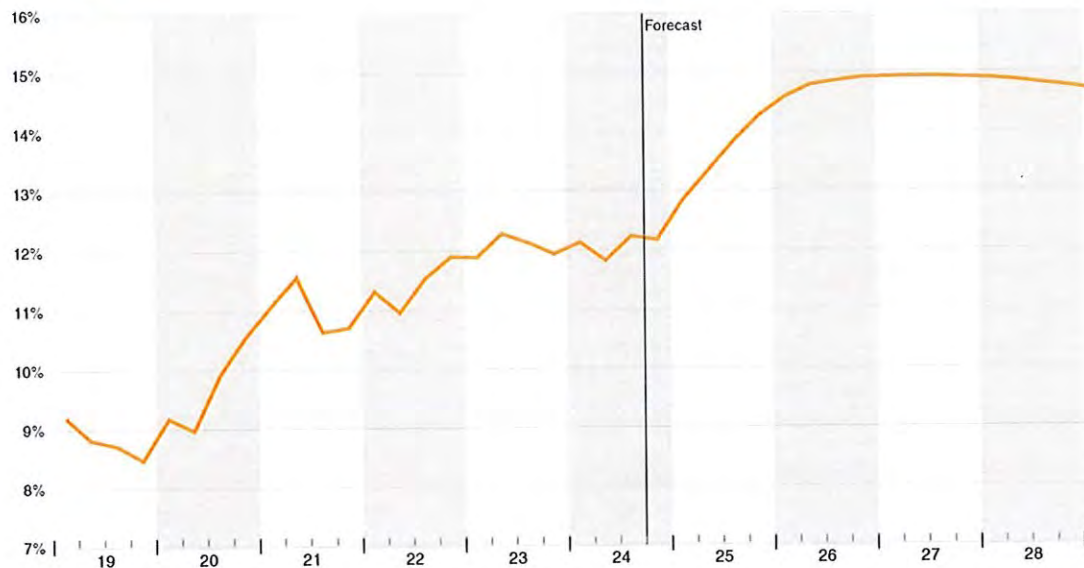
Availability		Inventory	
Vacant SF	6.5M ↑	Existing Buildings	1,889 ↓
Sublet SF	422K ↓	Under Construction Avg SF	6.5K ↓
Availability Rate	13.8% ↓	12 Mo Demolished SF	1.5K ↓
Available SF Total	7.3M ↓	12 Mo Occupancy % at Delivery	0% ↓
Available Asking Rent/SF	\$33.73 ↑	12 Mo Construction Starts SF	0 ↓
Occupancy Rate	87.8% ↓	12 Mo Delivered SF	1.7K ↓
Percent Leased Rate	89.1% ↓	12 Mo Avg Delivered SF	12K ↓
Sales Past Year		Demand	
Asking Price Per SF	\$251 ↓	12 Mo Net Absorp % of Inventory	-0.2% ↓
Sale to Asking Price Differential	-5.7% ↑	12 Mo Leased SF	1.1M ↓
Sales Volume	\$48.6M ↓	Months on Market	17.9 ↓
Properties Sold	50 ↓	Months to Lease	11.1 ↓
Months to Sale	12.0 ↑	Months Vacant	11.0 ↓
For Sale Listings	74 ↑	24 Mo Lease Renewal Rate	66.0%
Total For Sale SF	1.1M ↑	Population Growth 5 Yrs	-3.1%

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CoStar

12/18/2024

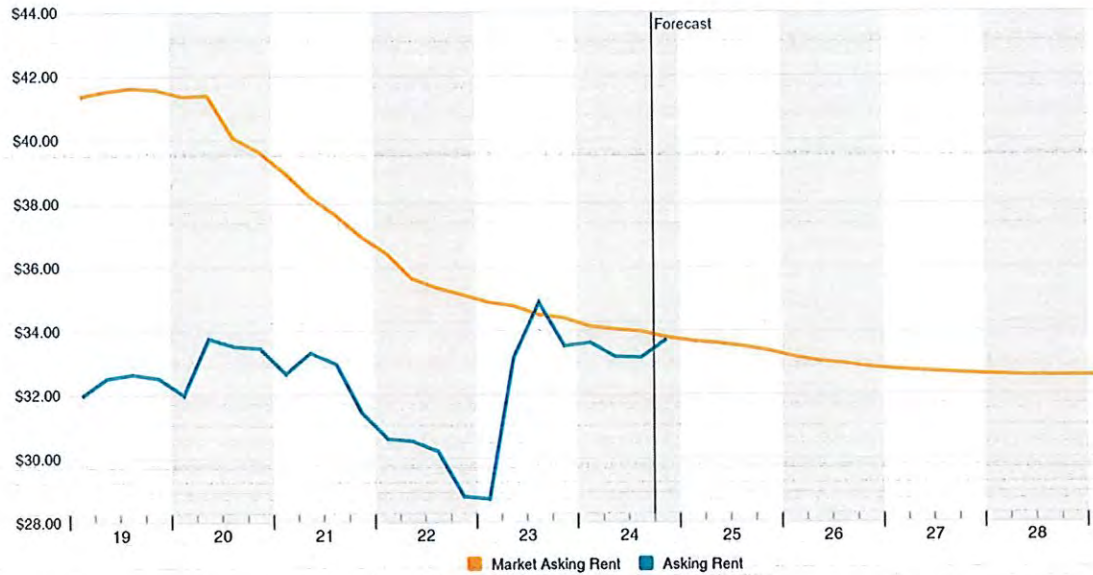
Westchester County - Office Vacancy Rate

☒ History 1Y 3Y 5Y 10Y All ☒ Forecast 1Y 3Y 5Y


Westchester County Office

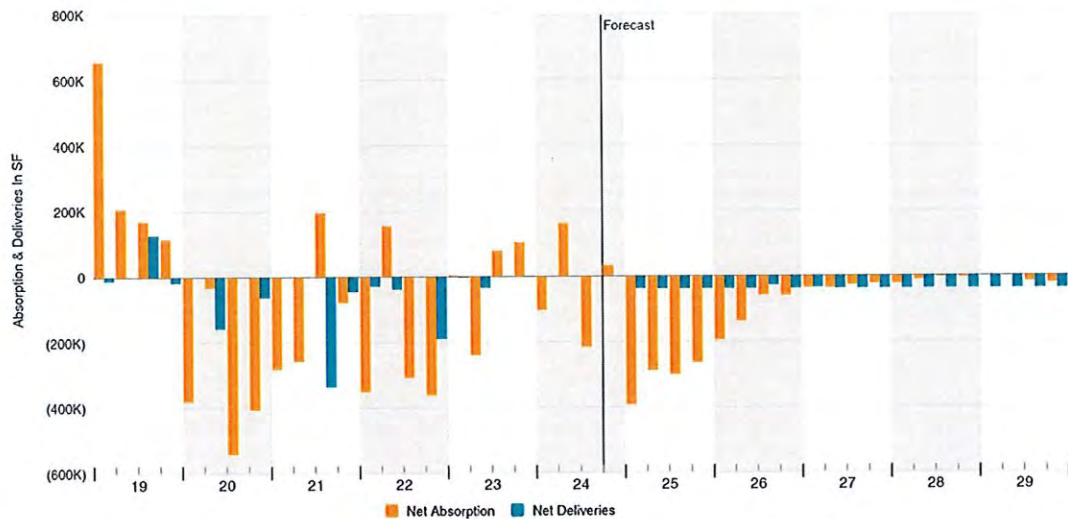
Market Asking Rent & Asking Rent Per SF *

☒ Inflation Adjusted ☒ History 1Y 3Y 5Y 10Y All ☒ Forecast 1Y 3Y 5Y



Westchester County - Office
Net Absorption, Net Deliveries

☒ History 1Y 3Y 5Y 10Y All ☒ Forecast 1Y 3Y 5Y



RETAIL MARKET

The outlook is less promising for Westchester County, with moderate losses anticipated for all three market segments (industrial/office/retail), but especially for retail trade and for selected services due to the ongoing global pandemic. This forecast is based on higher unemployment rates and reduced income.

In analyzing metropolitan areas in the U.S., CoStar has developed geographic designations to help group properties together Markets and Submarkets. Westchester County, part of New York's Market, is divided into eight (8) Submarkets; White Plains CBD, West I-287 Corridor, East I-287 Corridor, Southwest, Southeast, North, Northeast and Northwest.

The Westchester County retail market experienced an increase in vacancy rate reported at 4.85% 1Q 2021 to 5.79% as of 1Q 2022, 6.37% as of 4Q 2023 to 6.14% in 3Q 2024.

Average quoted asking rental rates in the Westchester County retail market decreased from \$40.51 per square foot as of end of 3Q 2022, to \$40.18 per square foot at end of 3Q 2023 and decreased to \$39.14 per square foot reported at the end of 3Q 2024.

Westchester County showed little, or no activity was reported for delivered and/or under contract inventory as of end of 4Q 2021 to the end of 4Q 2023. Net Deliveries reported at -61,590 as of end of 2Q 2021 to 10,000 sf as of end of 3Q 2024, Net Absorption for the same time period was 194,788 sf to -119,251 sf. ¹⁴

¹⁴ CoStar Westchester County

Search Analytics

Westchester County - Retail

INVENTORY SF 55.4M +0.3% <small>Year Period: 12Mo</small>	UNDER CONSTRUCTION SF 40.5K -73.6% <small>Year Period: 12Mo</small>	12 MO NET ABSORPTION SF 254K +20,780.4% <small>Year Period: 12Mo</small>	VACANCY RATE 6.1% -0.2% <small>Year Period: 12Mo</small>	MARKET ASKING FENT/SF \$38.92 -0.3% <small>Year Period: 12Mo</small>	MARKET SALE PRICE/SF \$302 -0.6% <small>Year Period: 12Mo</small>	MARKET CAP RATE 6.2% +0.1% <small>Year Period: 12Mo</small>
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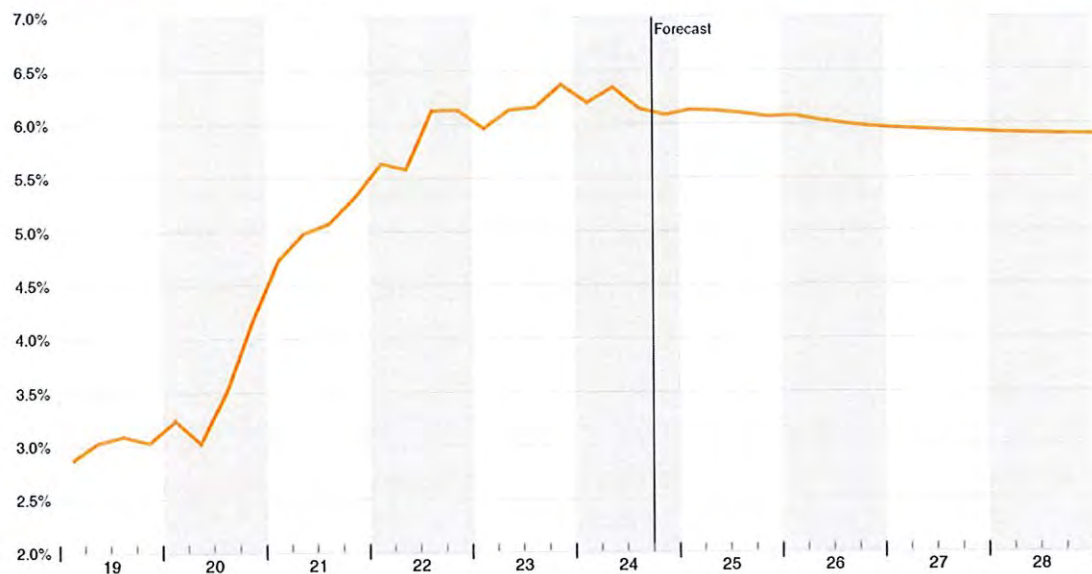
Key Metrics

Availability		Inventory	
Vacant SF	3.4M ↓	Existing Buildings	5,594 ↑
Sublet SF	42.1K ↓	Under Construction Avg SF	13.5K ↓
Availability Rate	4.8% ↓	12 Mo Demolished SF	14.1K ↓
Available SF Total	2.6M ↓	12 Mo Occupancy % at Delivery	84.0% ↓
Available Asking Rent/SF	\$31.92 ↓	12 Mo Construction Starts SF	12K ↓
Occupancy Rate	93.9% ↑	12 Mo Delivered SF	124K ↓
Percent Leased Rate	96.5% ↑	12 Mo Avg Delivered SF	27.3K ↓
Sales Past Year		Demand	
Asking Price Per SF	\$349 ↑	12 Mo Net Absorp % of Inventory	0.5% ↑
Sale to Asking Price Differential	-15.9% ↓	12 Mo Leased SF	797K ↑
Sales Volume	\$282M ↓	Months on Market	14.1 ↓
Properties Sold	210 ↑	Months to Lease	9.6 ↑
Months to Sale	11.6 ↓	Months Vacant	7.7 ↑
For Sale Listings	105 ↓	24 Mo Lease Renewal Rate	84.3%
Total For Sale SF	863K ↓	Population Growth 5 Yrs	-3.5%

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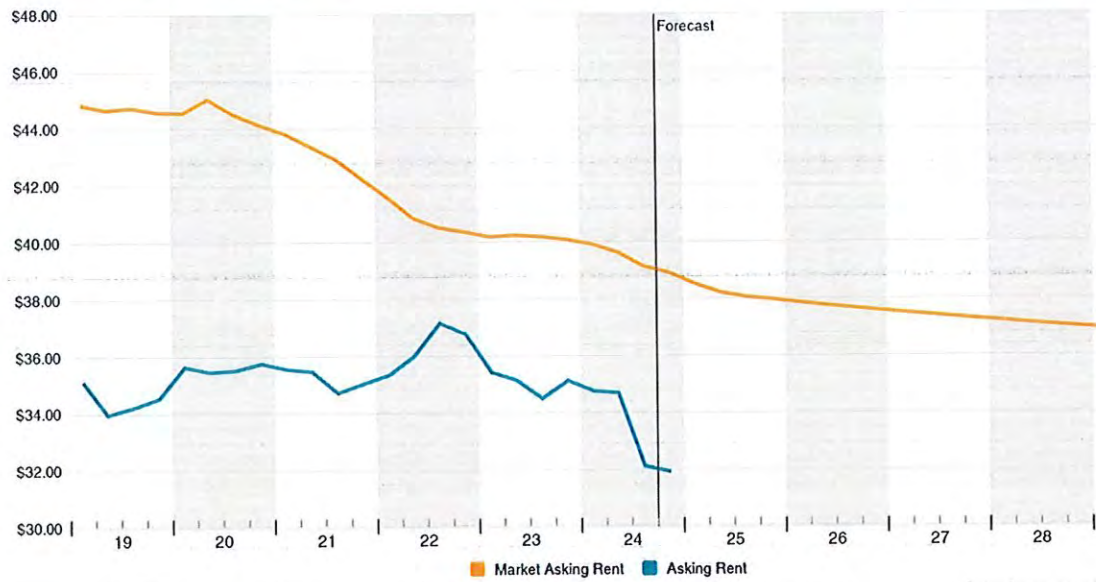


Vacancy Rate Westchester County - Retail

☒ History 1Y 3Y 5Y 10Y All ☒ Forecast 1Y 3Y 5Y


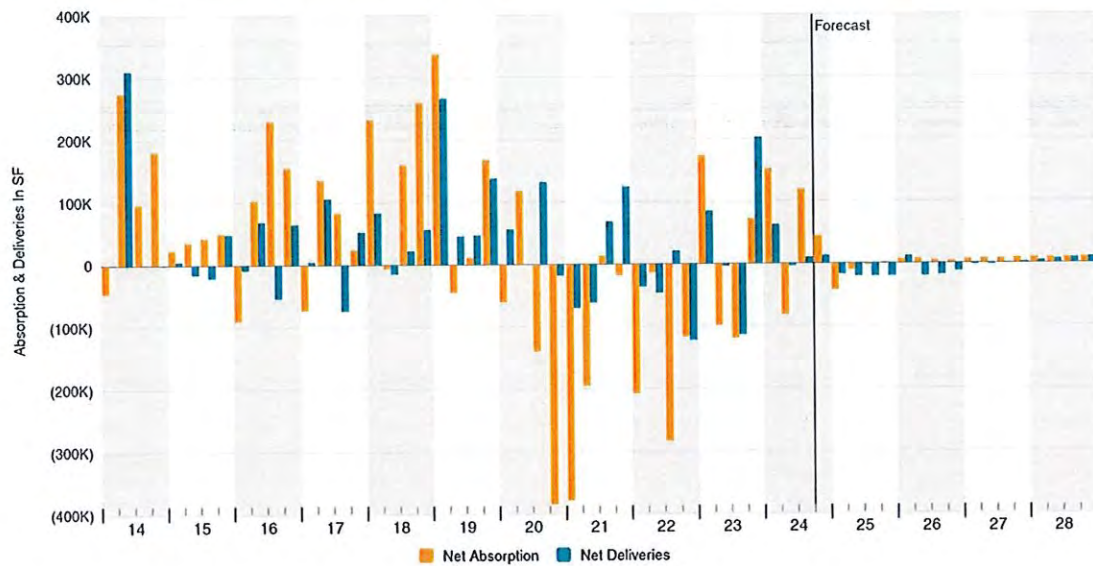
Westchester County - Retail
Market Asking Rent & Asking Rent Per SF

☒ Inflation Adjusted | ☒ History 1Y 3Y 5Y 10Y All | ☒ Forecast 1Y 3Y 5Y



Net Absorption, Net Deliveries Westchester County - Retail

☒ History 1Y 3Y 5Y 10Y All | ☒ Forecast 1Y 3Y 5Y



HOT SECTORS

Source: <http://www.thinkingwestchester.com/sectors.html>

Biotech

Nearly 20 percent of the biotechnology workforce in New York - 8,000 employees – is in Westchester County. That is the largest concentration within the state. Westchester is also home to the largest biotech company in New York, Regeneron. Plans are underway for additional lab space, incubator space and educational programs in Westchester County. This cluster is further complemented by the presence of premiere medical and research institutions such as New York Medical College, Cornell, and Westchester Medical Center.

Biotech Firms in Westchester:

- Accordia Therapeutics
- Aureon Biosciences, Inc. (Diagnostic)
- Averion International Corp (Contract Research)
- BMR-Landmark at Eastview LLC (Incubators and Technology Parks)
- Curemark (Therapeutics)
- EpiCept Corporation (Therapeutics)
- NADA JAIN, P.C. (Intellectual Property)
- New York Medical College (Research)
- Progenics Pharmaceuticals, Inc. (Therapeutics)
- PsychoGenics, Inc. (Therapeutics)
- Regeneron Pharmaceuticals, Inc. (Therapeutics)
- Richardson Consulting Services, LLC (Management)
- Tech Air (Consumables)
- TechnoVax, Inc (Discovery)
- TR BIO (Research Tools/Solutions)
- Warren Pharmaceuticals, Inc. (Therapeutics)

Finance

Westchester County is host to a growing number of financial services companies seeking to remain in the New York City area, but at a more cost-effective rate. Currently employing more than 30,000 people, the financial services sector is one of the county's key growth areas. From 2002 to 2005, employment in the industry increased by more than 10%, with the most prominent growth seen in securities, commodity contracts and other financial investments and related activities.

Financial Services Firms in Westchester County:

- MasterCard Worldwide
- Benjamin F. Edwards & Co.
- Capital Group Companies
- Clarfeld Financial Advisors
- Edward Jones Investments
- EZKR, LLP
- Morgan Stanley Smith Barney
- Opus Advisory Group
- Strategies for Wealth
- The Gilchrist Institute
- Chartis Private Client Group
- CMcW Consulting, LLC
- Expense Reduction Analysts
- Guaranteed Home Mortgage Company, Inc.
- IndexIQ, Inc.
- MarcFunding, LLC

Healthcare

There are 16 major hospitals located in Westchester County. The services available at Westchester County hospitals run the gamut and the broad range of medical expertise available in Westchester regularly draws many patients from outside of its immediate area. In addition, Westchester's healthcare industry – supported by its close relationship with biotechnology and information technology centers – and many of Westchester's hospitals host medical research efforts on their premises.

Hospitals in Westchester County:

- Blythedale Children's Hospital (Valhalla)
- New York Presbyterian Hudson Valley Hospital Center (Cortlandt Manor)
- New York Presbyterian Lawrence Hospital Center (Bronxville)
- Montefiore (New Rochelle)
- Montefiore (Mount Vernon)
- New York Presbyterian Hospital - Westchester Division (White Plains)
- Northern Westchester Hospital (Mount Kisco)/Northwell Health
- Phelps Memorial Hospital Northwell Health (Sleepy Hollow)
- St. John's Riverside Hospital - Dobbs Ferry Pavillion (Dobbs Ferry)
- St. John's Riverside Hospital - Park Care Pavilion (Yonkers)
- St. John's Riverside Hospital - St Johns Division (Yonkers)
- St Josephs Hospital Yonkers (Yonkers)
- St. Vincent's Catholic Medical Centers- St. Vincent's Westchester (Harrison)
- Westchester Medical Center (Valhalla)
- White Plains Hospital Center (White Plains)
- Burke Rehabilitation Hospital (White Plains)

In June 2019, Westchester Medical Center Health Network (WMCHHealth), opened a new ambulatory care pavilion on the Valhalla campus. The 8-story, 260,000-square-foot building represents a \$230 million investment by WMCHHealth. Its first and second floors opened for patient care in June 2019, including the WMCHHealth heart & Vascular Institute and the Advanced Imaging facility. Among the features of the building are 24 procedure rooms, 12 imaging rooms, 36 private pre- and post-procedure areas for patients, eight operating rooms, two cardiac catheterization laboratories and a specialized echocardiogram procedure room. WMCHHealth's Advanced Physician Services and physician offices will be on the upper floors of the building.

