UNITED STATES BANKRUPTCY COURT

DISTRICT OF DELAWARE

In Re. Hudson 1701/1706, LLC §
§
§
Debtor(s) §

Case No. 25-11853

Lead Case No. 25-11853

☒ Jointly Administered

Monthly Operating Report

Chapter 11

Reporting Period Ended: 09/30/2026

Petition Date: 10/22/2025

Months Pending: 11

Industry Classification: 5 3 1 3

Reporting Method: Accrual Basis ○ Cash Basis ◉

Debtor's Full-Time Employees (current): 0

Debtor's Full-Time Employees (as of date of order for relief): 0

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☒ Statement of cash receipts and disbursements
- ☐ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☐ Statement of operations (profit or loss statement)
- ☐ Accounts receivable aging
- ☐ Postpetition liabilities aging
- ☐ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Mark Olivere
Signature of Responsible Party

10/21/2026
Date

Mark Olivere
Printed Name of Responsible Party

Chipman Brown Cicero & Cole, LLP 1313 North Market Street Suite 5400
Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefo
1320.4(a)(2) applies.

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Debtor's Name Hudson 1701/1706, LLC Case No. 25-11853

Part 1: Cash Receipts and Disbursements		Current Month	Cumulative
a.	Cash balance beginning of month	$5,925,207	
b.	Total receipts (net of transfers between accounts)	$0	$33,525,401
c.	Total disbursements (net of transfers between accounts)	$1,978,615	$30,151,587
d.	Cash balance end of month (a+b-c)	$3,946,591	
e.	Disbursements made by third party for the benefit of the estate	$0	$0
f.	Total disbursements for quarterly fee calculation (c+e)	$1,978,615	$30,151,587

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)		Current Month
a.	Accounts receivable (total net of allowance)	$0
b.	Accounts receivable over 90 days outstanding (net of allowance)	$0
c.	Inventory (Book ◉ Market ○ Other ○ (attach explanation))	$0
d	Total current assets	$0
e.	Total assets	$0
f.	Postpetition payables (excluding taxes)	$33,323,646
g.	Postpetition payables past due (excluding taxes)	$0
h.	Postpetition taxes payable	$0
i.	Postpetition taxes past due	$0
j.	Total postpetition debt (f+h)	$33,323,646
k.	Prepetition secured debt	$154,771,391
l.	Prepetition priority debt	$1,649,583
m.	Prepetition unsecured debt	$11,714,033
n.	Total liabilities (debt) (j+k+l+m)	$201,458,653
o.	Ending equity/net worth (e-n)	$-201,458,653

Part 3: Assets Sold or Transferred		Current Month	Cumulative
a.	Total cash sales price for assets sold/transferred outside the ordinary course of business	$0	$0
b.	Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	$0	$0
c.	Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	$0	$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)		Current Month	Cumulative
a.	Gross income/sales (net of returns and allowances)	$0	
b.	Cost of goods sold (inclusive of depreciation, if applicable)	$0	
c.	Gross profit (a-b)	$0	
d.	Selling expenses	$0	
e.	General and administrative expenses	$0	
f.	Other expenses	$0	
g.	Depreciation and/or amortization (not included in 4b)	$0	
h.	Interest	$0	
i.	Taxes (local, state, and federal)	$0	
j.	Reorganization items	$0	
k.	Profit (loss)	$0	$0

Debtor's Name Hudson 1701/1706, LLC Case No. 25-11853

Part 5: Professional Fees and Expenses

				Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
a.	Debtor's professional fees & expenses (bankruptcy) *Aggregate Total*			$469,159	$9,533,926	$1,059,614	$9,523,909
	Itemized Breakdown by Firm						
		Firm Name	Role				
	i	Chipman Brown Cicero & Cole	Co-Counsel	$57,641	$1,390,656	$121,141	$1,390,356
	ii	FTI Consulting, Inc	Financial Professional	$0	$3,605,053	$177,306	$3,595,336
	iii	Kurtzman Carson Consultants,	Other	$165,799	$526,346	$165,799	$526,346
	iv	Boies Schiller Flexner LLP	Co-Counsel	$245,719	$4,011,871	$595,368	$4,011,871
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Debtor's Name Hudson 1701/1706, LLC Case No. 25-11853

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Debtor's Name Hudson 1701/1706, LLC Case No. 25-11853

