



INVESTCORP

280 Park Avenue

Class-A Manhattan Office Investment Opportunity

December 2010

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280 Park Avenue

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- 280 Park Avenue is a trophy, New York City office building that is currently owned and controlled by an investor group led by an Investcorp affiliate.
- An opportunity exists to invest in 280 Park Avenue by acquiring the controlling equity interest in one of Manhattan's premier office properties through a recapitalization or direct sale.
- The asset is encumbered by existing debt which is current and performing. Debt service is paid through a combination of property cash flow and an interest reserve that was funded at time of acquisition in 2007. The interest reserve will be fully depleted in mid 2011, creating the need for a recapitalization of the asset in the short-term. There is also significant, upcoming lease rollover that creates the need for additional investment.
- The in-place debt financing is relatively low cost and is in place through mid 2016. This debt will be assumed as part of the recapitalization. The leverage will allow new capital to maximize equity returns until maturity, at which time the asset can be deleveraged to an appropriate level.
- The seller's objective for the recapitalization is to: 1) stabilize the ownership structure/capitalization of the asset to best position 280 Park Avenue to maximize performance in a recovering New York leasing market; 2) secure cash consideration for the existing equity interest; 3) retain a carried interest after a preferred return to new capital; 4) retain a co-investment right for the existing equity.
- Details of the asset and the capitalization are included in the presentation that follows.



Executive Summary

- 280 Park Avenue ("Property") is a 1.2 million square foot Class-A office building located on prestigious Park Avenue between 48th & 49th Streets in Midtown Manhattan. The building is currently 97% occupied by 34 tenants. The Property is located within the Park Avenue submarket of Midtown Manhattan, historically one of the strongest submarkets in one of the strongest office markets in the U.S.
- The property was purchased in November 2007 by a joint venture between Investcorp and Broadway Partners. Existing mortgage and mezzanine debt totaling \$1.1 billion ("Loan") was assumed at the time. A summary of the debt capitalization can be found on page 7.
- The existing financing matures June 2016 and is currently being serviced by a combination of interest reserves funded at the 2007 acquisition and property cash flow. The two major tenants at the Property plan to vacate the premises in the next 15 months: Deutsche Bank expiring in February 2011 (336,137 square feet, 27% of GLA) reorganizing personnel to lower cost space in Manhattan and nationally and the National Football League expiring in February 2012 (201,658 square feet, 16% of GLA) relocating to lower cost space in Midtown and downsizing slightly. This will leave 280 Park at 54% occupancy before any new leasing occurs.
- With a stabilization in the Midtown office leasing market already underway and fundamentals showing meaningful signs of improvement from the market bottom, the opportunity exists to capitalize on an improving leasing market with a rare offering of 500,000 square feet of available space vacant space on Park Avenue. In addition, the existing fixed rate leverage level of \$1.1 billion with 5.5 years remaining in term would be unachievable in today's market.



Property Summary

Property Overview:

280 Park Avenue is comprised of two connected towers, east and west, located on the full western block on Park Avenue, between 48th and 49th streets. The Property is 3 blocks north of Grand Central Station, directly across from the Waldorf Astoria Hotel and within walking distance of Penn Station, Times Square and 5th Avenue retail destinations.

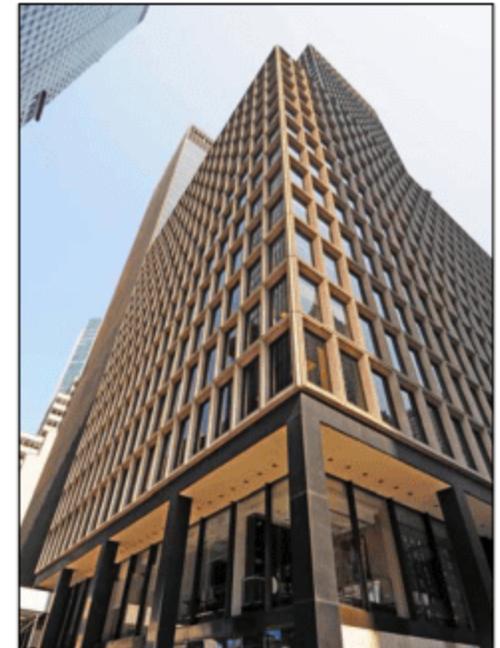


Occupancy & Leasing:

