

Project Assessment 2025

Project Name	Project Code	Project Type	Project Status	Project Cost	Jobs 2025	Project Jobs	2025 Diff	Constr Jobs 2025	Reviewed by Board
1385 Washington Avenue Associates	0101 17 03	Straight Lease	Complete/Operating	\$30,535,000	7	7	0		12-Mar-26
1415 Washington Property LLC	0101 22 01	Straight Lease	Complete/Operating	\$79,945,770	9.5	8	1.5		12-Mar-26
67 Howard Street LLC	0101 15 02	Straight Lease	Complete/Operating	\$8,003,500	2	2	0		12-Mar-26
One Columbia Place Realty LLC	0101 15 05	Straight Lease	Complete/Operating	\$2,557,000	1	1	0		12-Mar-26
Park South Partners LLC	0101 15 01	Straight Lease	Complete/Operating	\$52,583,536	10	11	-1		12-Mar-26
132 State Street Properties LLC	0101 14 01	Straight Lease	Complete/Operating	\$2,351,500	22	20	2		12-Mar-26
136 State Street Properties LLC	0101 14 02	Straight Lease	Complete/Operating	\$3,590,500	30	40	-10		12-Mar-26
140 State Street Properties LLC	0101 14 03	Straight Lease	Complete/Operating	\$1,305,500	8	5	3		12-Mar-26
39 Sheridan Realty, LLC	0101 11 04	Straight Lease	Complete/Operating	\$6,250,000	1	1	0		12-Mar-26
40 Steuben LLC	0101 14 05	Straight Lease	Complete/Operating	\$4,953,565	0.75	3	-2.25		12-Mar-26
412 Broadway Realty LLC	0101 14 06	Straight Lease	Complete/Operating	\$3,032,000	9.5	8	1.5		12-Mar-26
488 Broadway Arcade LLC	0101 14 07	Straight Lease	Complete/Operating	\$10,000,000	10	20	-10		12-Mar-26
4-6 Sheridan, LLC	0101 12 02	Straight Lease	Complete/Operating	\$1,750,000	0	25	-25		12-Mar-26
733 Broadway LLC	0101 14 08	Straight Lease	Complete/Operating	\$5,141,667	7	6	1		12-Mar-26
391 Myrtle Ave Medical Office Building	0101 14 17 (A)	Straight Lease	Complete/Operating	\$32,121,146	329	20	309		12-Mar-26
Aeon Nexus Corporation LLC	0101 14 09	Straight Lease	Complete/Operating	\$1,833,500	30	12	18		12-Mar-26
Capital District Apartments LLC	0101 17 01	Straight Lease	Complete/Operating	\$21,650,371	2.5	2.5	0		12-Mar-26
LV Apartments LP	0101 14 11	Straight Lease	Complete/Operating	\$29,310,000	4	3	1		12-Mar-26
705 Broadway Hotel, LLC	0101 22 02	Straight Lease	Complete/Operating	\$36,546,517	27	25	2		12-Mar-26
MCK 27 Enterprises, LLC (Penta on Broadway)	0101 12 01A	Straight Lease	Complete/Operating	\$1,550,000		3.5	-3.5		12-Mar-26
RECKDE, LLC	0101 18 07	Straight Lease	Complete/Operating	\$5,183,500	1	1	0		12-Mar-26
Sheridan Hollow Enterprises	0101 14 13	Straight Lease	Complete/Operating	\$15,302,400	10	16	-6		12-Mar-26
Sheridan Hollow Village LLC	0101 14 12	Straight Lease	Complete/Operating	\$15,302,400	2	2	0		12-Mar-26
Sixty State Place, LLC	0101 12 06Z	Straight Lease	Complete/Operating	\$6,500,000	3	3	0		12-Mar-26
TMG-NY Albany I, LLC	0101 14 14	Straight Lease	Complete/Operating	\$21,595,953	5	5	0		12-Mar-26
363 Ontario Street LLC	0101 18 01	Straight Lease	Complete/Operating	\$16,289,000	15	10	5		12-Mar-26
Clinton Ave Apts Housing Development Fund Corp	0101 18 05	Straight Lease	Complete/Operating	\$47,838,223	9	7	2		12-Mar-26
760 Broadway LLC	0101 18 02	Straight Lease	Complete/Operating	\$18,500,000	2	2	0		12-Mar-26
Harmony Mills South LLC	0101 20 03	Straight Lease	Complete/Operating	\$39,968,941	16	5	11	60	12-Mar-26
TRPS2, LLC	0101 20 07	Straight Lease	Complete/Operating	\$5,583,500	0.5	0.5	0		12-Mar-26
Loughlin Dawn LLC	0101 20 04	Straight Lease	Complete/Operating	\$51,687,445	7	7	0		12-Mar-26
Morris Place LLC	0101 20 06	Straight Lease	Complete/Operating	\$5,532,700	2	2	0		12-Mar-26
The Swinburne Building LLC	0101 20 05	Straight Lease	Complete/Operating	\$25,160,000	2	4	-2		12-Mar-26
Swinburne Commerce LLC	0101 18 11A	Straight Lease	Complete/Operating	-	137	43	94		12-Mar-26
