

NET-LEASED GARAGE CONDOMINIUM UNIT

Riverhouse One Rockefeller Park

BATTERY PARK CITY, NEW YORK, NY

EXCEPTIONAL INVESTMENT OPPORTUNITY



RIVERHOUSE

The Offering

Savills LLC (“Savills”) has been retained by 300 Murray Street LLC (the “Owner”) as its exclusive advisor with respect to the sale of the Garage Condominium Unit at Riverhouse One Rockefeller Park located at Two River Terrace, New York, New York (the “Property” or “Garage”).

Offered
Exclusively By:

savills

The Property is a 369-space parking facility located within the condominium development, between Murray and Vesey Streets, in the Battery Park City neighborhood of Lower Manhattan.

The Garage is net leased in its entirety to The Goldman Sachs Group, Inc. (NYSE: GS, "Goldman Sachs") through September 17, 2028.

Goldman Sachs operates the Garage for employee, resident and transient parking through a sublease arrangement with Icon Parking. The lease provides for contractual annual rental increases equal to the greater of 3%, or the increase in the New York City Consumer Price Index. The lease also includes two, five-year extension options at the greater of then-expiring rent or fair market value. As the tenant under the lease, Goldman Sachs is responsible for the payment of all costs and expenses attributable to the Property including utilities, insurance, condominium charges and real estate taxes due in connection therewith.

The Garage is located one block west of Goldman Sachs' newly constructed, 2.1 million square foot, \$2 billion global headquarters building located at 200 West Street. The Garage is also located one block north of the World Financial Center, which includes approximately 8 million square feet of office and retail premises occupied by major US and foreign corporations including American Express, Merrill Lynch, Dow Jones & Co, Deloitte & Touche, Nomura Group and Fidelity Investments, in addition to the New York Mercantile Exchange ("NYMEX"). The redevelopment of the World Trade Center site is located across West Street approximately three blocks from the entrance to the Property.



The Garage is located within Riverhouse One Rockefeller Park, a newly constructed development which also includes 264 luxury residential condominium units, retail and community facilities. Designed by The Polshek Partnership with interiors by David Rockwell, Riverhouse One Rockefeller Park is certified LEED Gold by the U.S. Green Building Institute. The Garage Condominium Unit is part of the Riverhouse One Rockefeller Park condominium (the "Condominium"), and is being offered subject to the Condominium's ground lease with the Battery Park City Authority that runs through June 17, 2069. The Ground Lease with the Battery Park City Authority encompasses



the entire Condominium, including the residential units, retail, community facilities and Garage. Under the terms of the ground lease, 10% of all income received in connection with the Property is payable to the Battery Park City Authority as percentage rent due under the lease. The Garage Condominium Unit at Riverhouse One Rockefeller Park is also being offered subject to the assumption of existing debt that matures on October 1, 2013.



To receive a copy of the Confidential Offering Memorandum please execute the attached Confidentiality Agreement.

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