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				Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
b.	Debtor's professional fees & expenses (nonbankruptcy) *Aggregate Total*				$0	$0	$0
	Itemized Breakdown by Firm						
		Firm Name	Role				
	i				$0	$0	$0
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Debtor's Name Hudson 1701/1706, LLC Case No. 25-11853

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Debtor's Name Hudson 1701/1706, LLC Case No. 25-11853

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Debtor's Name Hudson 1701/1706, LLC Case No. 25-11853

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c.	All professional fees and expenses (debtor & committees)			$503,756	$11,042,360	$1,195,250	$10,714,507

Part 6: Postpetition Taxes		Current Month	Cumulative
a.	Postpetition income taxes accrued (local, state, and federal)	$0	$0
b.	Postpetition income taxes paid (local, state, and federal)	$0	$0
c.	Postpetition employer payroll taxes accrued	$0	$0
d.	Postpetition employer payroll taxes paid	$0	$0
e.	Postpetition property taxes paid	$0	$2,850,848
f.	Postpetition other taxes accrued (local, state, and federal)	$0	$0
g.	Postpetition other taxes paid (local, state, and federal)	$1,644	$1,644

Part 7: Questionnaire - During this reporting period:

a.	Were any payments made on prepetition debt? (if yes, see Instructions)		Yes ○	No ◉	
b.	Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions)		Yes ○	No ◉	
c.	Were any payments made to or on behalf of insiders?		Yes ○	No ◉	
d.	Are you current on postpetition tax return filings?		Yes ◉	No ○	
e.	Are you current on postpetition estimated tax payments?		Yes ◉	No ○	
f.	Were all trust fund taxes remitted on a current basis?		Yes ◉	No ○	
g.	Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions)		Yes ○	No ◉	
h.	Were all payments made to or on behalf of professionals approved by the court?		Yes ◉	No ○	N/A ○
i.	Do you have:	Worker's compensation insurance?	Yes ○	No ◉	
		If yes, are your premiums current?	Yes ○	No ○	N/A ◉ (if no, see Instructions)
		Casualty/property insurance?	Yes ◉	No ○	
		If yes, are your premiums current?	Yes ◉	No ○	N/A ○ (if no, see Instructions)
		General liability insurance?	Yes ◉	No ○	
		If yes, are your premiums current?	Yes ◉	No ○	N/A ○ (if no, see Instructions)
j.	Has a plan of reorganization been filed with the court?		Yes ○	No ◉	
k.	Has a disclosure statement been filed with the court?		Yes ○	No ◉	
l.	Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930?		Yes ◉	No ○	

Debtor's Name Hudson 1701/1706, LLC Case No. 25-11853

Part 8: Individual Chapter 11 Debtors (Only)

a.	Gross income (receipts) from salary and wages	$0
b.	Gross income (receipts) from self-employment	$0
c.	Gross income from all other sources	$0
d.	Total income in the reporting period (a+b+c)	$0
e.	Payroll deductions	$0
f.	Self-employment related expenses	$0
g.	Living expenses	$0
h.	All other expenses	$0
i.	Total expenses in the reporting period (e+f+g+h)	$0
j.	Difference between total income and total expenses (d-i)	$0
k.	List the total amount of all postpetition debts that are past due	$0
l.	Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)?	Yes ○ No ◉
m.	If yes, have you made all Domestic Support Obligation payments?	Yes ○ No ○ N/A ◉

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." *See* 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Alan Tantleff
Signature of Responsible Party

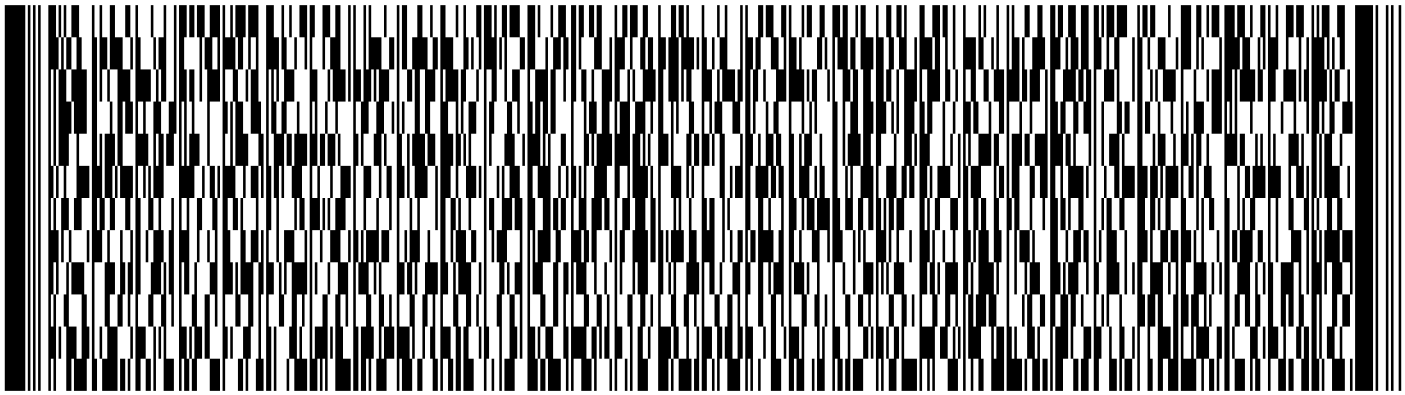
Alan Tantleff
Printed Name of Responsible Party

