

**FY' 2025 Guidelines for Properties Valued Based on the Income Approach,
Including Office Buildings, Retail, and Residential Properties**

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Trophy Office Buildings					
Midtown Trophy Buildings					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$79.57	\$90.96	\$99.23		
Expense	\$34.94	\$38.95	\$41.81		
Expense Ratio	44%	43%	42%		
Cap Rate	7.50%	7.50%	7.49%		
Approximate Market Value Range	\$364	\$424	\$469	24.47%	4.766%
Bcat/Subcat					0031

Downtown Trophy Buildings					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$43.65	\$50.83	\$60.41		
Expense	\$21.46	\$24.28	\$27.94		
Expense Ratio	49%	48%	46%		
Cap Rate	8.69%	8.68%	8.67%		
Approximate Market Value Range	\$165	\$197	\$242	24.47%	4.766%
Bcat/Subcat					0030

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "A" Office Buildings					
Plaza "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$66.02	\$78.87	\$96.22		
Expense	\$30.03	\$34.69	\$40.77		
Expense Ratio	45%	44%	42%		
Cap Rate	7.71%	7.70%	7.68%		
Approximate Market Value Range	\$288	\$354	\$446	24.47%	4.766%
Bcat/Subcat					0006

Grand Central "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$65.42	\$72.35	\$84.99		
Expense	\$29.81	\$32.34	\$36.86		
Expense Ratio	46%	45%	43%		
Cap Rate	7.83%	7.80%	7.75%		
Approximate Market Value Range	\$283	\$318	\$385	24.47%	4.766%
Bcat/Subcat					0004

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "A" Office Buildings					
Midtown West "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$67.65	\$77.52	\$92.12		
Expense	\$30.63	\$34.21	\$39.35		
Expense Ratio	45%	44%	43%		
Cap Rate	7.68%	7.66%	7.63%		
Approximate Market Value Range	\$297	\$349	\$426	24.47%	4.766%
Bcat/Subcat					0005

Midtown South "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$61.81	\$77.27	\$100.72		
Expense	\$28.46	\$34.11	\$42.31		
Expense Ratio	46%	44%	42%		
Cap Rate	8.87%	8.85%	8.82%		
Approximate Market Value Range	\$245	\$317	\$430	24.47%	4.766%
Bcat/Subcat					0003

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "A" Office Buildings					
Downtown Financial/WTC "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$43.65	\$50.83	\$60.41		
Expense	\$21.46	\$24.28	\$27.94		
Expense Ratio	49%	48%	46%		
Cap Rate	8.79%	8.77%	8.74%		
Approximate Market Value Range	\$164	\$196	\$240	24.47%	4.766%
Bcat/Subcat					0001

Downtown Insurance/Civic Center "A"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$43.65	\$50.83	\$60.41		
Expense	\$21.46	\$24.28	\$27.94		
Expense Ratio	49%	48%	46%		
Cap Rate	9.01%	9.00%	8.99%		
Approximate Market Value Range	\$161	\$193	\$236	24.47%	4.766%
Bcat/Subcat					0002

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Plaza "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$49.41	\$58.08	\$71.95		
Expense	\$23.73	\$27.06	\$32.20		
Expense Ratio	48%	47%	45%		
Cap Rate	8.36%	8.33%	8.29%		
Approximate Market Value Range	\$196	\$237	\$304	24.47%	4.766%
Bcat/Subcat					0015

Grand Central "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$49.41	\$58.08	\$71.95		
Expense	\$23.73	\$27.06	\$32.20		
Expense Ratio	48%	47%	45%		
Cap Rate	8.53%	8.50%	8.46%		
Approximate Market Value Range	\$193	\$234	\$301	24.47%	4.766%
Bcat/Subcat					0013

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Midtown West "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$48.67	\$57.57	\$67.03		
Expense	\$23.44	\$26.87	\$30.40		
Expense Ratio	48%	47%	45%		
Cap Rate	9.06%	9.00%	8.95%		
Approximate Market Value Range	\$182	\$223	\$267	24.47%	4.766%
Bcat/Subcat					0014

Grand Central South "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$49.41	\$58.08	\$71.95		
Expense	\$23.73	\$27.06	\$32.20		
Expense Ratio	48%	47%	45%		
Cap Rate	8.41%	8.39%	8.35%		
Approximate Market Value Range	\$195	\$236	\$303	24.47%	4.766%
Bcat/Subcat					0012

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Midtown South "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$61.81	\$77.27	\$100.72		
Expense	\$28.46	\$34.11	\$42.31		
Expense Ratio	46%	44%	42%		
Cap Rate	8.96%	8.93%	8.89%		
Approximate Market Value Range	\$243	\$315	\$428	24.47%	4.766%
Bcat/Subcat					0009

Downtown Financial/WTC "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$41.57	\$46.84	\$53.53		
Expense	\$20.62	\$22.72	\$25.33		
Expense Ratio	50%	49%	47%		
Cap Rate	9.50%	9.49%	9.48%		
Approximate Market Value Range	\$147	\$169	\$198	24.47%	4.766%
Bcat/Subcat					0007

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Class "B" Office Buildings					
Downtown Insurance/Civic Center "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$41.57	\$46.84	\$53.53		
Expense	\$20.62	\$22.72	\$25.33		
Expense Ratio	50%	49%	47%		
Cap Rate	9.79%	9.78%	9.77%		
Approximate Market Value Range	\$144	\$166	\$194	24.47%	4.766%
Bcat/Subcat					0008

