

A photograph of a modern glass skyscraper at night. The building's facade is composed of a grid of dark-framed windows. Many of the windows are illuminated from within, revealing interior spaces with people, furniture, and plants. The central portion of the building is the most brightly lit, showing multiple floors of activity. Overlaid on this central section is a large, white, stylized logo that reads '750 THIRD'. The '750' is in a thin, elegant font, while 'THIRD' is in a bold, sans-serif font. The overall image has a dark, moody atmosphere with the building's lights providing the primary illumination.

750 **THIRD**

BUILDING DATA

Submarket	Grand Central / East Midtown
Owner / Developer	SL Green Realty Corp.
Design Architect	Gensler
Interior Design Consultant	Victoria Hagan
Leasing Agent	Douglas Elliman
Stories	35
Total Rentable SF	563,940

DEVELOPMENT HIGHLIGHTS

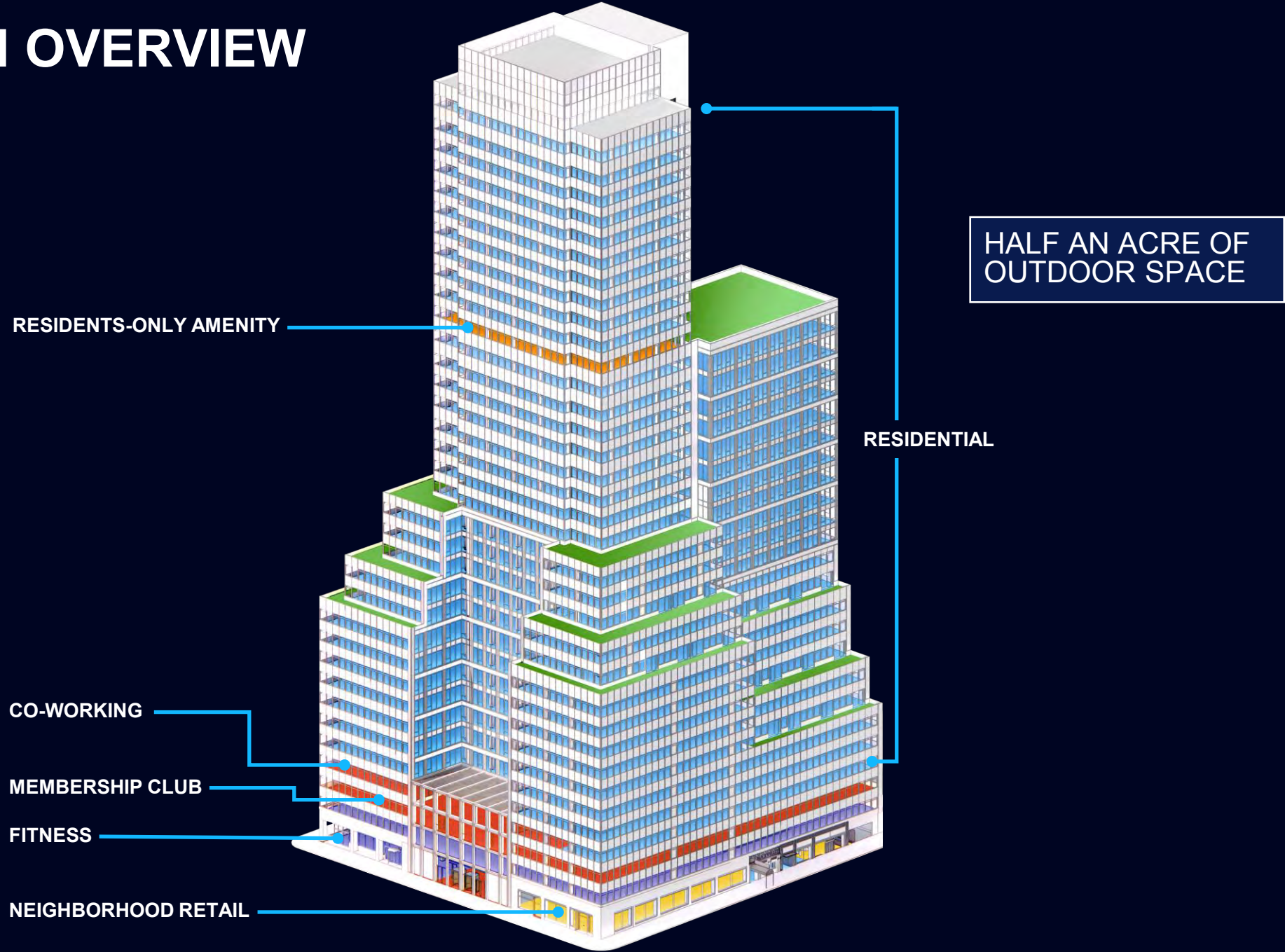
90% Real Estate Tax Abatement
25% of Residential Units Will Be Affordable
As-of-right
No 12.0x FAR Cap

