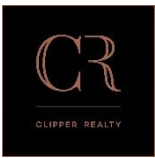




# **Clipper Realty Inc.**

## **SUPPLEMENTAL DATA**

**Fourth Quarter 2019**



## Clipper Realty Inc. Announces Fourth Quarter and Full-Year 2019 Results

Reports Record Quarterly and Annual Revenues, Record Annual Income from Operations, Record Quarterly and Annual Net Operating Income, and Record Annual Adjusted Funds from Operations

NEW YORK, March 12, 2020 /Business Wire/ -- Clipper Realty Inc. (NYSE: CLPR) (the “Company”), a leading owner and operator of multifamily residential and commercial properties in the New York metropolitan area, today announced financial and operating results for the three months and year ended December 31, 2019.

### Highlights for the Three Months and Year Ended December 31, 2019

- Achieved record quarterly and annual revenues of \$30.6 million and \$116.2 million for the fourth quarter of and full-year 2019, respectively, representing increases of 9.8% and 5.6%, respectively, compared to the same periods in 2018. Residential rental income increased 4.0% and 7.9% at the Flatbush Gardens and Tribeca House properties, respectively, for the fourth quarter of 2019, and 6.9% and 6.2% at the Flatbush Gardens and Tribeca House properties, respectively, for full-year 2019
- Achieved record annual income from operations of \$33.5 million for 2019, representing an increase of 3.2% compared to 2018
- Achieved record quarterly and annual net operating income (“NOI”)<sup>1</sup> of \$16.9 million and \$62.8 million for the fourth quarter of and full-year 2019, respectively, representing increases of 9.4% and 4.7%, respectively, compared to the same periods in 2018
- Recorded annual net loss of \$4.1 million for 2019, or \$1.7 million excluding a non-recurring loss on extinguishment of debt
- Achieved record annual adjusted funds from operations (“AFFO”)<sup>1</sup> of \$22.0 million for 2019, representing an increase of 11.2% compared to 2018
- Declared a dividend of \$0.095 per share for the fourth quarter of 2019

David Bistricher, Co-Chairman and Chief Executive Officer, commented,

“We are very pleased with our fourth quarter 2019 results, with ongoing solid revenue growth reflecting the quality of our portfolio and the operational excellence of our team, and proud that our portfolio is 98% leased. With continued strong management and prudent capital improvements, we believe our properties will deliver meaningful cash flow growth over time. We remain focused on executing our strategic initiatives, including expertly operating our high-quality portfolio, driving cash flow, enhancing efficiencies through asset repositioning and increasing scale, to create long-term value for our shareholders. We also look forward to expanding our portfolio through the planned redevelopment of our recent 1010 Pacific Street acquisition as a fully amenitized residential building adjacent to downtown Brooklyn.”

### Financial Results

For the fourth quarter of 2019, revenues grew by \$2.7 million, or 9.8%, to \$30.6 million, compared to \$27.9 million for the fourth quarter of 2018. For full-year 2019, revenues grew by \$6.2 million, or 5.6%, to \$116.2 million, compared to \$110.0 million for full-year 2018. The growth in the respective periods was primarily

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<sup>1</sup> NOI and AFFO are non-GAAP financial measures. For a definition of these financial measures and a reconciliation of such measures to the most comparable GAAP measures, see “Reconciliation of Non-GAAP Measures” at the end of this release

attributable to improvements in residential rental rates and occupancy at the Flatbush Gardens and Tribeca House properties, and bringing the Clover House property online during the third quarter of 2019.

For the fourth quarter of 2019, net loss was \$2.7 million, or \$0.06 per share (\$2.0 million, or \$0.05 per share, excluding a non-recurring \$0.7 million loss on extinguishment of debt), compared to net loss of \$1.6 million, or \$0.04 per share (net income of \$0.3 million, or \$0.00 per share, excluding a non-recurring \$1.9 million loss on extinguishment of debt), for the fourth quarter of 2018. For full-year 2019, net loss was \$4.1 million, or \$0.11 per share (\$1.7 million, or \$0.06 per share, excluding a non-recurring \$2.4 million loss on extinguishment of debt), compared to net loss of \$9.0 million, or \$0.22 per share (\$0.3 million, or \$0.02 per share, excluding a non-recurring \$8.9 million loss on extinguishment of debt and a non-recurring \$0.2 million gain on involuntary conversion), for full-year 2018. The changes in the respective periods, excluding the non-recurring items discussed above, were primarily attributable to the revenue increases discussed above (and lower general and administrative expenses in the full-year period), offset by higher property operating expenses, property taxes, insurance expense, and depreciation and amortization expense (inclusive of the impact of bringing the Clover House property online during the third quarter of 2019), and higher interest expense resulting from the refinancings of the 250 Livingston Street property in May 2019 and December 2018 and the recognition of interest expense in connection with bringing the Clover House property online.

For the fourth quarter of 2019, AFFO was \$5.3 million, or \$0.12 per share, compared to \$5.4 million, or \$0.12 per share, for the fourth quarter of 2018; the change was primarily attributable to the revenue increases discussed above, offset by higher property operating expenses, property taxes, insurance expense and interest expense. For full-year 2019, AFFO was \$22.0 million, or \$0.50 per share, compared to \$19.8 million, or \$0.45 per share, for full-year 2018; the change was primarily attributable to the revenue increases discussed above and lower recurring cash general and administrative expenses, partially offset by higher property operating expenses, property taxes, insurance expense and interest expense.

## **Balance Sheet**

At December 31, 2019, notes payable (excluding unamortized loan costs) was \$1,009.4 million, compared to \$925.6 million at December 31, 2018; the increase reflected the refinancing of the 250 Livingston Street property in May 2019, the refinancing of the Clover House property in November 2019 and the financing of the 1010 Pacific Street property in December 2019 discussed below, partially offset by scheduled principal amortization.

## **1010 Pacific Street Financing**

On December 24, 2019, the Company obtained a \$18.6 million mortgage loan secured by the 1010 Pacific Street property with CIT Bank, N.A. The Company also entered into a pre-development bridge loan secured by the property with the same lender that will provide up to \$3.0 million for eligible pre-development and carrying costs. The notes mature December 2020, are subject to a one-year extension option, require interest-only payments and bear interest at a one-month LIBOR plus 3.60% annual rate.

## **Dividend**

The Company today declared a fourth quarter dividend of \$0.095 per share to shareholders of record on March 24, 2020, payable March 31, 2020.