In September 2019, Montefiore Health System and Simone Healthcare Development broke ground in Harrison, to construct a 118,00 square foot Pediatric Specialty Care Facility that will be leased to Montefiore Health System.

Information Technology

There are more than 900 technology-related companies, employing nearly 14,000 professionals, calling Westchester County home. These include software firms, Internet service providers, smartphone application developers and telecommunications companies. IT firms thrive in Westchester County, as the county has consistently out-paced neighboring Nassau County, Suffolk County and New York City in terms of the number of patents issued by the U.S. Patent Office.

Westchester's IT industry includes companies such as:

- 411 Tech Solutions, LLC
- Compufit Computer Corporation
- Harrison Systems, Inc.
- Network Crazy
- Onsite Computer Services
- Performance Connectivity, Inc.
- Rothman Associates
- 3RD ANGLE Technologies
- Basha Systems, LLC
- Pragmatix, Inc.

TRANSPORTATION

Westchester is easily accessible to and from New York City as well as Connecticut, New Jersey, Rockland County, and other northern points. Every major highway in Westchester has been completely reconstructed over the last 10 years at a cost of more than \$1 billion.

Westchester County's infrastructure includes more than 3,200 miles of local and state road; approximately 860 miles are primary road, and 650 miles are secondary road. There are about 167.5 miles of County-owned and 760 miles of New York State owned roadways in Westchester County.

There are four interstate highways, The New York State Thruway (I-87), The New England Thruway (I-95), The Cross-Westchester Expressway (I-287) and I-684, link Westchester to upstate areas, New York City, Rockland County, New Jersey and Connecticut and to the west via the Tappan Zee Bridge. Supplemental access is provided throughout the County by six scenic parkways: The Saw Mill River Parkway, The Hutchinson River Parkway, The Bronx River Parkway, The Sprain Brook Parkway, The Cross-County Parkway, and The Taconic State Parkway.

Tappan Zee bridge was officially named Governor Mario M. Cuomo Bridge after former New York Governor [Mario Cuomo](#). The new northbound/westbound span opened on August 26, 2017. Southbound/eastbound traffic remained on the existing span until October 6, 2017, when it was shifted to the new northbound/westbound span to allow for the completion of the new southbound/eastbound span. Both spans of the bridge were opened and operational on September 8, 2018. The new bridge includes four vehicle lanes on each span (eight lanes total), a shared-use bicycle and pedestrian path and infrastructure in place for "future transit modes," such as a potential new commuter rail link. Demolition of the old bridge began in October 2017, the final portion of the bridge was demolished on January 15, 2019.

The Metropolitan Transportation Authority (MTA) provides frequent and convenient services to and from New York City via the Metro-North Railroad, a commuter rail system serving 44 stops in Westchester County. There are three Metro North commuter rail lines providing quick and affordable transportation between New York City with forty-seven train stations. The Amtrak rail lines can be accessed from the New Rochelle and the Croton-Harmon stations. The MTA estimates that an average of 100,000 people ride the railway each day.

In addition to rail service, express bus service to New York City is provided as well as intra-county service. The Bee-Line is a public/private partnership between the county and private bus operators, which serves more than 110,000 passengers a day, earning it the rank of third largest transit system in New York State.

The Westchester County Airport is located five miles northeast of downtown White Plains. The County has the fourth busiest airport in the state, Westchester County Airport, serving an estimated 300,000 passengers annually, offering easy access to the surrounding community and business. The close proximity to New York City also enables businesses and residents to utilize the other major area airports for domestic and international flights. JFK International, LaGuardia and Newark airports are within a one-hour drive.

EDUCATION

Westchester County has outstanding educational facilities which provide excellence at all levels, from pre-school to post-graduate, as well as technical and vocational skills development.

SCHOOLS

Westchester's 43 school districts reflect the diversity of the county in many ways, and all share a mutual commitment to excellence and achievement. School districts vary in enrollment size, from smaller village districts to larger urban systems.

Expenditures per pupil are substantial throughout the county. Pupil/teacher ratios are kept low, and support personnel and services are extensive. Westchester continues to attract well qualified professionals to staff its schools. Many teachers have graduate degrees and continue to participate in ongoing professional activities. Three Westchester County schools won Blue Ribbon Awards for educational excellence from the U.S. Department of Education in 2010.

Westchester's school districts are in the vanguard of innovative educational concepts and programs. Involvement, commitment, and support on the part of teachers, administrators, parents, local business, and government leaders have created dynamic and stimulating learning environments to accommodate the plurality of needs and talents in the student population. Within New York State, Westchester students excel in the Regents examinations, pupil evaluation programs and preliminary competency tests. SAT scores in the county exceed state and national averages, and an exceptionally large proportion of students take college entrance exams. Most Westchester high school students go on to college, with some districts reporting close to or 100% matriculation in post-secondary education.

For those students wishing to enter the workforce directly, many vocational programs are offered within local school districts and through the Board of Cooperative Educational Services (BOCES). These programs include Occupational Education, Special Educational, Instructional Services, Information Systems and Interscholastic Athletics and Transportation Services. In addition, Westchester County contains several Special Act Districts, which provide unique educational and therapeutic opportunities to students, between the ages of 5-21, who have experienced difficulty in traditional school settings.

Westchester County offers a choice of private elementary and secondary schools as well. Among these are a number of culturally oriented institution, such as the German School, the French-American school and Keio High School, a Japanese high school, indications' of Westchester's increasingly diverse population.

Higher Education Schools

Westchester has over twenty colleges, universities, and business schools, including the State of New York University campus at Purchase, Fordham University and Pace University. Westchester is a regional leader in providing higher education. These institutions offer the opportunity for education as well as recreational activities to residents. The map below shows where the colleges and universities are located throughout Westchester County.

COMMUNITY

Westchester provides a wide range of health services to the County's population through many avenues including fourteen general care and nine special care hospitals. Special efforts have been made in Westchester County to combat domestic violence. A second child advocacy center was opened in 1999 at the Westchester Medical Center. Also, a partnership between the Women's Justice Center and Westchester Putnam Legal Services was formed to ensure that victims of domestic violence have legal representation from the moment they enter Family Court. This program provides immediate, comprehensive, and on-site legal assistance.

Westchester ranks 61st among the nation's 3,141 counties in attracting immigrants. They often arrive here with different health needs. The health department's new Immigrant Health Network will bring together community-based organizations and key individuals from the immigrant community to assess these needs and assure access to appropriate health resources.

CULTURE & TOURISM

Westchester's has a variety of cultural offerings ranging from first class art museums to dinner-theater featuring Broadway shows. Westchester's history can be relived within the context of its many historical sites. Tourism of the county's cultural resources has become a major element in the local economy and contributes to its economic vitality.

Offering some of the finest accommodation and scenic historical and cultural attractions in the tri-state area, tourism in Westchester is a revenue-producing industry that benefits the county's businesses and residents. The industry consists of many diversified businesses of varying sizes which service and derive income from the leisure business and convention travelers. Westchester has almost 3,000 businesses and more than 31,000 employees in travel and travel-related industries.

RECREATION

Westchester County is exceptionally rich in recreational and leisure opportunities. With an abundance of natural resources, which include the Hudson River, Long Island Sound, Croton and Mianus River gorges as well as a multitude of public and private recreational facilities, offers much to both residents and visitors alike.

Westchester County offers outstanding golf courses, pools, beaches, hiking and biking trails, boating facilities and hundreds of parks. The county has more than 30,000 acres of public parkland far exceeding the acreage-to-population ratio recommended by the National Parks and Recreation Association. There are also forty yacht clubs and marinas within Westchester. One may choose to golf at one of the more than 45 golf courses located throughout the county, windsurf on the Long Island Sound, horseback ride on miles of equestrian trails, or ice skating at Playland Park. Hikers and bikers can choose from over 100 miles of bike paths and hiking trails. One could pitch a tent at a campground along the Hudson River, or study nature at the numerous nature centers, preserves, and conservancies throughout the county. Westchester has a multitude of recreational opportunities for all ages, as does nearby New York City.

In addition to the variety of recreational and cultural activities available to satisfy all age groups, New York City offers museums, professional sports, and many other activities.

CONCLUSION

Westchester County has an excellent location within the New York SMSA^[1]. It offers a suburban character while remaining close to one of the world's largest urban areas. The county has an affluent population, excellent highways and transportation, and many community facilities.

The County continues to be impacted by COVID-19. It has drastically affected the retail market with a large increase in vacancy rates. Many retail stores have closed, and malls are suffering. The office market has likewise suffered from vacancies and a reduction in demand. Due to the rising interest rates, the housing market has slowed down.

Overall, the market has not stabilized as the effects of the pandemic work their way through the local economy. The Galleria Mall of White Plains will close its doors

^[1] Standard Metropolitan Statistical Area

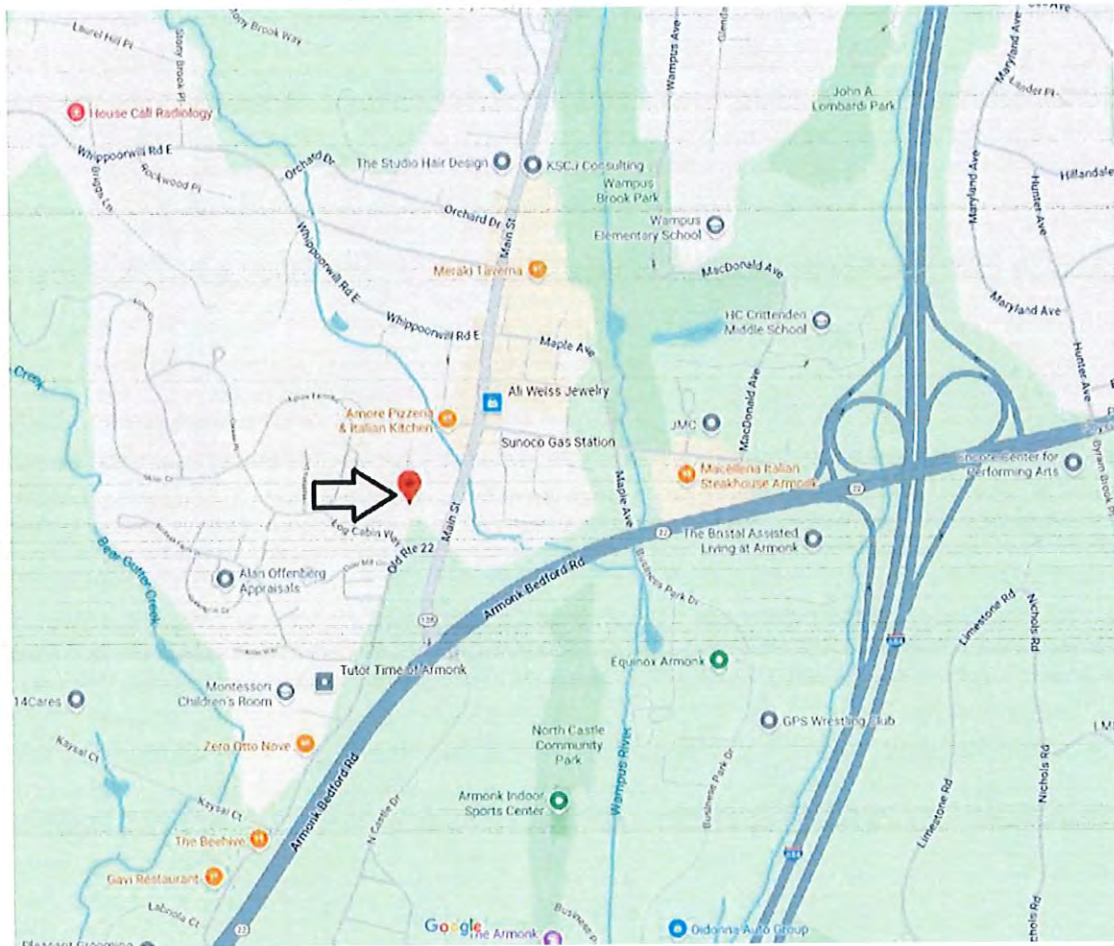
⁶ New York State Department of Labor Employment Projections, Regional Data

permanently on March 31, 2023, after 43 years in business. The plan is to transform the 870,000-square-foot mall into a mixed-use commercial and residential site.

We recognize that since the conclusion of 2022 there has been a marked change in the economy resulting from high inflation. As a result, there have been a series of large Federal Reserve interest rate and discount rate increases that have severely impacted all portions of the economy and have resulted in large interest rate increases for all forms of borrowing. The economic outlook as of the first quarter of 2023 is far less positive than that of 2022.

Subsequently, as of July 2023 it appears that the rate of inflation, although higher than the Federal Reserve target rate of 2%, has been moderating, with the Consumer Price Index rising at a more moderate 3% rate with continuing growth in employment.

NEIGHBORHOOD



Demographic Overview

333 Main St

Population (1 mi)

3,079

Avg. HH Size (1 mi)

2.8

Avg. Age (1 mi)

43

Med. HH Inc. (1 mi)

\$218,182

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2024 Population	3,079	15,371	58,260
2029 Population	3,043	15,125	57,135
Pop Growth 2024-2029	(1.2%)	(1.6%)	(1.9%)
2024 Average Age	43	42	41
Households			
2024 Households	1,062	4,985	18,909
2029 Households	1,048	4,899	18,496
Household Growth 2024-2029	(1.3%)	(1.7%)	(2.2%)
Median Household Income	\$218,182	\$211,426	\$198,318
Average Household Size	2.8	3.0	2.9
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$948,585	\$938,750	\$847,315
Median Year Built	1984	1968	1962

**BECKMANN
APPRAISALS**

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11/5/2024

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NEIGHBORHOOD

The subject property is located on Main Street in the Hamlet of Armonk, Town of North Castle, Westchester County, NY. Land uses in the immediate vicinity are primarily comprised of residential properties north and west of the subject property, with a mix of commercial office/retail and municipal along Main Street and Route 22 (aka Armonk Bedford Road). Route 22 is a local highway that runs through Armonk, providing connections to other nearby towns and eventually linking up with I-684. Interstate 684 is the main highway that connects Armonk to NYC. I-684 runs south to connect with the Bronx, which is a direct route to Manhattan.

The Hamlet of Armonk, with its quaint, walkable downtown area is located in the Town of North Castle in Westchester County, New York, is bordered by the Town of Bedford to the north, the Town of New Castle to the east, the Town of Mount Pleasant to the south and the Town of Harrison to the west. Armonk is well-positioned for commuting to New York City, located just 33 miles north of Manhattan with multiple transport options making the hamlet both accessible and desirable for those who work in the city but prefer a quieter, suburban lifestyle. It is easily accessible by car (an approximate 45 mins to 1 hour drive). The White Plains Metro-North Railroad Station is located approximately seven miles away from the subject property and there are commuter bus services running from North White Plains. Armonk also lies near several natural features, including Wampus Pond to the south and the Appalachian Trail to the north. These provide recreational opportunities and contribute to the area's scenic beauty.

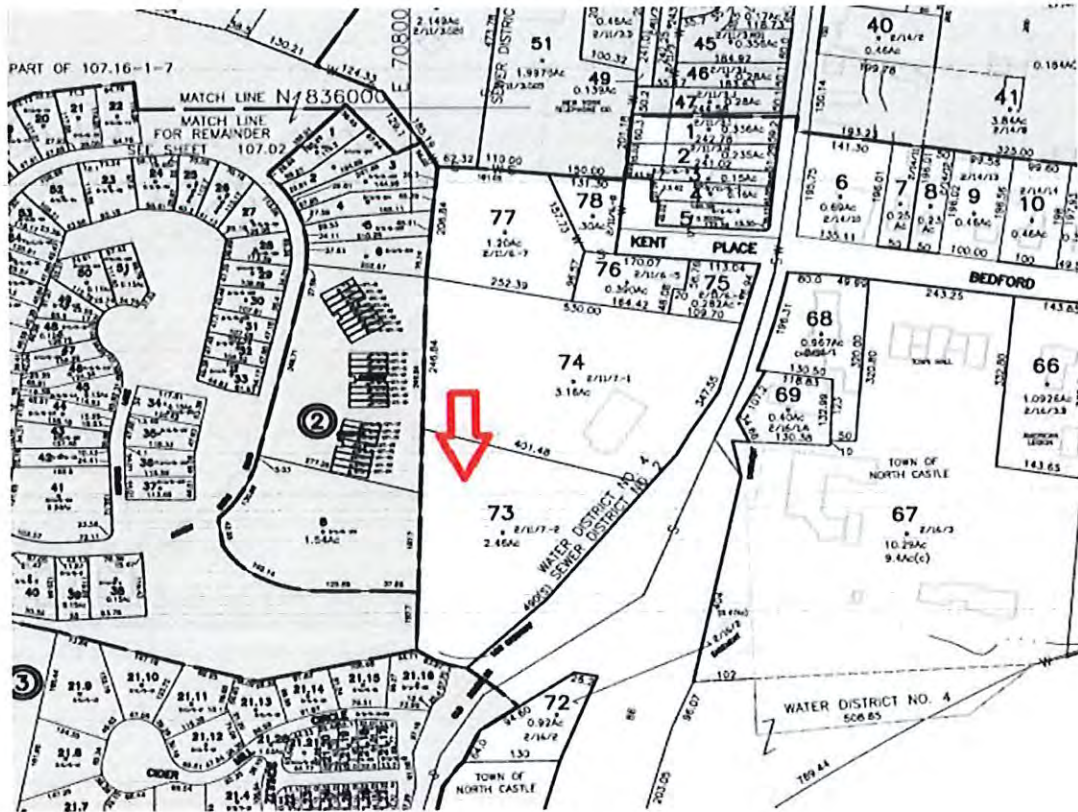
Commercial Real Estate:

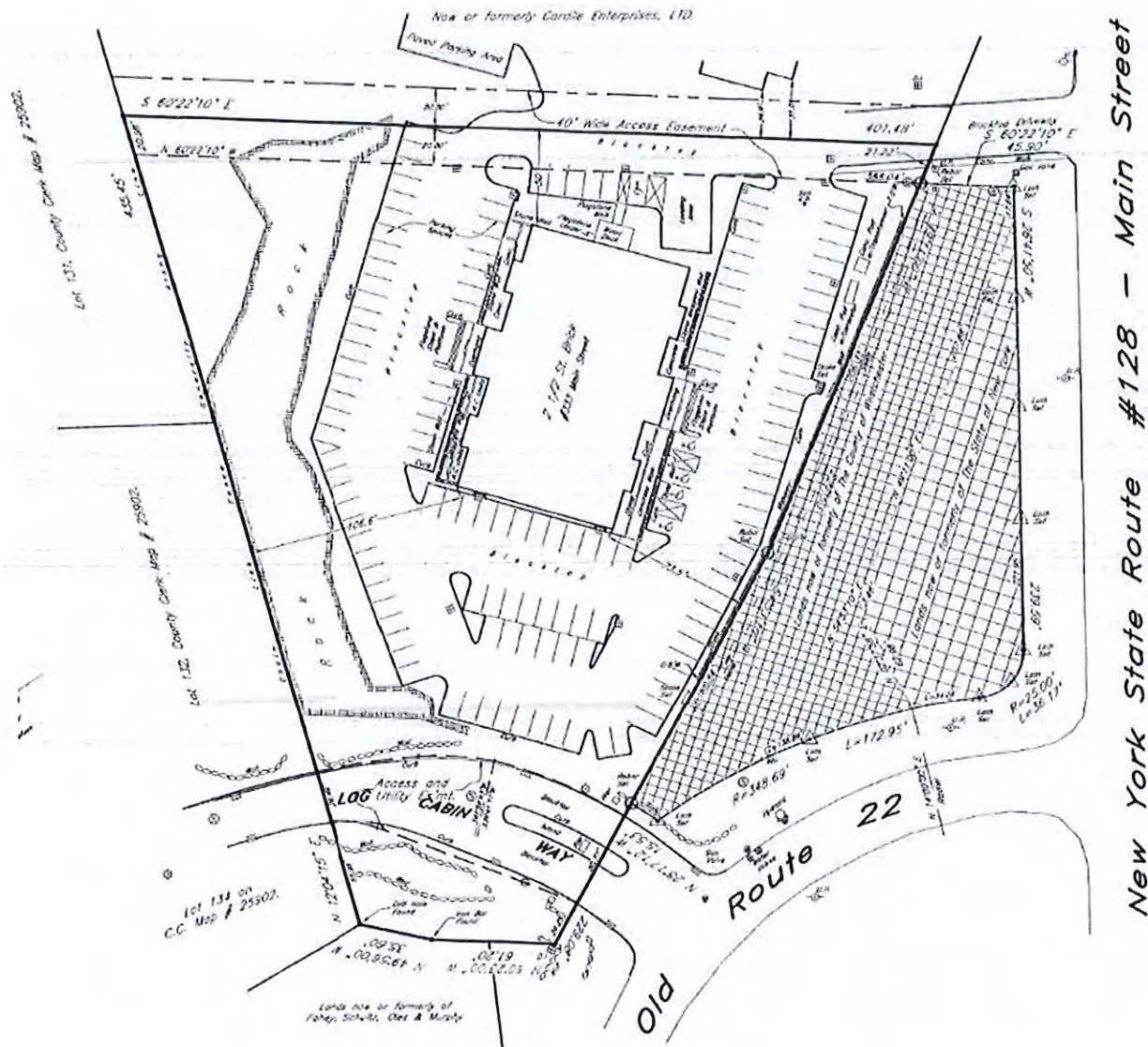
The commercial market in and around the Hamlet of Armonk is characterized by a mix of small businesses, upscale retail, and office spaces, catering primarily to the affluent local population and commuters. Retail offerings are specialized, office spaces are in demand for both large corporations and small enterprises, and the area is increasingly becoming a hub for entrepreneurs seeking proximity to New York City. Located nearby on Business Park Drive southeast of the subject property, is a large industrial office complex serves as a hub for office and light industrial businesses. It features office buildings, medical centers, and small retail outlets serving both local residents and professionals. There is a concentration of corporate offices, including the headquarters of several large companies like IBM (formerly headquartered in Armonk before it moved to other locations). This legacy has contributed to the growth of the business community in the area, with other tech, consulting, and financial firms having a presence nearby. The industrial sector in and around Armonk is modest, with small-scale manufacturing and distribution businesses scattered around the outskirts of the town.

