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Facsimile: (212) 310-8007  
Gary T. Holtzer  
Garrett A. Fail  
Matthew P. Goren  
Philip L. DiDonato

*Proposed Attorneys for the Debtors  
And Debtors in Possession*

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK**

-----	X	
<b>In re</b>	:	<b>Chapter 11</b>
	:	
<b>BROADWAY REALTY I CO., LLC,</b>	:	<b>Case No. 25-11050 ([●])</b>
	:	
<b>Debtor.</b>	:	
	:	
<b>Fed. Tax Id. No. 13-3975426</b>	:	
-----	X	
<b>In re</b>	:	<b>Chapter 11</b>
	:	
<b>193 STREET REALTY CO., LLC,</b>	:	<b>Case No. 25-11051 ([●])</b>
	:	
<b>Debtor.</b>	:	
	:	
<b>Fed. Tax Id. No. 13-3975448</b>	:	
-----	X	
<b>In re</b>	:	<b>Chapter 11</b>
	:	
<b>2 WEST 120TH REALTY CO. LLC,</b>	:	<b>Case No. 25-11052 ([●])</b>
	:	
<b>Debtor.</b>	:	
	:	
<b>Fed. Tax Id. No. 13-4108940</b>	:	
-----	X	

-----X  
In re : Chapter 11  
25/35 HILLSIDE ASSOCIATES LLC, : Case No. 25-11053 ([●])  
Debtor. :  
Fed. Tax Id. No. 48-1301398 :  
-----X

In re : Chapter 11  
402-412 WEST 148 LLC, : Case No. 25-11054 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-2051339 :  
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In re : Chapter 11  
HILLSIDE REALTY I CO., LLC, : Case No. 25-11055 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3975445 :  
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In re : Chapter 11  
509 REALTY CO. LLC, : Case No. 25-11057 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-4131707 :  
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In re : Chapter 11  
281/295 WADSWORTH ASSOCIATES, LLC, : Case No. 25-11059 ([●])  
Debtor. :  
Fed. Tax Id. No. 48-1301213 :  
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In re : Chapter 11  
241 SHERMAN LLC, : Case No. 25-11060 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-2051365 :  
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In re : Chapter 11  
WEST 50TH STREET REALTY CO., LLC, : Case No. 25-11062 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3992393 :  
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In re : Chapter 11  
58 ELIZABETH NY LLC, : Case No. 25-11064 ([●])  
Debtor. :  
Fed. Tax Id. No. 81-1462303 :  
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In re : Chapter 11  
207 REALTY LLC, : Case No. 25-11067 ([●])  
Debtor. :  
Fed. Tax Id. No. 47-0913215 :  
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In re : Chapter 11  
34 SEAMAN ASSOCIATES, LLC, : Case No. 25-11075 ([●])  
Debtor. :  
Fed. Tax Id. No. 48-1301388 :  
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In re : Chapter 11  
233 REALTY NY LLC, : Case No. 25-11082 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3480325 :  
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In re : Chapter 11  
AUDOBON REALTY LLC, : Case No. 25-11090 ([●])  
Debtor. :  
Fed. Tax Id. No. 47-0913212 :  
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In re : Chapter 11  
536 REALTY CO. LLC, : Case No. 25-11098 ([●])  
Debtor. :  
Fed. Tax Id. No. 06-1696395 :  
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In re : Chapter 11  
237 REALTY NY LLC, : Case No. 25-11105 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3480317 :  
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In re : Chapter 11  
MANHATTAN REALTY CO. LLC, : Case No. 25-11112 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-4054024 :  
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 In re : Chapter 11  
 349 REALTY NY LLC, : Case No. 25-11115 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-3480320 :  
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In re : Chapter 11  
 1023 REALTY LLC, : Case No. 25-11120 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-3955232 :  
 -----X

In re : Chapter 11  
 1038 REALTY LLC, : Case No. 25-11123 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-3955278 :  
 -----X

In re : Chapter 11  
 1042 REALTY LLC, : Case No. 25-11125 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-3955303 :  
 -----X

In re : Chapter 11  
 1048 REALTY LLC, : Case No. 25-11128 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-3955339 :  
 -----X

-----X  
In re : Chapter 11  
1060 REALTY LLC, : Case No. 25-11130 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955364 :  
-----X

In re : Chapter 11  
115 EAST 21 REALTY CO., LLC, : Case No. 25-11131 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-4010876 :  
-----X

In re : Chapter 11  
1171 PRESIDENT LLC, : Case No. 25-11056 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762262 :  
-----X

In re : Chapter 11  
1280 REALTY NY LLC, : Case No. 25-11058 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955387 :  
-----X

In re : Chapter 11  
1296 REALTY LLC, : Case No. 25-11063 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955409 :  
-----X