Co-Chief Restructuring Officer
Title

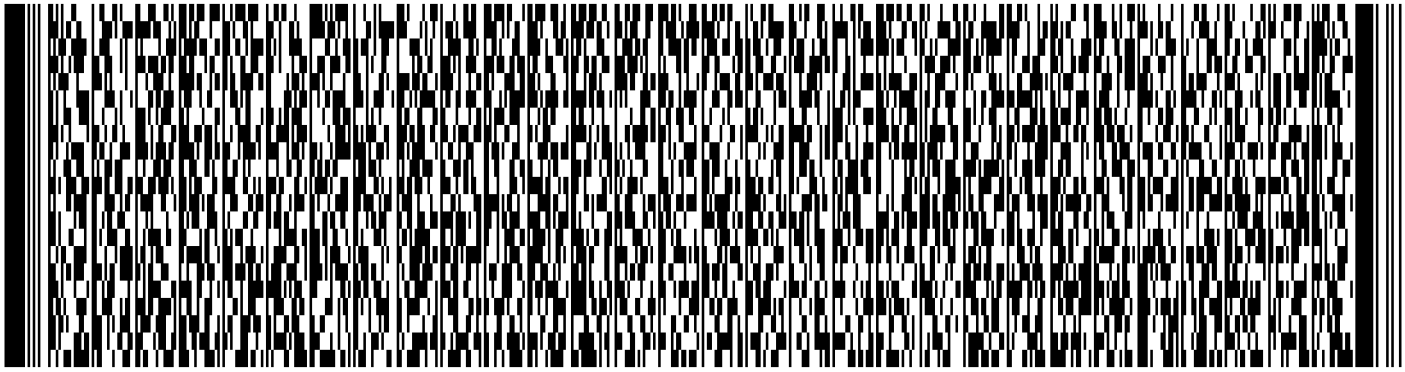
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Debtor's Name Hudson 1701/1706, LLC