## **Conference Call and Supplemental Material**

The Company will host a conference call on March 12, 2020, at 5:00 PM Eastern Time to discuss the fourth quarter 2019 results. The conference call can be accessed by dialing (800) 346-7359 or (973) 528-0008, conference entry code 279452. A replay of the call will be available from March 12, 2020, following the call, through March 26, 2020, by dialing (800) 332-6854 or (973) 528-0005, replay conference ID 279452. Supplemental data to this release can be found under the “Quarterly Earnings” navigation tab on the “Investors” page of our website at [www.clipperrealty.com](http://www.clipperrealty.com). The Company’s filings with the Securities and Exchange Commission (“SEC”) are filed at [www.sec.gov](http://www.sec.gov) under Clipper Realty Inc.

## **About Clipper Realty Inc.**

Clipper Realty Inc. (NYSE: CLPR) is a self-administered and self-managed real estate company that acquires, owns, manages, operates and repositions multifamily residential and commercial properties in the New York metropolitan area, with a portfolio in Manhattan and Brooklyn. For more information on the Company, please visit [www.clipperrealty.com](http://www.clipperrealty.com).

## **Forward-Looking Statements**

Various statements contained in this press release, including those that express a belief, expectation or intention, as well as those that are not statements of historical fact, are forward-looking statements. These forward-looking statements may include estimates concerning the amount of capital projects and the success of specific properties. Our forward-looking statements are generally accompanied by words such as "estimate," "project," "predict," "believe," "expect," "intend," "anticipate," "potential," "plan" or other words that convey the uncertainty of future events or outcomes. The forward-looking statements in this press release speak only as of the date of this press release.

We disclaim any obligation to update these statements unless required by law, and we caution you not to rely on them unduly. We have based these forward-looking statements on our current expectations and assumptions about future events. While our management considers these expectations and assumptions to be reasonable, they are inherently subject to significant business, economic, competitive, regulatory and other risks, contingencies and uncertainties, most of which are difficult to predict and many of which are beyond our control and which may cause our actual results, performance or achievements to differ materially from any future results, performance or achievements expressed or implied by these forward-looking statements. For a discussion of these and other important factors that could affect our actual results, please refer to our filings with the SEC, including the "Risk Factors" section of our Annual Report on Form 10-K for the year ended December 31, 2019, and other reports filed from time to time with the SEC.

### **Contact Information:**

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**Clipper Realty Inc.**  
**Consolidated Balance Sheets**  
(In thousands, except for share and per share data)

	<u>December 31,</u> <u>2019</u>	<u>December 31,</u> <u>2018</u>
<b>ASSETS</b>		
Investment in real estate		
Land and improvements	\$ 540,859	\$ 497,343
Building and improvements	602,547	479,360
Tenant improvements	3,051	3,051
Furniture, fixtures and equipment	11,707	10,978
Real estate under development	31,787	125,467
Total investment in real estate	<u>1,189,951</u>	<u>1,116,199</u>
Accumulated depreciation	<u>(109,418)</u>	<u>(90,462)</u>
Investment in real estate, net	1,080,533	1,025,737
Cash and cash equivalents	42,500	37,028
Restricted cash	14,432	8,836
Tenant and other receivables, net of allowance for doubtful accounts of \$3,361 and \$2,624, respectively	4,187	3,580
Deferred rent	1,274	2,485
Deferred costs and intangible assets, net	8,782	9,964
Prepaid expenses and other assets	14,499	13,378
<b>TOTAL ASSETS</b>	<b><u>\$ 1,166,207</u></b>	<b><u>\$ 1,101,008</u></b>
<b>LIABILITIES AND EQUITY</b>		
Liabilities:		
Notes payable, net of unamortized loan costs of \$11,528 and \$12,049, respectively	\$ 997,903	\$ 913,564
Accounts payable and accrued liabilities	13,029	12,550
Security deposits	7,570	6,637
Below-market leases, net	1,625	2,923
Other liabilities	4,297	3,849
<b>TOTAL LIABILITIES</b>	<b><u>1,024,424</u></b>	<b><u>939,523</u></b>
Equity:		
Preferred stock, \$0.01 par value; 100,000 shares authorized (including 140 shares of 12.5% Series A cumulative non-voting preferred stock), zero shares issued and outstanding	-	-
Common stock, \$0.01 par value; 500,000,000 shares authorized, 17,814,672 and 17,812,755 shares issued and outstanding, respectively	178	178
Additional paid-in-capital	93,431	92,945
Accumulated deficit	<u>(36,375)</u>	<u>(27,941)</u>
Total stockholders' equity	57,234	65,182
Non-controlling interests	84,549	96,303
<b>TOTAL EQUITY</b>	<b><u>141,783</u></b>	<b><u>161,485</u></b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b><u>\$ 1,166,207</u></b>	<b><u>\$ 1,101,008</u></b>

**Clipper Realty Inc.**  
**Consolidated Statements of Operations**  
(In thousands, except per share data)

	<b>Three Months Ended December 31,</b>		<b>Year Ended December 31,</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
	(unaudited)	(unaudited)		
<b>REVENUES</b>				
Residential rental income	\$ 23,351	\$ 20,667	\$ 87,386	\$ 81,117
Commercial rental income	7,276	7,214	28,779	28,880
<b>TOTAL REVENUES</b>	<b>30,627</b>	<b>27,881</b>	<b>116,165</b>	<b>109,997</b>
<b>OPERATING EXPENSES</b>				
Property operating expenses	7,220	6,624	28,887	27,267
Real estate taxes and insurance	6,788	5,759	24,966	22,293
General and administrative	3,016	2,271	9,167	9,873
Acquisition and other	-	101	-	101
Depreciation and amortization	5,581	4,623	19,649	18,005
<b>TOTAL OPERATING EXPENSES</b>	<b>22,605</b>	<b>19,378</b>	<b>82,669</b>	<b>77,539</b>
<b>INCOME FROM OPERATIONS</b>	<b>8,022</b>	<b>8,503</b>	<b>33,496</b>	<b>32,458</b>
Interest expense, net	(10,011)	(8,178)	(35,187)	(32,781)
Loss on extinguishment of debt	(661)	(1,891)	(2,432)	(8,872)
Gain on involuntary conversion	-	-	-	194
<b>Net loss</b>	<b>(2,650)</b>	<b>(1,566)</b>	<b>(4,123)</b>	<b>(9,001)</b>
Net loss attributable to non-controlling interests	1,579	934	2,458	5,368
<b>Net loss attributable to common stockholders</b>	<b>\$ (1,071)</b>	<b>\$ (632)</b>	<b>\$ (1,665)</b>	<b>\$ (3,633)</b>
Basic and diluted net loss per share	\$ (0.06)	\$ (0.04)	\$ (0.11)	\$ (0.22)
Weighted average common shares / OP units				
Common shares outstanding	17,815	17,813	17,814	17,813
OP units outstanding	26,317	26,317	26,317	26,317
Diluted shares outstanding	44,132	44,130	44,131	44,130