The property is currently 97% occupied. 280 Park has maintained an occupancy level in the high 90% range through the recent recession and over the last few decades. Current market rents at the Property range between \$70-\$85 psf: approximately 35-40% less than the peak of the market in early 2008.

Major Tenants:

Major Tenants	Sq. Ft.	% of Total	Lease Expiration	2011 Escalated Rent / Sq. Ft.	Credit Rating
1 Deutsche Bank	336,137	27%	Feb-11	\$74.25	A+
2 National Football League	201,658	16%	Feb-12	\$55.01	-
3 Credit Suisse	91,927	7%	Jan-14	\$69.42	A+
4 Investcorp	71,003	6%	May-19	\$74.57	BB+
5 GE Capital	47,920	4%	Jan-14	\$61.68	AA+
Subtotal	748,645	60%		\$67.70	
Remainder Occupied:	461,252	37%			
Total Occupied:	1,209,897	97%			
Total Vacant:	31,720	3%			
Total Property	1,241,617	100%			



Cash Flow and Underwriting Assumptions

280 Park Avenue

Cash Flow

Year	1	2	3	4	5	6	7	
FYE	1/1/2011	12/31/2011	12/31/2012	12/31/2013	12/31/2014	12/31/2015	6/30/2016	6/30/2017
NOI		37,042,517	32,188,690	53,441,503	65,731,231	76,368,624	77,936,424	78,838,244
Tenant Improvements		(8,743,892)	(19,355,674)	(13,542,405)	(8,981,003)	(275,243)	(551,298)	<i>Forward looking NOI as of loan maturity 6/16</i>
Leasing Commissions		(4,715,294)	(8,227,672)	(7,154,654)	(8,446,771)	(334,628)	(801,155)	
Capital Expenses		(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	
Total Capital Items		(14,459,186)	(28,583,346)	(21,697,059)	(18,427,774)	(1,609,871)	(2,352,453)	
Net Cash Flow (before debt service)		22,583,331	3,605,344	31,744,444	47,303,457	74,758,753	75,583,971	
Mortgage Debt Service		(30,131,213)	(30,213,764)	(30,131,213)	(32,803,586)	(33,092,724)	(33,092,724)	
Mezz Debt Service		(48,788,631)	(48,922,299)	(48,788,631)	(53,155,431)	(54,477,363)	(54,477,363)	
Total Debt Service		(78,919,844)	(79,136,062)	(78,919,844)	(85,959,017)	(87,570,088)	(87,570,088)	
Existing Lender Reserves (TI/LC)		13,459,186	3,406,525	-	-	-	-	
Existing Lender Reserves (Interest)		22,223,444	-	-	-	-	-	
Net Cash Flow (after debt service)		35,682,630	3,406,525	-	-	-	-	
Net Property Cash Flow		(43,237,214)	(75,729,537)	(47,175,400)	(38,655,560)	(12,811,335)	(5,993,058)	

Exit Analysis

Year 7 NOI	78,838,244	
Cap Rate Assumption	5.0%	
Gross Proceeds	1,576,764,880	\$1,270 psf
Sales Costs	(37,713,504)	3.025%
Net Proceeds	1,539,051,376	
Repayment of Mortgage	(409,344,252)	
Net Proceeds	1,129,707,124	
Repayment of Mezz	(647,614,305)	
Net Proceeds	482,092,819	