Economic Outlook and Trends:

The economy of Armonk is tied closely to the broader Westchester County economy, which is influenced by its proximity to New York City. The commercial market is typically stable, with steady demand for both residential and commercial properties. While the area does not experience the same level of commercial activity as larger urban centers, it is an attractive location for businesses targeting high-income professionals and residents seeking convenient access to suburban amenities without the hustle and bustle of city life.

SUBJECT TAX MAP
(TAX MAP ID# 108.03-1-73)

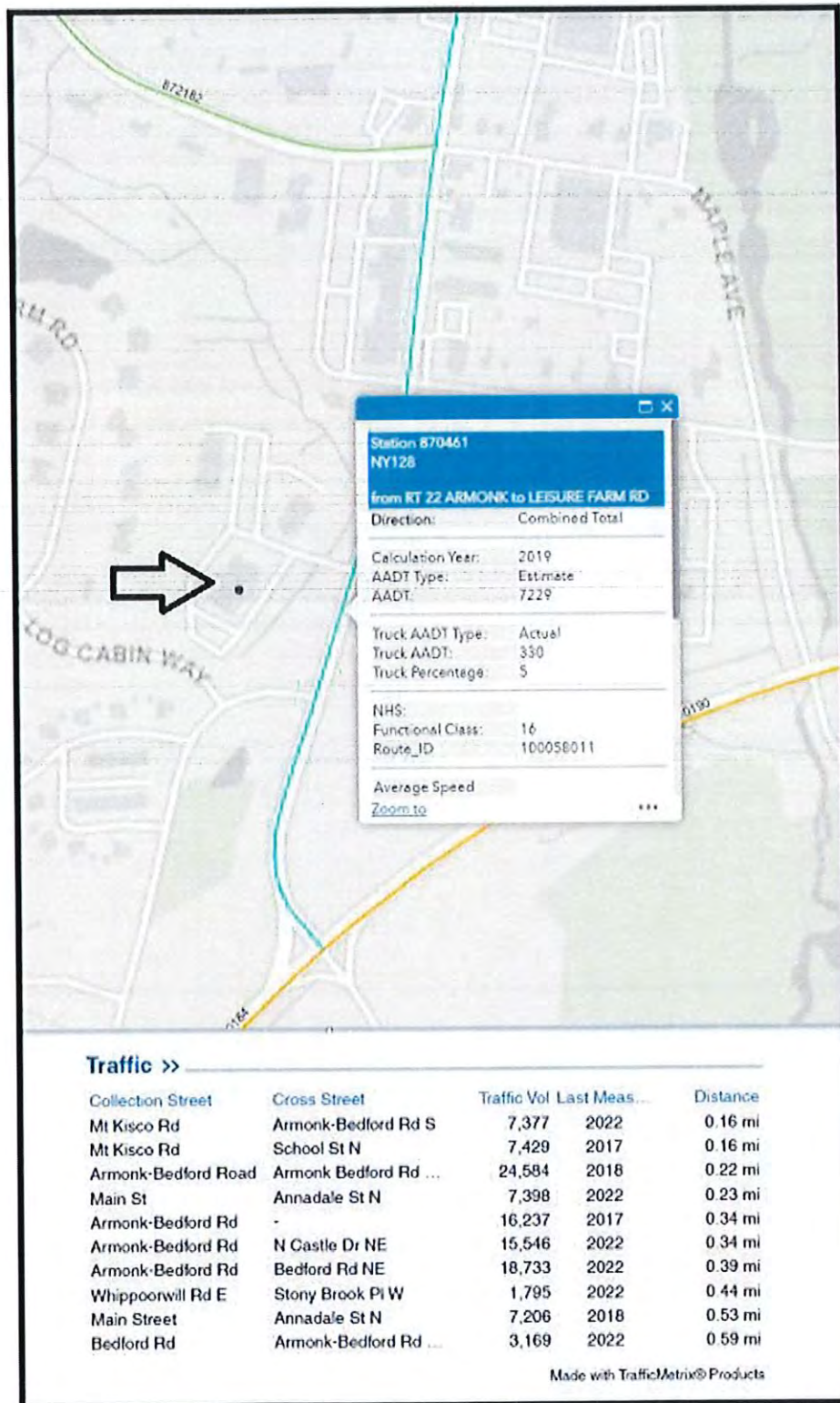




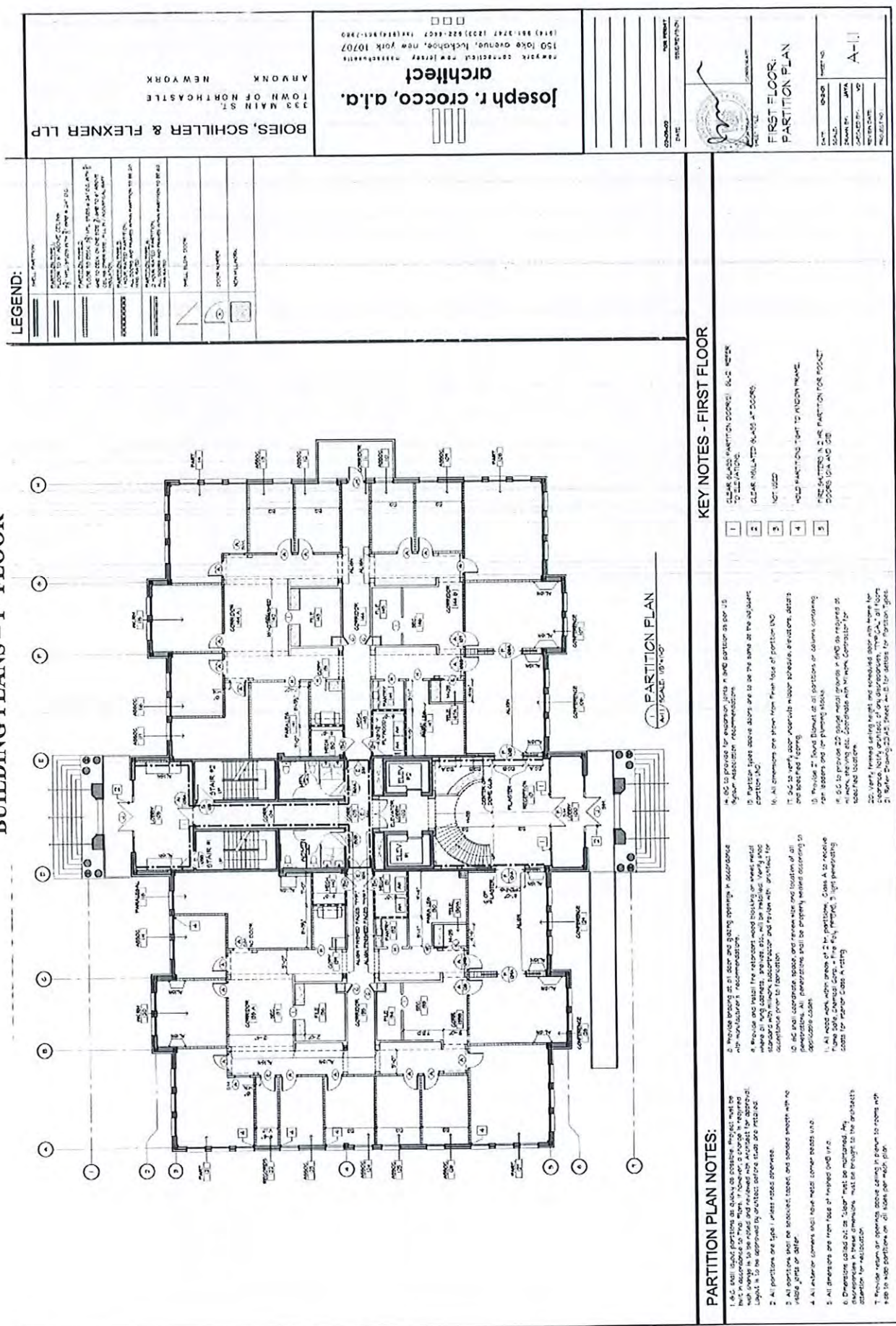
SITE DATA

Location:	333 Main St Armonk, Westchester County, NY
Identification:	Town of North Castle Parcel ID # 108.03-1-73
Site Size:	2.910± acres or 126,760.0± sq. ft.
Zoning:	"PBO-2A" – Professional Business Office 2A District
Topography:	Generally Level
Flood Plain:	Not within a flood zone
Subsoil Conditions:	We have not been provided an engineer's property specific soil survey for the subject property. Upon inspection of the subject property and its improvements, conditions appear adequate to support existing improvements. Drainage also appears to be adequate for the subject improvements.
Street:	Asphalt paved
Access:	from Main Street
Utilities: (Municipal)	All available
Encumbrances:	Typical
Real Estate Assessment & Taxes:	The subject property is under the taxing jurisdiction of the Town of North Castle, County of Westchester and the Byram Hills Central School District.
Comments:	The subject site has adequate access, utilities, and is appropriate for its use and compatible with the neighborhood.
2022 AADT:	Average Annual Daily Traffic Count 7,398, Main Street

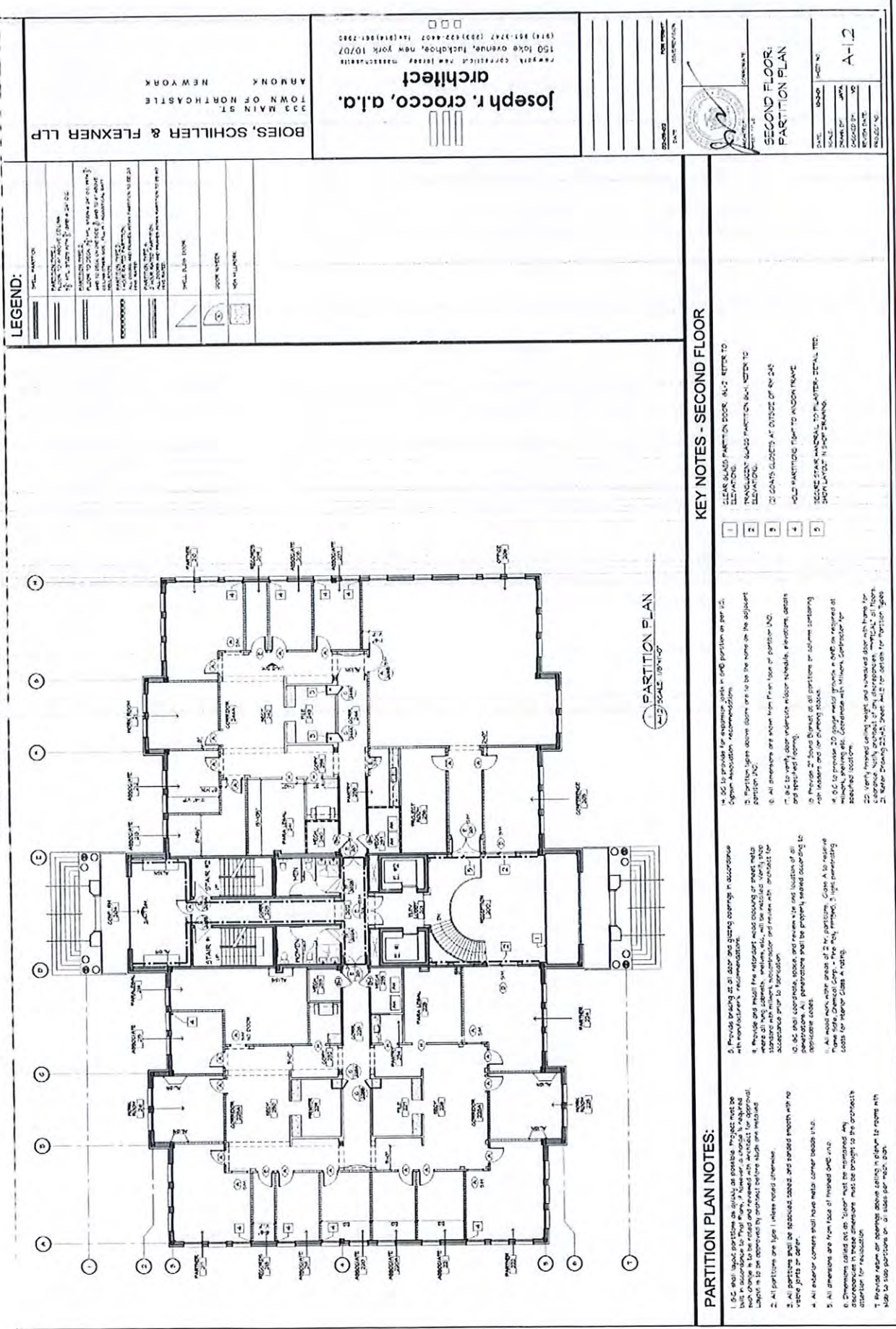
Average Annual Daily Traffic Count



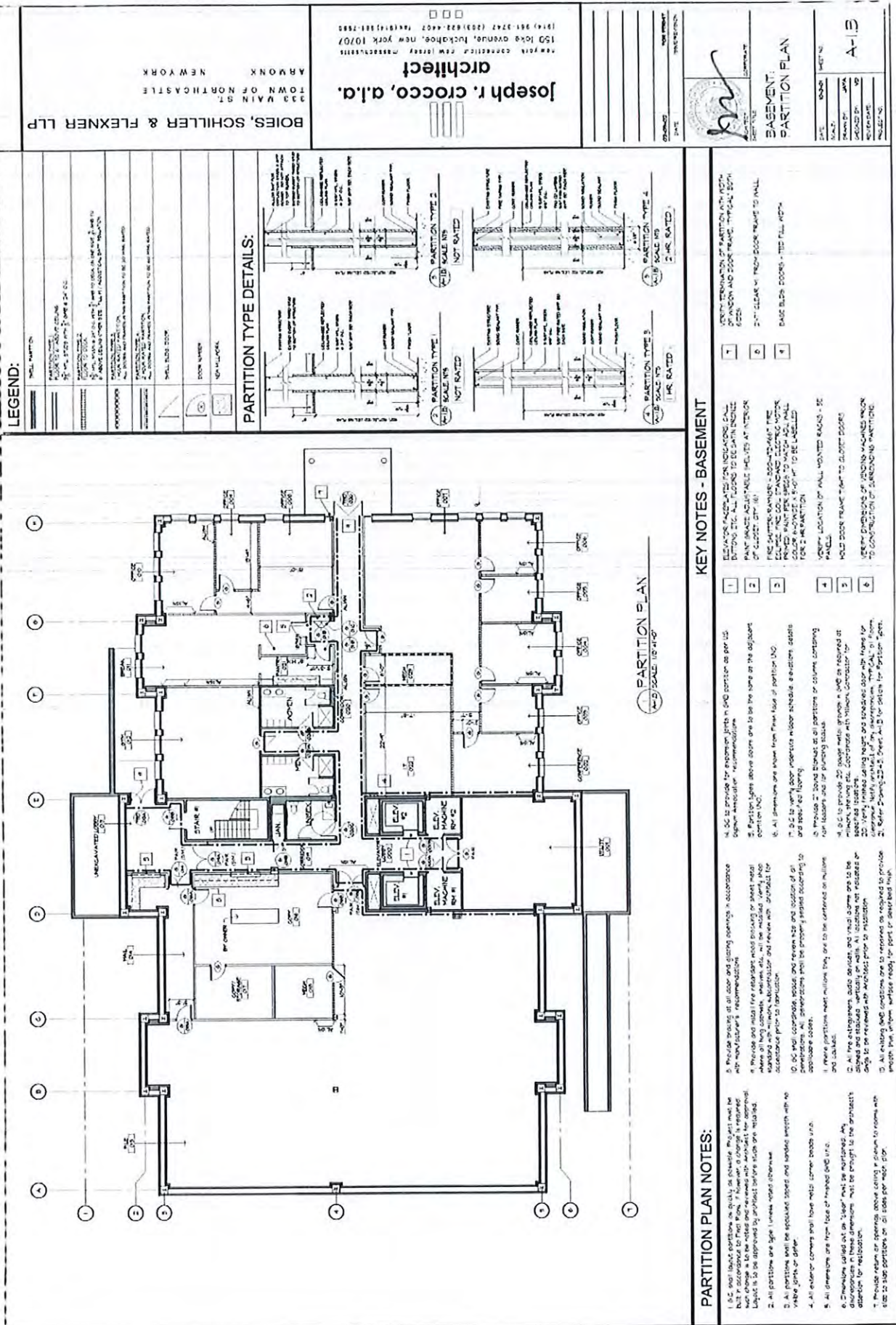
BUILDING PLANS – 1st FLOOR



BUILDING PLANS – 2nd FLOOR



BUILDING PLANS – BASEMENT



DESCRIPTION OF IMPROVEMENTS

The subject property is improved with a Class A professional office building that was built to suit for owner occupancy in 2002. It is a three-story building with a masonry and steel frame construction and exterior brick walls. The main entrance is located along the front of the building facing Main Street. There are side and rear entrances as well. The roof is flat with a built-up composition covering that is in good condition. Windows are aluminum and wood frame with fixed panes. The building is fully sprinklered and equipped with fire alarm pull stations connected to a central monitoring system. There is appropriate exterior lighting and landscaping. Adequate on-site parking is located in the front, rear and east side of the building.

Per the architectural building plans, the gross building area is 45,786 square feet, while the net leaseable area is estimated to be approximately 45,000± square feet, including the basement space.

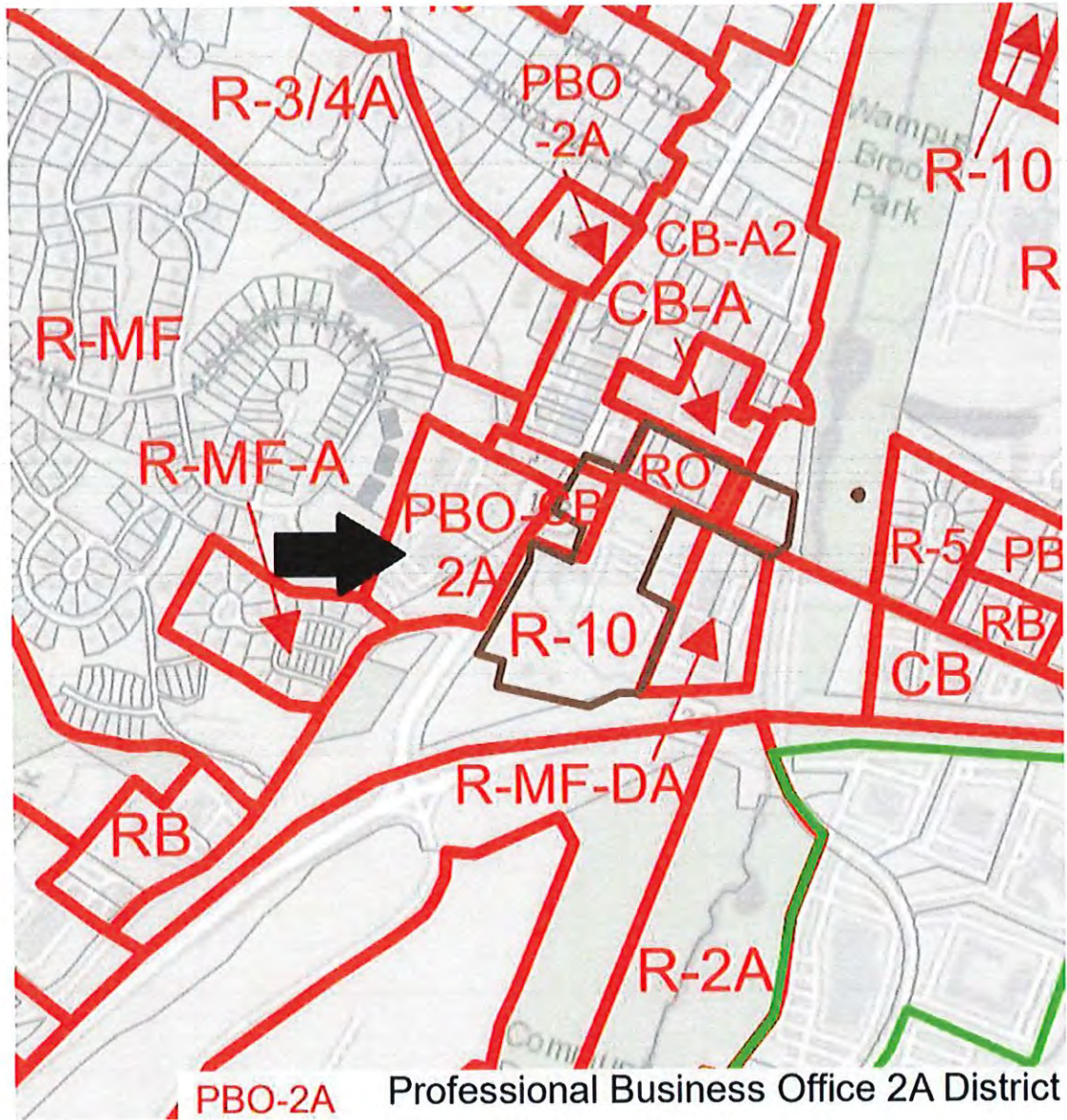
Floors 1 – 3 are similar in design with four office quadrants, one in each corner of the building, that surround a center corridor that runs from the front of the building to the rear. Each floor has a shared lavatory for men and women located in the central corridor. Each office quadrant has its own reception area, with multiple offices, copy/storage areas, multiple team meeting rooms and conference rooms. There are two kitchenette areas located on each floor that are equipped with base and wall cabinets, a refrigerator and microwave. The 3rd floor houses the executive offices and a large conference room. The lower level has large areas for storage, shipping and receiving of mail and packages. There is a gym with locker rooms for men and women, three lavatories all with showers, a larger cafeteria/kitchen area and utility/mechanicals.

