
From: mark fisher <[REDACTED]>
Sent: Tuesday, January 18, 2011 2:59 AM
To: Jeffrey Epstein
Subject: Income Oriented Investment

Jeffrey

The attached set up details an income oriented investment with upside.

1372 Broadway (NE corner 37th St) is a 575K SF building 99% leased primarily to Walmart, Li & Fung (16BB rev private co), and Ross Stores--2nd largest discount retailer NYSE mkt cap 7.5BB= 700MM CF 150MM LT debt.

92% of leases terminate after 2020. High credit stable CF tenant base. Long term strong credit income visibility.

Free and clear yield starting at 5% going to 6% by 2016 per contractual rent increases. The small number of expiring leases should bring the yield to ~6.5%.

There is an assumable 235MM 1st mortgage at 1.25% over libor. Current interest rate is 1.5%. Term 11/13.

Purchase price 325MM. \$560/SF. 90MM cash over the mortgage to close. Current yield with mortgage assumption is 14%.

Excellent fixed income substitute for yield segment of investment portfolios. Long term leases--High credit tenants--investment grade midtown NYC office asset.

Call me or email me to discuss.

Mark