**Clipper Realty Inc.**  
**Consolidated Statements of Cash Flows**  
(In thousands)

	Year Ended December 31,	
	2019	2018
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net loss	\$ (4,123)	\$ (9,001)
<i>Adjustments to reconcile net loss to net cash provided by operating activities:</i>		
Depreciation	18,956	16,765
Amortization of deferred financing costs	1,687	1,289
Amortization of deferred costs and intangible assets	1,175	1,715
Amortization of above- and below-market leases	(1,180)	(1,917)
Loss on extinguishment of debt	2,432	8,872
Gain on involuntary conversion	-	(194)
Deferred rent	1,211	1,029
Stock-based compensation	1,510	1,940
Change in fair value of interest rate caps	-	(208)
<i>Changes in operating assets and liabilities:</i>		
Tenant and other receivables	(607)	2,989
Prepaid expenses, other assets and deferred costs	(1,256)	(2,010)
Accounts payable and accrued liabilities	2,586	(515)
Security deposits	933	589
Other liabilities	448	1,019
<b>Net cash provided by operating activities</b>	<b><u>23,772</u></b>	<b><u>22,362</u></b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Additions to land, buildings and improvements	(43,774)	(39,877)
Insurance proceeds from involuntary conversion	-	226
Sale and purchase of interest rate caps, net	-	356
Cash paid in connection with acquisition of real estate	(31,129)	-
<b>Net cash used in investing activities</b>	<b><u>(74,903)</u></b>	<b><u>(39,295)</u></b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Proceeds and costs from sale of common stock	-	(7)
Payments of mortgage notes	(142,638)	(615,167)
Proceeds from mortgage notes	226,457	685,664
Dividends and distributions	(17,089)	(17,038)
Loan issuance and extinguishment costs	(4,531)	(12,325)
<b>Net cash provided by financing activities</b>	<b><u>62,199</u></b>	<b><u>41,127</u></b>
Net increase in cash and cash equivalents and restricted cash	11,068	24,194
Cash and cash equivalents and restricted cash - beginning of period	45,864	21,670
<b>Cash and cash equivalents and restricted cash - end of period</b>	<b><u>\$ 56,932</u></b>	<b><u>\$ 45,864</u></b>
Cash and cash equivalents and restricted cash - beginning of period:		
Cash and cash equivalents	\$ 37,028	\$ 7,940
Restricted cash	8,836	13,730
Total cash and cash equivalents and restricted cash - beginning of period	<u>\$ 45,864</u>	<u>\$ 21,670</u>
Cash and cash equivalents and restricted cash - end of period:		
Cash and cash equivalents	\$ 42,500	\$ 37,028
Restricted cash	14,432	8,836
Total cash and cash equivalents and restricted cash - end of period	<u>\$ 56,932</u>	<u>\$ 45,864</u>
Supplemental cash flow information:		
Cash paid for interest, net of capitalized interest of \$5,687 and \$5,531 in 2019 and 2018, respectively	\$ 33,956	\$ 31,055
Non-cash interest capitalized to real estate under development	956	1,295
Additions to investment in real estate included in accounts payable and accrued liabilities	3,891	5,998

**Clipper Realty Inc.**  
**Reconciliation of Non-GAAP Measures**  
(In thousands, except per share data)  
(Unaudited)

**Non-GAAP Financial Measures**

We disclose and discuss funds from operations (“FFO”), adjusted funds from operations (“AFFO”), adjusted earnings before interest, income taxes, depreciation and amortization (“Adjusted EBITDA”) and net operating income (“NOI”) all of which meet the definition of “non-GAAP financial measure” set forth in Item 10(e) of Regulation S-K promulgated by the SEC.

While management and the investment community in general believe that presentation of these measures provides useful information to investors, neither FFO, AFFO, Adjusted EBITDA, nor NOI should be considered as an alternative to net income or income from operations as an indication of our performance. We believe that to understand our performance further, FFO, AFFO, Adjusted EBITDA, and NOI should be compared with our reported net income or income from operations and considered in addition to cash flows computed in accordance with GAAP, as presented in our consolidated financial statements.

**Funds From Operations and Adjusted Funds From Operations**

FFO is defined by the National Association of Real Estate Investment Trusts (“NAREIT”) as net income (computed in accordance with GAAP), excluding gains (or losses) from sales of property and impairment adjustments, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Our calculation of FFO is consistent with FFO as defined by NAREIT.

AFFO is defined by us as FFO excluding amortization of identifiable intangibles incurred in property acquisitions, straight-line rent adjustments to revenue from long-term leases, amortization costs incurred in originating debt, interest rate cap mark-to-market adjustments, amortization of non-cash equity compensation, acquisition and other costs, loss on extinguishment of debt, gain on involuntary conversion and non-recurring litigation-related expenses, less recurring capital spending.

Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time. In fact, real estate values have historically risen or fallen with market conditions. FFO is intended to be a standard supplemental measure of operating performance that excludes historical cost depreciation and valuation adjustments from net income. We consider FFO useful in evaluating potential property acquisitions and measuring operating performance. We further consider AFFO useful in determining funds available for payment of distributions. Neither FFO nor AFFO represent net income or cash flows from operations computed in accordance with GAAP. You should not consider FFO and AFFO to be alternatives to net income as reliable measures of our operating performance; nor should you consider FFO and AFFO to be alternatives to cash flows from operating, investing or financing activities (computed in accordance with GAAP) as measures of liquidity.

Neither FFO nor AFFO measure whether cash flow is sufficient to fund all of our cash needs, including principal amortization, capital improvements and distributions to stockholders. FFO and AFFO do not represent cash flows from operating, investing or financing activities computed in accordance with GAAP. Further, FFO and AFFO as disclosed by other REITs might not be comparable to our calculations of FFO and AFFO.

The following table sets forth a reconciliation of FFO and AFFO for the periods presented to net loss, computed in accordance with GAAP (amounts in thousands):

	<b>Three Months Ended December 31,</b>		<b>Year Ended December 31,</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
<b>FFO</b>				
Net loss	\$ (2,650)	\$ (1,566)	\$ (4,123)	\$ (9,001)
Real estate depreciation and amortization	5,581	4,623	19,649	18,005
<b>FFO</b>	<b><u>\$ 2,931</u></b>	<b><u>\$ 3,057</u></b>	<b><u>\$ 15,526</u></b>	<b><u>\$ 9,004</u></b>
<b>AFFO</b>				
FFO	\$ 2,931	\$ 3,057	\$ 15,526	\$ 9,004
Amortization of real estate tax intangible	121	120	482	475
Amortization of above- and below-market leases	(100)	(479)	(1,180)	(1,917)
Straight-line rent adjustments	211	258	1,211	1,029
Amortization of debt origination costs	424	305	1,687	1,289
Interest rate cap mark-to-market adjustments	0	29	0	(208)
Amortization of LTIP awards	325	270	1,510	1,940
Acquisition and other costs	-	101	-	101
Loss on extinguishment of debt	661	1,891	2,432	8,872
Gain on involuntary conversion	-	-	-	(194)
Non-recurring litigation-related expenses	879	-	966	-
Recurring capital spending	(188)	(147)	(593)	(573)
<b>AFFO</b>	<b><u>\$ 5,264</u></b>	<b><u>\$ 5,405</u></b>	<b><u>\$ 22,041</u></b>	<b><u>\$ 19,818</u></b>
<i>AFFO Per Share/Unit</i>	<i><u>\$ 0.12</u></i>	<i><u>\$ 0.12</u></i>	<i><u>\$ 0.50</u></i>	<i><u>\$ 0.45</u></i>