There are two elevators and three stairwells in the building. The ornate lobby stairwell provides access only to the 2nd floor. The second stairwell provides access from the 1st to the 3rd floor and the third stairwell provides access from the lower level basement area to the 3rd floor.

Flooring in the lobby area is marble tiling, with hardwood floors and carpeting throughout the remainder of the building. Walls and ceilings are painted sheetrock and lighting is provided by incandescent fixtures and chandeliers. There is a modern electrical system that appears to be more than adequate for the buildings use. The building has one electric meter. HVAC is a gas fired, 26-zoned forced air and central air conditioning system and there is a gas fired 75 gallon domestic hot water tank. A new generator was installed in November 2024.

Based upon the interior and exterior inspection of the improvements, the building appears to be in good overall condition.

ZONING MAP
Zoning District "PBO-2A"



ZONING

On the preceding page is a zoning map of the subject neighborhood and surrounding area. According to the Zoning Code of the Town of North Castle, County of Westchester, the subject property is designated as a "PBO-2A" Professional Business Office District . Use regulations are as follow:

Permitted Principal Uses

1. Business and professional offices and studios.
2. Research and development laboratories.
3. Banks and financial institutions.
4. Any uses permitted in an R-2A District, as regulated therein, but not on any lot occupied by another type of use permitted in the PBO-2A District.

Permitted Accessory Uses:

(only in conjunction with a permitted principal use.)

1. Any accessory buildings or uses customarily incident to a permitted use.
2. Off-street parking and loading areas, in accordance with Article IX.
3. Signs, in accordance with § 355-16.
4. Necessary lighting of business and parking areas.
5. Limited manufacturing or servicing, when such is required to produce pilot or mockup models of products or at such other times as permitted by the Planning Board, provided that said Board finds that such use is clearly subordinate and incidental to a permitted principal use.
6. Solar energy collectors, subject to the requirements of Chapter 258.
7. Dish antennas, subject to the requirements of § 355-15.
8. Electric vehicle charging stations.

Bulk requirements for this property are as follows:

Minimum Lot Area			Minimum Yards (b) (c)			Maximum Building Coverage	Maximum Building Height (f)		Floor Area Ratio	Other Standards and Requirements
Area	Frontage (a) (feet)	Depth (feet)	Front (feet)	Side (feet) (d) (e)	Rear (feet)	Lot Area	Stories ¹	Feet		
4	5	6	7	8	9	10	11	12	13	14
2 acres	200 (a)	200 (a)	50 (a)	50 (a)	50 (a)	20%	3	35	0.30 (See § 355-30G)	As in § 355-30B

The subject property "As Is", appears to be a conforming use within the "PBO-2A" zone of the Town of North Castle.

TAX ASSESSMENT ANALYSIS

The subject property is under the taxing jurisdiction of the Town of North Castle, County of Westchester and the Byram Hills Central School District. The following is a tax and assessment summary of the subject property as of the valuation date of November 18, 2024:

Assessment Analysis	
Assessment Roll Date: 07/2023	
Municipality:	Town of North Castle
Parcel ID #	108.03-1-73
Land Assessment	\$16,400
Total Assessment	\$154,000
Equalization Rate	1.80 %
Equalized Value	\$8,555,556

Tax Estimate	
City/County/Town Tax	\$62,646
School Tax	\$119,386
Total Real Estate Tax	\$182,033

Based upon our market value estimate, it appears that the subject premises may be over-assessed.

HIGHEST AND BEST USE

Highest and best use is defined as:

The reasonable and probable use that supports the highest and best value, as defined, as of the date of the appraisal.

Alternatively, highest and best use is:

The use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.

The determination of highest and best use of any given property requires two basic considerations. The first is highest and best use of land or a site as though vacant. The second is highest and best use of a property as improved. Each consideration requires a separate analysis. In each case, the existing use may or may not be different from the site's highest and best use.

Any determination of highest and best use considers the motivations of probable purchasers. The motivations are based on perceptions of benefits that accrue to property ownership. Different motivations influence highest and best use and are important to conclusions about the highest and best use of any parcel of real estate.

The highest and best use analysis of land as though vacant and property as improved, must meet four criteria. The highest and best must be (1) physically possible (2) legally permissible, (3) financially feasible, and (4) maximally productive.

The subject property is located on 333 Main St in the Hamlet of Armonk Town of North Castle, and consists of 2.91 ± acres of land improved with a an approximate 45,000± sf net leaseable office building. The subject is situated in the "PBO-2A" Professional Business Office 2A District zone. The uses permitted by right are outlined in the zoning section located in this report but in summary primarily include business and professional offices and studios, research and development laboratories, banks and financial offices.

The subject property 3-story office building with finished basement space is has an approximately 45,000± sf net leaseable area that was built to suit for an owner-user. It is located adjacent to two other smaller office buildings and in close proximity to the Westchester Business Park and other commercial office and flex properties.

The property is conveniently located in close proximity to Route 22 & I-684 and is also just a short walk to downtown Armonk. Unlike the subject property, office buildings in the area typically are for multi-tenant use. The subject property, as improved, is in good condition and conforms to the neighborhood.

Accordingly, the highest and best use of the subject property, "As Is", is its existing use as a commercial office building suitable for an owner/user or a single-tenant; or for potential conversion for use as a multi-tenant office building.

THE APPRAISAL PROCESS

The estimation of a market value involves a systematic process in which the problem is defined; the work necessary to solve the problem is planned; and the data required is acquired, classified, analyzed and interpreted into an estimate of value. In this appraisal assignment, the appraiser considers three basic approaches: the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. The definition of each approach follows:

Cost Approach - A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of, or replacement for, the existing structure; deducting accrued depreciation from the reproduction or replacement cost; and adding the estimated land value plus an entrepreneurial profit. Adjustments may then be made to the indicated fee simple value of the property interest being appraised.¹⁵

The highest and best use of the subject property "As Is" is its existing use as a commercial office building suitable for an owner/user or a single-tenant; or for potential conversion for use as a multi-tenant office building. Due to the difficulty in estimating accrued depreciation and the general inapplicability of the cost approach to value existing income producing properties, it is our opinion that the Cost Approach is inappropriate for this particular appraisal assignment.

Sales Comparison Approach - A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sales prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when comparable sales data are available.¹⁶

The Sales Comparison Approach usually provides the primary indication of market value of properties not purchased for their income producing character, such as vacant land, single family homes and small, owner occupied commercial and industrial properties.

The subject property "As Is", is a three story over lower-level, Class A professional office building circa 2002 that was built to suit for owner occupancy. The building has an approximately 45,000± square feet of net leaseable area and was in good condition upon inspection. There are a sufficient number of transactions of similar properties available to develop an indication of value patterns in the subject market area to appraise the property "As Is". As the subject property is an income producing property, we utilize the

¹⁵ The Dictionary of Real Estate Appraisal, Fourth Edition, 2002 Appraisal Institute

¹⁶ The Dictionary of Real Estate Appraisal, Fourth Edition, 2002 Appraisal Institute

Sales Comparison Approach, as improved, as a check on the reasonableness of our value estimate employing the income capitalization approach the subject property as improved.

Income Capitalization Approach - A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for holding period and the reversion can be discounted at a specific yield rate.¹⁷

The Income Capitalization Approach requires the appraiser to formulate a value estimate for the subject by converting projected net income into a single present value. This process is known as capitalization.

The highest and best use of the subject property, "As Is" is its existing use as a commercial office building suitable for an owner/user or a single-tenant; or for potential conversion for use as a multi-tenant office building. The subject property is viewed an income producing property and will be valued as such. When the data necessary to complete the preceding steps is accurately extracted from reliable market data, the resulting value indication tends to reflect the actions of typical purchasers/investors in the subject's market.

¹⁷The Dictionary of Real Estate Appraisal, Fourth Edition, 2002 Appraisal Institute

SALES COMPARISON APPROACH – IMPROVED SALES

The subject property is improved with an approximate an approximately 45,000 leaseable sq. ft., 3-story office building, together with related parking facilities.

The Sales Comparison Approach is to be used to value the land as improved, under its highest and best use. The sales comparison approach also termed the market approach involves the comparison of similar properties, which have already sold, with the subject. Appropriate adjustments are then made for any differences. The differences attributing to the value of the improvements include time, size, location, and condition.

The unit of comparison typically developed in the valuation of office properties is \$ per SF/Imp. This unit of comparison expresses the relationship between price and value and the size and location of the property. This is a reliable indicator of value assuming a high degree of comparability.

Typical adjustments are based on the following considerations:

Market Conditions - The market conditions adjustment considers the fact that market conditions may change between the time of a sale of a comparable property and the date of the appraisal of the subject property. Changes in market conditions are often the result of such various causes as inflation, change in demand, and change in supply. Changes in market conditions over time are measured on a percentage basis relative to previous prices.

Location - The location adjustment considers significant differences in characteristics of the comparable property. Generally, properties in the same neighborhood have similar characteristics and require no location adjustment however in the instance of the subject property it also considers the proximity to well traveled roadways. A property's characteristics are analyzed in terms of the relative time/distance relationship between it and all likely destinations and origins. The relationship is relative because the location of a property can be judged only in relation to that of others. The location adjustment is made in percentage terms, which reflect the extent to which a property in one neighborhood may sell for more or less than a property in another neighborhood.

Land Size - The land size adjustment considers the effect that a property's total acreage or square footage may have in determining its value, based on its potential for future expansion. The relationship of a property's size to its potential value is generally an inverse proportion. The adjustment is made on a percentage basis.

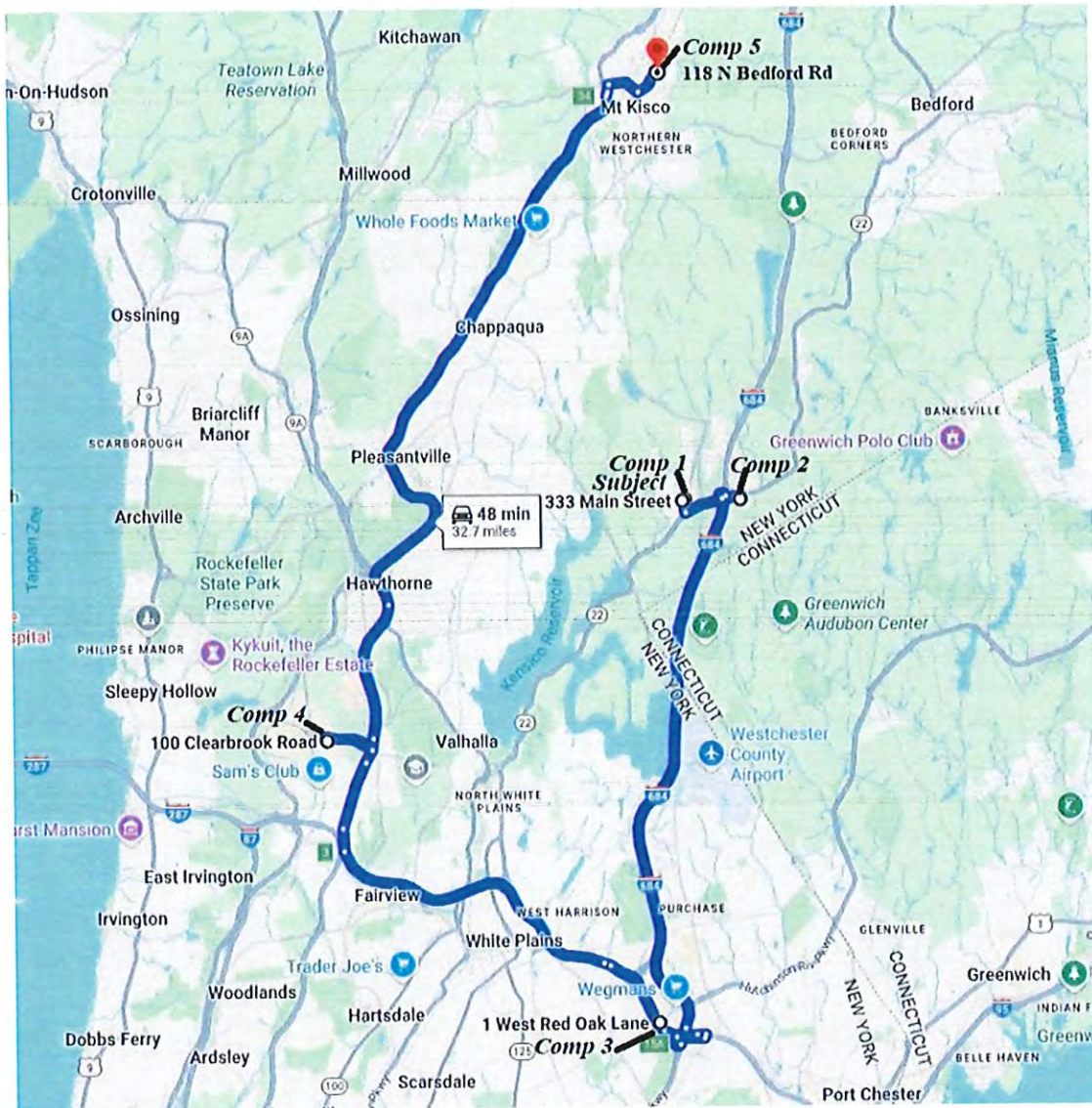
Improvement Size - The improvement size adjustment considers the effect that the size of a building may have in determining its value. In general larger buildings generally sell for less per square foot of improvement.

Age and Condition - The adjustment takes into account the age and physical condition of any improvements to the land or legal condition, affecting the premises. Difference in the amount of physical depreciation at the comparable versus that at the subject would be the reason for most of the adjustments.

Noted differences have been accounted for in the Improved Sales Adjustment grid, following.

With reference to the preceding, the following sales are presented for analysis herein:

LOCATION MAP



VALUATION ANALYSIS

ANALYSIS OF SALES DATA

The comparable sales are located throughout the market area and are believed to be indicators of value for the subject. These sales are not to be construed to be all recent transactions, but merely those that are considered most reliable in estimating the value of the subject.

A grid illustrating the comparison of sales price per SF/Imp for each sale is as follows:

COMPARABLE IMPROVED SALES SUMMARY

No.	Location	Sale Date	Price	Imp Size (SF)	Price/ SF Imp
1*	355-357 Main Street, North Castle, Westchester County	Mar-23	\$7,350,000	35,367	\$207.82
2	1 Byram Brook Place, North Castle, Westchester County	Mar-22	\$2,980,000	24,664	\$120.82
3	100 Clearbrook Road, Town of Greenburgh, Westchester County	Jul-22	\$6,100,000	60,000	\$101.67
4	1 W Red Oak Lane, Harrison, Westchester County	Aug-22	\$4,400,000	21,875	\$201.14
5	118 N Bedford Road, Mount Kisco, Westchester County	Apr-22	\$5,600,000	36,000	\$155.56
6	100 Hillside Avenue, Greenburgh (t), Westchester County	Jul-23	\$14,000,000	130,000	\$107.69

*Comparable Sale No. 1 is the sale of two medical office buildings with a total GLA of 35,367 square feet.

A more detailed description of the comparable properties is annexed. Prior to adjustments there is a range in sales price from a low of \$101.67 high of \$207.82 per SF/Imp.

The comparable sales are all located within the subject marketplace. Adjustments have been made for location, size and physical characteristics as shown on the following page.

F & F Armonk Associates LLC & Michael Fareri333 Main St
Armonk, NYComparable Improved Sales Adjustment Grid
"As Improved" As of November 18, 2024

LOCATION	SUBJECT	COMP 1*	COMP 2	COMP 3
RECORD NO.	44375	44500	44490	44494
NAME	333 Main St	North Castle Property Venture LLC	Byram Brook Ents LLC	RMC 100 Clearbrook LLC
LOCATION	333 Main St	355-357 Main Street	1 Byram Brook Place	100 Clearbrook Road
TOWN/VILLAGE	Armonk	Armonk	Armonk	Elmsford
MUNICIPALITY	Town of North Castle	North Castle	North Castle	Town of Greenburgh
COUNTY	Westchester	Westchester	Westchester	Westchester
SCHOOL DISTRICT	Byram Hills CSD	Byram Hills CSD	Byram Hills CSD	Elmsford
		*2 Multi-tenant buildings	Multi-tenant	Multi-tenant
SALES PRICE		\$7,350,000	\$2,980,000	\$6,100,000
PRICE PER UNIT (SF IMP)		\$207.82	\$120.82	\$101.67
VALUATION DATE	11/18/2024			
SALE DATE		Mar-23	Mar-22	Jul-22
MOTIVATION ADJUSTMENT @		0.0%	0.0%	0.0%
ADJ SALE PRICE/UNIT		\$208	\$121	\$102
MARKET (TIME) ADJUSTMENT @				
Mar-22 through Dec-24	0.00%	0.0%	0.0%	0.0%
ADJ SALE PRICE/UNIT		\$208	\$121	\$102
Year built	2002	2006	1984	1973
Renovated			1999	1986
Physical Characteristics Adjustment Table				
Location	Average	Average	Average	Below Avg
Adjustment		0.0%	0.0%	5.0%
Condition	Good	Good	Average	Average
Adjustment		0.0%	2.5%	2.5%
Size - Acres	2.91	3.36	2.19	2.82
Adjustment		0.0%	0.0%	0.0%
Improvement - Size	45,000	35,367	24,664	60,000
Adjustment		-2.5%	-5.0%	5.0%
Total % Adjustment		-2.5%	-2.5%	12.5%
Adjusted Price/Unit		\$202.63	\$117.80	\$114.38

F & F Armonk Associates LLC & Michael Fareri333 Main St
Armonk, NYComparable Improved Sales Adjustment Grid
"As Improved" As of November 18, 2024

LOCATION	SUBJECT	COMP 4	COMP 5	COMP 6
RECORD NO.	44375	44491	44495	44516
NAME	333 Main St	1 West Red Oak Lane LLC	118 NBR LLC	Mavis Tire Supply LLC
LOCATION	333 Main St	1 W Red Oak Lane	118 N Bedford Road	100 Hillside Avenue
TOWN/VILLAGE	Armonk	Harrison	Mount Kisco	White Plains
MUNICIPALITY	Town of North Castle	Harrison	Mount Kisco	Greenburgh (t)
COUNTY	Westchester	Westchester	Westchester	Westchester
SCHOOL DISTRICT	Byram Hills CSD	Harrison CSD	Bedford CSD	Greenburgh CSD
		Multi-tenant	Multi-tenant	Single-tenant
SALES PRICE		\$4,400,000	\$5,600,000	\$14,000,000
PRICE PER UNIT (SF IMP)		\$201.14	\$155.56	\$107.69
VALUATION DATE	11/18/2024			
SALE DATE		Aug-22	Apr-22	Jul-23
MOTIVATION ADJUSTMENT @		0.0%	0.0%	0.0%
ADJ SALE PRICE/UNIT		\$201	\$156	\$108
MARKET (TIME) ADJUSTMENT @				
Mar-22 through Dec-24	0.00%	0.0%	0.0%	0.0%
ADJ SALE PRICE/UNIT		\$201	\$156	\$108
Year built	2002	1972	1989	1990
Renovated		2009		
Physical Characteristics Adjustment Table				
Location	Average	Average	Below Avg	Below Avg
Adjustment		0.0%	5.0%	5.0%
Condition	Good	Good	Average	Average
Adjustment		0.0%	2.5%	2.5%
Size - Acres	2.91	1.49	2.41	11.85
Adjustment		0.0%	0.0%	0.0%
Improvement - Size	45,000	21,875	36,000	130,000
Adjustment		-5.0%	-2.5%	25.0%
Total % Adjustment		-5.0%	5.0%	32.5%
Adjusted Price/Unit		\$191.09	\$163.33	\$142.69

IMPROVED SALES VALUATION ANALYSIS

In researching the commercial office market, it is our opinion that market conditions of properties similar to the subject property have been generally flat through the date of valuation herein, November 18, 2024. Accordingly, no adjustment has been made to the comparable sales.

Location: The subject property and Comparable Sale No.'s 1, 2 & 4 are located in areas that are in closer proximity to highway access, neighborhood and regional shopping. Comparable Sale No.'s 3, 5 & 6 are located areas that are considered to be less desirable in comparison. Accordingly, appropriate upward adjustments have been made to Comparable Sale No.'s 3, 5 & 6.

Condition: The subject property and Comparable Sale No.'s 1 & 4 are in good condition. The remaining comparable sales are generally older and considered to be in average condition in comparison. Accordingly, appropriate upward adjustments were made to Comparable Sale No.'s 2, 3, 5 & 6.

Land Size: The subject property and Comparable Sales all appear to be maximally developed without any excess land for future development. Accordingly no adjustment is made for land size.

Improvement Size: Comparable Sales 1, 2, 4 & 5 are smaller in overall improvement size when compared to the subject property, while the remaining comparable sales are larger. As smaller buildings generally sell for more per square foot of improvement, a downward adjustment has been made to the comparable sales to account for size.

