

**THE CHRYSLER BUILDING**  
**405 LEXINGTON AVENUE**  
**RENT:** \$7.5 MILLION THROUGH 2017  
 \$32.5 MILLION IN 2018  
**PILOT:** \$17 MILLION (FULL PILOT) 2012  
 MORTGAGED IN 2006 AS  
 COLLATERAL ON \$197 MILLION LOAN

**26 ASTOR PLACE**  
**"THE PARKING LOT"**  
**RENT:** \$10 MILLION FIRST YEAR  
 \$1 (ONE DOLLAR) THEREAFTER  
**PILOT:** \$2 MILLION UNTIL 51 ASTOR PLACE BUILT  
 \$1 MILLION HALF PILOT THEREAFTER (2013?)

**THE ENGINEERING BUILDING**  
**51 ASTOR PLACE (DEMOLISHED)**  
 \$97 MILLION PAYMENT IN LIEU OF **RENT**  
 \$2 MILLION **HALF PILOT** PAYMENTS  
 AFTER COMPLETION (2013?)  
 40,000 SQ FT ACADEMIC SPACE

**RESIDENCE HALL**  
**29 THIRD AVENUE**  
 \$18 MILLION DASNY **BOND** ISSUE PAID OFF IN 2006  
**RENT:** \$1 MILLION TO KAMENSTEIN  
**INCOME:** \$1.5 MILLION (ANNUAL) DORMITORIES  
 NET \$130 THOUSAND **LOSS** ON SUB-LEASES  
 (INCLUDING ST MARKS BOOKSHOP)

**30 COOPER SQUARE**  
**"ADMINISTRATIVE OFFICES"**  
**LEASED** FOR \$710,000  
 NOT INCLUDING UTILITIES, ETC.  
 RUMORED MAY NOT MOVE  
 TO 51 ASTOR PLACE

**THE FISH HOUSE**  
**21 STUYVESANT STREET**  
**GIFT** FROM COLUMBIA GRAD  
**TITLE** TO COOPER UPON HIS DEATH  
 EQUIVALENT \$90,000 ANNUAL FREE RENT  
 FOR THE COOPER UNION PRESIDENT  
 NAMED FOR NICHOLAS FISH