### ***Adjusted Earnings Before Interest, Income Taxes, Depreciation and Amortization***

We believe that Adjusted EBITDA is a useful measure of our operating performance. We define Adjusted EBITDA as net income (loss) before allocation to non-controlling interests, plus real estate depreciation and amortization, amortization of identifiable intangibles, straight-line rent adjustments to revenue from long-term leases, amortization of non-cash equity compensation, interest expense (net), acquisition and other costs, loss on extinguishment of debt and non-recurring litigation-related expenses, less gain on involuntary conversion.

We believe that this measure provides an operating perspective not immediately apparent from GAAP income from operations or net income (loss). We consider Adjusted EBITDA to be a meaningful financial measure of our core operating performance.

However, Adjusted EBITDA should only be used as an alternative measure of our financial performance. Further, other REITs may use different methodologies for calculating Adjusted EBITDA, and accordingly, our Adjusted EBITDA may not be comparable to that of other REITs.

The following table sets forth a reconciliation of Adjusted EBITDA for the periods presented to net loss, computed in accordance with GAAP (amounts in thousands):

	<b>Three Months Ended December 31,</b>		<b>Year Ended December 31,</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
<b>Adjusted EBITDA</b>				
Net loss	\$ (2,650)	\$ (1,566)	\$ (4,123)	\$ (9,001)
Real estate depreciation and amortization	5,581	4,623	19,649	18,005
Amortization of real estate tax intangible	121	120	482	475
Amortization of above- and below-market leases	(100)	(479)	(1,180)	(1,917)
Straight-line rent adjustments	211	258	1,211	1,029
Amortization of LTIP awards	325	270	1,510	1,940
Interest expense, net	10,011	8,178	35,187	32,781
Acquisition and other costs	-	101	-	101
Loss on extinguishment of debt	661	1,891	2,432	8,872
Gain on involuntary conversion	-	-	-	(194)
Non-recurring litigation-related expenses	879	-	966	-
<b>Adjusted EBITDA</b>	<b>\$ 15,039</b>	<b>\$ 13,396</b>	<b>\$ 56,134</b>	<b>\$ 52,091</b>

### ***Net Operating Income***

We believe that NOI is a useful measure of our operating performance. We define NOI as income from operations plus real estate depreciation and amortization, general and administrative expenses, acquisition and other costs, amortization of identifiable intangibles and straight-line rent adjustments to revenue from long-term leases. We believe that this measure is widely recognized and provides an operating perspective not immediately apparent from GAAP income from operations or net income (loss). We use NOI to evaluate our performance because NOI allows us to evaluate the operating performance of our company by measuring the core operations of property performance and capturing trends in rental housing and property operating expenses. NOI is also a widely used metric in valuation of properties.

However, NOI should only be used as an alternative measure of our financial performance. Further, other REITs may use different methodologies for calculating NOI, and accordingly, our NOI may not be comparable to that of other REITs.

The following table sets forth a reconciliation of NOI for the periods presented to income from operations, computed in accordance with GAAP (amounts in thousands):

	<b>Three Months Ended December 31,</b>		<b>Year Ended December 31,</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
<b>NOI</b>				
Income from operations	\$ 8,022	\$ 8,503	\$ 33,496	\$ 32,458
Real estate depreciation and amortization	5,581	4,623	19,649	18,005
General and administrative expenses	3,016	2,271	9,167	9,873
Acquisition and other costs	-	101	-	101
Amortization of real estate tax intangible	121	120	482	475
Amortization of above- and below-market leases	(100)	(479)	(1,180)	(1,917)
Straight-line rent adjustments	211	258	1,211	1,029
<b>NOI</b>	<b>\$ 16,851</b>	<b>\$ 15,397</b>	<b>\$ 62,825</b>	<b>\$ 60,024</b>