PRELIMINARY RESIDENTIAL SUMMARY

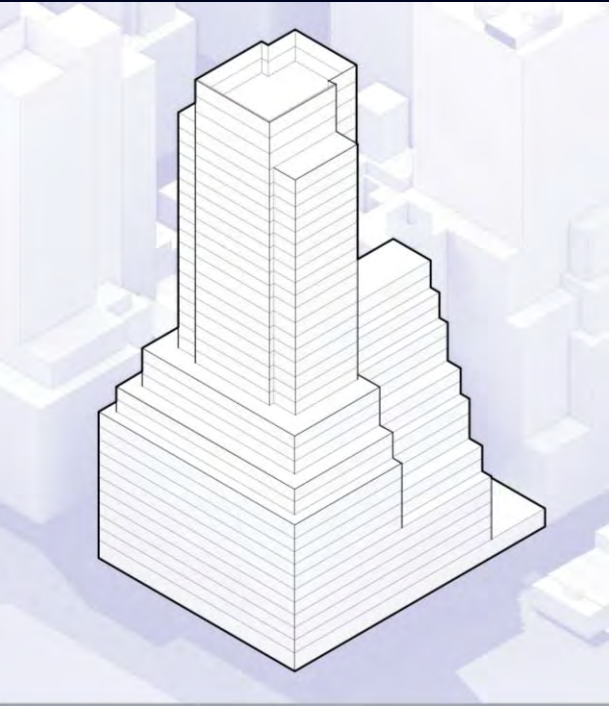
UNIT	%	COUNT
0BR / 1BA	26%	164
0BR+HO / 1BA	15%	95
JR1BR / 1BA	18%	118
1BR / 1BA	22%	143
1BR / 1.5BA	8%	49
1BR+HO / 2BA	3%	20
2BR / 2BA	6%	36
2BR / 2.5BA	2%	14
TOTAL	100%	639