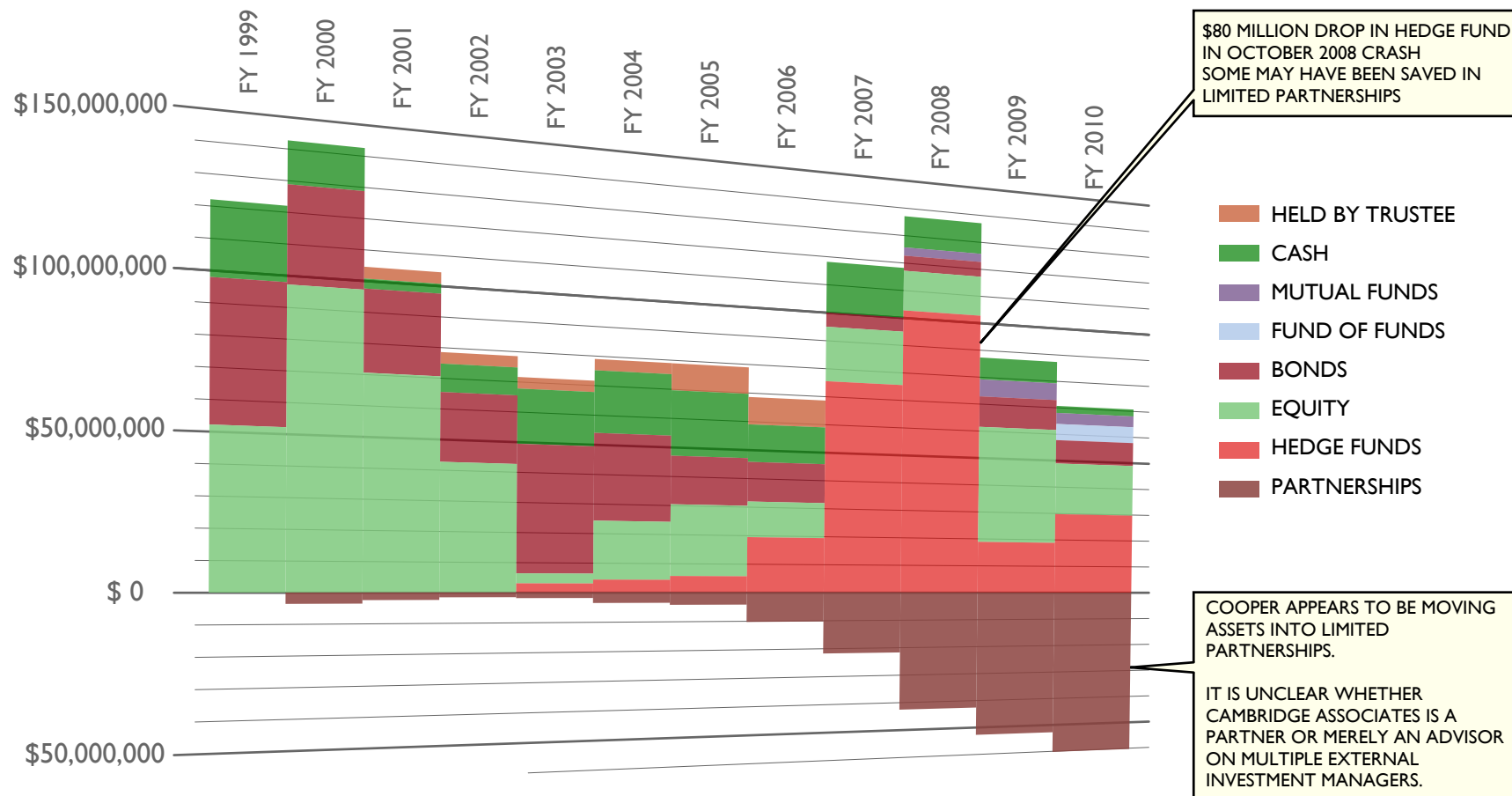
**FOUNDATION BUILDING**  
**7 EAST 7TH STREET**  
 \$11 MILLION EXTERIOR RESTORATION  
 (PAID DASNY BOND IN 2006)  
 \$6 MILLION INTERIOR RENOVATION

**41 COOPER SQUARE**  
**"NEW ACADEMIC BUILDING (NAB)"**  
**FORMERLY THE HEWITT BUILDING**  
**COST:** BUDGETED \$115 MILLION  
 ACTUAL \$165 MILLION  
 \$10 MILLION LOAN DEBT SERVICE  
 \$6 MILLION PRINCIPAL STARTING 2018