-----X  
 In re : Chapter 11  
 1362 OCEAN LLC, :  
 Debtor. : Case No. 25-11068 ([●])  
 Fed. Tax Id. No. 26-2754750 :  
 -----X

In re : Chapter 11  
 147 REALTY CO., LLC, : Case No. 25-11074 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 13-3897868 :  
 -----X

In re : Chapter 11  
 1535 OCEAN LLC, : Case No. 25-11080 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 26-2754778 :  
 -----X

In re : Chapter 11  
 1554 OCEAN LLC, : Case No. 25-11085 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 26-2754812 :  
 -----X

In re : Chapter 11  
 1597 REALTY LLC, : Case No. 25-11091 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-3955440 :  
 -----X

-----X  
In re : Chapter 11  
1601 REALTY LLC, : Case No. 25-11097 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955460 :  
-----X

In re : Chapter 11  
1617 REALTY LLC, : Case No. 25-11103 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-2478842 :  
-----X

In re : Chapter 11  
17 REALTY LLC, : Case No. 25-11107 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-2481475 :  
-----X

In re : Chapter 11  
176 CLARKSON AVE LLC, : Case No. 25-11110 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2795241 :  
-----X

In re : Chapter 11  
18 STREET REALTY CO., LLC, : Case No. 25-11065 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3975450 :  
-----X

-----X  
In re : Chapter 11  
1820 REALTY LLC, : Case No. 25-11072 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-395554 :  
-----X

In re : Chapter 11  
2102 REALTY LLC, : Case No. 25-11076 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955618 :  
-----X

In re : Chapter 11  
222 LENOX RD LLC, : Case No. 25-11081 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762414 :  
-----X

In re : Chapter 11  
225 PARKSIDE LLC, : Case No. 25-11087 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762397 :  
-----X

-----X  
 In re : Chapter 11  
 :  
 2340 VALENTINE AVENUE REALTY CO., : Case No. 25-11093 ([●])  
 LLC, :  
 :  
 Debtor. :  
 :  
 Fed. Tax Id. No. 13-3992388 :  
 -----X

In re : Chapter 11  
 :  
 2400 REALTY NY LLC, : Case No. 25-11100 ([●])  
 :  
 Debtor. :  
 :  
 Fed. Tax Id. No. 20-4435517 :  
 -----X

In re : Chapter 11  
 :  
 2513 NEWKIRK LLC, : Case No. 25-11106 ([●])  
 :  
 Debtor. :  
 :  
 Fed. Tax Id. No. 20-2481457 :  
 -----X

In re : Chapter 11  
 :  
 28-30 ARGYLE LLC, : Case No. 25-11111 ([●])  
 :  
 Debtor. :  
 :  
 Fed. Tax Id. No. 26-2754225 :  
 -----X

-----X  
In re : Chapter 11  
292 ST. JOHNS LLC, : Case No. 25-11117 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2756469 :  
-----X

In re : Chapter 11  
30 ROAD REALTY CO., LLC, : Case No. 25-11118 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3975389 :  
-----X

In re : Chapter 11  
307 12 ST LLC, : Case No. 25-11122 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2754263 :  
-----X

In re : Chapter 11  
330 REALTY NY LLC, : Case No. 25-11066 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955722 :  
-----X

In re : Chapter 11  
3301 FARRAGUT LLC, : Case No. 25-11071 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2756315 :  
-----X

-----X  
In re : Chapter 11  
34 AVENUE REALTY CO., LLC, : Case No. 25-11077 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3975422 :  
-----X

In re : Chapter 11  
3410 KINGSBRIDGE LLC, : Case No. 25-11083 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762162 :  
-----X

In re : Chapter 11  
40-15 HAMPTON LLC, : Case No. 25-11089 ([●])  
Debtor. :  
Fed. Tax Id. No. 47-0926201 :  
-----X

In re : Chapter 11  
405 REALTY LLC, : Case No. 25-11095 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955801 :  
-----X

In re : Chapter 11  
426 EAST 22 ST LLC, : Case No. 25-11099 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762378 :  
-----X

-----X  
In re : Chapter 11  
43-60 BAYCHESTER, LLC, : Case No. 25-11104 ([●])  
Debtor. :  
Fed. Tax Id. No. 46-2542369 :  
-----X

In re : Chapter 11  
45-35 REALTY LLC, : Case No. 25-11108 ([●])  
Debtor. :  
Fed. Tax Id. No. 47-0926224 :  
-----X

In re : Chapter 11  
457 SCHENECTADY LLC, : Case No. 25-11113 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762195 :  
-----X

In re : Chapter 11  
470 REALTY NY LLC, : Case No. 25-11116 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3956944 :  
-----X

In re : Chapter 11  
481 EASTERN LLC, : Case No. 25-11121 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2756891 :  
-----X