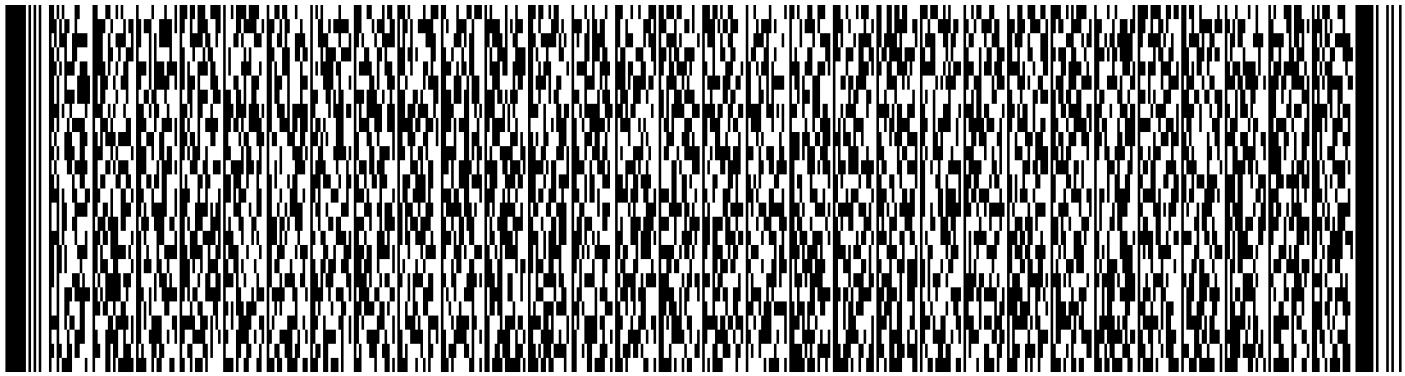
Case No. 25-11853



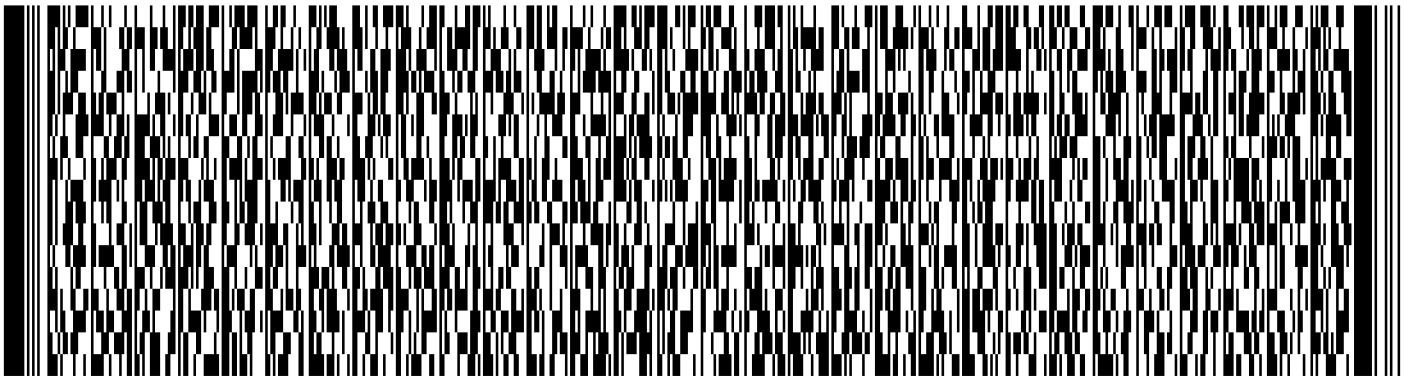
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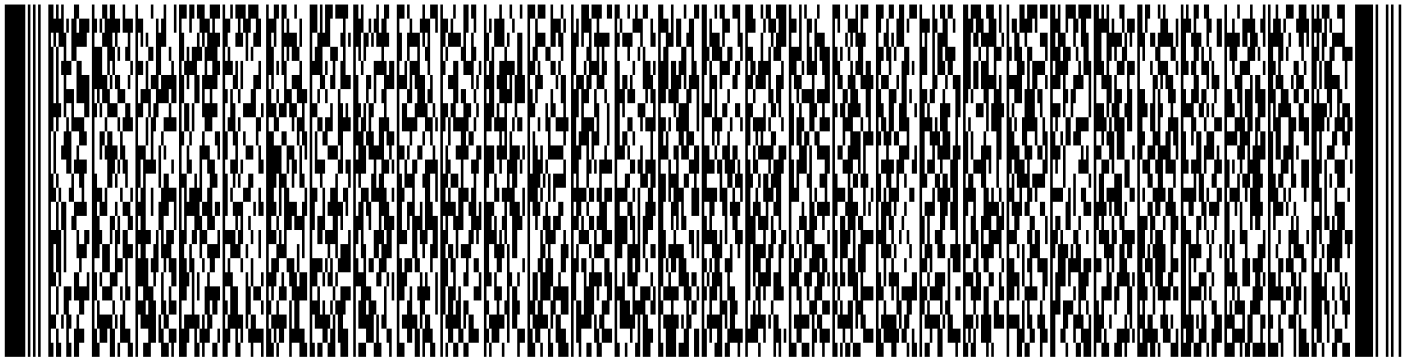
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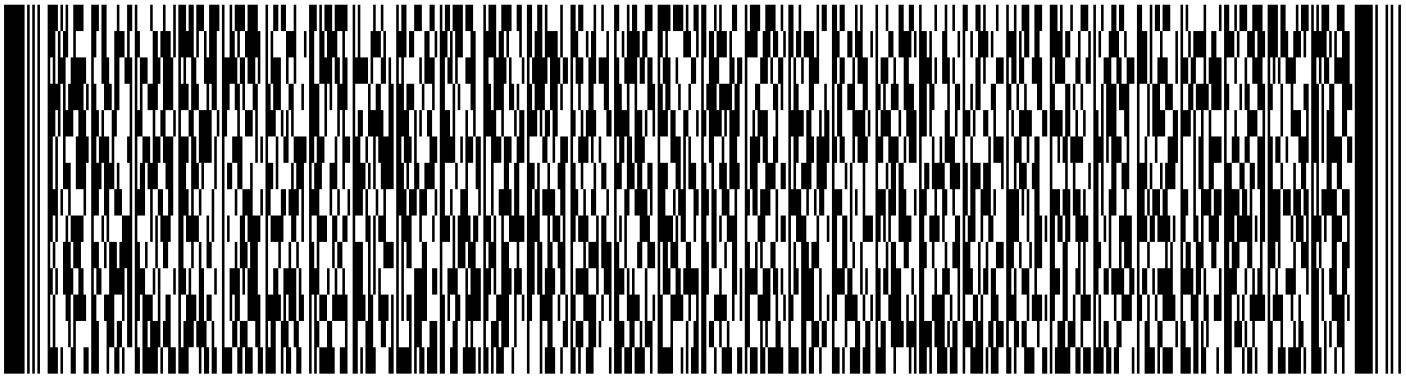
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Debtor's Name Hudson 1701/1706, LLC