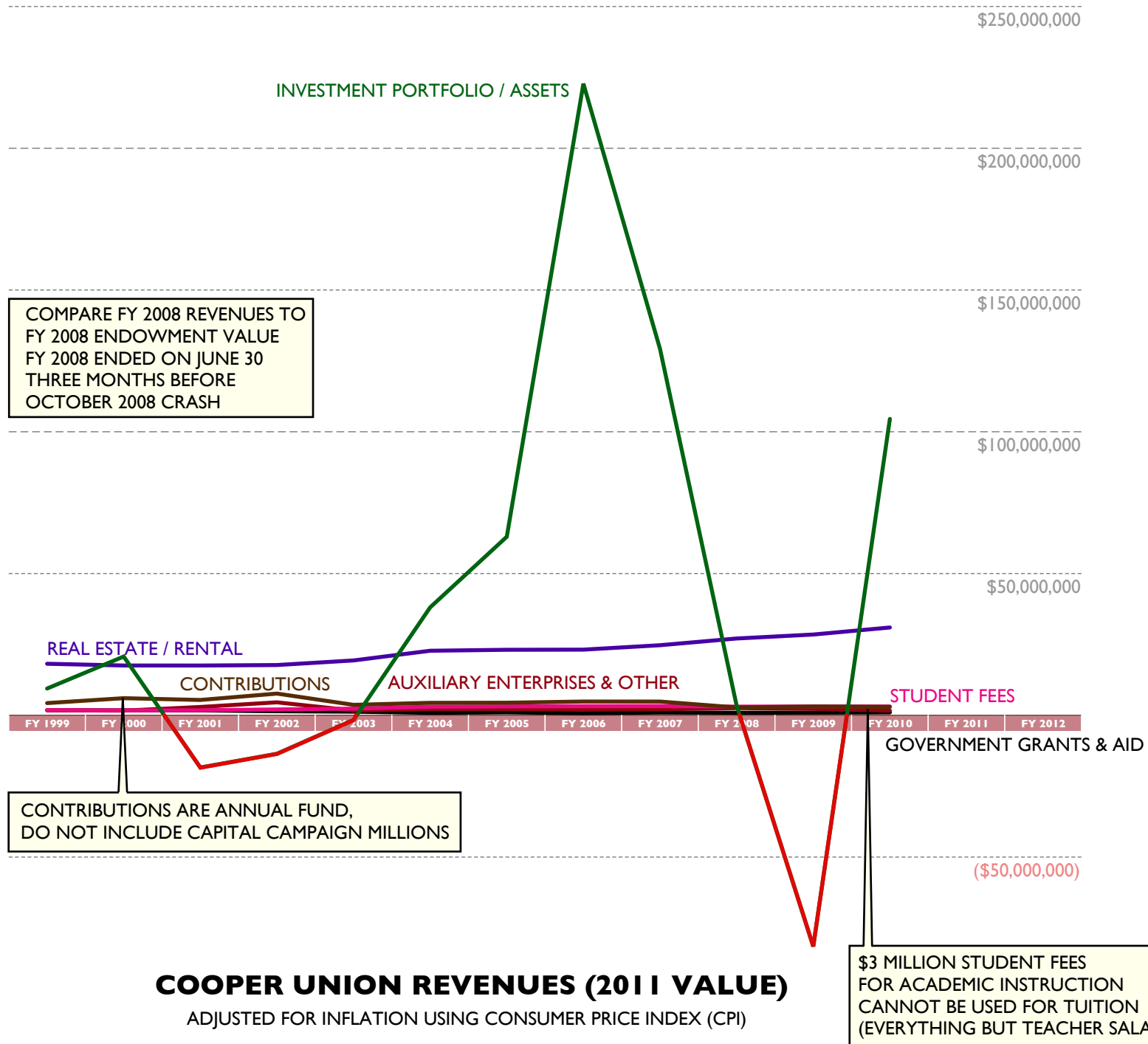
**PILOT** = PAYMENT IN LIEU OF TAXES