Return Profile

Equity Ownership Payment	(50,000,000)							
Deleveraging Investment	-	-	-					
Closing Costs	(500,000)	(500,000)						Total Cumulative
Base Building Capital Investment	-	-	(15,000,000)	(15,000,000)				Equity
Cash Flow/(Shortfalls)		(43,237,214)	(75,729,537)	(47,175,400)	(38,655,560)	(12,811,335)	(5,993,058)	(304,602,104)
Residual							482,092,819	
Total Cash Flow	(50,500,000)	(43,737,214)	(90,729,537)	(62,175,400)	(38,655,560)	(12,811,335)	476,099,761	
Last Dollar Investment Basis PSF	935	970	1,043	1,093	1,124	1,134	1,139	

IRR **14.2%**
Multiple **1.58**



Cash Flow and Underwriting Assumptions

Underwriting Summary

Market Rent:		West Tower	East Tower
Office: Floors 30 - 43		\$75.00/sq. ft.	N/A
Floors 21 - 29		\$70.00/sq. ft.	\$80.00/sq. ft.
Floors 13 - 20		\$65.00/sq. ft.	\$70.00/sq. ft.
Floors 2 - 12		\$60.00/sq. ft.	\$65.00/sq. ft.
Retail:		\$125.00/sq. ft.	\$225.00/sq. ft.
Storage:		\$20.00/sq. ft.	
Antenna:		Same as previous	
Market Rent Inflation:	5% / 7% / 10% / 4%+	for 2011 / '12 / '13 / '14+	
Renewal %:	75.0%		
Downtime:	6 / 4 months (new / renewal)		
Tenant Improvements:	\$70 new, \$25 / \$20 renewal for 2011 / '12+		
Leasing Commissions:	1.5x / 1.25x NYC schedule		
Free Rent:	12/9/6+ & 6/6/3/1+ (new / renewal)		
Vacancy Factor:	Stabilized vacancy factor of 1.5% based on tenant rollover		
Reimbursements:	Increases over base year stop		
<u>Vacant space lease-up comments:</u>			
- Lease current vacancy in phases based on current prospects			
- Deutsche Bank space (336,137 sq. ft. expiring Feb-2011) re-lease in approximately equal increments with completion Q1 2013. Lease at then market rents per space assumptions above.			
- National Football League space (201,658 sq. ft. expiring Feb-2012) re-lease in approximately equal increments with completion Q1 2014. Lease at then market rents per space assumptions above.			

Sources & Uses

Sources	Acquisition	By Completion of Investment	Change
Equity Investment	50,500,000	304,602,104	254,102,104
Total Sources	50,500,000	304,602,104	254,102,104
Uses	Acquisition	By Completion of Investment	Change
Purchase	50,000,000	50,000,000	-
Deleverage Investment	-	-	-
Foreclosure/Closing Costs	500,000	1,000,000	500,000
Base Building Capital	-	30,000,000	30,000,000
Debt Carry Costs	-	159,338,126	159,338,126
Leasing Costs	-	64,263,978	64,263,978
Total Uses	50,500,000	304,602,104	254,102,104



