

1. G&I Interiors, Inc is underway with renovation to the lobby, elevator cab, units 2A, 4A, 4C, and 3E.
2. Donald Walsh in unit 6A will be leaving on 1/17/09, his security deposit of \$2500 dollars and January rent of \$3200 will be collected before he leaves.
3. Collection letters for Acqua have been sent out and are awaiting for payment.
4. Ray from the Mark Joseph Steakhouse will be moving into apartment 2B by the end of the month.
5. New advertising and marketing for the building rentals are also going out this week.

General Notes:

December 2008 Management Statement & Report  
Prepared for Board of Directors



BLD-TEN ACCT. NO	UNIT ID	RESIDENT NAME	BASE CHARGE	OPENING BALANCE	OTHER CHARGES AND CREDITS	PAYMENTS RECEIVED	CLOSING BALANCE	SECURITY	LEASE EXPIR
220-010	RETAIL	MJ STEAKHOUSE ****	12000.00	261 WATER STREET ****		12000.00	12/16	20000.00	3/10
220-020	RETAIL	AQUA-ROSSO ENTERPRISES ****	4500.00	21-23 PECK SLIP ****		3850.00	12/15	3000.00	2/10
220-030	BASEME	SPRINT / NEXTEL COMPANY ****	2348.58	261 WATER STREET 19368.52 42 ADJUSTMENT ****		5000.00 15908.52 2348.58	12/30 12/ 5 12/ 5	2200.00	12/07
220-040	2A	JEFF LANDIS STEPHANIE FRIEDMAN ****	2850.00	257 WATER STREET 8550.00 ****				11400.00	2850.00 9/08
220-050	2B	ERIC MITCHELL	1764.00	4064.00		5828.00		2500.00	3/08
220-060	2C	ANN GOLDOFF	1562.00	12496.00		14058.00		2000.00	
220-070	2D	BETH/DAVID GOLDOFF	.00						12/08
220-080	2E	ANDREA CORSON	2559.00	9736.00		500.00	12/30	11795.00	2200.00 3/09
220-090	3A	** VACANT **	2635.00N	-2635.00 01 VAC LOSS					
220-100-N 3B		LEONARDO GORI	.00N	.00 01 PRO-RATA		2700.00	12/15	-2700.00	2700.00 11/09
220-100 3B		** VACANT **	.00N	.00 01 VAC LOSS					
220-110	3C	SANTORO, CIRO	2300.00			2500.00	12/30	1800.00	10/07
220-120	3D	** VACANT **	.00N	.00 01 VAC LOSS					
220-130	3E	** VACANT **	.00N	.00 01 VAC LOSS					
220-140	4A	KIM BLANCHI	2800.00	13200.00				16000.00	2800.00 6/07
220-150	4B	HEATHER DUMFORD LINDSAY PELSON	2300.00			2300.00	12/ 5	2500.00	
220-160	4C	EMRE KINIZCI	2900.00	2900.00				5800.00	5800.00 12/07
220-170	4D	** VACANT **	.00N	.00 01 VAC LOSS					
220-180	4E	** VACANT **	.00N	.00 01 VAC LOSS					
220-190	4F	ROBERT & DONNA GOLDOFF	9166.67	34825.01 -17791.68 42 ADJUSTMENT ****		500.00	12/ 8	2500.00	

BLD-TEN ACCT. NO	UNIT ID	RESIDENT NAME	STREET ADDRESS	BASE CHARGE	OPENING BALANCE	OTHER CHARGES AND CREDITS	PAYMENTS RECEIVED	CLOSING BALANCE	SECURITY	LEASE EXPIR
			**** STREET ADDRESS 257 WATER STREET --- CONTINUED ****							
220-200	5A	BAILLEY, MARY		2811.38	5622.76		18000.00	7700.00		
220-210	5B	MJ STEAKHOUSE CORP.		2500.00	1500.00		2000.00	2000.00	2500.00	10/07
220-220	6A	DONALD WALSH		2900.00	8700.00			11600.00	2300.00	10/07
220-230	6B	STEPHEN AIKEN/SUSAN HANN		1850.00	9450.00			11340.00	1800.00	3/07
220-998		MISC. INCOME: 1350-SECURITY DEPOSIT				GDRJ 3B	2,700.00			12/15
220-998		MISC. INCOME: 5082-FEE INCOME				CIS BROKERAG	2,817.00			12/ 8
221-090	3A	SARA GOLDOFF		.00	10540.00			10540.00	2000.00	
221-100	3B	WILLIAM GOLDOFF		.00	3151.00			3151.00	2000.00	
221-130	3E	BERTSCHMANN, HARRY & MAR		.00					2750.00	9/07
221-170	4D	DONCOURT, TODD		.00					3400.00	8/07
221-180	4E	PANG, KAZANILLEVA, CHU, MEX		.00					3500.00	7/07

STATEMENT OF COLLECTIONS

STREET  
NEW YORK, NY

FINAL STATUS FOR PERIOD ENDING: 12/31/2008

INCOME CATEGORY --- CHARGE TYPE ---	ADDT CODE	OPENING BALANCE	CURRENT CHARGES	PAYMENTS RECEIVED	CLOSING BALANCE
BASE CHARGE	ARREARS	124,734.77			
	PREPAYS	.00			
BASE CHARGE	100.0% 1-28		59,786.63		
VACANCY LOSS	4.4% 1-29		-2,535.00		
ADJUSTMENT	1-42		15,368.52		
	ARREARS		-17,791.68	-67,407.10	120,296.14
	PREPAYS				-8,240.00
MISC. INCOME	ARREARS	.00			
	PREPAYS	.00			
MISC. INCOME	99-99		5,517.00	-5,517.00	.00
	ARREARS				.00
	PREPAYS				.00

TOTALS 124,734.77 60,245.47 -72,924.10 112,056.14

PAYMENTS ANALYSIS	DEBITS	CREDITS	TOTAL
PAYMENTS		-67407.10	-67407.10
MISC. INCOME	.00	-5517.00	-5517.00
TOTAL RECEIPTS		-72924.10	-72924.10

TOTAL SECURITY DEPOSITS 72900.00