**Clipper Realty Inc.**  
**Consolidated Balance Sheets**  
(In thousands, except for share and per share data)

	<u>December 31, 2019</u>	<u>September 30, 2019</u> (unaudited)	<u>June 30, 2019</u> (unaudited)	<u>March 31, 2019</u> (unaudited)	<u>December 31, 2018</u>	<u>September 30, 2018</u> (unaudited)	<u>June 30, 2018</u> (unaudited)	<u>March 31, 2018</u> (unaudited)
<b>ASSETS</b>								
Investment in real estate								
Land and improvements	\$ 540,859	\$ 540,859	\$ 497,343	\$ 497,343	\$ 497,343	\$ 497,343	\$ 497,343	\$ 497,343
Building and improvements	602,547	597,600	489,383	483,786	479,360	475,278	471,155	467,737
Tenant improvements	3,051	3,051	3,051	3,051	3,051	3,040	3,030	3,028
Furniture, fixtures and equipment	11,707	11,659	11,364	11,052	10,978	10,707	10,535	10,434
Real estate under development	31,787	-	139,061	132,181	125,467	116,752	111,054	104,633
Total investment in real estate	1,189,951	1,153,169	1,140,202	1,127,413	1,116,199	1,103,120	1,093,117	1,083,175
Accumulated depreciation	(109,418)	(103,958)	(99,217)	(94,823)	(90,462)	(86,027)	(81,881)	(77,757)
Investment in real estate, net	1,080,533	1,049,211	1,040,985	1,032,590	1,025,737	1,017,093	1,011,236	1,005,418
Cash and cash equivalents	42,500	43,552	56,349	29,379	37,028	12,372	15,794	24,070
Restricted cash	14,432	17,084	16,455	13,255	8,836	12,713	12,456	13,591
Tenant and other receivables, net of allowance for doubtful accounts	4,187	4,979	3,358	2,908	3,580	3,259	2,683	3,543
Deferred rent	1,274	1,485	1,669	1,851	2,485	2,743	3,001	3,258
Deferred costs and intangible assets, net	8,782	9,053	9,373	9,665	9,964	10,311	10,677	11,164
Prepaid expenses and other assets	14,499	12,954	13,193	7,506	13,378	9,179	12,347	7,652
<b>TOTAL ASSETS</b>	<b>\$ 1,166,207</b>	<b>\$ 1,138,318</b>	<b>\$ 1,141,382</b>	<b>\$ 1,097,154</b>	<b>\$ 1,101,008</b>	<b>\$ 1,067,670</b>	<b>\$ 1,068,194</b>	<b>\$ 1,068,696</b>
<b>LIABILITIES AND EQUITY</b>								
Liabilities:								
Notes payable, net of unamortized loan costs	\$ 997,903	\$ 963,218	\$ 963,335	\$ 913,683	\$ 913,564	\$ 873,110	\$ 872,579	\$ 871,320
Accounts payable and accrued liabilities	13,029	12,252	12,711	12,562	12,550	13,713	12,000	9,888
Security deposits	7,570	7,569	7,035	6,704	6,637	6,831	6,680	6,437
Below-market leases, net	1,625	1,754	2,034	2,469	2,923	3,461	3,999	4,537
Other liabilities	4,297	5,141	3,751	4,489	3,849	3,512	3,294	3,609
<b>TOTAL LIABILITIES</b>	<b>1,024,424</b>	<b>989,934</b>	<b>988,866</b>	<b>939,907</b>	<b>939,523</b>	<b>900,627</b>	<b>898,552</b>	<b>895,791</b>
Equity:								
Preferred stock, \$0.01 par value; 100,000 shares authorized (including 140 shares of 12.5% Series A cumulative non-voting preferred stock)	-	-	-	-	-	-	-	-
Common stock, \$0.01 par value; 500,000,000 shares authorized	178	178	178	178	178	178	178	178
Additional paid-in-capital	93,431	93,332	93,235	92,980	92,945	92,864	92,726	92,475
Accumulated deficit	(36,375)	(33,612)	(31,847)	(29,687)	(27,941)	(25,616)	(24,429)	(22,861)
Total stockholders' equity	57,234	59,898	61,566	63,471	65,182	67,426	68,475	69,792
Non-controlling interests	84,549	88,486	90,950	93,776	96,303	99,617	101,167	103,113
<b>TOTAL EQUITY</b>	<b>141,783</b>	<b>148,384</b>	<b>152,516</b>	<b>157,247</b>	<b>161,485</b>	<b>167,043</b>	<b>169,642</b>	<b>172,905</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 1,166,207</b>	<b>\$ 1,138,318</b>	<b>\$ 1,141,382</b>	<b>\$ 1,097,154</b>	<b>\$ 1,101,008</b>	<b>\$ 1,067,670</b>	<b>\$ 1,068,194</b>	<b>\$ 1,068,696</b>

**Clipper Realty Inc.**  
**Consolidated Statements of Operations**  
(In thousands, except per share data)

	<b>Three Months Ended December 31,</b>		<b>Year Ended December 31,</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
	(unaudited)	(unaudited)		
<b>REVENUES</b>				
Residential rental income	\$ 23,351	\$ 20,667	\$ 87,386	\$ 81,117
Commercial rental income	7,276	7,214	28,779	28,880
<b>TOTAL REVENUES</b>	<b>30,627</b>	<b>27,881</b>	<b>116,165</b>	<b>109,997</b>
<b>OPERATING EXPENSES</b>				
Property operating expenses	7,220	6,624	28,887	27,267
Real estate taxes and insurance	6,788	5,759	24,966	22,293
General and administrative	3,016	2,271	9,167	9,873
Acquisition and other	-	101	-	101
Depreciation and amortization	5,581	4,623	19,649	18,005
<b>TOTAL OPERATING EXPENSES</b>	<b>22,605</b>	<b>19,378</b>	<b>82,669</b>	<b>77,539</b>
<b>INCOME FROM OPERATIONS</b>	<b>8,022</b>	<b>8,503</b>	<b>33,496</b>	<b>32,458</b>
Interest expense, net	(10,011)	(8,178)	(35,187)	(32,781)
Loss on extinguishment of debt	(661)	(1,891)	(2,432)	(8,872)
Gain on involuntary conversion	-	-	-	194
<b>Net loss</b>	<b>(2,650)</b>	<b>(1,566)</b>	<b>(4,123)</b>	<b>(9,001)</b>
Net loss attributable to non-controlling interests	1,579	934	2,458	5,368
<b>Net loss attributable to common stockholders</b>	<b>\$ (1,071)</b>	<b>\$ (632)</b>	<b>\$ (1,665)</b>	<b>\$ (3,633)</b>
Basic and diluted net loss per share	\$ (0.06)	\$ (0.04)	\$ (0.11)	\$ (0.22)
Weighted average common shares / OP units				
Common shares outstanding	17,815	17,813	17,814	17,813
OP units outstanding	26,317	26,317	26,317	26,317
Diluted shares outstanding	44,132	44,130	44,131	44,130

