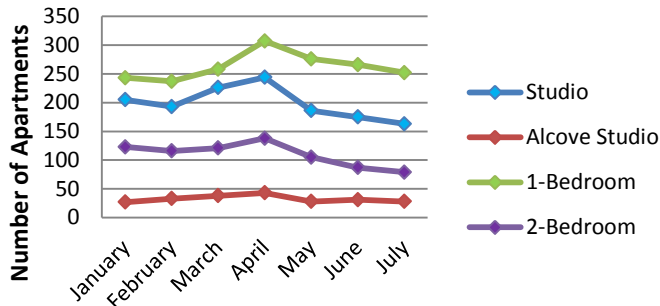


Rental Market: Financial District

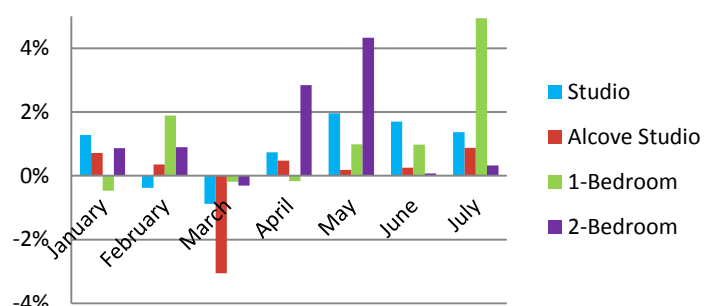
MARKET OVERVIEW: JANUARY - JULY 2012

	Studio			Alc Studio			1 Bedroom			2 Bedroom		
	Rent	% Change	\$/SF	Rent	% Change	\$/SF	Rent	% Change	\$/SF	Rent	% Change	\$/SF
January	\$2,616	1.28%	\$54	\$2,801	0.72%	\$48	\$3,597	-0.47%	\$53	\$5,132	0.86%	\$50
February	\$2,606	-0.38%	\$52	\$2,811	0.36%	\$49	\$3,665	1.89%	\$54	\$5,178	0.90%	\$50
March	\$2,583	-0.88%	\$51	\$2,725	-3.06%	\$49	\$3,658	-0.19%	\$54	\$5,162	-0.31%	\$49
April	\$2,602	0.74%	\$52	\$2,738	0.48%	\$49	\$3,652	-0.16%	\$53	\$5,309	2.85%	\$49
May	\$2,653	1.96%	\$52	\$2,743	0.18%	\$50	\$3,688	0.99%	\$53	\$5,539	4.33%	\$50
June	\$2,698	1.70%	\$54	\$2,750	0.26%	\$51	\$3,724	0.98%	\$53	\$5,543	0.07%	\$52
July	\$2,735	1.37%	\$54	\$2,774	0.87%	\$53	\$3,908	4.94%	\$54	\$5,561	0.32%	\$52

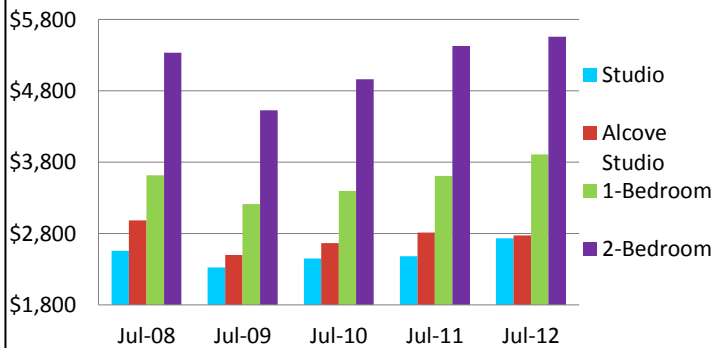
Rental Inventory 2012



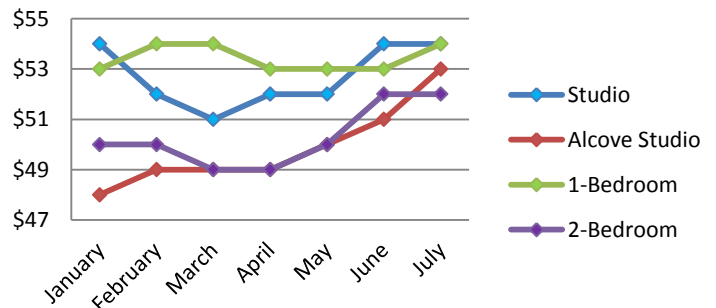
Average Rent Increase 2012



Average July Rent: 2008 to 2012



Average Rent/SF 2012



The FiDi Report, which is prepared by Platinum Properties' Director of Leasing, Julia Bryzgalina, focuses exclusively on real estate activities in New York City's Financial District, encompassing the areas bounded by the West Side Highway, the FDR Drive, Fulton Street, and Battery Park. Luxury doorman buildings containing over 8,000 rental apartment units participated in this survey. Data represent best available information derived from multiple leasing transactions completed during this Report's stated time frame.