-----X  
In re : Chapter 11  
529 EAST 22 LLC, : Case No. 25-11126 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2754918 :  
-----X

In re : Chapter 11  
607 RUGBY LLC, : Case No. 25-11061 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2754335 :  
-----X

In re : Chapter 11  
63-94 AUSTIN REALTY, LLC, : Case No. 25-11069 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3992395 :  
-----X

In re : Chapter 11  
681 OCEAN LLC, : Case No. 25-11079 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2754714 :  
-----X

In re : Chapter 11  
706 REALTY NY LLC, : Case No. 25-11086 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-4003843 :  
-----X

-----X  
In re : Chapter 11  
85 CLARKSON LLC, : Case No. 25-11094 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2754656 :  
-----X

In re : Chapter 11  
85-05 35 AVENUE REALTY CO., LLC, : Case No. 25-11102 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3975423 :  
-----X

In re : Chapter 11  
915 REALTY LLC, : Case No. 25-11109 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3959374 :  
-----X

In re : Chapter 11  
916 CARROLL ST LLC, : Case No. 25-11114 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762462 :  
-----X

In re : Chapter 11  
932 CARROLL LLC, : Case No. 25-11119 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-2051378 :  
-----X

-----X  
In re : Chapter 11  
94-06 34TH AVENUE REALTY CO., LLC, : Case No. 25-11124 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3992390 :  
-----X

In re : Chapter 11  
94-06 34TH ROAD REALTY CO., LLC, : Case No. 25-11127 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3992389 :  
-----X

In re : Chapter 11  
990 REALTY NY LLC, : Case No. 25-11129 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3959607 :  
-----X

In re : Chapter 11  
991 CARROLL ST LLC, : Case No. 25-11070 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762298 :  
-----X

In re : Chapter 11  
CLINTON PROPERTY CO., LLC, : Case No. 25-11073 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3908353 :  
-----X

-----X  
In re : Chapter 11  
FIELDSTONE NY LLC, : Case No. 25-11078 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-2571797 :  
-----X

In re : Chapter 11  
FOREST PARKWAY REALTY CO., LLC, : Case No. 25-11084 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3975390 :  
-----X

In re : Chapter 11  
HEATH REALTY LLC, : Case No. 25-11088 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-2571613 :  
-----X

In re : Chapter 11  
KINGSTON PLACE REALTY CO., LLC, : Case No. 25-11092 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3992386 :  
-----X

In re : Chapter 11  
PARK LANE SOUTH REALTY CO., LLC, : Case No. 25-11096 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3975391 :  
-----X

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	:	
<b>In re</b>	:	<b>Chapter 11</b>
	:	
<b>TREGER MANAGEMENT LLC,</b>	:	<b>Case No. 25-11101 (I●)</b>
	:	
<b>Debtor.</b>	:	
	:	
<b>Fed. Tax Id. No. 13-4095386</b>	:	
-----	X	

**MOTION OF DEBTORS PURSUANT TO  
FED. R. BANKR. P. 1015(b) FOR ENTRY OF ORDER  
DIRECTING JOINT ADMINISTRATION OF RELATED CHAPTER 11 CASES**

Broadway Realty I Co., LLC and its debtor affiliates, as debtors and debtors in possession (collectively, the “**Debtors**”) in the above-captioned chapter 11 cases, respectfully move and represent as follows:

**Relief Requested**

1. By this motion (the “**Motion**”), pursuant to Rule 1015(b) of the Federal Rules of Bankruptcy Procedure (the “**Bankruptcy Rules**”), the Debtors request entry of an order directing joint administration of these chapter 11 cases for procedural purposes only.

2. In addition, the Debtors respectfully request the Court maintain one file and one docket for all of the jointly administered cases under the case number assigned to Broadway Realty I Co., LLC, and that these chapter 11 cases be jointly administered under a consolidated caption substantially similar to the following:

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK**

-----X	
<b>In re</b>	: <b>Chapter 11</b>
<b>BROADWAY REALTY I CO., LLC, et al.,</b>	: <b>Case No. 25-11050 ([●])</b>
<b>Debtors<sup>1</sup>.</b>	: <b>(Jointly Administered)</b>
-----X	

<sup>1</sup> The last four digits of Broadway Realty I Co., LLC’s tax identification number is 5426. A complete list of the Debtors in these Chapter 11 cases is attached hereto as Annex 1. The Debtors’ mailing addresses are located at 2 Grand Central Tower, 140 East 45<sup>th</sup> St, 12<sup>th</sup> Floor, New York, NY 10017.