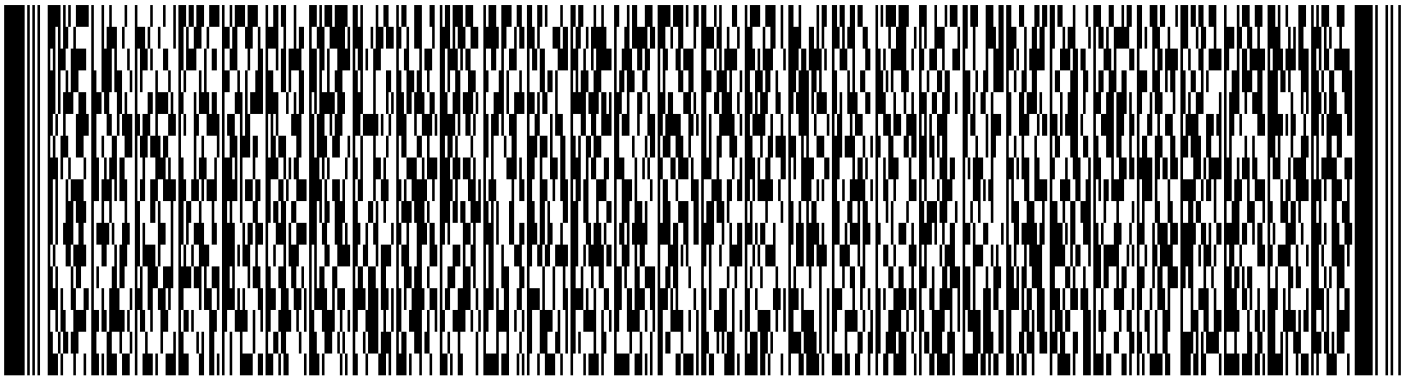
Case No. 25-11853



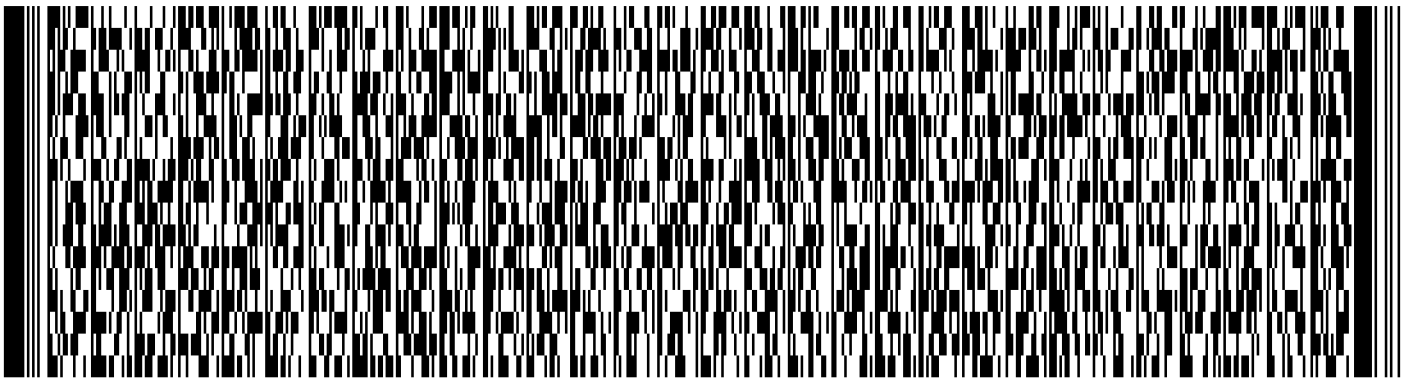
Bankruptcy1to50



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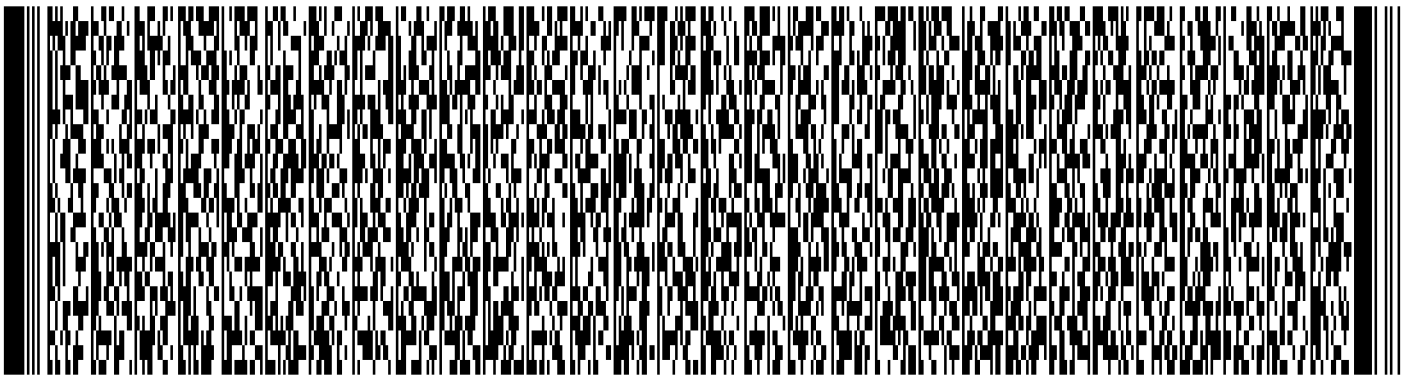


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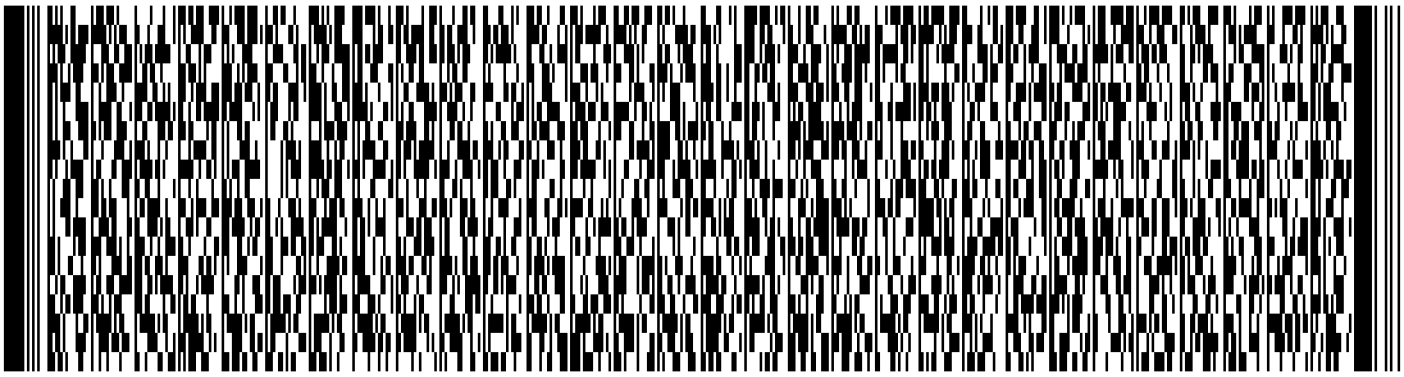


NonBankruptcy51to100

Debtor's Name Hudson 1701/1706, LLC Case No. 25-11853



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PageFour

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:	Chapter 11
Hudson 1701/1706, LLC, *et al.*,[1]	Case No. 25-11853 (KBO)
Debtors.	(Jointly Administered)