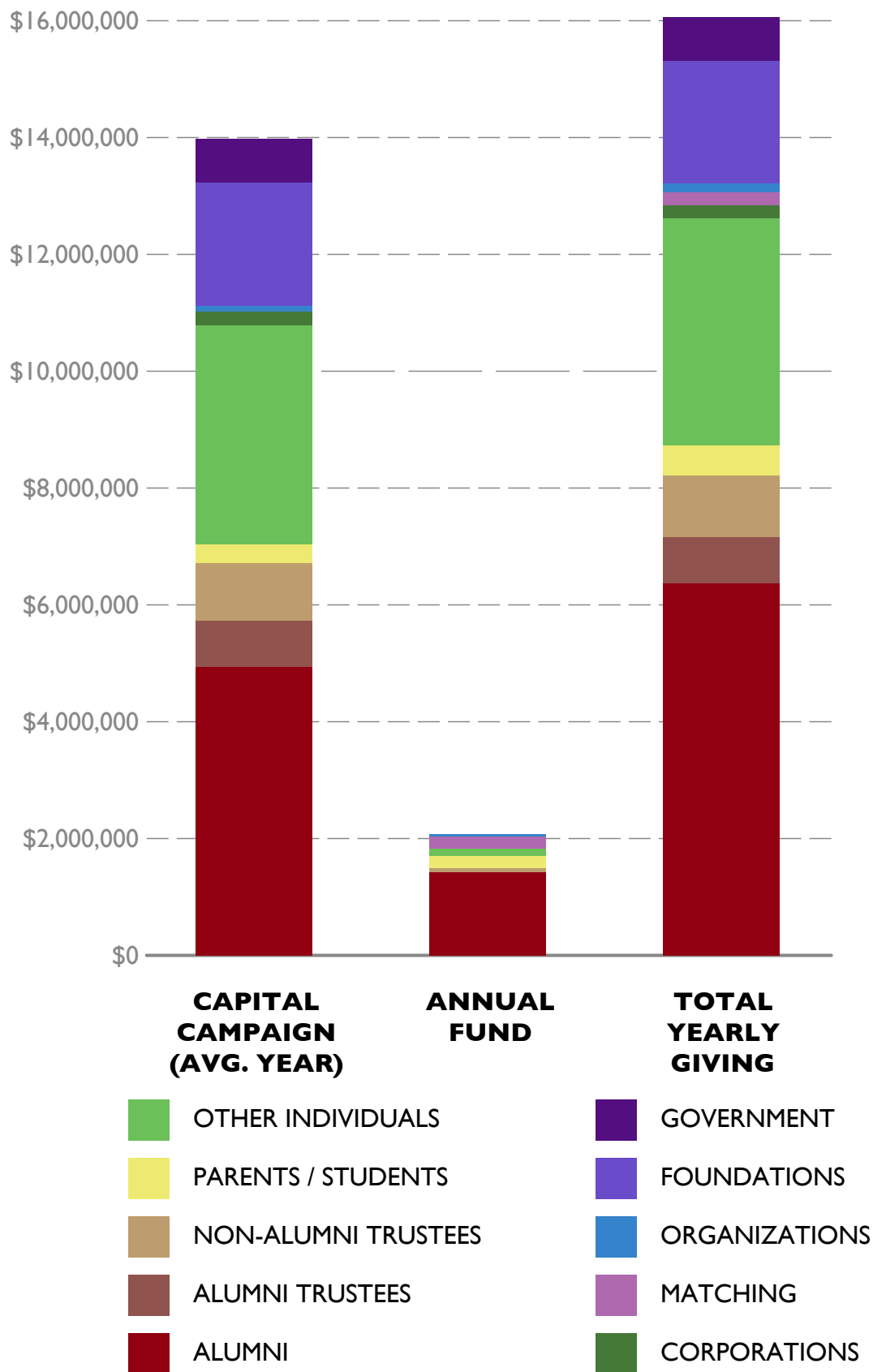
## COOPER UNION REAL ESTATE HOLDINGS - 2012