3. The Debtors further request the Court’s direction that a notation substantially similar to the following language be entered on the docket maintained by the Clerk of the Court to reflect the joint administration of the Debtors’ chapter 11 cases:

An order has been entered in accordance with Bankruptcy Rule 1015(b) directing the procedural consolidation and joint administration of the chapter 11 cases of Broadway Realty I Co., LLC and its affiliated debtors. All further pleadings and other papers shall be filed in, and all further docket entries shall be made in, the docket of Broadway Realty I Co., LLC, Case No. 25-11050 ([●]) and such docket should be consulted for all matters affecting this chapter 11 case. The Debtors’ mailing addresses are located at 2 Grand Central Tower, 140 East 45<sup>th</sup> St, 12<sup>th</sup> Floor, New York, NY 10017.

4. A proposed form of order granting the relief requested herein is annexed hereto as Exhibit A (the “**Proposed Order**”).

**Jurisdiction**

5. The Court has jurisdiction to consider this matter pursuant to 28 U.S.C. §§ 157 and 1334, and the *Amended Standing Order of Reference M-431*, dated January 31, 2012 (Preska, C.J.). This is a core proceeding pursuant to 28 U.S.C. § 157(b). Venue is proper before the Court pursuant to 28 U.S.C. §§ 1408 and 1409.

### **Background**

6. On the date hereof (the “**Petition Date**”), the Debtors each commenced with this Court a voluntary case under chapter 11 of title 11 of the United States Code (the “**Bankruptcy Code**”). The Debtors are authorized to continue to operate their business and manage their properties as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. No trustee, examiner, or statutory committee of creditors has been appointed in these chapter 11 cases.

### **Basis for Relief Requested**

7. There are eighty-two (82) Debtors and numerous creditors including lenders, employees, vendors, tenants, and other parties in interest in these chapter 11 cases. Joint administration will allow for the efficient and convenient administration of the Debtors’ interrelated chapter 11 cases, will yield significant cost savings, and will not prejudice the substantive rights of any party in interest.

8. Bankruptcy Rule 1015(b) provides, in relevant part, that “[t]he court may order joint administration of the estates in ... two or more cases pending in the court if they are brought by or against ... a debtor and an affiliate.” Fed. R. Bankr. P. 1015(b). The Debtors are all under common ownership, and therefore are “affiliates” (as defined in section 101(2) of the Bankruptcy Code) of each other. Accordingly, the Court is authorized to grant the relief requested herein.

9. Joint administration of these chapter 11 cases will save the Debtors and their estates substantial time and expense by removing the need to prepare, replicate, file, and serve duplicative notices, applications, and orders. Furthermore, joint administration will relieve the Court of entering duplicative orders and maintaining duplicative files and dockets. The United States Trustee for the Southern District of New York and other parties in interest will similarly

benefit from joint administration of these chapter 11 cases, as it will spare them from the time and effort of reviewing duplicative pleadings and papers.

10. Moreover, joint administration will not adversely affect the Debtors' respective constituencies because this Motion only requests administrative—and not substantive—consolidation of the Debtors' estates. For example, any creditor may still file a claim against a particular Debtor or its estate (or against multiple Debtors and their respective estates), intercompany claims among the Debtors will not be affected by the relief requested herein, and the Debtors will maintain separate records of assets and liabilities.

#### Notice

11. Notice of this Motion will be provided to (i) William K. Harrington, the U.S. Department of Justice, Office of the U.S. Trustee, One Bowling Green, Suite 534, New York, New York 10004; (ii) the Debtors' top twenty (20) unsecured creditors; (iii) the Internal Revenue Service; (iv) the United States Attorney's Office for the Southern District of New York; (v) counsel to Flagstar Bank, N.A., Paul Hastings LLP, MetLife Building, 200 Park Ave, New York, NY 10166 (Attn: Brett Lawrence, Esq. and Harvey A. Strickon, Esq.); (vi) Flagstar Bank, N.A. 102 Duffy Avenue Hicksville, NY 11801; and (vii) Counsel for Mishmeret Trust Company Ltd. as Trustee for the Bondholders, Chapman and Cutler LLP, 1270 Avenue of the Americas 30<sup>th</sup> Floor, New York, NY 10020 (Attn: Michael Friedman, Esq) (collectively, the "**Notice Parties**"). The Debtors respectfully submit that no further notice is required.

12. No previous request for the relief sought herein has been made by the Debtors to this or any other Court.

WHEREFORE the Debtors respectfully request entry of the Proposed Order granting the relief requested herein and such other and further relief as the Court may deem just and appropriate.