MONTHLY OPERATING REPORT
FOR THE PERIOD OF SEPTEMBER 1, 2026 THROUGH SEPTEMBER 30, 2026
GLOBAL NOTES, STATEMENT OF LIMITATIONS AND DISCLAIMERS
REGARDING THE DEBTORS' MONTHLY OPERATING REPORTS

On October 22, 2025 (the "Petition Date"), Hudson 1701/1706, LLC ("Hudson 1701/1706") and Hudson 1702, LLC ("Hudson 1702," and collectively with Hudson 1701/1706, the "Debtors" or the "Company") each filed a voluntary petition for relief pursuant to chapter 11 of title 11 of the United States Code (the "Bankruptcy Code") in the United States Bankruptcy Court for the District of Delaware (the "Bankruptcy Court"). The Debtors continue to operate their businesses and manage their properties as debtors in possession, pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. These chapter 11 cases (the "Chapter 11 Cases") are being jointly administered under the caption "In re Hudson 1701/1706, LLC, et al.," case number 25-11853 (KBO). Each Debtor has filed its own Monthly Operating Report ("MOR"), but these notes are consolidated and include separate notations for each Debtor where applicable

Basis of Presentation. The Debtors are filing these MORs solely for the purposes of complying with the reporting requirements applicable in their respective Chapter 11 Cases. The financial information contained herein is presented on a preliminary and unaudited basis, remains subject to adjustments and may not comply in all material respects with generally accepted accounting principles in the United States of America ("U.S. GAAP"). This MOR should not be relied on by any person for information relating to the Debtors' future financial conditions, events, or performance. The MORs are not intended to reconcile to any financial statements otherwise prepared or distributed by the Debtors. The financial information contained herein is presented per the Debtors' books and records without, among other things, all adjustments or reclassification that may be necessary or typical in accordance with U.S. GAAP. It is possible that not all assets, liabilities, income, or expenses have been recorded at the time of production. This information, however, has not been subject to certain procedures that typically would be applied to financial information in accordance with U.S. GAAP, which procedures could yield materially different financial information. The results of operations contained herein may not necessarily be indicative

[1] The Debtors in these Chapter 11 Cases and the last four digits of each Debtors' taxpayer identification number may be obtained on the website of the Debtors' claims and noticing agent at https://www.veritaglobal.net/hudson. The Debtors' mailing address is c/o FTI Consulting, Inc. Attn: Alan Tantleff, 1166 Avenue of the Americas, 15th Floor, New York, NY 10036 (solely for purposes of notices and communications).

of expected results for any other period or for the full year and may not necessarily reflect the combined results of operations and financial position of the Debtors in the future.

The Debtors' maintain their books and records on a cash basis. Certain asset and liability information, including accounts receivable, accounts payable and prepetition liabilities have been reported in Part 2: Asset and Liability Status; however, complete balance sheets by Debtor have not been prepared and are not available. The Statement of Cash Receipts and Disbursements and the Statement of Operations are also prepared on a cash basis. Accordingly, amounts reflected in these statement may differ due to the timing of when cash receipts and disbursements clear the Debtors' bank accounts. As a result, net cash flow may not correspond to net income for the same reporting period.

Reservation of Rights. The Debtors hereby reserve all their rights to dispute the validity, status, enforceability, or executory nature of any claim amount, representation, or other statement in this MOR. The Debtors reserve the right to amend or supplement this MOR, if necessary, but are under no obligation to do so. Nothing contained in these MORs shall constitute a waiver of any of the Debtors' rights under any applicable law or an admission with respect to any issue in the Chapter 11 Cases.

Reporting Period. Unless otherwise noted herein, the MOR generally reflects the Debtors' books and records and financial activity occurring during the applicable reporting period. Except as otherwise noted, no adjustments have been made for activity occurring after the close of the reporting period.

Claim Bar Dates and Reconciliation. The Debtors' General Bar date and Governmental Bar date established by the Bankruptcy Court occurred on April 6, 2026 and April 20, 2026, respectively. The Administrative Expense Bar Date, was also established by the Bankruptcy Court occurred on July 24, 2026. The Debtors, with the assistance of their advisors, are in process of reviewing and reconciling the filed proofs of claim. Accordingly, the amounts and classification of claims remain subject to further review and reconciliation.

Specific MOR Disclosures

Part 1: Cash Receipts and Disbursements.