TheRep LLC	0101 21 04	Straight Lease	Complete/Operating	\$9,504,458	14	31	-17		12-Mar-26
39 Columbia Street Assoc LLC	0101 21 01	Straight Lease	Complete/Operating	\$5,322,264	154	51.5	102.5		12-Mar-26
45 Columbia Street Assoc LLC	0101 21 02	Straight Lease	Complete/Operating	\$7,000,000	0.5	1	-0.5		12-Mar-26
427 Washington Ave LLC	0101 21 03	Straight Lease	Complete/Operating	\$2,600,000	0	0	0		12-Mar-26
413 North Pearl Assoc LLC	0101 21 03 A	Straight Lease	Complete/Operating	\$18,750,262	2	2	0		12-Mar-26
563 New Scotland Ave LLC	0101 21 04	Straight Lease	In Progress	\$39,780,000	7	15	-8	162	12-Mar-26
1211 Western Ave Associates LLC	0101 21 01	Straight Lease	Other	\$35,735,314	0	5	-5	25	12-Mar-26
61 North Pearl Partners, LP	0101 21 02 A	Straight Lease	Complete/Operating	\$4,720,000	4	8	-4		12-Mar-26
745 Broadway Albany, LLC	0101 21 05	Straight Lease	Complete/Operating	\$22,700,000	2.7	2	0.7		12-Mar-26
191 North Pearl LLC	0101 21 06	Straight Lease	Complete/Operating	\$3,253,735	0	0	0		12-Mar-26
TR Hackett LLC	0101 21 07	Straight Lease	Complete/Operating	\$6,797,500	0	0	0		12-Mar-26
Holland Ave OZ, LLC	0101 21 08 A	Straight Lease	Complete/Operating	\$12,107,638	2	2	0		12-Mar-26
66 State Sreet Partners, LP	0101 22 04 A	Straight Lease	Complete/Operating	\$8,116,866	1	1	0		12-Mar-26
Man Realty, LLC	0101 22 03	Straight Lease	In Progress	\$8,967,524	2	4	-2	53	12-Mar-26
21 Erie Assoc., LLC	0101 21 09	Straight Lease	Complete/Operating	\$65,051,119	28.5	49	-20.5		12-Mar-26
48 North Pearl Street, LLC	0101 23 03	Straight Lease	In Progress	\$8,153,044	15	18	-3	90	12-Mar-26
324 State Street LLC	0101 23 04	Straight Lease	Complete/Operating	\$6,500,000	1	1	0		12-Mar-26
IndusPAD-Flair, LLC	0101 23 02	Straight Lease	Complete/Operating	\$11,206,638	0	35	-35		12-Mar-26
Clinton Avenue Apartments II, LLC	0101 23 01	Straight Lease	In Progress	\$31,316,428	2	17	-15	131	12-Mar-26
Midtown Albany, LLC	0101 23 05	Straight Lease	In Progress	\$4,300,000	0	0	0		12-Mar-26
TRPS Lark, LLC	0101 24 02	Straight Lease	In Progress	\$4,900,000	0	0	0	20	12-Mar-26
Forty-Eightcc, LLC	0101 24 03	Straight Lease	In Progress	\$10,591,197	0	10	-10		12-Mar-26
Colvin Avenue Commons LLC	0101 24 04	Straight Lease	In Progress	\$30,617,894	0	12	-12	50	12-Mar-26
144 State Street LLC - Reno Project	0101 24 01	Straight Lease	In Progress	\$3,500,000	83	91	-8	13	12-Mar-26
Freedom Springs, LLC	0101 24 05	Straight Lease	In Progress	\$46,347,781	0	9	-9	68	12-Mar-26
Centre Square, LLC	0101 25 01	Straight Lease	In Progress	\$1,986,000	0	0	0	106	12-Mar-26
AFP 107 Corp (Reno)	0101 25 02	Straight Lease	In Progress	\$11,318,179	137	150	-13	30	12-Mar-26
Northgate Landing, LLC	0101 25 03	Straight Lease	In Progress	\$80,962,365	0	2	-2	100	12-Mar-26
Equity Residential Development, LLC	0101 25 04	Straight Lease	In Progress	\$29,434,342	0	2	-2	17	12-Mar-26
South End Second Ave, LLC	0101 25 05	Straight Lease	Pending Construction	\$97,371,504	0	2	-2	0	12-Mar-26
Creighton Storey Homes	0101 05 05A	Bond	Complete/Operating	\$7,750,000	0	0	0		12-Mar-26
Living Resources(A)	0101 07 02A	Bond	Complete/Operating	\$7,240,000	220	198	22		12-Mar-26
NYS Research Foundation	0101 02 03A	Bond	Complete/Operating	\$6,500,000	139	147	-8		12-Mar-26
Prime Management	0101 01 03A	Bond	Complete/Operating	\$4,300,000	202	200	2		12-Mar-26
Renaissance Corp of Albany Project	0101 04 01A	Bond	Complete/Operating	\$12,850,000	6	9	-3		12-Mar-26
Sage Colleges	0101 99 05A	Bond	Complete/Operating	\$8,550,000	355	416	-61		12-Mar-26
South Mall Towers (A)	0101 03 01A	Bond	Complete/Operating	\$11,890,000	12	12	0		12-Mar-26