Dated: May 21, 2025  
New York, New York

*/s/ Gary T. Holtzer*  
\_\_\_\_\_  
WEIL, GOTSHAL & MANGES LLP  
767 Fifth Avenue  
New York, New York 10153  
Telephone: (212) 310-8000  
Facsimile: (212) 310-8007  
Gary T. Holtzer  
Garrett A. Fail  
Matthew P. Goren  
Philip L. DiDonato

*Proposed Attorneys for the Debtors  
and Debtors in Possession*

**Exhibit A**

**Proposed Order**

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK**

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 In re : Chapter 11  
 :  
**BROADWAY REALTY I CO., LLC,** : **Case No. 25-11050 ([●])**  
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 Fed. Tax Id. No. 13-3975426 :  
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In re : Chapter 11  
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**193 STREET REALTY CO., LLC,** : **Case No. 25-11051 ([●])**  
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 Debtor. :  
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 Fed. Tax Id. No. 13-3975448 :  
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**2 WEST 120TH REALTY CO. LLC,** : **Case No. 25-11052 ([●])**  
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 Fed. Tax Id. No. 13-4108940 :  
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In re : Chapter 11  
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 Debtor. :  
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402-412 WEST 148 LLC, : Case No. 25-11054 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-2051339 :  
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Debtor. :  
Fed. Tax Id. No. 13-3975445 :  
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Debtor. :  
Fed. Tax Id. No. 13-4131707 :  
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In re : Chapter 11  
281/295 WADSWORTH ASSOCIATES, LLC, : Case No. 25-11059 ([●])  
Debtor. :  
Fed. Tax Id. No. 48-1301213 :  
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In re : Chapter 11  
241 SHERMAN LLC, : Case No. 25-11060 ([●])  
Debtor. :  
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In re : Chapter 11  
58 ELIZABETH NY LLC, : Case No. 25-11064 ([●])  
Debtor. :  
Fed. Tax Id. No. 81-1462303 :  
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In re : Chapter 11  
207 REALTY LLC, : Case No. 25-11067 ([●])  
Debtor. :  
Fed. Tax Id. No. 47-0913215 :  
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In re : Chapter 11  
34 SEAMAN ASSOCIATES, LLC, : Case No. 25-11075 ([●])  
Debtor. :  
Fed. Tax Id. No. 48-1301388 :  
-----X

In re : Chapter 11  
233 REALTY NY LLC, : Case No. 25-11082 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3480325 :  
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In re : Chapter 11  
AUDOBON REALTY LLC, : Case No. 25-11090 ([●])  
Debtor. :  
Fed. Tax Id. No. 47-0913212 :  
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In re : Chapter 11  
536 REALTY CO. LLC, : Case No. 25-11098 ([●])  
Debtor. :  
Fed. Tax Id. No. 06-1696395 :  
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237 REALTY NY LLC, : Case No. 25-11105 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3480317 :  
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In re : Chapter 11  
MANHATTAN REALTY CO. LLC, : Case No. 25-11112 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-4054024 :  
-----X

In re : Chapter 11  
349 REALTY NY LLC, : Case No. 25-11115 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3480320 :  
-----X

-----X  
In re : Chapter 11  
1023 REALTY LLC, : Case No. 25-11120 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955232 :  
-----X

In re : Chapter 11  
1038 REALTY LLC, : Case No. 25-11123 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955278 :  
-----X

In re : Chapter 11  
1042 REALTY LLC, : Case No. 25-11125 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955303 :  
-----X

In re : Chapter 11  
1048 REALTY LLC, : Case No. 25-11128 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955339 :  
-----X

In re : Chapter 11  
1060 REALTY LLC, : Case No. 25-11130 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955364 :  
-----X

-----X  
In re : Chapter 11  
115 EAST 21 REALTY CO., LLC, : Case No. 25-11131 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-4010876 :  
-----X

In re : Chapter 11  
1171 PRESIDENT LLC, : Case No. 25-11056 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762262 :  
-----X

In re : Chapter 11  
1280 REALTY NY LLC, : Case No. 25-11058 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955387 :  
-----X

In re : Chapter 11  
1296 REALTY LLC, : Case No. 25-11063 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955409 :  
-----X

In re : Chapter 11  
1362 OCEAN LLC, : Case No. 25-11068 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2754750 :  
-----X

-----X  
In re : Chapter 11  
147 REALTY CO., LLC, : Case No. 25-11074 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3897868 :  
-----X

In re : Chapter 11  
1535 OCEAN LLC, : Case No. 25-11080 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2754778 :  
-----X

In re : Chapter 11  
1554 OCEAN LLC, : Case No. 25-11085 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2754812 :  
-----X

In re : Chapter 11  
1597 REALTY LLC, : Case No. 25-11091 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955440 :  
-----X

In re : Chapter 11  
1601 REALTY LLC, : Case No. 25-11097 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955460 :  
-----X

-----X  
 In re : Chapter 11  
 1617 REALTY LLC, : Case No. 25-11103 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-2478842 :  
 -----X

In re : Chapter 11  
 17 REALTY LLC, : Case No. 25-11107 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-2481475 :  
 -----X

