

**SUPPLEMENT TO THE  
CONFIDENTIAL PRIVATE OFFERING MEMORANDUM  
OF  
PARK ROW 23 FUND LLC**

**Dated June 18, 2018**

The Confidential Private Offering Memorandum dated October 1, 2016 of Park Row 23 Fund LLC, a Delaware limited liability company (the “**Company**”), as supplemented by the Supplement dated August 1, 2017 and the Supplement dated February 26, 2018 (together with each Supplement, the “**Memorandum**”), is further supplemented and amended by this Supplement (this “**Supplement**”). All terms used with initial capital letters, unless otherwise defined in this Supplement, shall have the same meanings as assigned in the Memorandum.

THIS SUPPLEMENT AND THE MEMORANDUM SHOULD BE READ TOGETHER AS ONE DOCUMENT BEFORE MAKING A DECISION TO INVEST IN THE SECURITIES OFFERED BY THE COMPANY.

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**A prospective Investor should not assume that the information appearing in this Supplement, the Memorandum, or the documents attached to the Memorandum or this Supplement is accurate as of any date other than the respective dates of such documents. The Company's business, financial condition, results of operations, and prospects may have changed since that date.**

Any information in this Supplement supplements and amends all references to the information in the Memorandum and all exhibits, as well as the Business Plan.

### Extension of Offering Period

The August 1, 2017 Supplement noted that the “Initial Offering Period goes until July 1, 2018. The Offering Period may be extended for an additional 12 months, if there is at least one subscription with funds in escrow.”

This Supplement is to notify investors that the Company has satisfied the condition to have at least one subscription with funds in escrow and has extended the Offering Period for an additional 12 months thereby extending the Offering Period from July 1, 2018 until July 1, 2019.

### Miscellaneous

This Supplement presents the Company's updates to material information relating to the Project and the Memorandum as set forth above. The Company specifically disclaims, and does not undertake, any obligation to further supplement, amend, or update the information contained in the Memorandum or this Supplement.