**Clipper Realty Inc.**  
**Consolidated Statements of Cash Flows**  
(In thousands)

	Year Ended December 31,		Three Months Ended			
	2019	2018	12/31/2019 (unaudited)	9/30/2019 (unaudited)	6/30/2019 (unaudited)	3/31/2019 (unaudited)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>						
Net loss	\$ (4,123)	\$ (9,001)	\$ (2,650)	\$ (182)	\$ (1,158)	\$ (133)
<i>Adjustments to reconcile net loss to net cash provided by operating activities:</i>						
Depreciation	18,956	16,765	5,460	4,741	4,394	4,361
Amortization of deferred financing costs	1,687	1,289	424	335	424	504
Amortization of deferred costs and intangible assets	1,175	1,715	242	310	316	307
Amortization of above- and below-market lease:	(1,180)	(1,917)	(100)	(250)	(406)	(424)
Loss on extinguishment of debt	2,432	8,872	661	-	1,771	-
Gain on involuntary conversion	-	(194)	-	-	-	-
Deferred rent	1,211	1,029	211	184	182	634
Stock-based compensation	1,510	1,940	325	325	704	156
Change in fair value of interest rate caps	-	(208)	-	-	-	-
<i>Changes in operating assets and liabilities:</i>						
Tenant and other receivables	(607)	2,989	792	(1,621)	(450)	672
Prepaid expenses, other assets and deferred costs	(1,256)	(2,010)	(3,095)	1,769	(5,742)	5,812
Accounts payable and accrued liabilities	2,586	(515)	3,955	412	(1,135)	(646)
Security deposits	933	589	1	534	331	67
Other liabilities	448	1,019	(844)	1,390	(738)	640
<b>Net cash provided by operating activities</b>	<b>23,772</b>	<b>22,362</b>	<b>5,382</b>	<b>7,947</b>	<b>(1,507)</b>	<b>11,950</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>						
Additions to land, buildings and improvement	(43,774)	(39,877)	(8,812)	(13,579)	(11,175)	(10,208)
Insurance proceeds from involuntary conversion	-	226	-	-	-	-
Sale and purchase of interest rate caps, net	-	356	-	-	-	-
Acquisition deposit	-	-	1,550	(1,550)	-	-
Cash paid in connection with acquisition of real estate	(31,129)	-	(31,129)	-	-	-
<b>Net cash used in investing activities</b>	<b>(74,903)</b>	<b>(39,295)</b>	<b>(38,391)</b>	<b>(15,129)</b>	<b>(11,175)</b>	<b>(10,208)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>						
Proceeds and costs from sale of common stock	-	(7)	-	-	-	-
Payments of mortgage notes	(142,638)	(615,167)	(65,511)	(711)	(75,705)	(711)
Proceeds from mortgage notes	226,457	685,664	101,457	-	125,000	-
Dividends and distributions	(17,089)	(17,038)	(4,276)	(4,275)	(4,277)	(4,261)
Loan issuance and extinguishment costs	(4,531)	(12,325)	(2,365)	-	(2,166)	-
<b>Net cash provided by financing activities</b>	<b>62,199</b>	<b>41,127</b>	<b>29,305</b>	<b>(4,986)</b>	<b>42,852</b>	<b>(4,972)</b>
Net increase (decrease) in cash and cash equivalents and restricted cash	11,068	24,194	(3,704)	(12,168)	30,170	(3,230)
Cash and cash equivalents and restricted cash - beginning of period	45,864	21,670	60,636	72,804	42,634	45,864
<b>Cash and cash equivalents and restricted cash - end of period</b>	<b>\$ 56,932</b>	<b>\$ 45,864</b>	<b>\$ 56,932</b>	<b>\$ 60,636</b>	<b>\$ 72,804</b>	<b>\$ 42,634</b>
Cash and cash equivalents and restricted cash - beginning of period						
Cash and cash equivalents	\$ 37,028	\$ 7,940	\$ 43,552	\$ 56,349	\$ 29,379	\$ 37,028
Restricted cash	8,836	13,730	17,084	16,455	13,255	8,836
Total cash and cash equivalents and restricted cash - beginning of period	<u>\$ 45,864</u>	<u>\$ 21,670</u>	<u>\$ 60,636</u>	<u>\$ 72,804</u>	<u>\$ 42,634</u>	<u>\$ 45,864</u>
Cash and cash equivalents and restricted cash - end of period						
Cash and cash equivalents	\$ 42,500	\$ 37,028	\$ 42,500	\$ 43,552	\$ 56,349	\$ 29,379
Restricted cash	14,432	8,836	14,432	17,084	16,455	13,255
Total cash and cash equivalents and restricted cash - end of period	<u>\$ 56,932</u>	<u>\$ 45,864</u>	<u>\$ 56,932</u>	<u>\$ 60,636</u>	<u>\$ 72,804</u>	<u>\$ 42,634</u>
<b>Supplemental cash flow information</b>						
Cash paid for interest, net of capitalized interest of \$5,687 and \$5,531 in 2019 and 2018, respectively	\$ 33,956	\$ 31,055				
Non-cash interest capitalized to real estate under development	956	1,295				
Additions to investment in real estate included in accounts payable and accrued liabilities	3,891	5,998				

**CLIPPER REALTY INC.**  
**SUPPLEMENTAL DATA (UNAUDITED)**  
**December 2019**  
(In thousands)

	Three months ended							
	Dec-19	Sep-19	Jun-19	Mar-19	Dec-18	Sep-18	Jun-18	Mar-18
<b>Revenue</b>								
141 Livingston	\$ 3,126	\$ 2,998	\$ 2,901	\$ 2,952	\$ 2,823	\$ 2,905	\$ 2,851	\$ 2,825
250 Livingston	2,718	2,883	2,950	2,875	2,882	2,898	2,861	2,846
Flatbush Gardens	10,871	10,819	10,726	10,541	10,380	10,103	9,888	9,736
Tribeca	9,826	9,751	9,635	9,017	9,236	9,435	9,099	8,904
Aspen	1,833	1,858	1,824	1,801	1,826	1,846	1,838	1,804
10 West 65th Street	870	753	410	466	735	760	764	752
Clover House	1,383	378	-	-	-	-	-	-
<b>Total Revenue</b>	<b>30,627</b>	<b>29,440</b>	<b>28,446</b>	<b>27,652</b>	<b>27,881</b>	<b>27,948</b>	<b>27,300</b>	<b>26,868</b>
<b>Operating Expenses</b>								
141 Livingston	(1,004)	(1,066)	(884)	(898)	(812)	(903)	(768)	(825)
250 Livingston	(917)	(967)	(852)	(930)	(850)	(893)	(852)	(944)
Flatbush Gardens	(6,075)	(6,122)	(5,943)	(6,514)	(5,953)	(6,052)	(5,658)	(5,937)
Tribeca	(4,262)	(4,452)	(3,872)	(3,961)	(3,784)	(3,926)	(3,830)	(3,953)
Aspen	(683)	(658)	(564)	(627)	(606)	(572)	(548)	(594)
10 West 65th Street	(347)	(436)	(340)	(365)	(377)	(283)	(287)	(350)
Clover House	(720)	(396)	-	-	-	-	-	-
<b>Total Operating Expenses</b>	<b>(14,008)</b>	<b>(14,097)</b>	<b>(12,454)</b>	<b>(13,294)</b>	<b>(12,383)</b>	<b>(12,630)</b>	<b>(11,944)</b>	<b>(12,604)</b>
<b>Net Operating Income GAAP ("NOI (GAAP)") (1)</b>								
141 Livingston	2,122	1,932	2,017	2,055	2,011	2,002	2,082	2,000
250 Livingston	1,801	1,916	2,098	1,946	2,032	2,005	2,009	1,902
Flatbush Gardens	4,796	4,697	4,783	4,027	4,427	4,051	4,230	3,799
Tribeca	5,564	5,299	5,763	5,056	5,452	5,509	5,269	4,951
Aspen	1,150	1,200	1,260	1,174	1,219	1,274	1,290	1,211
10 West 65th Street	523	317	70	101	358	477	477	402
Clover House	663	(18)	-	-	-	-	-	-
<b>Total NOI (GAAP)</b>	<b>16,619</b>	<b>15,343</b>	<b>15,992</b>	<b>14,358</b>	<b>15,498</b>	<b>15,318</b>	<b>15,357</b>	<b>14,264</b>
General and administrative expenses	(3,016)	(1,904)	(2,579)	(1,668)	(2,271)	(1,858)	(2,606)	(3,138)
Acquisition and other costs	-	-	-	-	(101)	-	-	-
Depreciation and amortization	(5,581)	(4,929)	(4,590)	(4,549)	(4,623)	(4,351)	(4,435)	(4,596)
Interest expense, net	(10,011)	(8,692)	(8,210)	(8,274)	(8,178)	(8,052)	(8,008)	(8,543)
Loss on extinguishment of debt	(661)	-	(1,771)	-	(1,891)	-	-	(6,981)
Gain on involuntary conversion	-	-	-	-	-	194	-	-
<b>Net income (loss)</b>	<b>\$ (2,650)</b>	<b>\$ (182)</b>	<b>\$ (1,158)</b>	<b>\$ (133)</b>	<b>\$ (1,566)</b>	<b>\$ 1,251</b>	<b>\$ 308</b>	<b>\$ (8,994)</b>