After adjusting the comparable sales, the range in adjusted sales price per square foot of improvement is as follows:

	\$ Per Sq. Ft. Imp.
Comparable Sale 1	\$202.63
Comparable Sale 2	\$117.80
Comparable Sale 3	\$114.38
Comparable Sale 4	\$191.09
Comparable Sale 5	\$163.33
Comparable Sale 6	\$142.69

All of the comparable sales are located in the subject market area and are considered to be representative of the market. After making adjustments for market conditions, size and physical characteristics there is a range in adjusted sales price from a low of \$114.38 SF/Imp to a high of \$202.63 SF/Imp. Relying on all of the comparable sales we have selected a market value estimate of \$155.00 SF/Imp as appropriate for the subject property as of the valuation date November 18, 2024.

Applying the market value estimate to the subject property, results in a market value estimate, "As Is", as of the date of valuation, November 18, 2024 via the Sales Comparison Approach, as follows:

Improvement Size (sf)	45,000
\$/Sq.Ft. of Improvement	\$155.00
Market Value	\$6,975,000
SAY,	\$7,000,000

SEVEN MILLION DOLLARS

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach requires the appraiser to formulate a value estimate for the subject by converting projected net income into a single present value. This process is known as capitalization. We shall apply the direct capitalization technique.

This approach to value requires four basic steps:

1. Estimate income for the subject property.
2. From available market data, estimate a proper allowance for vacancy and credit loss forecast to occur during the projected period of ownership.
3. Estimate and project anticipated fixed and operating expenses incurred by the real estate during ownership.
4. Select and apply an appropriate capitalization rate.

This approach is utilized in this appraisal, due to the nature of the property being appraised. The subject may be considered an income producing investment, and will be valued as such. When the data necessary to complete the preceding four steps is accurately extracted from reliable market data, the resulting value indication tends to reflect the actions of typical purchasers/investors in the subject's market.

For the purpose of this analysis we will create a Reconstructed Income Statement on a stabilized basis as of the valuation date. This is due to the fact that a prudent investor invests money to purchase a property based on the expectation of a future year's income producing capabilities, as well as the historical income and expense data for the property.

We rely on expenses generally associated with commercial buildings in the subject marketplace when estimating stabilized operating expenses for the subject property.

MARKET RENT

In valuing the Fee Simple interest of the subject property, it is necessary to estimate market rent. The market rent per square foot is a unit of comparison, which expresses the price/value of the property. This may be a reliable indicator of value assuming a high degree of comparability.

We have undertaken a review of lease transactions in the subject market area and have located a number of transactions which are considered to be informative in estimating market rent. See lease abstracts in addendum.

On following pages we compare the comparable leases to the available tenant spaces at the subject property.

Property Type 1 - Office

No.	Location	Tenant Type	Start	Term	Lease Type	Lease Rate Annual	Size in Sq. Ft.	Price/ SF
Property Type 1								
1	Regeneron Pharmaceuticals 175 King Street Armonk	Office	Jul-22	7 yrs	Base Yr Stop	\$6,547,310	170,000	\$ 38.51
2	One CMA Inc. (a.k.a. Children's Corner Learning Center) 1 Skyline Drive Hawthorne	Office	Jan-23	10 yrs 5 mos	Base Yr Stop	\$ 330,000	10,000	\$ 33.00
3	New York Blood Center, Inc. 601 & 621 Midland Avenue Rye	Office	Nov-21	30 years	Triple Net	\$4,117,982	187,181	\$ 22.00
4	Matrix Absence Management Inc. 7 Skyline Drive Hawthorne	Office	Jul-21	8 yrs	Base Yr Stop	\$ 620,139	20,845	\$ 29.75
5	Dialysis Clinic, Inc. 1 Skyline Drive Hawthorne	Office	Nov-21	10 yrs 6 mos	Base Yr Stop	\$ 193,800	10,200	\$ 19.00
6	Premier Health Care Services, Inc. 1 North Lexington Avenue White Plains	Office	Oct-21	3 yrs	Base Yr Stop	\$ 489,088	15,284	\$ 32.00

The subject property is owner-occupied. Comparable rentals are on a Base Yr. Stop basis where the tenant is responsible to pay increases in RE Tax and/or CAM expenses over the base year OR on a triple net basis, with tenants paying their pro-rata share of Real Estate Taxes and CAM.

Prior to making adjustments the comparable rentals range from a low of \$19.00 to a high of \$38.51 per square foot. Adjustments for notable differences are shown on the following page.

333 Main St, Armonk NY

Comparable Lease Adjustment Grid

	Subject	Comparables 1	Comparables 2	Comparables 3
Property Name	333 Main St	Swiss Re America Holding Corporation	NYTP Owner IV LLC	Midland Rye LLC
Leasee Name		Regeneron Pharmaceuticals	One CMA Inc. (a.k.a. Children's Corner Learning Center)	New York Blood Center, Inc.
Address	333 Main St	175 King Street	1 Skyline Drive	601 & 621 Midland Avenue
City	Armonk	Armonk	Hawthorne	Rye
State	NY	NH	NY	NY
RB COMP ID NUMBER	44375	44522	44524	44515
RB LEASE ID NUMBER		44521	44523	44525
Valuation as of:	11/18/2024			
Date Of Lease		7/1/2022	1/1/2023	11/1/2021
Lease Terms	Triple Net	Base Yr Stop	Base Yr Stop	Triple Net
Square Footage	45,000	170,000	10,000	187,181
Annual Rent		\$6,547,310	\$330,000	\$4,117,982
Rent Per Sq. Ft.		\$38.51	\$33.00	\$22.00
Sq Ft Total Property Type	45,000			
Term Of Lease		7 yrs	10 yrs 5 mos	30 years
Adjustments				
Taxes		(\$3.20)	(\$2.80)	\$0.00
Base Year Cam		(\$10.00)	(\$9.75)	\$0.00
Utilities		(\$3.00)	\$0.00	\$0.00
Total Cam & Utilities Adjustment/Sq Ft.		(\$16.20)	(\$12.55)	\$0.00
Adjust Rent/SQ Ft.		\$22.31	\$20.45	\$22.00
MARKET (TIME) ADJUSTMENT @				
Jul-21 through Dec-24	0.00%	0.00%	0.00%	0.00%
Net Percent Adjustment		0.0%	0.0%	0.0%
Adjusted Rent Per Sq. Ft.		\$22.31	\$20.45	\$22.00
Location Adjustment	Average	0.0%	0.0%	-2.0%
Size Adjustment	45,000	5.0%	-5.0%	5.0%
Condition	Good	0.0%	2.5%	2.5%
Net Percent Adjustment		0.0%	-2.5%	5.5%
Net Dollar Adjustment		\$0.00	-\$0.51	\$1.21
Adjusted Rent Per Sq. Ft.		\$22.31	\$19.94	\$23.21

333 Main St, Armonk NY

Comparable Lease Adjustment Grid

	Subject	Comparables 4	Comparables 5	Comparables 6
Property Name	333 Main St	NYIP Owner IV LLC	NYIP Owner IV LLC	Gateway I Group Inc
Leasee Name		Matrix Absence Management Inc.	Dialysis Clinic, Inc.	Premier Health Care Services, Inc.
Address	333 Main St	7 Skyline Drive	1 Skyline Drive	1 North Lexington Avenue
City	Armonk	Hawthorne	Hawthorne	White Plains
State	NY	NY	NY	NY
RB COMP ID NUMBER	44375	44262	44524	37651
RB LEASE ID NUMBER		44526	44527	44534
Valuation as of:	11/18/2024			
Date Of Lease		7/1/2021	11/1/2021	10/1/2021
Lease Terms	Triple Net	Base Yr Stop	Base Yr Stop	Base Yr Stop
Square Footage	45,000	20,845	10,200	15,284
Annual Rent		\$620,139	\$193,800	\$489,088
Rent Per Sq. Ft.		\$29.75	\$19.00	\$32.00
Sq Ft Total Property Type	45,000			
Term of Lease		8 yrs	10 yrs 6 mos	3 yrs
Adjustments		0.0%	0.0%	0.0%
Taxes		(\$2.64)	(\$2.75)	(\$6.40)
Base Year Cam		(\$9.47)	(\$2.75)	(\$6.00)
Utilities		(\$3.00)	\$0.00	\$0.00
Total Cam & Utilities Adjustment/Sq Ft.		(\$15.11)	(\$5.50)	(\$12.40)
Adjust Rent/SQ Ft.		\$14.64	\$13.50	\$19.60
MARKET (TIME) ADJUSTMENT @ Jul-21 through Dec-24	0.00%	0.00%	0.00%	0.00%
Net Percent Adjustment		0.0%	0.0%	0.0%
Adjusted Rent Per Sq. Ft.		\$14.64	\$13.50	\$19.60
Location Adjustment	Average	0.0%	0.0%	0.0%
Size Adjustment	45,000	-2.5%	-5.0%	-5.0%
Condition	Good	2.5%	2.5%	0.0%
Net Percent Adjustment		0.0%	-2.5%	-5.0%
Net Dollar Adjustment		\$0.00	-\$0.34	-\$0.98
Adjusted Rent Per Sq. Ft.		\$14.64	\$13.16	\$18.62

Valuation Analysis

Market Conditions: It is our opinion that market conditions (time) within the subject marketplace, particularly with respect to the commercial office market, have remained relatively flat since the onset of the Covid-19 Pandemic and have not yet recovered. Accordingly, no adjustments have been made to the comparable leases to reflect market conditions.

RE Tax/CAM/Utilities: As the subject property is being treated "as if" a single-tenant occupancy on a triple net basis (NNN), we have subtracted estimated expenses for RE Tax, CAM and utilities where indicated to bring the comparable properties to a NNN rent.

Location: The subject property is located within the heart of the Armonk business/downtown area with good access to Route 22 and I-684. Comparable Lease No. 3 is located right off I-95 Exit 22, and the I-287 Interchange which is considered to be a better location in comparison. The remaining leases all are in located in locations with similar attributes when compared to the subject property, therefore no adjustment is made.

Size (sf): Comparable Lease No.'s 2 and 4-6 are all smaller in size when compared to the subject property, while Comparable Lease No.'s 1 & 3 are larger. As smaller space typically rents for more per square foot, appropriate adjustments have been made to reflect size.

Condition: The subject property and Comparable Lease No.'s 1 & 6 are newer buildings that are in good condition. The remaining leases are in office buildings that are generally in average condition. Therefore, upward adjustments have been made to Comparable Lease No.'s 2 - 5 for condition.

After making adjustments for notable differences, the adjusted leases on a net basis inclusive of real estate taxes range from a low of \$13.16 to a high of \$23.21 per square foot, NNN.

With consideration to the above analysis it is our opinion that the estimate of current market rent for this portion of the subject property inclusive of real estate taxes as of the valuation date November 18, 2024 is \$18.00 per square foot, NNN.

Accordingly, applying this market value estimate(s) to the total net leasable square footage of improvements at the subject property results in the following potential gross income estimate:

		Nov-2024	
333 Main St			
Armonk , NY	Square Feet	Rate / Sq. Ft.	Annual Rent
Office	45,000	\$18.00	\$810,000
POTENTIAL GROSS INCOME	45,000		\$ 810,000

EXPENSE ANALYSIS

In estimating the expenses attributed to the operation of the subject property on a stabilized basis, it should be emphasized that the subject is improved with an approximately 45,000 leaseable sq. ft., 3-story office building, together with related parking facilities. The subject property is owner-occupied and is responsible for all operational expenses, including interior maintenance of the premises, all utility expenses, and real estate taxes over base year.

Vacancy and Collection Loss: vacancy and collection loss has been estimated at 10.0 % of potential gross income to be appropriate. Our estimate is based on the typical experience of similar properties in the marketplace.

Non-Reimbursable and Miscellaneous Expense: inclusive of owner's insurance and miscellaneous expenses have been estimated at \$45,000 per year. Our estimate considers the experience of the subject property as well as similar properties in the marketplace.

Management: has been estimated at 5.0 % of effective gross income. Our estimate considers the experience of the subject property as well as the typical experience of similar properties in the marketplace.

Reserves for Replacement: we have estimated this expense to be 3.0 % of effective gross income. Our estimate considers the age and condition of the subject improvements and the landlord's responsibility with respect to structural repairs.

Total Expenses: Total expenses for the property have been estimated at \$103,320.

Net Operating Income: The net operating income prior to income taxes and recapture is that amount of income remaining after paying all expenses. We have estimated the stabilized net income to be \$625,680.

On the following pages we provide a reconstructed income statement for the subject property as of the valuation date, based upon the prior analysis of stabilized income and expenses.

F & F Armonk Associates LLC & Michael Fareri
333 Main St
ARMONK, NY

RECONSTRUCTED INCOME STATEMENT

333 Main St		Nov-2024	
Armonk , NY			
	Square Feet	Rate / Sq. Ft.	Annual Rent
Office	45,000	\$18.00	\$810,000
POTENTIAL GROSS INCOME	45,000		\$810,000
LESS VACANCY & COLLECTION LOSS @		10.00%	\$81,000
EFFECTIVE GROSS INCOME		\$16.20	\$729,000
	Adjustment		
Non-reimbursable & Misc. Expenses (per sq. ft.)	Dollar	\$1.00	\$45,000
Management @ %EGI	Percent	5.00%	\$36,450
Reserves for Replacement @	Percent	3.00%	\$21,870
TOTAL EXPENSES		\$2.30	\$103,320
NET OPERATING INCOME		\$13.90	\$625,680
		SAY	\$625,680

INCOME CAPITALIZATION

Income Capitalization is a process based on the recognition that income producing real estate is typically purchased as an investment, for which a critical element in determining value is the income stream, which can be generated from the investment property. As discussed in The Appraisal of Real Estate, Tenth Edition:

An investor who purchases income-producing real estate is essentially trading present dollars for the right to receive future dollars. The capitalization approach to value consists of methods, techniques, and mathematical procedures that an appraiser uses to analyze a property's capacity to generate benefits (i.e., usually the monetary benefits of income and reversion) and convert these benefits into an indication of present value.

In applying this approach we have first determined the income, which a prudent investor projects would be generated from the property, and thereafter, apply an appropriate capitalization rate, which converts the net operating income into an estimate of property value. In the application of the Income Capitalization Approach we shall use direct capitalization, which applies a capitalization rate to one year's projected income, using the direct capitalization – overall rate method.

We shall apply the Direct Capitalization – Overall Rate Method in this assignment. This method makes no allocation for the return of capital but assumes that these factors are implicit in the capitalization rate selected.

In selecting the appropriate overall rate applicable to the subject property, we have reviewed market surveys of the overall rate sought by investors for these types of properties. In estimating our capitalization rate we have considered information obtained from the *PwC Real Estate Investor Survey*, Fourth Quarter 2024 (a copy of this survey data is annexed) with regard to the National Suburban Office market.

Overall Cap Rate - National Suburban Office Market		
	Range	Average Rate
Fourth Quarter 2024	5.0 - 9.5%	7.76%

The non-institutional capitalization rates are higher than institutional grade as by definition, institutional grade properties are considered less risky by lenders and investors. However, these survey rates were not available. Historically, non-institutional rates have been 0.25% to 3.0% (25 to 300 basis points) greater than institutional rates. The subject property is not considered an institutional (investment grade) property.

We have also reviewed survey results published by RealtyRates.com *Investor Survey*, Fourth Quarter 2024, (a copy of this survey data is annexed) with regard to Office – Suburban and Office – Medical. The tables summarize prevailing mortgage terms and resulting built-up overall capitalization rates (OAR's) via debt coverage ratio and band of investment techniques, together with OAR's from consummated transactions as reported by survey

respondents based on actual net operating incomes exclusive of reserves and utilizing the actual sales price exclusive of deferred maintenance.

Office - Suburban			
Overall Cap Rate			
Fourth Quarter 2024			
	Minimum	Maximum	Average
DCR Technique	5.06%	14.22%	8.77%
Band of Investment Technique	6.05%	13.17%	8.96%
Survey	5.68%	12.38%	8.86%
Office - Medical			
Overall Cap Rate			
Fourth Quarter 2024			
	Minimum	Maximum	Average
DCR Technique	6.39%	10.31%	8.23%
Band of Investment Technique	6.98%	13.85%	9.94%
Survey	6.56%	13.02%	8.44%

The subject property is a non-institutional property located in a suburban area not generally included within the survey data. Non-institutional properties generally trade at higher capitalization rates. Accordingly, we select an overall capitalization rate of 8.75 % as appropriate for the valuation date November 18, 2024.

On the following page we present the Direct Capitalization Technique: Overall Rate Method as of November 18, 2024. These computations, made for the purpose of this report capitalize net operating income to determine an overall market value.

F & F Armonk Associates LLC & Michael Fareri
333 Main St
Armonk, NY

DIRECT CAPITALIZATION TECHNIQUE – OVERALL RATE METHOD

Direct Capitalization Technique

Valuation Date	Nov-2024
Net Operating Income	\$625,680
Overall Capitalization Rate	8.75%
Indicated Value	\$7,150,629
SAY,	\$7,000,000

INCOME CAPITALIZATION APPROACH
SUMMARY AND CONCLUSION

We employed one method in estimating the fee simple value by the Income Capitalization Approach, namely the Direct Capitalization Technique – Overall Rate Method.

It is our opinion that the estimated Fee Simple value of the subject property “As Is” as of the valuation date, November 18, 2024, is as follows:

Income Capitalization Approach	Nov-2024
Market Value Estimate	\$7,000,000

RECONCILIATION AND FINAL VALUE ESTIMATE

The subject property 2.91± acres is improved with a three story over lower-level, Class A professional office building circa 2002 that was built to suit for owner occupancy. The building has an approximately 45,000± square feet of net leaseable area and was in good condition upon inspection. We have considered all usual approaches to value and employ both the Sales Comparison Approach and the Income Capitalization Approach, which are appropriate for use in valuing income producing properties such as the subject. The following is a brief discussion of the method and value indications provided:

The Sales Comparison Approach:

The Sales Comparison Approach to value was considered in estimating the market value of the subject property "As Is". As the subject property is an income producing property, we utilize the Sales Comparison Approach, as improved, as a check on the reasonableness of our value estimate employing the income capitalization approach the subject property as improved.

Based on the Sales Comparison Approach to value, the estimated value of the Fee Simple interest of the subject property, "As Is", as of November 18, 2024, the date of inspection, is as follows:

Sales Comparison Approach	November 18, 2024
Market Value Estimate	\$7,000,000

Income Capitalization Approach

In evaluating the subject property via the Income Capitalization Approach to value, we have utilized the Direct Capitalization Technique. It is our opinion that the market value of the Fee Simple interest of the subject property, "As Is", as of November 18, 2024 the date of inspection, is as follows:

Income Capitalization Approach	Nov-2024
Market Value Estimate	\$7,000,000

RECONCILIATION AND FINAL VALUE ESTIMATE

(Continued)

We have employed two approaches, the Sales Comparison Approach and the Income Capitalization Approach, to value the subject property.

We have considered the market value conclusions reached via (i) the sales comparison approach and (ii) the income capitalization approach and rely equally on both. Accordingly, it is our opinion that the Fee Simple interest of the subject property, "As Is", as of November 18, 2024 the date of inspection, is as follows:

Final Value Estimate	Nov-2024
Market Value Opinion	\$ 7,000,000

ADDENDUM

WILLIAM R. BECKMANN, MAI, CRE

Resident and native of Rockland County, New York

bill@beckmannappraisals.com

PROFESSIONAL DESIGNATIONS

IAO 1989 Member, Institute of Assessing Officers
MAI 1990 Member, Appraisal Institute
CRE 2000 Member, Counselors of Real Estate
FRICS 2006 Member, Royal Institute of Chartered Surveyors

LICENSED

Certified General Real Estate Appraiser, New York State
Certified General Real Estate Appraiser, New Jersey
Approved Real Estate Appraiser Instructor, New York State
Approved Real Estate Instructor, New York State
Real Estate Broker, New York State
Real Estate Broker, New Jersey
Notary Public, New York State

NEW YORK STATE ASSESSOR (Office of Real Property Tax Services)

State Certified Assessor (7-17-89)
State Certified Assessor (Advanced) (9-15-89)
State Certified Assessor (Professional) (9-15-89)
State Certified Assessor (National) (3-28-90)

EMPLOYMENT

1996 to Present Beckmann Appraisals, Inc., Tappan, New York
2013 to Present Assessor – Town of Stony Point, New York
1982 to 2001 Assessor - Village of Spring Valley, New York
1979 to 1995 Beckmann Realty, Inc., Tappan, New York
1976 to 1979 Real Estate Salesman, Pearl River, New York

AREAS OF EXPERTISE

- Real Property Assessments and Taxation
- Approved Fee Appraiser, New York State Department of Transportation
- All aspects of General Appraising including:

Right-of-way	Condemnation	Estate
Commercial and Industrial	Residential	Mortgage
Hotels and Motels	Certiorari Feasibility	Feasibility
- Geographic Information Systems
Developed GIS system for:

Suffolk County:	Half Hollows Central School District
	Middle Country Central School District

(Geographic Information Systems, cont.)