In re : Chapter 11  
 176 CLARKSON AVE LLC, : Case No. 25-11110 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 26-2795241 :  
 -----X

In re : Chapter 11  
 18 STREET REALTY CO., LLC, : Case No. 25-11065 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 13-3975450 :  
 -----X

In re : Chapter 11  
 1820 REALTY LLC, : Case No. 25-11072 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-3955554 :  
 -----X

-----X  
In re : Chapter 11  
2102 REALTY LLC, : Case No. 25-11076 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3955618 :  
-----X

In re : Chapter 11  
222 LENOX RD LLC, : Case No. 25-11081 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762414 :  
-----X

In re : Chapter 11  
225 PARKSIDE LLC, : Case No. 25-11087 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762397 :  
-----X

In re : Chapter 11  
2340 VALENTINE AVENUE REALTY CO., : Case No. 25-11093 ([●])  
LLC, :  
Debtor. :  
Fed. Tax Id. No. 13-3992388 :  
-----X

-----X  
 In re : Chapter 11  
 2400 REALTY NY LLC, : Case No. 25-11100 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-4435517 :  
 -----X

In re : Chapter 11  
 2513 NEWKIRK LLC, : Case No. 25-11106 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-2481457 :  
 -----X

In re : Chapter 11  
 28-30 ARGYLE LLC, : Case No. 25-11111 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 26-2754225 :  
 -----X

In re : Chapter 11  
 292 ST. JOHNS LLC, : Case No. 25-11117 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 26-2756469 :  
 -----X

In re : Chapter 11  
 30 ROAD REALTY CO., LLC, : Case No. 25-11118 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 13-3975389 :  
 -----X

-----X  
 In re : Chapter 11  
 307 12 ST LLC, : Case No. 25-11122 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 26-2754263 :  
 -----X

In re : Chapter 11  
 330 REALTY NY LLC, : Case No. 25-11066 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-3955722 :  
 -----X

In re : Chapter 11  
 3301 FARRAGUT LLC, : Case No. 25-11071 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 26-2756315 :  
 -----X

In re : Chapter 11  
 34 AVENUE REALTY CO., LLC, : Case No. 25-11077 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 13-3975422 :  
 -----X

In re : Chapter 11  
 3410 KINGSBRIDGE LLC, : Case No. 25-11083 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 26-2762162 :  
 -----X

-----X  
 In re : Chapter 11  
 40-15 HAMPTON LLC, : Case No. 25-11089 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 47-0926201 :  
 -----X

In re : Chapter 11  
 405 REALTY LLC, : Case No. 25-11095 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 20-3955801 :  
 -----X

In re : Chapter 11  
 426 EAST 22 ST LLC, : Case No. 25-11099 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 26-2762378 :  
 -----X

In re : Chapter 11  
 43-60 BAYCHESTER, LLC, : Case No. 25-11104 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 46-2542369 :  
 -----X

In re : Chapter 11  
 45-35 REALTY LLC, : Case No. 25-11108 ([●])  
 Debtor. :  
 Fed. Tax Id. No. 47-0926224 :  
 -----X

-----X  
**In re** : **Chapter 11**  
: **457 SCHENECTADY LLC,** : **Case No. 25-11113 ([●])**  
: **Debtor.** :  
: **Fed. Tax Id. No. 26-2762195** :  
-----X

**In re** : **Chapter 11**  
: **470 REALTY NY LLC,** : **Case No. 25-11116 ([●])**  
: **Debtor.** :  
: **Fed. Tax Id. No. 20-3956944** :  
-----X

**In re** : **Chapter 11**  
: **481 EASTERN LLC,** : **Case No. 25-11121 ([●])**  
: **Debtor.** :  
: **Fed. Tax Id. No. 26-2756891** :  
-----X

**In re** : **Chapter 11**  
: **529 EAST 22 LLC,** : **Case No. 25-11126 ([●])**  
: **Debtor.** :  
: **Fed. Tax Id. No. 26-2754918** :  
-----X

**In re** : **Chapter 11**  
: **607 RUGBY LLC,** : **Case No. 25-11061] ([●])**  
: **Debtor.** :  
: **Fed. Tax Id. No. 26-2754335** :  
-----X

-----X  
In re : Chapter 11  
63-94 AUSTIN REALTY, LLC, : Case No. 25-11069 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3992395 :  
-----X

In re : Chapter 11  
681 OCEAN LLC, : Case No. 25-11079 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2754714 :  
-----X

In re : Chapter 11  
706 REALTY NY LLC, : Case No. 25-11086 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-4003843 :  
-----X

In re : Chapter 11  
85 CLARKSON LLC, : Case No. 25-11094 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2754656 :  
-----X