(1) Equals revenue less operating expenses

**CLIPPER REALTY INC.**  
**SUPPLEMENTAL DATA (UNAUDITED)**  
**December 2019**  
(In thousands)

	Three months ended							
	Dec-19	Sep-19	Jun-19	Mar-19	Dec-18	Sep-18	Jun-18	Mar-18
<b>Funds from Operations ("FFO")</b>								
Net income (loss)	\$ (2,650)	\$ (182)	\$ (1,158)	\$ (133)	\$ (1,566)	\$ 1,251	\$ 308	\$ (8,994)
Real estate depreciation and amortization	5,581	4,929	4,590	4,549	4,623	4,351	4,435	4,596
<b>FFO</b>	<b>\$ 2,931</b>	<b>\$ 4,747</b>	<b>\$ 3,432</b>	<b>\$ 4,416</b>	<b>\$ 3,057</b>	<b>\$ 5,602</b>	<b>\$ 4,743</b>	<b>\$ (4,398)</b>
<b>Adjusted Funds from Operations ("AFFO")</b>								
FFO	\$ 2,931	\$ 4,747	\$ 3,432	\$ 4,416	\$ 3,057	\$ 5,602	\$ 4,743	\$ (4,398)
Amortization of real estate tax intangible	121	122	120	119	120	119	118	118
Amortization of above- and below-market leases	(100)	(250)	(406)	(424)	(479)	(479)	(480)	(479)
Straight-line rent adjustments	211	184	182	634	258	258	257	256
Amortization of debt origination costs	424	334	424	504	305	232	231	521
Interest rate cap mark-to-market adjustments	0	0	-	-	29	-	(10)	(227)
Amortization of LTIP awards	325	325	704	156	270	411	691	568
Acquisition and other	-	-	-	-	101	-	-	-
Loss on extinguishment of debt	661	-	1,771	-	1,891	-	-	6,981
Gain on involuntary conversion	-	-	-	-	-	(194)	-	-
Non-recurring litigation-related expenses	879	87	-	-	-	-	-	-
Recurring capital spending	(188)	(126)	(127)	(153)	(147)	(184)	(101)	(141)
<b>AFFO</b>	<b>\$ 5,264</b>	<b>\$ 5,423</b>	<b>\$ 6,100</b>	<b>\$ 5,252</b>	<b>\$ 5,405</b>	<b>\$ 5,765</b>	<b>\$ 5,449</b>	<b>\$ 3,199</b>
<b>Adjusted Earnings Before Interest, Taxes and Depreciation and Amortization ("Adjusted EBITDA")</b>								
Net income (loss)	\$ (2,650)	\$ (182)	\$ (1,158)	\$ (133)	\$ (1,566)	\$ 1,251	\$ 308	\$ (8,994)
Real estate depreciation and amortization	5,581	4,929	4,590	4,549	4,623	4,351	4,435	4,596
Amortization of real estate tax intangible	121	122	120	119	120	119	118	118
Amortization of above- and below-market leases	(100)	(250)	(406)	(424)	(479)	(479)	(480)	(479)
Straight-line rent adjustments	211	184	182	634	258	258	257	256
Amortization of LTIP awards	325	325	704	156	270	411	691	568
Interest expense, net	10,011	8,692	8,210	8,274	8,178	8,052	8,008	8,543
Acquisition and other	-	-	-	-	101	-	-	-
Loss on extinguishment of debt	661	-	1,771	-	1,891	-	-	6,981
Gain on involuntary conversion	-	-	-	-	-	(194)	-	-
Non-recurring litigation-related expenses	879	87	-	-	-	-	-	-
<b>Adjusted EBITDA</b>	<b>\$ 15,039</b>	<b>\$ 13,907</b>	<b>\$ 14,013</b>	<b>\$ 13,175</b>	<b>\$ 13,396</b>	<b>\$ 13,769</b>	<b>\$ 13,337</b>	<b>\$ 11,589</b>
<b>Net Operating Income ("NOI")</b>								
Income from operations	8,022	8,510	8,823	8,141	8,503	9,109	8,316	6,530
Real estate depreciation and amortization	5,581	4,929	4,590	4,549	4,623	4,351	4,435	4,596
General and administrative expenses	3,016	1,904	2,579	1,668	2,271	1,858	2,606	3,138
Acquisition and other	-	-	-	-	101	-	-	-
Amortization of real estate tax intangible	121	122	120	119	120	119	118	118
Amortization of above- and below-market leases	(100)	(250)	(406)	(424)	(479)	(479)	(480)	(479)
Straight-line rent adjustments	211	184	182	634	258	258	257	256
<b>NOI</b>	<b>\$ 16,851</b>	<b>\$ 15,399</b>	<b>\$ 15,888</b>	<b>\$ 14,687</b>	<b>\$ 15,397</b>	<b>\$ 15,216</b>	<b>\$ 15,252</b>	<b>\$ 14,159</b>