Existing Capital Stack

Lender	Debt	Cumulative Debt	Last \$ / Sq. Ft.	Interest Rate	2010B NOI Debt Yield*	Trough NOI Debt Yield**	Stabilized NOI Debt Yield***	Annual Debt Service	Cumulative Annual Debt Service
Mortgage - Wells Fargo	440,000,000	440,000,000	354	6.75%	12.05%	7.32%	17.91%	30,131,213	30,131,213
Mezz A1 - ING	75,000,000	515,000,000	415	6.27%	10.30%	6.25%	15.30%	4,767,432	34,898,645
Mezz A2 - West Immo	25,000,000	540,000,000	435	6.27%	9.82%	5.96%	14.59%	1,589,144	36,487,789
Mezz A3 - Helaba	125,000,000	665,000,000	536	6.27%	7.97%	4.84%	11.85%	7,945,720	44,433,509
Mezz A4 - DG Hypo	50,000,000	715,000,000	576	6.27%	7.42%	4.50%	11.02%	3,178,288	47,611,798
Mezz A6 - Landesbank Saar	20,000,000	735,000,000	592	6.27%	7.21%	4.38%	10.72%	1,271,315	48,883,113
Mezz A7 - West Immo	20,000,000	755,000,000	608	6.27%	7.02%	4.26%	10.44%	1,271,315	50,154,428
Mezz B - SL Green	60,000,000	815,000,000	656	6.54%	6.51%	3.95%	9.67%	3,978,196	54,132,624
Mezz C1 - SL Green	85,000,000	900,000,000	725	7.44%	5.89%	3.58%	8.76%	6,411,402	60,544,026
Mezz C2 - SL Green	45,000,000	945,000,000	761	7.44%	5.61%	3.41%	8.34%	3,394,272	63,938,298
Mezz D1 - SL Green	35,000,000	980,000,000	789	7.84%	5.41%	3.29%	8.04%	2,781,934	66,720,232
Mezz D2 - SL Green	36,250,000	1,016,250,000	818	7.84%	5.22%	3.17%	7.75%	2,881,288	69,601,520
Mezz E - RCC Real Estate	20,000,000	1,036,250,000	835	8.16%	5.12%	3.11%	7.60%	1,653,957	71,255,477
Mezz F - Vornado	73,750,000	1,110,000,000	894	10.25%	4.78%	2.90%	7.10%	7,664,366	78,919,844
Total	1,110,000,000			7.01%				78,919,844	

Footnotes:

- *Debt Yield: reflects 2010 budgeted annual NOI of \$53.0 million
- **Debt Yield: reflects trough pro-forma annual NOI of \$32.2 million, for FYE 12/2012
- ***Debt Yield: reflects stabilized pro-forma annual NOI of \$78.8 million, for FYE 6/2017