CHARTS BY MATT ARNOLD  
 THE ALUMNI PIONEER



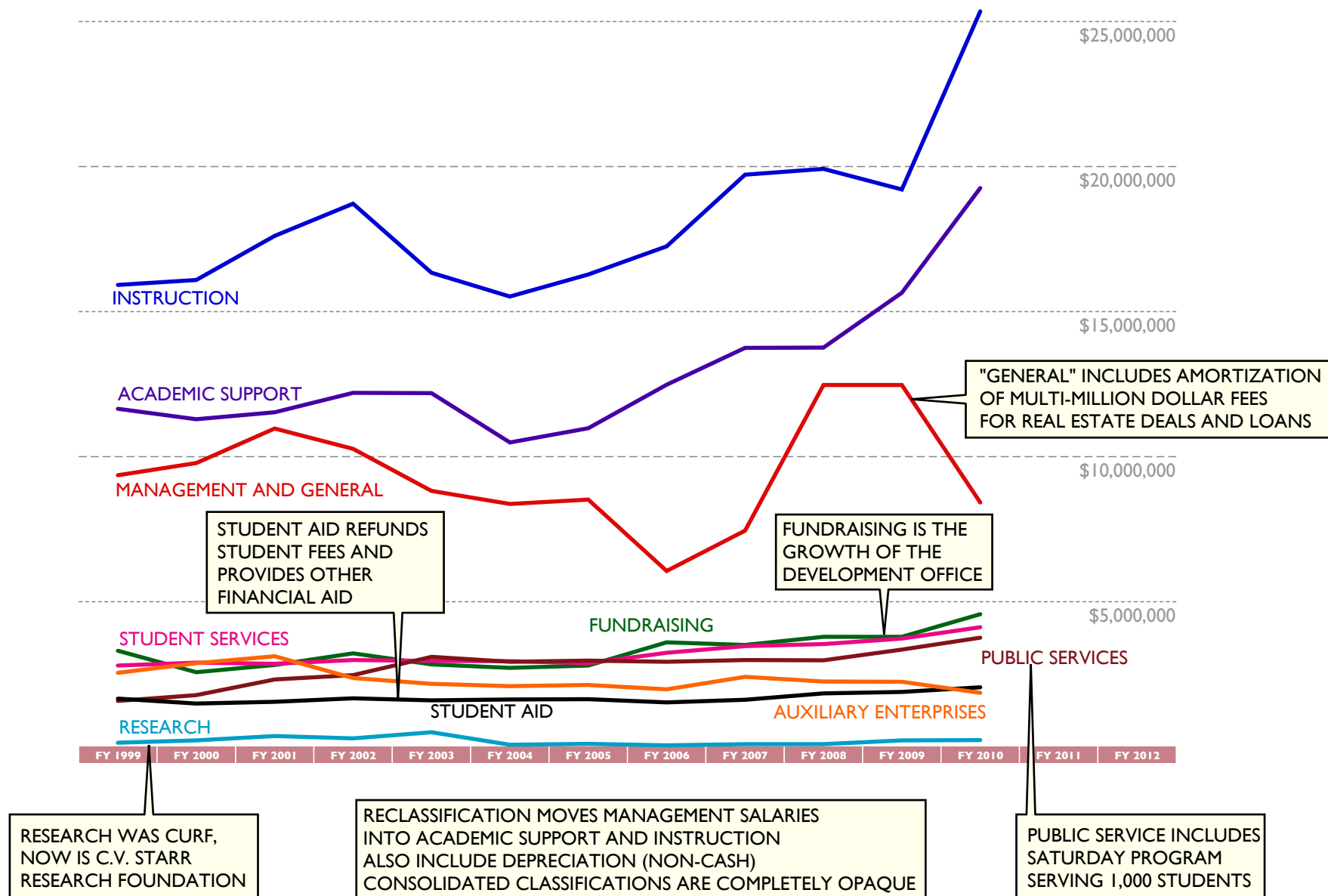
COOPER USED FAIR VALUE OF INVESTMENTS AND REAL ESTATE TO JUSTIFY 6% SPENDING POLICY, BUT LIED TO NEW YORK TIMES AND MIDDLE STATES ASSOCIATION ABOUT HOW PRE-2003 "ENDOWMENT" DID NOT INCLUDE FAIR VALUE OF CHRYSLER BUILDING AND CLAIMING 5% SPENDING POLICY





## ANNUAL GIVING

### COOPER UNION



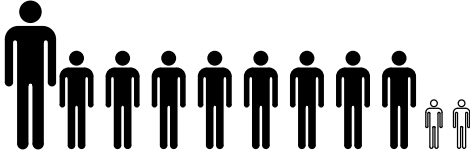
## SCHOOLS

Art, Architecture, Engineering, Humanities



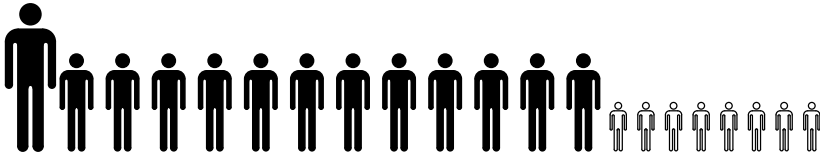
## EDUCATIONAL

CUCC, AV, CURF, Design, Lubalin, Public



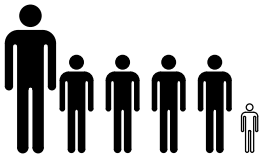
## STUDENTS

Housing, Library, Admissions, Services



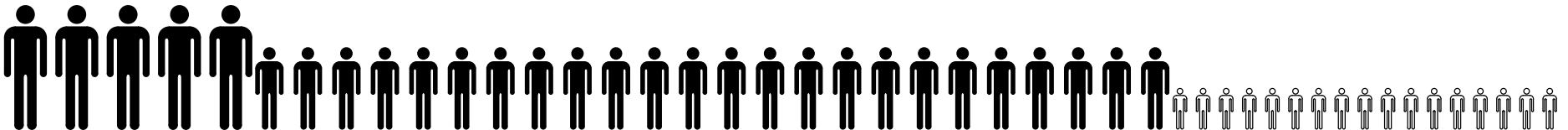
## BUILDINGS

Maintenance



## ADMINISTRATION

Development, Business, President's Office, Affairs



## CHANGES IN STAFF

COOPER UNION 1996 - 2010

### STAFF INCREASE



### STAFF REDUCTION