In re : Chapter 11  
85-05 35 AVENUE REALTY CO., LLC, : Case No. 25-11102 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3975423 :  
-----X

-----X  
In re : Chapter 11  
915 REALTY LLC, : Case No. 25-11109 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-3959374 :  
-----X

In re : Chapter 11  
916 CARROLL ST LLC, : Case No. 25-11114 ([●])  
Debtor. :  
Fed. Tax Id. No. 26-2762462 :  
-----X

In re : Chapter 11  
932 CARROLL LLC, : Case No. 25-11119 ([●])  
Debtor. :  
Fed. Tax Id. No. 20-2051378 :  
-----X

In re : Chapter 11  
94-06 34TH AVENUE REALTY CO., LLC, : Case No. 25-11124 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3992390 :  
-----X

In re : Chapter 11  
94-06 34TH ROAD REALTY CO., LLC, : Case No. 25-11127 ([●])  
Debtor. :  
Fed. Tax Id. No. 13-3992389 :  
-----X

-----X	
In re	: Chapter 11
990 REALTY NY LLC,	: Case No. 25-11129 ([●])
Debtor.	:
Fed. Tax Id. No. 20-3959607	:
-----X	
In re	: Chapter 11
991 CARROLL ST LLC,	: Case No. 25-11070 ([●])
Debtor.	:
Fed. Tax Id. No. 26-2762298	:
-----X	
In re	: Chapter 11
CLINTON PROPERTY CO., LLC,	: Case No. 25-11073 ([●])
Debtor.	:
Fed. Tax Id. No. 13-3908353	:
-----X	
In re	: Chapter 11
FIELDSTONE NY LLC,	: Case No. 25-11078 ([●])
Debtor.	:
Fed. Tax Id. No. 20-2571797	:
-----X	
In re	: Chapter 11
FOREST PARKWAY REALTY CO., LLC,	: Case No. 25-11084 ([●])
Debtor.	:
Fed. Tax Id. No. 13-3975390	:
-----X	

-----X  
**In re** : **Chapter 11**  
: **HEATH REALTY LLC,** : **Case No. 25-11088 ([●])**  
: **Debtor.** :  
: **Fed. Tax Id. No. 20-2571613** :  
-----X

**In re** : **Chapter 11**  
: **KINGSTON PLACE REALTY CO., LLC,** : **Case No. 25-11092 ([●])**  
: **Debtor.** :  
: **Fed. Tax Id. No. 13-3992386** :  
-----X

**In re** : **Chapter 11**  
: **PARK LANE SOUTH REALTY CO., LLC,** : **Case No. 25-11096 ([●])**  
: **Debtor.** :  
: **Fed. Tax Id. No. 13-3975391** :  
-----X

**In re** : **Chapter 11**  
: **TREGER MANAGEMENT LLC,** : **Case No. 25-11101 ([●])**  
: **Debtor.** :  
: **Fed. Tax Id. No. 13-4095386** :  
-----X

**ORDER PURSUANT TO FED. R. BANKR. P. 1015(b)**  
**DIRECTING JOINT ADMINISTRATION OF RELATED CHAPTER 11 CASES**

Upon the motion (the “**Motion**”),<sup>1</sup> of Broadway Realty I Co., LLC and its debtor affiliates, as debtor and debtor in possession (the “**Debtors**”) in the above-captioned chapter 11 cases, pursuant to Rule 1015(b) of the Federal Rules of Bankruptcy Procedure (the “**Bankruptcy Rules**”), for entry of an order directing the joint administration of the Debtors’ related chapter 11 cases for procedural purposes only, all as more fully set forth in the Motion; and the Court having jurisdiction to consider the Motion and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334, and the *Amended Standing Order of Reference M-431*, dated January 31, 2012 (Preska, C.J.); and consideration of the Motion and the requested relief being a core proceeding pursuant to 28 U.S.C. § 157(b); and due and proper notice of the relief requested in the Motion having been provided to the Notice Parties, such notice having been adequate and appropriate under the circumstances, and it appearing that no other or further notice need be provided; and the Court having reviewed the Motion; and the Court having determined that the legal and factual bases set forth in the Motion establish just cause for the relief granted herein; and it appearing that the relief requested in the Motion is in the best interests of the Debtors, their estates, creditors, and all parties in interest; and upon all of the proceedings had before the Court and after due deliberation and sufficient cause appearing therefor,

**IT IS HEREBY ORDERED THAT:**

1. The Motion is granted to the extent set forth herein.
2. The Debtors’ chapter 11 cases are hereby consolidated for procedural purposes only and shall be jointly administered by the Court.

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<sup>1</sup> Capitalized terms used but not otherwise defined herein have the meanings ascribed to such terms in the Motion.