Rent Roll

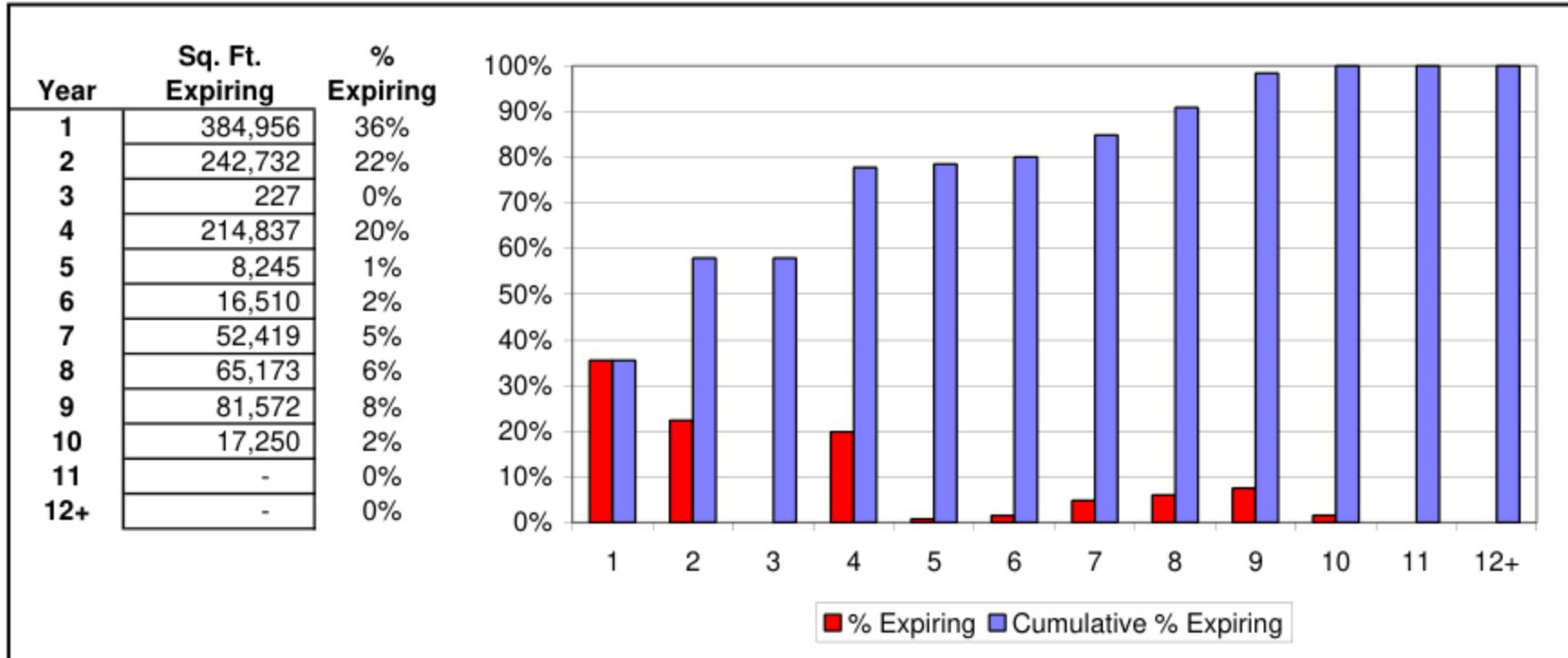
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Tenant	Suite	Lease Expiration	Current Sq. Ft.	Current Base Rent
Office				
Ares Management	28E	Feb-11	8,526	\$140
Audax Management	20E	May-15	8,243	\$84
Blue Mountain	5E	May-17	22,250	\$85
Cohen & Steers	19-20W	Jan-14	37,082	\$100
Credit Suisse	10-11E & W	Jan-14	91,927	\$57
Danske Bank	35W	Aug-20	8,600	\$72
Deutsche Bank	Various	Feb-11	336,137	\$62
Deutsche Telekom	26W	Feb-14	18,839	\$58
DHR International	43W	Dec-17	8,288	\$67
Diamond Castle	24-25E	May-16	16,510	\$83
Dover	34W	Dec-11	18,838	\$59
Erste Bank	32W	Jan-18	19,658	\$91
Essex	27E	Nov-20	8,650	\$73
Fore Advisors	43W	Mar-11	6,496	\$68
GECC	8E & W	Jan-14	47,920	\$57
Harvest Partners	25W	Nov-18	18,500	\$120
Investcorp	35-39W	May-19	71,003	\$69
Landesbank	30-31W	Jan-18	40,329	\$129
Madison Partners	24W	Jun-11	3,748	\$55
National Football League	12-17E & W	Feb-12	201,658	\$43
Odyssey Investment Partners	38W	Aug-13	10,602	\$120
Private Export Funding	4W	Nov-19	10,568	\$55
Promontory	4W1	Sep-17	19,495	\$90
Roundtable	23E	Oct-11	8,253	\$90
Sigmund Sommer Construction	4W	Feb-11	5,594	\$52
TRG	27W	Feb-14	19,068	\$61
Triarc	Various	May-12	31,237	\$51
Viking Global	33 & 35W	Sep-18	26,257	\$114
Wachovia	28-29W	Dec-17	28,764	\$74
Subtotal			1,153,040	\$67

Tenant	Suite	Lease Expiration	Current Sq. Ft.	Current Base Rent
Retail				
Aurora Grill	1W	Dec-10	5,030	\$65
Haru Park Avenue	1W	Dec-12	6,350	\$47
Journal News IX	2W	Aug-13	227	\$201
Starbucks	1E	Jan-11	1,925	\$124
Scottrade	1E	May-17	1,575	\$259
Subtotal			15,107	
Storage / Antennae			15,700	
Remeasurement Factor			26,050	
Total Occupied Sq. Ft.			1,209,897	97%
Vacant				
All Vacant Office Space			31,329	
All Vacant Storage Space			391	
Total Vacant Sq. Ft.			31,720	3%
Total Building			1,241,617	