**CLIPPER REALTY INC.**  
**SUPPLEMENTAL DATA (UNAUDITED)**  
**December 2019**  
(In thousands)

	Three months ended							
	Dec-19	Sep-19	Jun-19	Mar-19	Dec-18	Sep-18	Jun-18	Mar-18
<b>Dividends Paid</b>								
Stockholders	\$ 1,692	\$ 1,692	\$ 1,692	\$ 1,692	\$ 1,692	\$ 1,692	\$ 1,692	\$ 1,692
Class B unitholders	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
LTIP holders	84	84	83	69	69	69	69	62
<b>Total Dividends Paid</b>	<b>\$ 4,276</b>	<b>\$ 4,276</b>	<b>\$ 4,276</b>	<b>\$ 4,261</b>	<b>\$ 4,261</b>	<b>\$ 4,261</b>	<b>\$ 4,261</b>	<b>\$ 4,254</b>
<b>Share Data</b>								
Common shares	17,815	17,815	17,815	17,813	17,813	17,813	17,813	17,813
Class B LLC units	26,317	26,317	26,317	26,317	26,317	26,317	26,317	26,317
Diluted shares outstanding	44,132	44,132	44,132	44,130	44,130	44,130	44,130	44,130
LTIP units	881	881	881	877	724	724	724	724
	45,013	45,013	45,013	45,007	44,855	44,855	44,855	44,855
<b>Cash Flow Data</b>								
Operating activities	\$ 5,382	\$ 7,947	\$ (1,507)	\$ 11,950	\$ (1,445)	\$ 10,102	\$ 2,893	\$ 10,812
Investing activities	(38,391)	(15,129)	(11,175)	(10,208)	(11,451)	(8,983)	(8,749)	(10,112)
Financing activities	29,305	(4,986)	42,852	(4,972)	33,675	(4,284)	(3,555)	15,291
<b>Balance Sheet Data</b>								
Investment in real estate, net	\$ 1,080,533	\$ 1,049,211	\$ 1,040,985	\$ 1,032,590	\$ 1,025,737	\$ 1,017,093	\$ 1,011,236	\$ 1,005,418
Cash and cash equivalents	42,500	43,552	56,349	29,379	37,028	12,372	15,794	24,070
Restricted cash	14,432	17,084	16,455	13,255	8,836	12,713	12,456	13,591
Total assets	1,166,207	1,138,318	1,141,382	1,097,154	1,101,008	1,067,670	1,068,194	1,068,696
Notes payable	997,903	963,218	963,335	913,683	913,564	873,110	872,579	871,320
Total liabilities	1,024,424	989,934	988,866	939,907	939,523	900,627	898,552	895,791
Equity	141,783	148,384	152,516	157,247	161,485	167,043	169,642	172,905
<b>Notes Payable</b>								
Flatbush Gardens (3.50%; Due 3/1/28)	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000	\$ 246,000
250 Livingston (4.00%; Due 5/6/23)	-	-	-	-	-	33,715	33,906	34,099
250 Livingston (Libor + 2.15%; Due 12/9/20)	-	-	-	75,000	75,000	-	-	-
250 Livingston (3.63%; Due 6/6/29)	125,000	125,000	125,000	-	-	-	-	-
141 Livingston (3.875%; Due 6/1/28)	75,817	76,201	76,582	76,959	77,333	77,703	78,069	78,312
Tribeca House (4.506%; Due 3/6/28)	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
Aspen (3.68%; Due 7/1/28)	66,862	67,204	67,534	67,861	68,199	68,415	68,734	69,056
Clover House (Libor + 3.85%; Due 5/9/20)	-	64,731	64,731	64,731	64,731	63,506	62,652	61,187
Clover House (3.53%; Due 12/1/29)	82,000	-	-	-	-	-	-	-
10 West 65th Street (3.375%; Due 11/1/27)	34,295	34,350	34,350	34,350	34,350	34,350	34,350	34,350
1010 Pacific Street (Libor + 3.60%; Due 12/24/20)	19,457	-	-	-	-	-	-	-
Principal amount outstanding	1,009,431	973,486	974,197	924,901	925,613	883,689	883,711	883,004
Unamortized loan costs	(11,528)	(10,268)	(10,862)	(11,218)	(12,049)	(10,579)	(11,132)	(11,684)
<b>Notes Payable, net of unamortized loan costs</b>	<b>\$ 997,903</b>	<b>\$ 963,218</b>	<b>\$ 963,335</b>	<b>\$ 913,683</b>	<b>\$ 913,564</b>	<b>\$ 873,110</b>	<b>\$ 872,579</b>	<b>\$ 871,320</b>

CLIPPER REALTY INC.  
SUPPLEMENTAL DATA (UNAUDITED)  
December 2019  
(In thousands)

	Three months ended							
	Dec-19	Sep-19	Jun-19	Mar-19	Dec-18	Sep-18	Jun-18	Mar-18
<b>% Leased - Residential (end of period)</b>								
250 Livingston	100.0%	100.0%	100.0%	100.0%	94.4%	94.4%	88.9%	94.4%
Flatbush Gardens	97.6%	99.5%	98.9%	99.5%	98.4%	98.6%	97.5%	97.2%
Tribeca	98.2%	98.2%	99.6%	99.0%	95.5%	93.3%	97.6%	96.2%
Aspen	98.7%	97.8%	97.8%	97.8%	99.6%	97.0%	99.1%	98.7%
10 West 65th Street	98.8%	100.0%	96.3%	72.0%	86.6%	86.6%	86.6%	86.6%
Clover House	94.3%	84.8%	-	-	-	-	-	-
<b>Rent PSF (end of period)</b>								
141 Livingston - Office	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00
250 Livingston - Residential	\$ 47.69	\$ 50.55	\$ 50.53	\$ 48.71	\$ 44.98	\$ 50.47	\$ 50.01	\$ 47.38
250 Livingston - Office	\$ 27.71	\$ 27.71	\$ 27.71	\$ 27.71	\$ 27.71	\$ 27.71	\$ 27.71	\$ 27.71
Flatbush Gardens - Residential	\$ 24.61	\$ 24.49	\$ 24.30	\$ 24.04	\$ 23.77	\$ 23.38	\$ 22.89	\$ 22.58
Tribeca - Residential	\$ 70.52	\$ 70.85	\$ 68.77	\$ 69.14	\$ 69.58	\$ 68.92	\$ 67.79	\$ 68.60
Tribeca - Retail	\$ 52.23	\$ 52.23	\$ 52.23	\$ 51.56	\$ 50.87	\$ 50.87	\$ 50.61	\$ 50.61
Aspen - Residential	\$ 36.60	\$ 37.05	\$ 35.95	\$ 35.77	\$ 36.26	\$ 36.08	\$ 35.53	\$ 35.36
Aspen - Retail	\$ 48.39	\$ 44.27	\$ 44.22	\$ 44.22	\$ 44.22	\$ 44.22	\$ 44.18	\$ 44.18
10 West 65th Street - Residential	\$ 45.97	\$ 45.50	\$ 41.57	\$ 28.18	\$ 43.01	\$ 45.22	\$ 45.22	\$ 44.54
Clover House - Residential	\$ 69.09	\$ 69.52	-	-	-	-	-	-
<b>Capital Spending</b>								
Major capital improvements	\$ 5,417	\$ 12,547	\$ 12,349	\$ 10,988	\$ 12,650	\$ 9,686	\$ 9,738	\$ 12,233
Maintenance capex	188	126	127	153	147	184	101	141
Resident turnover	48	295	313	73	271	172	101	190
Commercial tenant improvements	-	-	-	-	11	10	2	5
<b>Total Capital Spending</b>	<b>\$ 5,653</b>	<b>\$ 12,968</b>	<b>\$ 12,789</b>	<b>\$ 11,214</b>	<b>\$ 13,078</b>	<b>\$ 10,053</b>	<b>\$ 9,941</b>	<b>\$ 12,569</b>