Rockland County: Town of Clarkstown
 South Orangetown Central School District
 Town of Orangetown
 Town of Orangetown Highway Department
 Rockland County Solid Waste Management Authority
 Rockland County Sewer District No. 1

EDUCATION

- Pace University, BBA Finance, 1980
- Appraisal Institute (American Institute of Real Estate Appraisers):
 - Uniform Standards of Professional Practice
 - USPAP Update 2022-23
 - Real Estate Appraisal Principle
 - Basic Valuation
 - Residential Valuation
 - Capitalization, Theory & Techniques
 - Rates, Ratios & Relationships
 - Supporting Capitalization Rates
 - Case Studies in Real Estate Valuation
 - Advanced Applications
 - Valuation Analysis & Report Writing
 - Business Practices and Ethics
 - Appraisal Consulting: A solutions Approach for Professionals
 - Appraisal Issues...in the Millennium
 - Office Building Valuation: A Contemporary Perspective
 - Hotels/Motels Appraisals
 - Appraisal of Nursing Facilities
 - Subdivision Valuation: A Comprehensive Guide to Valuing Improved Subdivisions
 - Uniform Appraisal Standards for Federal Land Acquisitions
 - Condemnation Appraising: Basic Principles & Applications
 - Condemnation Appraising: Advanced Topics & Applications
 - The Discounted Cash Flow Model: Concepts, Issues & Apps.
 - Understanding and Using DF Software
 - Regression Analysis in Appraisal Practice
 - What's it Worth? Valuation of Real Property in Litigation
 - Litigation Appraising: Specialized Topics & Applications
 - Legal Seminar
 - Attacking & Defending an Appraisal Litigation
 - The Appraiser as an Expert Witness: Preparation & Testimony
 - Litigation Professional Development Program
 - Tax Appeal Process
 - Market Analysis and the Site to Do Business
 - Section 8/HUD Rent Comparability Studies
 - Case Studies in Commercial Highest & Best Use
 - Case Studies in Ltd. Partnership & Common Tenancy Valuation
 - Analyzing Commercial Lease Clauses – Implications for Property Value and Marketability
 - Internet and Appraising
 - Commercial Real Estate Finance – Trends & Outlook
 - 2021 Real Estate Economic Forecast

(Education cont.)

- New York State Department of Equalization and Assessment:
 - Assessor's Basic Phase I
 - Assessor's Basic Phase II
 - Forestry Appraisal
 - Fundamentals of Equalization
 - Income Approach I
 - Income Approach II
 - Industrial Valuation
 - Mass Appraisal
- Other:
 - Business, Faith & Ethics, CRE
 - Electric Asset Valuation, CBI
 - Taxation in the Deregulated Electric Industry, CBI
 - Annual Legal Seminar, IAAO
 - Advanced Income Approach, NYS Assessor's Association
 - FIRREA Overview and Practical Application
 - Passport I & II, Orange County Association of Realtors
 - Northeast Arc Users Group Conference, NEARC
 - NYS Geographic Information Systems Conference SUNY College of ESF

TEACHING

Taxes and Assessments	Construction Home Inspection
Ethics and Standards (E & S)	Appraisal Report Writing (R3)
Appraisal Methods (G1)	Income Capitalization (G2)
Appraisal Applications (G3)	Appraisal Basics (R1)
Taxes and Assessments	Single Family Appraisal (R2)
Real Property Taxes and Assessments	
Real Estate Appraisal, Cornell University, Dominican College	
Rockland County Board of Realtors, Rockland Community College	
Real Estate Fundamentals, Principals and Practices of Real Estate	
Income Approach to Valuation, New York State Association of Towns	
Elementary Income and Capitalization Methods & Techniques (R4)	
Valuation of Cell Towers & Sites	

EXPERT TESTIMONY

- Supreme Court State of New York:
 - Counties of: Orange, Rockland, Westchester, Dutchess, Putnam, Schoharie, Columbia, Putnam, Sullivan, and Ulster
 - County Legislature: County of Rockland
 - Authorities: Metropolitan Transit Authority
Metro North Transit
Rockland County Solid Waste Management Authority
- United States Bankruptcy Court:
 - Eastern District of New York
 - Southern District of New York

(Expert Testimony, cont.)

- Zoning Board of Appeals:
 - Towns of: Clarkstown, Orangetown, Ramapo
 - Villages of: Nyack, Piermont, South Nyack, Spring Valley, Upper Nyack
- Planning Boards:
 - Towns of: Clarkstown, Orangetown, Ramapo
 - Villages of: Piermont, South Nyack, Spring Valley, Upper Nyack
Airmont, Montebello
- Town Boards:
 - Towns of: Clarkstown, Orangetown, Ramapo, Stony Point
 - Village Boards: Villages of Nyack, Piermont, South Nyack, Spring Valley
Airmont, Montebello

BROKERAGE AND APPRAISAL

State of New York:

Albany County	Columbia County
Dutchess County	Delaware County
Erie County	Herkimer County
Madison County	Orange County
Putnam County	Rockland County
Saratoga County	Schoharie County
Schenectady County	Suffolk County
Sullivan County	Ulster County
Westchester County	Nassau County
New York City, all 5 Boroughs	Greene County

State of New Jersey:

Bergen County
Ocean County
Passaic County
Hudson County

State of Connecticut:

Fairfield County

State of Pennsylvania:

Pike County

MEMBERSHIPS

International Association of Assessing Officers
The Appraisal Institute
The Counselors of Real Estate
National Association of Realtors
New York State Association of Realtors
New York State Assessors Association
Rockland County Multiple Listing System
United Real Estate Brokers of Rockland
Rockland County Society of Real Estate Appraisers, Inc.
Rockland County Assessors Association - past President
Rockland County Board of Realtors - past President
Greater Hudson Valley MLS
Royal Institute of Chartered Surveyors

SAMPLE REFERENCE SUBSCRIPTIONS

Valuation Insights and Perspectives
County Business Journal
Hudson Valley Business Source
Monetary Trends
Bureau of Labor Statistics
The Federal Reserve Bank of St. Louis
Real Property Tax Administration Reporter
Industry Korpacz Real Estate Investor Survey
The ULI Dollars & Cents of Shopping Centers
LoopNet
Uniform Standards of Professional Appraisal Practice

Assessment Journal Westchester
Fairfield County Business Journal
National Economic Trends
The Appraiser News
The Federal Reserve Bank of New York
Marshall Valuation Service
Consulting Trends in the Hotel
RealtyRates.com
BOMA Experience Exchange Report
PKF
US Census

DEFINITIONS

- A. **Market Value** - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
- a. Buyer and seller are typically motivated;
 - b. Buyer and seller are well informed or well advised and each acting in what he considers his own best interest;
 - c. A reasonable time are allowed for exposure in the open market;
 - d. Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and
 - e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹⁸
- B. **Fair Market Value** - Fair Market Value is the price that property would sell for on the open market. It is the price that would be agreed on between a willing buyer and a willing seller, with neither being required to act, and both having reasonable knowledge of the relevant facts. If you put a restriction on the use of property you donate, the FMV must reflect that restriction.¹⁹
- C. **Market Value As Is (On Appraisal Date)** - The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.²⁰
- D. **Value In Use** - The value a specific property has to a specific person or specific firm as opposed to the value to persons or the market in general. Special-purpose properties such as churches, schools and public buildings, which are seldom bought and sold in the open market, can be valued on the basis of value in use. The value in use to a specific firm may be the value of the plant as part of an integrated multiplant operation.
- E. **Use Value** - In real estate appraisal, the value a specific property has for a specific use; may be the highest and best use of the property or some other use specified as a condition of the appraisal; may be used where legislation has been enacted to preserve farmland, timberland, or other open space land on urban fringes.

¹⁸ American Institute of Real Estate Appraisers, The Dictionary of Real Estate Appraisal, Fourth Edition, (Chicago: American Institute of Real Estate Appraisers, 2002), Page 177 (12 C.F.R. Part 34.42 (g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7 1994)

¹⁹ Internal Revenue Service Publication 561

²⁰ American Institute of Real Estate Appraisers, The Dictionary of Real Estate Appraisal, Fourth Edition, (Chicago: American Institute of Real Estate Appraisers, 2002), Page 306.

DEFINITIONS

(continued)

- F. **Market Rent** – The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the specified lease agreement including term, rental adjustment and revaluation, permitted uses, use restrictions, and expense obligations; the lessee and lessor each acting prudently and knowledgeably, and assuming consummation of a lease contract as of a specified date and the passing of the leasehold from lessor to lessee under conditions whereby:
- a. Lessee and Lessor are typically motivated;
 - b. Both parties are well informed or well advised and each acting in what he considers his own best interest;
 - c. A reasonable time are allowed for exposure in the open market;
 - d. The rent payment is made in terms of cash in U. S. dollars, and is expressed as an amount per time period consistent with the payment schedule of the lease contract; and
 - e. The rental amount represents the normal consideration for the property leased unaffected by special fees or concessions granted by anyone associated with the transaction.²¹
- G. **Fee Simple Estate (Interest)** - Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.²²
- H. **Leased Fee Estate** - An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.²³
- I. **Leasehold Interest** – The interest held by the lessee (the tenant or renter) through a lease transferring the rights of use and occupancy for a stated term under certain conditions.²⁴
- J. **Hypothetical Condition** – a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.²⁵
- K. **Extraordinary Assumption** – an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false could alter the appraisers opinions or conclusions.²⁶
- L. **Exposure Time** – Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.²⁷

²¹ Ibid, Page 176

²² Ibid, Page 113

²³ Ibid, Page 161

²⁴ Ibid, Page 162

²⁵ Uniform Standards of Professional Appraisal Practice, 2012-2013, U-3

²⁶ Ibid

²⁷ Ibid

DEFINITIONS

(continued)

- M. **Stigma** – An Adverse public perception regarding a property; the identification of a property with some type of opprobrium (environmental contamination, a grisly crime), which exacts a penalty on the marketability of the property and hence its value.²⁸
- N. **Institutional Grade Real Estate** – A property of sufficient size and stature to merit attention by large national or international investors. They may be located in secondary metropolitan areas, but invariably they will have a very stable tenant base.²⁹
- O. **Tenancy In Common** – An estate held by two or more persons, each of whom has an undivided interest.³⁰
- P. **National Tenant** – an entity or controlled group owning or operating at least 25 retail stores operated under the same trade name.³¹
- Q. **Regional Tenant** – an entity or controlled group owning or operating an entity or a controlled group owning or operating at least 10 retail stores in the New York Metropolitan area operated under the same trade name.³²
- R. **Rated Tenant** – an entity or group rated BBB or better by either Standard & Poor's or Moody's or any successor or equivalent rating agency.³³
- S. **Major Subtenant** – (i) a Rated tenant which is a retail operator, or (ii) a National Tenant or Regional Tenant.³⁴
- T. **Expense Stop (a/k/a/ Base Year Stop)** – A clause in a lease that limits the landlord's expense obligation because the lessee assumes any expenses above an established level.³⁵
- U. **Modified Gross Lease**: A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the properties operating and fixed expenses.³⁶

²⁸ American Institute of Real Estate Appraisers, The Dictionary of Real Estate Appraisal, Fourth Edition, (Chicago: American Institute of Real Estate Appraisers, 2002), Page 277 (12 C.F.R. Part 34.42 (g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7 1994)

²⁹ American Institute of Real Estate Appraisers, The Dictionary of Real Estate Appraisal, Sixth Edition, (Chicago: American Institute of Real Estate Appraisers, 2015), Page 118

³⁰ Ibid. Page 289

³¹ Definition used by a major retail shopping center owner/developer in its leases.

³² Definition used by a major retail shopping center owner/developer in its leases.

³³ Definition used by a major retail shopping center owner/developer in its leases.

³⁴ Definition used by a major retail shopping center owner/developer in its leases.

³⁵ Ibid, Page 105

³⁶ American Institute of Real Estate Appraisers, The Dictionary of Real Estate Appraisal, Sixth Edition, (Chicago: American Institute of Real Estate Appraisers, 2015), Page 148

SUBJECT DATA

SUBJECT PHOTOGRAPHS



Exterior



Exterior

SUBJECT PHOTOGRAPHS



Exterior



Exterior

SUBJECT PHOTOGRAPHS



Lobby



SUBJECT PHOTOGRAPHS



2nd Story Lobby



Elevator

SUBJECT PHOTOGRAPHS



Interior Stairs



Exterior Elevator

SUBJECT PHOTOGRAPHS



Elevator



Elevator

SUBJECT PHOTOGRAPHS



Interior Office



Interior Office

SUBJECT PHOTOGRAPHS



Reception area



Interior Office

SUBJECT PHOTOGRAPHS



Staff/Cafeteria



Kitchen/Staff Room

SUBJECT PHOTOGRAPHS

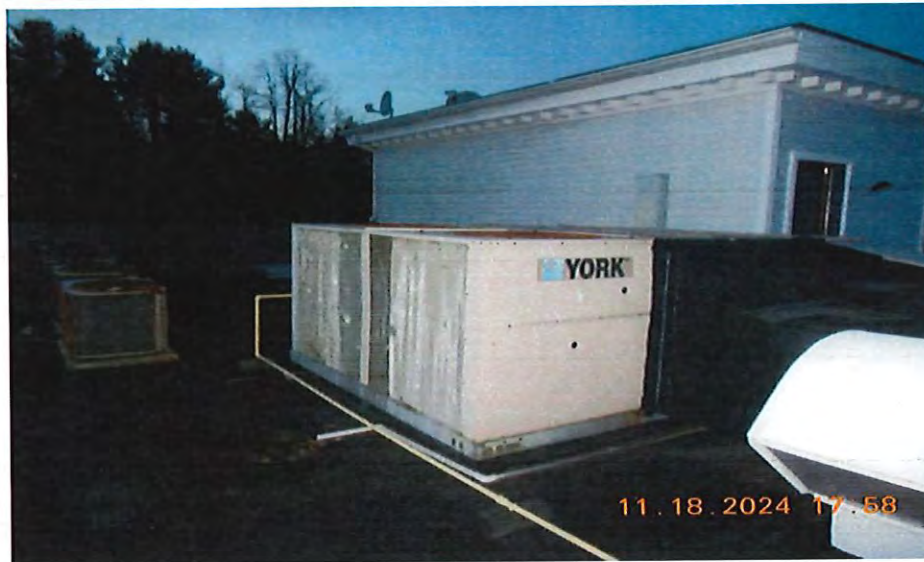


Exercise Room



Conference Room

SUBJECT PHOTOGRAPHS



Roof



Roof

SUBJECT PHOTOGRAPHS



Roof



Mechanical

SUBJECT PHOTOGRAPHS



Mechanical



Mechanical

SUBJECT PHOTOGRAPHS



Mechanical




Mechanical

SUBJECT DATA

Property Record Card

333 Main St, Armonk, NY 10504-1812, Westchester County

APN: 3800-108-000-00003-000-0001-073-0000 CLIP: 2336469249

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft N/A	Lot Sq Ft 107,158	Yr Built N/A	Type OFC BLDG	

OWNER INFORMATION			
Owner Name	F & F Armonk Associates LLC	Tax Billing Zip	10504
Owner Name 2	Michael Fareri	Tax Billing Zip+4	1946
Tax Billing Address	4 Macdonald Ave Ste 1	Owner Occupied	No
Tax Billing City & State	Armonk, NY		

LOCATION INFORMATION			
City/Town	North Castle	Section	3800-002-00011
School District	Byram Hills	Most hazardous flood zone within 2 50 feet - See Flood Map tab for more info	X
Zip Code Property	10504	Flood Zone Panel	36119C0277F
Census Tract	123.03	Flood Zone Date	09/28/2007
Carrier Route	C010		

TAX INFORMATION			
Tax ID	3800-002-000-00011-000-0007-2	Lot	73
SWIS	553800	% Improved	89%
Block	1		
Legal Description	M5-1		
APN	3800-108-000-00003-000-0001-073-0000	Annual Tax	\$194,398
Parcel ID	55380010800300010730000000		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$154,000	\$178,540	\$178,540
Assessed Value - Land	\$16,400	\$16,400	\$16,400
Assessed Value - Improved	\$137,600	\$162,140	\$162,140
YOY Assessed Change (\$)	-\$24,540	\$0	
YOY Assessed Change (%)	-13.74%	0%	
Tax Year	*Total Tax	Change (\$)	Change (%)
2022	\$193,936		
2023	\$199,831	\$5,895	3.04%
2024	\$194,398	-\$5,433	-2.72%

*Indicates amount includes exemptions and/or rebates

CHARACTERISTICS			
Property Class	Office Building	Lot St Ft	107,158
Land Use - CoreLogic	Office Building	State Use Description	Office Building-464
Lot Acres	2.46		

SELL SCORE	
Value As Of	2024-09-08 04:38:54

LAST MARKET SALE & SALES HISTORY			
Owner Name	F & F Armonk Associates LLC	Owner Name 2	Michael Fareri
Recording Date	05/07/1997		12/15/1993
Sale/Settlement Date	04/15/1997		12/02/1993
Nominal			Y
Buyer Name	Whippoorwill Hills Homeowners		Dix Cecil A
Seller Name	Whippoorwill Hills Assoc LLC		Dix Cecil A (S)
Document Number	11717-220		10742-139
Document Type	Deed (Reg)		Deed (Reg)

Property Details | Courtesy of William Beckmann, OneKey MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 09/13/24

Page 1/2



SUBJECT DATA

Property Deed



422210613DEDA

Control Number 422210613	WIID Number 2002221-000286	Instrument Type DED
------------------------------------	--------------------------------------	-------------------------------



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
*** DO NOT REMOVE ***

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 3

TOTAL PAGES 3

RECORDING FEES

STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$9.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$49.00

TRANSFER TAXES

CONSIDERATION	\$500,000.00
TAX PAID	\$2,000.00
TRANSFER TAX #	736

RECORDING DATE 08/22/2002
TIME 10:12:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
TOWN OF NORTH CASTLE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
ALAN D SINGER
FIVE WALLER AVE
WHITE PLAINS, NY 10601

SUBJECT DATA

Property Deed

Standard N.Y.B.T.U. Form 6002* - Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 14th day of May, 2001

BETWEEN F&F ARMONK ASSOCIATES, LLC, a New York Limited Liability Company
with offices at 14 Sunrise Drive, Armonk, New York 10504

party of the first part, and BSF&F, LLC, a New York Limited Liability Company with
offices at 80 Business Park Drive, Armonk, New York 10504

party of the second part.

WITNESSETH, that the party of the first part, in consideration of
Five Hundred Thousand (\$500,000.00) dollars
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Town of North Castle, County of Westchester and State of
New York, known and designated as Subdivision Lot No. 133 on a certain map
entitled, "Final Subdivision Plat Prepared for Whippoorwill Hills, situate in
the Town of North Castle, Westchester Co., N.Y.", said map filed in the
Westchester County Clerk's Office, Division of Land Records, on March 20,
1997, as Map No. 25902.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all
the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises
herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second
part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby
the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first
part will receive the consideration for this conveyance and will hold the right to receive such consideration as a
trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to
the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


F&F ARMONK ASSOCIATES, LLC
By: Michael Fareri, Member

Form 3290

SUBJECT DATA

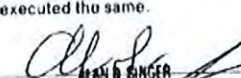
Property Deed

STATE OF NEW YORK, COUNTY OF WESTCHESTER ss:

On the 14th day of Aug, 2002, before me personally came

MICHAEL FAREAI

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.


ALAN D. SINGER
Notary Public, State of New York
No. 60-3684730
Qualified in Westchester County
Commission Expires 10-21-03

STATE OF NEW YORK, COUNTY OF ss:

On the _____ day of _____, 19____, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at

that he is the
of

_____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the _____ day of _____, 19____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the _____ day of _____, 19____, before me personally came

the subscribing witness to the foregoing instrument with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at

_____, that he knows to be the individual described in and who executed the foregoing instrument that he, said subscribing witness, was present and saw

execute the same; and that he, said witness at the same time subscribed his name as witness thereto.

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. _____

BSF ARMONK ASSOCIATES, LLC

TO

BSF&F, LLC



SECTION : 2

BLOCK: 11

LOT : 7-2

~~SECTION~~ TOWN of North Castle

STREET ADDRESS County of Westchester

Route 128

Armonk, New York 10504

Recorded at Request of

**COMMONWEALTH LAND
TITLE INSURANCE COMPANY**

RETURN BY MAIL TO

LAW OFFICES OF ALAN D. SINGER
FIVE WALLER AVENUE
WHITE PLAINS, NEW YORK 10601

COMPARABLE SALE DATA

Improved Sale 1.

PROPERTY IDENTIFICATION:

Record ID	DC# 0 RB# 44500
Property Type	Office, Medical Office
Property Name	North Castle Property Venture LLC
Address	355-357 Main Street, Armonk, Westchester, NY 10504
Tax ID	108.03-1-74
Municipality	North Castle
MLS #	N/A

SALE DATA

Grantor	Cardeie Enterprises LLC
Grantee	North Castle Property Venture LLC
Sale Date	March 01, 2023
Deed Book/Page	63058 / 3472
Rights Conveyed	Fee Simple
Verification	Charles Campbell, Jr., Esq. (415) 891-8268
Other Sources	RP-5217, CoStar, SalesWeb, Westchester GIS
Confirmed by	William Beckmann
Sale Price	\$7,350,000
Sales History	No arms length transaction within the past 5 years

GENERAL PHYSICAL DATA:

LAND DATA

Land Size	3.360 Acres or 146,362 SF
Front Footage	Main Street
Zoning	PBO-2, Professional Business Office-2
Utilities	All available
Encumbrances	Typical

IMPROVEMENTS

Building Tenancy	Multi-Tenant
Gross SF / # of Stories	35,367 sf / 2
Year Built / Condition	2006 / Average
Construction / Ceiling Height	Masonry /
Parking	On Site

INDICATORS

Sale Price/Gross SF	\$207.82
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REMARKS

Property located at 355-357 Main Street, Armonk within the Town of North Castle. Improvements include two 2-story multi-tenant office buildings with a total gross building area of approximately 35,000 square feet built circa 2006 and situated on 3.36 acres approximately. 355 Main Street is approximately 13,433 square feet, 357 Main Street is approximately 21,934 square feet.

**Comparable Sale Photographs
355-357 Main Street
Armonk, NY**



355-357 Main Street, Armonk



**355 Main Street
Armonk, NY**



**357 Main Street
Armonk, NY**

355-357 Main Street, Armonk

Improved Sale 2.