Lease Expiration Schedule



Market Summary

- Over the past twelve months, the Midtown Manhattan leasing market has demonstrated consistent signs of improvement as tenants have all but stopped contracting and many industries are generating new space requirements. Leasing velocity year-to-date 2010 outpaced 2009 by 45% and is the highest year-to-date total since 2006. As banks and financial institutions withdrew from a panicked state, the amount of sublease space on the market quickly subsided and availabilities decreased as tenants have begun to grow.
- 280 Park Avenue is located within the Park Avenue Midtown office submarket. As of the 3rd quarter 2010, the submarket ranked 2nd among Midtown's 11 submarkets for YTD overall leasing absorption with 400,000 square feet and 2nd highest average asking rent, \$76.16. The submarket has historically been one, if not the, strongest in Midtown.
- A year ago, the Park Avenue submarket had numerous large blocks of available space for lease, both on a sublet and direct basis. As of Q4 2010, nearly all of those large blocks of space have been leased, leaving 280 Park in a unique position with a large block of vacancy becoming available in 2011/2012. As rents have begun to rise and are anticipated to continue to increase further throughout 2011, 280 Park is well positioned to secure highly desirable tenants at terms which are still a significant discount to the peak market in 2008 yet well off of the market trough experienced in 2009.
- The existing financing encumbering 280 Park Avenue has a last dollar basis of \$894 per square foot. Comparable asset sales over the last 6 months have indicated a steady increase in Class-A midtown pricing, returning to a price point at or just below \$1,000 per square foot. The basis represents a 35% discount to the previous sale of the asset. In addition, the last dollar basis of the financing represents a 4.8% debt yield on current NOI and 7.1% on stabilized NOI; comparable equity sales have traded in a cap rate range of 3.5%-6.0% at various stages in the market over the last 3 years.

ECONOMIC INDICATORS			
National	2009	2010F	2011F
GDP Growth	-2.6%	2.7%	3.1%
CPI Growth	-0.3%	1.6%	1.6%
Regional			
Unemployment	9.2%	9.5%	9.8%
Employment Growth	-3.1%	-0.3%	0.7%