- The cash receipts and disbursements are presented based on the entity which owns the respective bank account into which the cash was received or disbursed. The cash balance end of month represents cash for the month ending September 30, 2026, as reflected in Debtor's bank statements.

- In the ordinary course of their business, a Debtor may make payments on behalf of the other Debtor but will not create intercompany balances given the cash basis accounting.

Part 2: Assets and Liability Status.

- As noted above, complete balance sheets by Debtor have not been prepared. Certain asset and liability amounts, including postpetition accounts receivable and accounts payable, have been included based on management's available records. However, due to the absence of complete accounting records, total assets and liabilities are undetermined at this time.

- Accounts Receivable (a, b) – Primarily consists of tenant rent owed to the Debtors

- Postpetition Payables (f) – Primarily consist of amounts owed to vendors for services rendered and supplies provided after the Petition Date plus draws on the $43,538,350 senior secured debtor-in-possession term loan credit facility ("DIP Facility").

- Prepetition Secured Debt (k) – Reported amount represents approximate amount outstanding on the secured debt owed to prepetition lender, Parkview Financial REIT, LP (the "Prepetition Lender") and secured claims as of the Petition Date, which are more fully disclosed in the Debtors' Schedules of Assets and Liabilities.

- Prepetition Debt (l, m) – The Debtors have made a diligent effort to include all prepetition debt and trade claims however the Debtors cannot warrant the accuracy and completeness of the amounts(s). The ultimate amount of the Debtors' liabilities is undetermined at this time. The amounts currently classified are preliminary, subject to future adjustments and may be settled for greater or lesser amounts depending on court actions, further developments, determinations of the security status of certain claims, the values of any collateral securing such claims, rejection of executory contracts, continued reconciliation, or other events.

Part 4: Income Statement (Statement of Operations).

- Information reported in this section is based on the Debtors' books and records maintained on a cash basis. Operating revenue and expenses are consolidated and reported by management under the Hudson 1702 Debtor entity. Accordingly, Statement of Operations is not available for the Hudson 1701/1706 Debtor entity.

In re: Hudson 1701/1706, LLC **Case No.: 25-11853**

Reporting Period: 9/1/26 - 9/30/26

Cash Receipts & Disbursements

	Hudson 1701/1706, LLC 25-11853
Operating Receipts	
Rental Income	$ -
DIP Funding	-
Total Operating Receipts	**$ -**
Operating Disbursements	
Repairs & Maintenance	$ 124,415
Utilities	311,751
Staff Costs	8,358
Insurance	100,480
Professional Fees	896
Development Disbursements	136,792
General & Administrative	1,133
Management Fees	10,000
Other Taxes	1,644
Total Operating Disbursements	**$ 753,366**
Non-Operating Receipts and Disbursements	
Restructuring Expenses	1,225,250
Total Non-Operating Receipts/(Disbursements)	**$ 1,225,250**
Total Disbursements	**$ 1,978,615**
Total Net Cash Flow	**$ 1,978,615**

In re: Hudson 1701/1706, LLC

Case No.: **25-11853**
Reporting Period: **9/30/2026**

Bank Account Information

Legal Entity	Account Type	Bank Name	Account Number (last 4 digits)	Bank Balance
Hudson 1701/1706, LLC	Checking	Western Alliance Bank	4705	$ 572,778
Hudson 1701/1706, LLC	DIP	Flagstar Bank	3358	1,328,768
Hudson 1701/1706, LLC	Professional Fee Escrow	Bank of America	5330	1,975,046
Hudson 1701/1706, LLC	Utility Adequate Assuranc	Flagstar Bank	3234	70,000
Total Cash [Bank Balance]				**$ 3,946,591**

In re: Hudson 1701/1706, LLC

Case No.: **25-11853**

Reporting Period: **9/1/26 - 9/30/26**

Bank Reconciliations

The Debtors hereby submit this attestation regarding bank account reconciliations in lieu of providing copies of bank statements, bank reconciliations and journal entries.

The Debtors' standard practice is to ensure that bank reconciliations are completed before closing the books each reporting period. I attest that each of the Debtors' bank accounts has been reconciled in accordance with their standard practices.

/s/ Alan Tantleff	10/21/2026
Signature of Authorized Individual	Date
Alan Tantleff	Co-Chief Restructuring Officer
Printed Name of Authorized Individual	Title of Authorized Individual