PROPERTY IDENTIFICATION:

Record ID	DC# 0 RB# 44490
Property Type	Office, Medical Office
Property Name	Byram Brook Ents LLC
Address	1 Byram Brook Place, Armonk, Westchester, NY 10508
Tax ID	103.3-3-76
Municipality	North Castle
MLS #	N/A

SALE DATA

Grantor	KRL Properties LLC
Grantee	Byram Brook Enterprises LLC
Sale Date	March 09, 2022
Deed Book/Page	62068 / 3462
Rights Conveyed	Fee Simple
Verification	Antonette Ruocco, Esq. 914-600-8200
Other Sources	RP-5217, CoStar, SalesWeb
Confirmed by	William Beckmann

Sale Price	\$2,980,000
Sales History	No arms length transaction within the past 5 years

GENERAL PHYSICAL DATA:

LAND DATA

Land Size	2.190 Acres or 95,396 SF
Front Footage	Byram Brook Place
Zoning	PBO, Professional Business Office
Utilities	All available
Encumbrances	Typical

IMPROVEMENTS

Building Tenancy	Multi-Tenant
Gross SF / # of Stories	24,664 sf / 2
Year Built / Condition	1984 / Average
Construction / Ceiling Height	Masonry /
Parking	On Site

INDICATORS

Sale Price/Gross SF	\$120.82
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REMARKS

Property located at 1 Byram Brook Place, Armonk within the Town of North Castle. Improvements include a two-story Medical Office comprised of 24,664 square feet building built circa 1984, renovated 1999 and situated on 2.19 acres +/-.

Comparable Sale Photographs
1 Byram Brook Place
Armonk, NY



Improved Sale 3.

PROPERTY IDENTIFICATION:

Record ID	DC# 0 RB# 44494
Property Type	Office,
Property Name	RMC 100 Clearbrook LLC
Address	100 Clearbrook Road, Elmsford, Westchester, NY 10523
Tax ID	7.70-5-8
Municipality	Town of Greenburgh
MLS #	

SALE DATA

Grantor	NYIP Owner LLC
Grantee	RMC 100 Clearbrook LLC
Sale Date	July 13, 2022
Deed Book/Page	62189 / 3842
Rights Conveyed	Fee Simple
Verification	
Other Sources	RP-5217, CoStar
Confirmed by	William Beckmann
Sale Price	\$6,100,000
Sales History	No arms length transaction within the past 5 years

GENERAL PHYSICAL DATA:

LAND DATA

Land Size	2.820 Acres or 122,839 SF
Front Footage	Clearbrook Road
Zoning	PD, Non Residential Planned Development
Utilities	All available
Encumbrances	Typical

IMPROVEMENTS

Building Tenancy	Multi-Tenant
Gross SF / # of Stories	60,000 sf / 4
Year Built / Condition	1973 / Average
Construction / Ceiling Height	Masonry /
Parking	On Site

INDICATORS

Sale Price/Gross SF	\$101.67
---------------------	----------

REMARKS

Property located at 100 Clearbrook Road in the City of Elmsford within the Town of Greenburgh. Improvements include a two-story office building built circa 1973, renovated 1986 comprised of 60,000 square feet and situated on approximately 2.82 acres.

Comparable Sale Photographs
100 Clearbrook Road
Elmsford, NY



Improved Sale 4.

PROPERTY IDENTIFICATION:

Record ID	DC# 0 RB# 44491
Property Type	Office,
Property Name	1 West Red Oak Lane LLC
Address	1 W Red Oak Lane, Harrison, Westchester, NY 10604
Tax ID	621-10-2
Municipality	Harrison
MLS #	N/A

SALE DATA

Grantor	The Baker Properties
Grantee	1 West Red Oak Lane LLC
Sale Date	August 23, 2022
Deed Book/Page	62229 / 3496
Rights Conveyed	Fee Simple
Verification	Frank Allegretti, Esq,
Other Sources	RP-5217, HGMLS, CoStar, SalesWeb
Confirmed by	William Beckmann

Sale Price	\$4,400,000
Sales History	No arms length transaction within the past 5 years

GENERAL PHYSICAL DATA:

LAND DATA

Land Size	1.490 Acres or 64,904 SF
Front Footage	W Red Oak Lane
Zoning	CB, Commercial Business
Utilities	All available
Encumbrances	Typical

IMPROVEMENTS

Building Tenancy	Multi-Tenant
Gross SF / # of Stories	21,875 sf / 3
Year Built / Condition	1972 / Average
Construction / Ceiling Height	Steel /
Parking	On Site

INDICATORS

Sale Price/Gross SF	\$201.14
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REMARKS

Property located at 1 W Red Oak Lane, West Harrison within the Village of Harrison. Improvements include a three-story office building consisting of 21,875 square feet built circa 1972 and renovated 2009 and situated on 1.49 acres.

Comparable Sale Photographs
1 W Red Oak Lane
Harrison, NY



Improved Sale 5.

PROPERTY IDENTIFICATION:

Record ID	DC# 0 RB# 44495
Property Type	Office, Office - Mixed Use
Property Name	118 NBR LLC
Address	118 N Bedford Road, Mount Kisco, Westchester, NY 10546
Tax ID	69.74-2-1
Municipality	Mount Kisco
MLS #	N/A

SALE DATA

Grantor	118 North Bedford Road Associates
Grantee	118 NBR LLC
Sale Date	April 29, 2022
Deed Book/Page	62117 / 3291
Rights Conveyed	Fee Simple
Verification	Charles Martabano Esq. 914-242-7818
Other Sources	RP-5217, CoStar, SalesWeb, Westchester GIS
Confirmed by	William Beckmann
Sale Price	\$5,600,000
Sales History	No arms length transaction within the past 5 years

GENERAL PHYSICAL DATA:

LAND DATA

Land Size	2.410 Acres or 104,980 SF
Front Footage	N Bedford Road Barker Street
Zoning	O-G, General Office District
Utilities	All available
Encumbrances	Typical

IMPROVEMENTS

Building Tenancy	Multi-Tenant
Gross SF / # of Stories	36,000 sf / 3
Year Built / Condition	1989 / Average
Construction / Ceiling Height	Masonry /
Parking	On Site

INDICATORS

Sale Price/Gross SF	\$155.56
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REMARKS

Property located at 444 Bedford Road within the Town of Mount Kisco. Improvements include a three-story office building consisting of 36,000 square feet and built circa 1989 and situated on 2.41 acres.

Comparable Sale Photographs
118 N Bedford Road
Mount Kisco, NY



Improved Sale 6.

PROPERTY IDENTIFICATION:

Record ID	DC# 0 RB# 44516
Property Type	Office,
Property Name	Mavis Tire Supply LLC
Address	100 Hillside Avenue, White Plains, Westchester, NY 10603
Tax ID	7.420-239-1, 7.420-239-2
Municipality	Greenburgh (t)
MLS #	N/A

SALE DATA

Grantor	100 Hillside Owner LLC
Grantee	Mavis Tire Supply Inc,
Sale Date	July 10, 2023
Deed Book/Page	63187 / 3335
Rights Conveyed	Fee Simple
Verification	Edward Bullard, Jr., Esq, 516-368-8830
Other Sources	CoStar, SalesWeb, Westchester GIS
Confirmed by	William Beckmann

Sale Price	\$14,000,000
Sales History	No arms length transaction within the past 5 years

GENERAL PHYSICAL DATA:

LAND DATA

Land Size	11.850 Acres or 516,186 SF
Front Footage	Hillside Avenue
Zoning	OB-1, Office Building
Utilities	All available
Encumbrances	Typical

IMPROVEMENTS

Building Tenancy	Multi-Tenant
Gross SF / # of Stories	130,000 sf / 3
Year Built / Condition	1990 / Average
Construction / Ceiling Height	Steel /
Parking	On Site

INDICATORS

Sale Price/Gross SF	\$107.69
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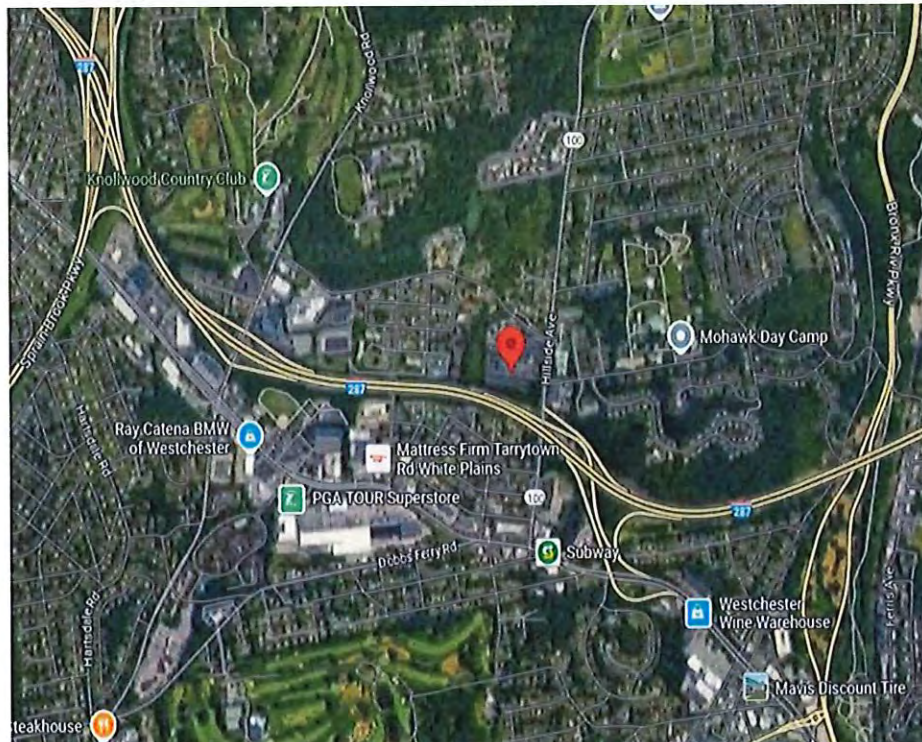
REMARKS

Property located at 100 Hillside Avenue, White Plains within the Town of Greenburgh. Improvements include a 3-story (no basement) steel frame office building consisting of 130,000 square feet built circa 1990 and situated on two parcels totaling 11.85 acres, approximately. Building has a concrete foundation and sub-floors, curtain wall & solar reflective glass exterior; 2 hydraulic elevators; typical floor size is 43,300± sq. ft.; wet pipe sprinkler system.

Tax lot 239-2 (9.73± acres) classified on assessment roll under property type code 464 Office Building at the time of sale; tax lot 2391 (2.12± acres) classified as 311 Residential Vacant Land at sale.

State-classified watercourse and designated federal riverine wetland flows along entire westerly boundary of sale property and there is a drainage channel along the southerly boundary adjoining I-287. The undeveloped westerly portion of the site is encumbered by a designated federal freshwater emergent wetland area. Sale property is located directly across the street from the Greenburgh Town Hall. Town of Greenburgh considered purchasing or leasing 100 Hillside Ave. to relocate the police and court, but the costs were prohibitive and the Greenburgh Central School District would have lost significant taxes each year since the property would have been tax-exempt. Mavis will now be relocating their headquarters from 358 Saw Mill River Road, Millwood, NY.

Comparable Sale Photographs
100 Hillside Avenue
White Plains, NY



COMPARABLE LEASE DATA

COMPARABLE LEASESProperty Type 1: Commercial-Office
Improved Lease No.1.**Property Identification**

Record ID 44521
 Property Type Office
 Property Name Swiss Re America Holding Corporation
 Address 175 King Street
 Armonk, Westchester NH 10504
 Municipality North Castle (t)
 Tax ID 113-4--1-2

Physical Data

Land Size 125.380 Acres
 Gross Building Area (SF) 450,000 sf
 Net Rentable Area (SF) 0 sf
 Number of Buildings 1
 Stories 3
 Year Built / Remarks 1918 /
 Property Condition Average
 Parking Type On Site
 Property Remarks Property located at 175 King Street, Armonk, NY within the Town of North Castle. Improvements include a three-story office building comprised of 450,000 sq. ft built circa 1918 and situated on 125.38 acres.

Property Lease Information

Property Owner Swiss Re America Holding
 Management Co.
 Verification William Beckmann , Confirmed by:
 Other Sources Lease

Tenant Information

<u>Tenant Name</u>	<u>Tenant Type</u>	<u>Size</u>	<u>Rent As Of</u>	<u>Lease Term</u>	<u>Lease Type</u>	<u>Current Yr Rent</u>
Regeneron Pharmaceuticals	Office	170,000 (sf)	7/1/2022	7 yrs	Base Yr Stop	\$6,547,310 / \$38.51
<u>Expense/Responsibility</u>		<u>SPSF</u>	<u>Rental Increase</u>		<u>Renewal Options</u>	
Real Estate Tax (Est)	Lessor	\$3.25	Yes; See Lease Remarks		Yes; See Lease Remarks	
CAM (Est.)	Lessor	\$10.00				
Utilities	Lessor	\$3.00				
<u>Concessions</u>						
Work Letter/TI (PSF)		\$0.00				
Free Rent (# mos)	No	mos				

Lease Remarks

Lease of 170,000 sq. ft. office space. Base Year Rent includes 1st year RE Tax, CAM & Utilities, estimated total of \$16.20.

Rental Schedule:

Year 1: \$545,609.17/mo \$6,547,310.00/yr \$38.51 psf
 Year 2: \$557,747.20/mo \$6,692,966.39/yr \$39.37 psf
 Year 3: \$570,188.68/mo \$6,842,264.19/yr \$40.25 psf
 Year 4: \$582,941.20/mo \$6,995,294.43/yr \$41.14 psf
 Year 5: \$596,012.54/mo \$7,152,150.44/yr \$42.07 psf
 Year 6: \$609,410.65/mo \$7,312,927.84/yr \$43.01 psf
 Year 7: \$623,143.72/mo \$7,477,724.67/yr \$43.99 psf

Renewal Options:

Two 2 Year Renewals @ 2.5% increase per renewal term

Tenant responsible to pay RE Tax over base year- 2022/2023 School and Town/County Tax Base 2022. Tenant to provide insurance. Tenant responsible for building maintenance and repair.

Property Photo

Improved Lease No.2.**Property Identification**

Record ID 44523
Property Type Office
Property Name NYIP Owner IV LLC
Address 1 Skyline Drive
Hawthorne, Westchester NY 10532
Municipality Mount Pleasant (t)
Tax ID 111-20-1-81

Physical Data

Land Size 2.260 Acres
Gross Building Area (SF) 20,400 sf
Net Rentable Area (SF) 10,000 sf
Number of Buildings 1
Stories 2
Year Built / Remarks 1980 /
Property Condition Average
Parking Type On Site
Property Remarks Property located at 1 Skyline Drive, Hawthorne within the Town of Mount Pleasant. Improvements include a two-story masonry office building comprised of 20,400 sq. ft. built circa 1980 and situated on 2.26 acres approximately.

Property Lease Information

Property Owner NYIP Owner IV LLC
Verification , Confirmed by: William Beckmann
Other Sources

Tenant Information

<u>Tenant Name</u>	<u>Tenant Type</u>	<u>Size</u>	<u>Rent As Of</u>	<u>Lease Term</u>	<u>Lease Type</u>	<u>Current Yr Rent</u>
One CMA Inc. (a.k.a. Children's Corner Learning Center)	Office	10,000 (sf)	1/1/2023	10 yrs 5 mos	Base Yr Stop	\$330,000 / \$33.00
<u>Expense/Responsibility</u>		<u>SPSF</u>	<u>Rental Increase</u>		<u>Renewal Options</u>	
Real Estate Tax (Est)	Lessor	\$2.80	Yes; See Lease Remarks		Yes; See Lease Remarks	
CAM (Est.)	Lessor	\$9.75				
Utilities	Lessee	\$3.00				
<u>Concessions</u>						
Work Letter/TI (PSF)		\$0.00				
Free Rent (# mos)	Yes	5 mos				

Lease Remarks

Base Rent includes RE Tax and CAM estimated at \$12.55psf.

Rental Schedule:

Months 1-5: \$0 (free rent); rent commencement June1/2023:
Months 6 -17: \$27,500.00/mo \$330,000.00/yr \$33.00 psf
Months 18-29: \$28,191.67/mo \$338,300.00/yr \$33.83 psf
Months 30-41: \$28,900.00/mo \$346,800.00/yr \$34.68 psf
Months 42-53: \$29,625.00/mo \$355,500.00/yr \$35.55 psf
Months 54-65: \$30,366.67/mo \$364,400.00/yr \$36.44 psf
Months 66-77: \$31,125.00/mo \$373,500.00/yr \$37.35 psf
Months 78-89: \$31,900.00/mo \$382,800.00/yr \$38.28 psf
Months 90-101: \$32,700.00/mo \$392,400.00/yr \$39.24 psf
Months 102-113: \$33,516.67/mo \$402,200.00/yr \$40.22 psf
Months 114-125: \$34,358.33/mo \$412,300.00/yr \$41.23 psf

Renewal Options:

Two 5 Year Renewals @ FMV (to be agreed upon).

Tenant received five months free rent. Tenant to pay RE Taxes over Base Year 2023. Tenant to pay increases over base year RE Tax & CAM; and additional \$3.00psf for Building Electric. Tenant responsible to provide insurance.

Property Photo

Improved Lease No.3.**Property Identification**

Record ID 44525
 Property Type Office
 Property Name Midland Rye LLC
 Address 601 & 621 Midland Avenue
 Rye, Westchester13 NY 10580
 Municipality Rye
 Tax ID 139-20-1-3 & 139-20-15

Physical Data

Land Size 18.110 Acres
 Gross Building Area (SF) 187,181 sf
 Net Rentable Area (SF) 0 sf
 Number of Buildings 0
 Stories 2 & 1
 Year Built / Remarks 1959 /
 Property Condition Average
 Parking Type On Site
 Property Remarks

Property located at 601 & 621 Midland Avenue, Rye. Improvements include a two- & part one-story single-tenant elevatored steel & masonry office building with fitness center & cafeteria consisting of 187,181 square feet. Built circa 1959 with 1986 renovation & subsequent alterations. Irregular, corner-type parcel.

Property is in northernmost portion of City of Rye near Port Chester boundary and directly adjoins Interstate 95 at junction with Cross-Westchester Expressway (I-287) with interchanges thereto and is within walking distance of City of Rye's downtown business district with MTA Metro-North Railroad (Rye) station. It is just off Boston Post Road

Property Lease Information

Property Owner Midland Rye LLC
 Verification , Confirmed by: William Beckmann
 Other Sources

Tenant Information

<u>Tenant Name</u>	<u>Tenant Type</u>	<u>Size</u>	<u>Rent As Of</u>	<u>Lease Term</u>	<u>Lease Type</u>	<u>Current Yr Rent</u>
New York Blood Center, Inc.	Office	187,181 (sf)	11/1/2021	30 years	Triple Net	\$4,117,982 / \$22.00
<u>Expense/Responsibility</u>		<u>SPSF</u>	<u>Rental Increase</u>		<u>Renewal Options</u>	
Real Estate Tax (Est)	Lessee	\$0.00	Yes; See Lease Remarks		Yes; See Lease Remarks	
CAM (Est.)	Lessee	\$0.00				
Utilities	Lessee	\$0.00				
<u>Concessions</u>						
Work Letter/TI (PSF)		\$0.00				
Free Rent (# mos)		mos				

Lease Remarks**Rental Schedule:**

Year 1: \$343,165.17/mo \$4,117,982.00/yr \$22.00 psf
 Year 2: \$350,886.38/mo \$4,210,636.00/yr \$22.49 psf
 Year 3: \$358,781.33/mo \$4,305,375.92/yr \$23.00 psf
 Year 4: \$366,853.91/mo \$4,402,246.88/yr \$23.52 psf
 Year 5: \$375,108.12/mo \$4,501,297.43/yr \$24.04 psf
 Year 6-30: 2.5% increases annually.
 Lease expiration date: May 31, 2053

Renewal Options:

Four renewal option periods available. Tenant can choose 5-year or 10-year options, however the renewal option periods will end no later than October 31, 2070.

Property Photo

Improved Lease No.4.**Property Identification**

Record ID 44526
Property Type Office
Property Name NYIP Owner IVLLC
Address 7 Skyline Drive
Hawthorne, Westchester NY 10532
Municipality Mount Pleasant (t)
Tax ID 116-8-1-14

Physical Data

Land Size 5.780 Acres
Gross Building Area (SF) 102,792 sf
Net Rentable Area (SF) 2,134 sf
Number of Buildings 1
Stories 3
Year Built / Remarks 1988 /
Property Condition Average
Parking Type Surface
Property Remarks Property located at 7 Skyline Drive, Hawthorne within the Town of Mount Pleasant. Improvements include a three-story commercial building consisting of 102,972 square feet approximately built circa 1988 and situated on 5.78 acres approximately.