3. Nothing contained in this Order shall be deemed or construed as directing or otherwise affecting the substantive consolidation of any of the Debtors' chapter 11 cases.

4. The caption of the jointly administered cases shall read substantially similar to the following:

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK**

-----X		
	:	
<b>In re</b>	:	<b>Chapter 11</b>
	:	
<b>BROADWAY REALTY I CO., LLC, et al.,</b>	:	<b>Case No. 25-11050 ([●])</b>
	:	
<b>Debtors<sup>1</sup>.</b>	:	<b>(Jointly Administered)</b>
	:	
-----X		

<sup>1</sup> The last four digits of Broadway Realty I Co., LLC's tax identification number is 5426. A complete list of the Debtors in these Chapter 11 cases is attached hereto as Annex 1. The Debtors' mailing addresses are located at 2 Grand Central Tower, 140 East 45<sup>th</sup> St, 12<sup>th</sup> Floor, New York, NY 10017.

5. A notation substantially similar to the following language shall be entered on the docket maintained by the Clerk of the Court to reflect the joint administration of the Debtors' chapter 11 cases:

An order has been entered in accordance with Bankruptcy Rule 1015(b) directing the procedural consolidation and joint administration of the chapter 11 cases of Broadway Realty I Co., LLC and its affiliated debtors. All further pleadings and other papers shall be filed in, and all further docket entries shall be made in, the docket of Broadway Realty I Co., LLC, Case No. 25-11050 ([●]) and such docket should be consulted for all matters affecting this chapter 11 case. The Debtors' mailing addresses are located at 2 Grand Central Tower, 140 East 45<sup>th</sup> St, 12<sup>th</sup> Floor, New York, NY 10017.

6. The Debtors are authorized to take all action necessary to effectuate the relief granted in this Order.

7. The Court shall retain jurisdiction to hear and determine all matters arising from or related to the implementation, interpretation, and/or enforcement of this Order.

Dated: \_\_\_\_\_, 2025  
New York, New York

\_\_\_\_\_  
HONORABLE \_\_\_\_\_  
UNITED STATES BANKRUPTCY JUDGE

**Annex 1**

**List of Debtors**

<b>Debtors</b>	<b>Debtors</b>	<b>Debtors</b>
Broadway Realty I Co., LLC	1362 Ocean LLC	43-60 Baychester, LLC
193 Street Realty Co., LLC	147 Realty Co., LLC	45-35 Realty LLC
2 West 120th Realty Co. LLC	1535 Ocean LLC	457 Schenectady LLC
25/35 Hillside Associates LLC	1554 Ocean LLC	470 Realty NY LLC
402-412 West 148 LLC	1597 Realty LLC	481 Eastern LLC
Hillside Realty I Co., LLC	1601 Realty LLC	529 East 22 LLC
509 Realty Co. LLC	1617 Realty LLC	607 Rugby LLC
281/295 Wadsworth Associates, LLC	17 Realty LLC	63-94 Austin Realty, LLC
241 Sherman LLC	176 Clarkson Ave LLC	681 Ocean LLC
West 50 <sup>th</sup> Street Realty Co., LLC	18 Street Realty Co., LLC	706 Realty NY LLC
58 Elizabeth NY LLC	1820 Realty LLC	85 Clarkson LLC
207 Realty LLC	2102 Realty LLC	85-05 35 Avenue Realty Co., LLC
34 Seaman Associates, LLC	222 Lenox Rd LLC	915 Realty LLC
233 Realty NY LLC	225 Parkside LLC	916 Carroll St LLC
Audobon Realty LLC	2340 Valentine Avenue Realty Co., LLC	932 Carroll LLC
536 Realty Co. LLC	2400 Realty NY LLC	94-06 34 <sup>th</sup> Avenue Realty Co., LLC
237 Realty NY LLC	2513 Newkirk LLC	94-06 34 <sup>th</sup> Road Realty Co., LLC
Manhattan Realty Co. LLC	28-30 Argyle LLC	990 Realty NY LLC
349 Realty NY LLC	292 St. Johns LLC	991 Carroll St LLC
1023 Realty LLC	30 Road Realty Co., LLC	Clinton Property Co., LLC
1038 Realty LLC	307 12 St LLC	Fieldstone NY LLC
1042 Realty LLC	330 Realty NY LLC	Forest Parkway Realty Co., LLC
1048 Realty LLC	3301 Farragut LLC	Heath Realty LLC
1060 Realty LLC	34 Avenue Realty Co., LLC	Kingston Place Realty Co., LLC
115 East 21 Realty Co., LLC	3410 Kingsbridge LLC	Park Lane South Realty Co., LLC
1171 President LLC	40-15 Hampton LLC	Treger Management LLC
1280 Realty NY LLC	405 Realty LLC	
1296 Realty LLC	426 East 22 St LLC	