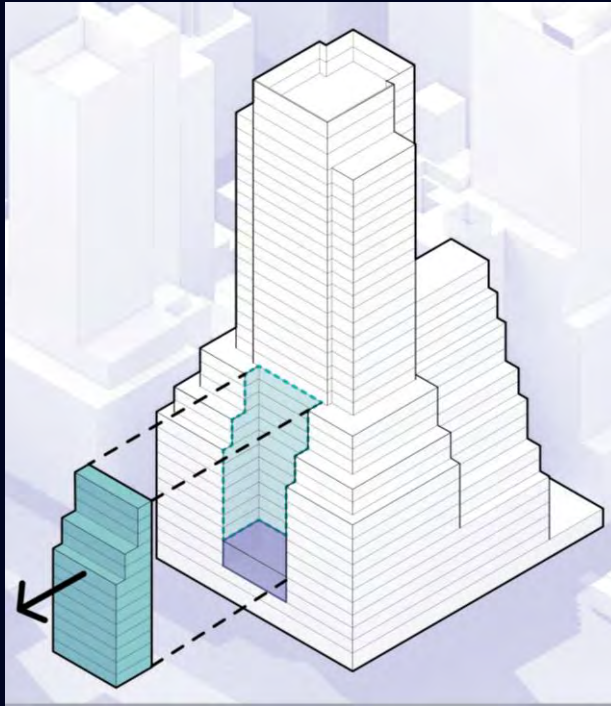
PROGRAM OVERVIEW



BUILDING MASSING



**EXISTING
MASSING**



**NOTCH &
WINTER GARDEN**

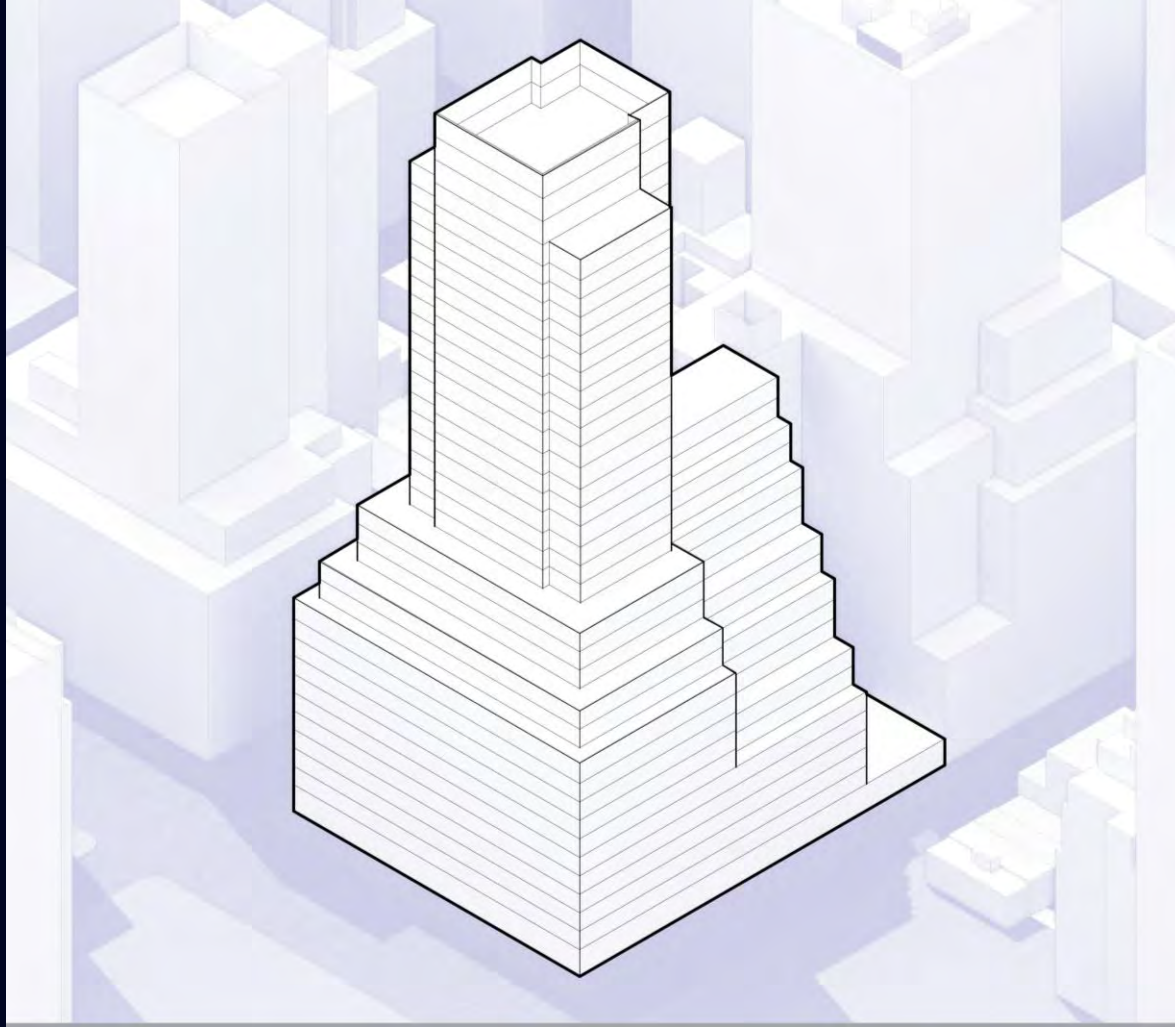


**WEST
EXTENSION**



**FINAL PROPOSED
MASSING**

BUILDING MASSING



EXISTING MASSING



FINAL PROPOSED MASSING





TERRACE DESIGN



TERRACE DESIGN



WINTER GARDEN



WINTER GARDEN



WINTER GARDEN



WINTER GARDEN



RESIDENTIAL LOBBY ENTRY



GROUND FLOOR LOBBY

CONSTRUCTION TIMELINE



SOURCES AND USES / BUDGET

PROJECT SOURCES	(\$ in 000s)	PROJECT USES	(\$ in 000s)
		Land Contribution & Site Possession	\$300,000
TOTAL DEBT	\$485,000	Hard and Soft Costs	
		Hard Costs Budget	\$285,000
		Social Club & Fitness Build-Out and Leasing Costs	\$25,000
		Amenity Build-Out Costs & FF&E	\$7,000
		Design Soft Costs	\$26,000
		Total Hard and Soft Costs	\$342,000
		Development Fee / DPE	\$33,000
		Other Costs / Insurance / Project Reserve / Deficit Ops ¹	\$23,000
		Contingency Costs - 10%	\$32,000
		Total Unlevered Uses	\$730,000
		Financing Costs	\$75,000
TOTAL SOURCES	\$805,000	TOTAL LEVERED USES	\$805,000

1. Deficit Ops as offset by positive cash flow from retail tenants to remain through construction

ASSUMPTIONS

RENT ASSUMPTIONS¹

SPECIALTY TENANTS

Fitness Tenant	\$4.0 - \$5.0M
Membership Club	\$7.0 - \$8.0M

RESIDENTIAL

Fair Market Residential Rent²	\$90 - \$113 PSF
Affordable Residential Rent³	\$25 - \$45 PSF
Storage Rent	\$30 - \$40 PSF
Operating Expenses	\$18 - \$22 PSF
Management Fee	3%

1. Figures shown in 2025 dollars
2. Reflects range of market rents across the preliminary unit mix
3. Reflects range of affordable rents across preliminary unit mix based on 2024 NYC AMI per HPD

FINANCIAL SUMMARY - 2029

(\$ in 000s)

Unlevered Project Cost	\$730,000
Net Operating Income	\$47,500 - \$50,000
Unlevered Yield At Stabilization	6.5% - 6.8%
Levered Project Cost	\$805,000
Residual Cap Rate	4.5% - 5.0%
Implied Valuation Range	\$950,000 - \$1,100,000
VALUE CREATION	\$145,000 - \$295,000