Property Lease Information

Property Owner Clearbrook MID LLC
Management Co.
Verification , Confirmed by: William Beckmann
Other Sources Lease Summary

Tenant Information

<u>Tenant Name</u>	<u>Tenant Type</u>	<u>Size</u>	<u>Rent As Of</u>	<u>Lease Term</u>	<u>Lease Type</u>	<u>Current Yr Rent</u>
Matrix Absence Management	Office	20,845 (sf)	7/1/2021	8 yrs	Gross	\$620,139 / \$29.75
<u>Expense/Responsibility</u>		<u>\$PSF</u>	<u>Rental Increase</u>		<u>Renewal Options</u>	
Real Estate Tax (Est)	Lessor	\$2.64	Yes; See Lease Remarks		Yes; See Lease Remarks	
CAM (Est.)	Lessor	\$9.47				
Utilities	Lessor	\$3.00				
<u>Concessions</u>						
Work Letter/TI (PSF)		\$0.00				
Free Rent (# mos)	Yes	6 mos				

Lease Remarks

Base rent includes 1st year RE Tax, CAM & Electric estimated at \$15.11psf. Tenant received six months free rent (Months - February & March 2022, February & March 2023, February & March 2024)

Rental Schedule:

Year 1: \$51,678.23/mo \$620,138.75/yr \$26.75 psf
Year 2: \$52,607.57/mo \$631,290.83/yr \$27.29 psf
Year 3: \$53,555.50/mo \$642,665.94/yr \$27.83 psf
Year 4: \$54,522.38/mo \$654,268.56/yr \$28.39 psf
Year 5: \$55,508.60/mo \$666,103.23/yr \$28.96 psf
Year 6: \$56,514.55/mo \$678,174.60/yr \$29.53 psf
Year 7: \$57,540.62/mo \$690,487.39/yr \$30.12 psf
Year 8: \$58,587.20/mo \$703,046.44/yr \$30.73 psf

Renewal Options:

One 5 Year Renewal at Fair Market Value to be agreed upon during the negotiation period.

Tenant to pay increases over base year RE Tax & CAM. Tenant to provide insurance.

Property Photo

Improved Lease No.5.**Property Identification**

Record ID 44527
Property Type Office
Property Name NYIP Owner IV LLC
Address 1 Skyline Drive
Hawthorne, Westchester NY 10532
Municipality Mount Pleasant (t)
Tax ID 111-20-1-81

Physical Data

Land Size 2.260 Acres
Gross Building Area (SF) 20,400 sf
Net Rentable Area (SF) 10,000 sf
Number of Buildings 1
Stories 2
Year Built / Remarks 1980 /
Property Condition Average
Parking Type On Site
Property Remarks Property located at 1 Skyline Drive, Hawthorne within the Town of Mount Pleasant. Improvements include a two-story masonry office building comprised of 20,400 sq. ft. built circa 1980 and situated on 2.26 acres approximately.

Property Lease Information

Property Owner Clearbrook MID LLC
Management Co.
Verification , Confirmed by: William Beckmann
Other Sources Lease

Tenant Information

<u>Tenant Name</u>	<u>Tenant Type</u>	<u>Size</u>	<u>Rent As Of</u>	<u>Lease Term</u>	<u>Lease Type</u>	<u>Current Yr Rent</u>
Dialysis Clinic, Inc.	Office	10,200 (sf)	11/1/2021	11 yrs 4 mos	Base Yr Stop	\$193,800 / \$19.00
<u>Expense/Responsibility</u>		<u>SPSF</u>	<u>Rental Increase</u>		<u>Renewal Options</u>	
Real Estate Tax (Est)	Lessor	\$2.75	Yes; See Lease Remarks		Yes; See Lease Remarks	
CAM (Est.)	Lessor	\$2.75				
Utilities	Lessee	\$0.00				
<u>Concessions</u>						
Work Letter/TI (PSF)		\$0.00				
Free Rent (# mos)	Yes	5 mos				

Lease Remarks

4th Amendment to original July 2020 lease, extending lease expiration to 11 yrs 4mos and rent commencement date to 11/1/2021 (16 mos from lease commencement date, 7/1/2020). Base Rent includes RE Tax and CAM estimated at \$5.50psf. Tenant to pay pro-rata share of increases in RE Tax & CAM expense (but no less than the Base CAM).

Rental Schedule:

Year 1 (Months 1-12): \$16,150.00/mo \$193,800.00/yr \$19.00 psf
Year 2 (Months 13-24): \$16,430.00/mo \$197,166.00/yr \$19.33 psf*
Year 3 (Months 25-36): \$16,711.00/mo \$200,532.00/yr \$19.66 psf
Year 4 (Months 37-48): \$17,000.00/mo \$204,000.00/yr \$20.00 psf
Year 5 (Months 49-60): \$17,297.50/yr \$207,570.00 \$20.35 psf
Years 6-11 yrs and 4 mos: 2% annual rent increases

Renewal Options:

Two 5-year renewal options with an annual 2% increase over prior year base rent.

Property Photo

Improved Lease No.6.**Property Identification**

Record ID 44534
Property Type Office Office - Mixed Use
Property Name Gateway I Group Inc
Address 1 North Lexington Avenue
 White Plains, Westchester NY 10601
Municipality White Plains
Tax ID 125.74-3-1


Physical Data

Land Size 1.490 Acres
Gross Building Area (SF) 532,336 sf
Net Rentable Area (SF) 532,336 sf
Number of Buildings 1
Stories 18
Year Built / Remarks 1985 /
Property Condition Above Average
Parking Type On Site
Property Remarks Located at 1 North Lexington Avenue in the City of White Plains.
 Improvements include an office building consisting of approximately 532,336 square feet.
 Number of Stories - 18 Includes First Floor Retail and First Level Parking
 Building Exterior - Glass
 Construction Type - Steel Frame
 Green Building - Green Building - LEED - Certified Silver

Property Lease Information

Lease Category Other
Property Owner Gateway I Group Inc
Management Co.
Verification , Confirmed by: William Beckmann
Other Sources Lease Summary

Tenant Information

<u>Tenant Name</u>	<u>Tenant Type</u>	<u>Size</u>	<u>Start Date</u>	<u>Lease Term</u>	<u>Lease Type</u>	<u>Rent Yr 1</u> <u>(Annual/psf)</u>
Premier Health Care Services, Inc.	Office	15,284 (sf)	10/1/2021	3 yrs	Base Yr Stop	\$489,088 / \$32.00
<u>Expense/Responsibility</u>		<u>SPSF</u>	<u>Rental Increase</u>		<u>Renewal Options</u>	
Real Estate Tax (Est)	Lessor	\$6.40	Yes; See Lease Remarks		; See Lease Remarks	
CAM (Est.)	Lessor	\$6.00				
Utilities	Lessee	\$0.00				
<u>Concessions</u>						
Work Letter/TI (PSF)		\$0.00				
Free Rent (# mos)		mos				
<u>Lease Remarks</u>						
RE Tax and CAM included in base year rent, estimated total \$12.40psf.						
Rental Schedule:						
10/1/2021-9/30/2022: \$40,757.33/mo \$489,087.96/yr \$32.00 psf						
10/1/2022-9/30/2023: \$41,572.48/mo \$498,869.76/yr \$32.64 psf						
10/1/2023-9/30/2024: \$42,143.10/mo \$508,957.20/yr \$33.30 psf						
Tenant to provide insurance. Tenant responsible for repair and maintenance of building (non structural)						
						Property Photo 

ADDENDUM
Investor Surveys

NATIONAL SUBURBAN OFFICE MARKET

Fourth Quarter 2024

	CURRENT	LAST QUARTER	1 YEAR AGO	3 YEARS AGO	5 YEARS AGO
DISCOUNT RATE (IRR)^a					
Range	7.25% – 10.00%	7.25% – 10.00%	7.00% – 9.50%	6.25% – 10.00%	6.00% – 11.00%
Average	8.84%	8.75%	8.71%	7.55%	7.67%
Change (Basis Points)		+ 9	+ 13	+ 129	+ 117
OVERALL CAP RATE (OAR)^a					
Range	5.00% – 9.50%	5.00% – 9.10%	5.00% – 8.00%	4.70% – 9.00%	4.00% – 9.25%
Average	7.76%	7.34%	6.72%	6.19%	6.36%
Change (Basis Points)		+ 42	+ 104	+ 157	+ 140
RESIDUAL CAP RATE					
Range	6.25% – 10.00%	6.00% – 9.00%	6.00% – 10.00%	5.00% – 8.00%	5.25% – 9.50%
Average	7.84%	7.74%	7.65%	6.38%	7.10%
Change (Basis Points)		+ 10	+ 19	+ 146	+ 74
MARKET RENT CHANGE^b					
Range	0.00% – 3.00%	(6.00%) – 3.00%	(6.00%) – 3.00%	0.00% – 5.00%	0.00% – 5.00%
Average	0.50%	(0.10%)	0.00%	1.60%	1.93%
Change (Basis Points)		+ 60	+ 50	- 110	- 143
EXPENSE CHANGE^b					
Range	0.00% – 5.00%	0.00% – 5.00%	0.00% – 5.00%	0.00% – 3.00%	0.00% – 4.00%
Average	2.50%	2.50%	2.55%	2.08%	2.39%
Change (Basis Points)		0	- 5	+ 42	+ 11
MARKETING TIME^c					
Range	3 – 15	3 – 15	1 – 15	1 – 15	1 – 12
Average	9.6	9.6	9.4	7.0	5.9
Change (▼, ▲, =)		=	▲	▲	▲
FORECAST VALUE CHANGE^d					
Range	(40.0%) – 1.0%	(30.0%) – 1.0%	(50.0%) – 1.0%	(5.0%) – 15.0%	(5.0%) – 10.0%
Average	(12.4%)	(9.3%)	(18.0%)	3.5%	2.2%
Change (▼, ▲, =)		▼	▲	▼	▼

a. Rate on unleveraged, all-cash transactions; assumes stabilized occupancy

b. Year-one rate of change c. Months d. Over next 12 months

Source: PwC Investor Survey; survey conducted by PwC during October 2024

ADDENDUM

Investor Surveys

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2024*						
OFFICE - SUBURBAN						
Item	Input					OAR
Minimum						
Spread Over 10-Year Treasury	1.10%	DCR Technique	1.10	0.057467	0.80	5.06
Debt Coverage Ratio	1.10	Band of Investment Technique				
Interest Rate	4.95%	Mortgage	80%	0.057467	0.045973	
Amortization	40	Equity	20%	0.072487	0.014497	
Mortgage Constant	0.057467	OAR				6.05
Loan-to-Value Ratio	80%	Surveyed Rates				5.68
Equity Dividend Rate	7.25%					
Maximum						
Spread Over 10-Year Treasury	5.57%	DCR Technique	1.90	0.124728	0.60	14.22
Debt Coverage Ratio	1.90	Band of Investment Technique				
Interest Rate	9.42%	Mortgage	60%	0.124728	0.074837	
Amortization	15	Equity	40%	0.142085	0.056834	
Mortgage Constant	0.124728	OAR				13.17
Loan-to-Value Ratio	60%	Surveyed Rates				12.38
Equity Dividend Rate	14.21%					
Average						
Spread Over 10-Year Treasury	3.34%	DCR Technique	1.50	0.083494	0.70	8.77
Debt Coverage Ratio	1.50	Band of Investment Technique				
Interest Rate	7.19%	Mortgage	70%	0.083494	0.058445	
Amortization	28	Equity	30%	0.103805	0.031142	
Mortgage Constant	0.083494	OAR				8.96
Loan-to-Value Ratio	70%	Surveyed Rates				8.86
Equity Dividend Rate	10.38%					

*3rd Quarter 2024 Data

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RealtyRates.com INVESTOR SURVEY - 4th Quarter 2024*						
OFFICE - MEDICAL						
Item	Input					OAR
Minimum						
Spread Over 10-Year Treasury	1.60%	DCR Technique	1.45	0.067759	0.65	6.39
Debt Coverage Ratio	1.45	Band of Investment Technique				
Interest Rate	5.45%	Mortgage	65%	0.067759	0.044043	
Amortization	30	Equity	35%	0.073487	0.025721	
Mortgage Constant	0.067759	OAR				6.98
Loan-to-Value Ratio	65%	Surveyed Rates				6.56
Equity Dividend Rate	7.35%					
Maximum						
Spread Over 10-Year Treasury	6.15%	DCR Technique	1.60	0.128916	0.50	10.31
Debt Coverage Ratio	1.60	Band of Investment Technique				
Interest Rate	10.00%	Mortgage	50%	0.128916	0.064458	
Amortization	15	Equity	50%	0.148085	0.074043	
Mortgage Constant	0.128916	OAR				13.85
Loan-to-Value Ratio	50%	Surveyed Rates				13.02
Equity Dividend Rate	14.81%					
Average						
Spread Over 10-Year Treasury	3.87%	DCR Technique	1.53	0.093826	0.58	8.23
Debt Coverage Ratio	1.53	Band of Investment Technique				
Interest Rate	7.72%	Mortgage	58%	0.093826	0.053950	
Amortization	23	Equity	43%	0.107055	0.045439	
Mortgage Constant	0.093826	OAR				9.94
Loan-to-Value Ratio	58%	Survey				8.44
Equity Dividend Rate	10.71%					

*3rd Quarter 2024 Data

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ADDENDUM**Market Condition Adjustment**

In developing our market conditions adjustment, we have reviewed and compared the SWIS Trends for Westchester County and the Town of North Castle with respect to Property Class Types A (Residential real property other than apartments, condominiums and cooperatives), Class B (Commercial property) and Class C (Vacant Land) that was prepared by NYS ORPTS. As shown in the charts below over the five year valuation period beginning since July 2019 there have been signs of improvement and continuing stabilization of the local real estate residential and vacant land markets. Overall Class A - Residential properties in both the County of Westchester and Town of North Castle have seen an average increase of 5% and 4%, while Class C – Vacant land has enjoyed a 6% increase. Class B has still not recovered post Covid-19 with commercial properties showing little change over the same five-year period. The data is summarized below.

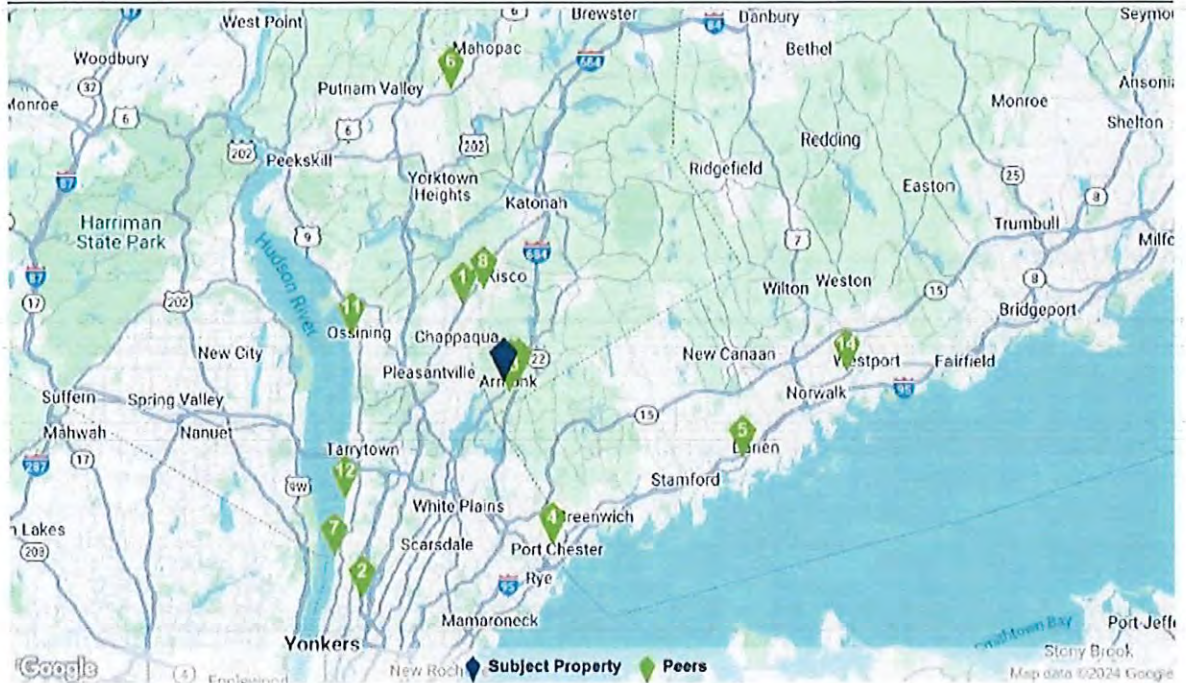
NYS ORPTS SWIS Trends					
FMV	Valuation Date	Westchester County (Average)	Fair Market Value Trends (Residential)	Fair Market Value Trends (Commercial)	Fair Market Value Trends (Vac. Land)
2018	7/1/2017	Sales 7/1/16 - 6/30/17	1%	8%	1%
2019	7/1/2018	Sales 7/1/17 - 6/30/18	1%	5%	2%
2020	7/1/2019	Sales 7/1/18 - 6/30/19	-1%	6%	1%
2021	7/1/2020	Sales 7/1/19 - 6/30/20	0%	-1%	-3%
2022	7/1/2021	Sales 7/1/20 - 6/30/21	10%	-5%	10%
2023	7/1/2022	Sales 7/1/21 - 6/30/22	10%	7%	12%
2023	7/1/2023	Sales 7/1/22 - 6/30/23	4%	-5%	7%
	Valuation Dates 7/1/19 - 7/1/23 (5-yr average)		5%	0%	6%
FMV	Valuation Date	Town of North Castle	Fair Market Value Trends (Residential)	Fair Market Value Trends (Commercial)	Fair Market Value Trends (Vac. Land)
2018	7/1/2017	Sales 7/1/16 - 6/30/17	2%	8%	2%
2019	7/1/2018	Sales 7/1/17 - 6/30/18	-1%	4%	2%
2020	7/1/2019	Sales 7/1/18 - 6/30/19	-5%	6%	2%
2021	7/1/2020	Sales 7/1/19 - 6/30/20	1%	-2%	-3%
2022	7/1/2021	Sales 7/1/20 - 6/30/21	11%	-6%	11%
2023	7/1/2022	Sales 7/1/21 - 6/30/22	14%	7%	13%
2024	7/1/2023	Sales 7/1/22 - 6/30/23	-3%	-7%	7%
	Valuation Dates 7/1/19 - 7/1/23 (5-yr average)		4%	0%	6%

Peer Properties Summary

333 Main St

No. Peers	Direct Asking Rent/SF	Availability Rate	Vacancy Rate
14	\$33.00	27.7%	39.4%

PEER LOCATIONS



PEER SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Building SF	4,500	81,041	24,024	516,315
Year Built	1870	1960	1981	2009
Stories	1	2	2	6
Typical Floor SF	1,717	26,267	11,333	129,079
Vacancy Rate	0%	39.4%	14.2%	100%
Availability Rate	16.2%	27.7%	53.9%	100%
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.7	★ ★ ★ ★ ★	★ ★ ★ ★ ★
Available Space Attributes	Low	Average	Median	High
Available SF	3,434	52,412	15,373	240,970
Direct Asking Rent/SF	\$33.00	\$33.00	\$33.00	\$33.00
Months On Market	8.4	22.0	19.2	40.2
Floor Number	LL	1	1	3

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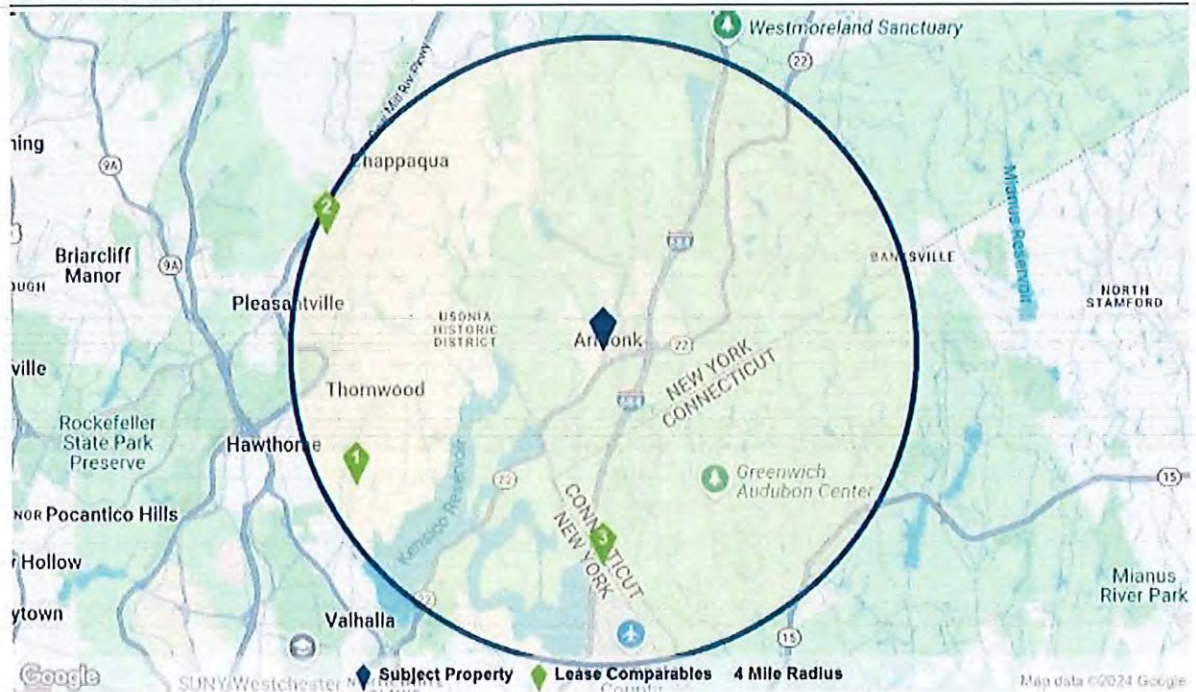
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Lease Comps Summary

355 Main St

Deals	Gross Asking Rent Per SF	Gross Starting Rent Per SF	Avg. Months On Market
9	\$20.63	-	4

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Gross Asking Rent Per SF	9	\$14.51	\$20.63	\$20.14	\$25.37
Gross Starting Rent Per SF	-	-	-	-	-
Gross Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	-	-	-	-	-
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	9	1	4	2	15
Deal Size	9	615	1,246	787	2,500
Deal in Months	-	-	-	-	-
Floor Number	9	1	PR	2	3

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