Source: Cushman & Wakefield 3Q 2010

Comparable Sales

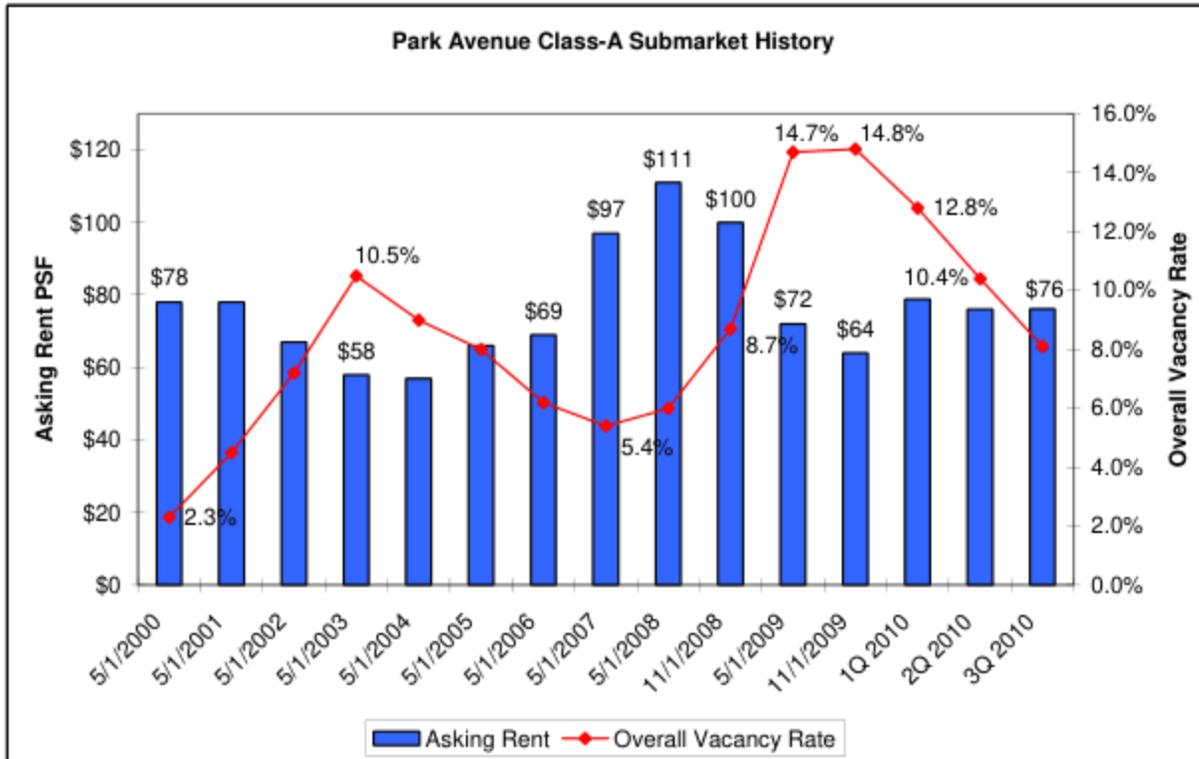
Sale Date	Property	Sale Price	Sale Price / SF	Cap Rate
Pending	1330 Avenue of Americas	\$525 MM	\$1,000	TBD
Aug-10	510 Madison	\$298 MM	\$850	6.0%
Jun-10	340 Madison	\$570 MM	\$766	6.2%
Jun-10	600 Lexington	\$193 MM	\$635	5.3%
Jun-08	Park Avenue Tower	\$665 MM	\$1,080	4.5%
Jun-08	GM Building	\$2,800 MM	\$1,389	4.5%
Apr-08	650 Madison	\$680 MM	\$1,133	3.7%
Nov-07	280 Park Avenue	\$1,416 MM	\$1,141	3.5%
Oct-07	450 Park Ave	\$509 MM	\$1,524	2.7%
Aug-07	660 Madison	\$375 MM	\$1,476	3.6%
May-07	237 Park Avenue	\$1,290 MM	\$1,059	3.2%

Source: Real Capital Analytics



Market Summary

- Average vacancy rate in the Park Avenue Midtown submarket has steadily decreased since the peak of roughly 15% in late 2009 to the current 8.1% in 3Q 2010. Cushman & Wakefield has forecasted a further modest decline in vacancy in the near term as leasing activity remains strong. Average asking rents have remained relatively flat through 2010 but are up from the bottom of the cycle. More telling of the improved market conditions, the gap between asking rents and the ultimate lease rent or "taking rent", has decreased steadily over the last year.



Source: CBRE, Cushman & Wakefield

MARKET FORECAST

Overall Vacancy: The Manhattan overall vacancy rate has fallen to its lowest level in a year and is expected to modestly decline as leasing activity continues to be relatively strong.



Asking Rents: are expected to remain flat although there will be increases in stronger submarkets. Tenants ability to capitalize on favorable lease terms is diminishing.



Leasing Activity: is expected to remain strong as the pipeline for tenant demand is steady from a diverse industry base.



Midtown Taking Rent (as % of Asking Rent)



Source: CBRE 3Q 2010, Cushman & Wakefield 3Q 2010



Stacking Plan

STACKING PLAN

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Lobby	Menu/BBQ
39	162718 of State of America (MICHIGAN) - Subleased to Inventory and Food Court (12/2016-12/2018)													
38	161381 of Midway International Inventory 12/2016-12/2017	32475 of Inventory 12/2016-12/2017	162718 of Inventory 12/2016-12/2017											
37	161381 of Inventory 12/2016-12/2017													
36	161381 of Inventory 12/2016-12/2017													
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