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Manhattan Other Offices					
Plaza not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$55.88	\$68.43	\$88.74		
Expense	\$26.22	\$30.91	\$38.18		
Expense Ratio	47%	45%	43%		
Cap Rate	9.98%	9.96%	9.93%		
Approximate Market Value Range	\$201	\$255	\$344	23.97%	4.766%
Bcat/Subcat					0321

Grand Central not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$41.68	\$49.09	\$64.23		
Expense	\$20.67	\$23.61	\$29.37		
Expense Ratio	50%	48%	46%		
Cap Rate	10.12%	10.09%	10.06%		
Approximate Market Value Range	\$141	\$172	\$235	23.97%	4.766%
Bcat/Subcat					0322

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan Other Offices					
Grand Central South not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$49.81	\$53.60	\$59.38		
Expense	\$23.88	\$25.35	\$27.55		
Expense Ratio	48%	47%	46%		
Cap Rate	10.18%	10.16%	10.13%		
Approximate Market Value Range	\$173	\$189	\$214	23.97%	4.766%
Bcat/Subcat					0323

Midtown West not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$36.95	\$44.66	\$54.46		
Expense	\$18.74	\$21.86	\$25.68		
Expense Ratio	51%	49%	47%		
Cap Rate	10.25%	10.23%	10.22%		
Approximate Market Value Range	\$121	\$152	\$192	23.97%	4.766%
Bcat/Subcat					0324

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan Other Offices					
Midtown South not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$44.46	\$54.83	\$76.06		
Expense	\$21.78	\$25.82	\$33.69		
Expense Ratio	49%	47%	44%		
Cap Rate	10.12%	10.10%	10.07%		
Approximate Market Value Range	\$152	\$195	\$286	23.97%	4.766%
Bcat/Subcat					0325

Downtown Financial/World Trade Center/Insurance/Civic Center not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$40.21	\$46.68	\$64.06		
Expense	\$20.07	\$22.66	\$29.30		
Expense Ratio	50%	49%	46%		
Cap Rate	10.18%	10.17%	10.15%		
Approximate Market Value Range	\$135	\$161	\$233	23.97%	4.766%
Bcat/Subcat					0326

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan Other Offices					
Other Areas South Of 110th Street not "A" or "B"					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$59.72	\$78.87	\$105.21		
Expense	\$27.68	\$34.69	\$43.83		
Expense Ratio	46%	44%	42%		
Cap Rate	10.13%	10.06%	9.99%		
Approximate Market Value Range	\$215	\$298	\$416	23.97%	4.766%
Bcat/Subcat					0328

North of 110th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$32.92	\$39.66	\$52.83		
Expense	\$12.48	\$14.27	\$17.56		
Expense Ratio	38%	36%	33%		
Cap Rate	10.15%	10.13%	10.08%		
Approximate Market Value Range	\$137	\$170	\$238	26.13%	4.766%
Bcat/Subcat					0018

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Bronx Professional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$31.13	\$37.01	\$45.01		
Expense	\$11.98	\$13.58	\$15.64		
Expense Ratio	38%	37%	35%		
Cap Rate	10.19%	10.19%	10.18%		
Approximate Market Value Range	\$128	\$157	\$197	6.47%	4.766%
Bcat/Subcat					0027/2

Bronx Nonprofessional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.50	\$32.42	\$38.18		
Expense	\$10.96	\$12.34	\$13.89		
Expense Ratio	40%	38%	36%		
Cap Rate	10.37%	10.37%	10.37%		
Approximate Market Value Range	\$109	\$133	\$160	6.47%	4.766%
Bcat/Subcat					0024/2

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Downtown Brooklyn Class "A" Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$42.21	\$45.76	\$53.32		
Expense	\$20.88	\$22.30	\$25.24		
Expense Ratio	49%	49%	47%		
Cap Rate	9.76%	9.75%	9.72%		
Approximate Market Value Range	\$147	\$162	\$194	24.47%	4.766%
Bcat/Subcat					0019/3

Downtown Brooklyn Nonprofessional Offices (Except Class "A")					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$37.44	\$45.28	\$53.57		
Expense	\$13.69	\$15.71	\$17.74		
Expense Ratio	37%	35%	33%		
Cap Rate	10.37%	10.37%	10.38%		
Approximate Market Value Range	\$157	\$195	\$237	23.49%	4.766%
Bcat/Subcat					0024/3D

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Brooklyn North Professional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$25.44	\$33.15	\$49.92		
Expense	\$10.36	\$12.54	\$16.85		
Expense Ratio	41%	38%	34%		
Cap Rate	10.20%	10.19%	10.18%		
Approximate Market Value Range	\$101	\$138	\$221	24.90%	4.766%
Bcat/Subcat					0027/3N

Brooklyn North Nonprofessional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$25.90	\$33.15	\$39.60		
Expense	\$10.49	\$12.54	\$14.26		
Expense Ratio	41%	38%	36%		
Cap Rate	10.37%	10.37%	10.37%		
Approximate Market Value Range	\$102	\$136	\$167	24.90%	4.766%
Bcat/Subcat					0024/3N

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Brooklyn South Professional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.59	\$35.62	\$42.90		
Expense	\$11.83	\$13.21	\$15.11		
Expense Ratio	39%	37%	35%		
Cap Rate	10.19%	10.19%	10.18%		
Approximate Market Value Range	\$125	\$150	\$186	11.37%	4.766%
Bcat/Subcat					0027/3S

Brooklyn South Nonprofessional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.21	\$32.36	\$37.58		
Expense	\$10.87	\$12.32	\$13.73		
Expense Ratio	40%	38%	37%		
Cap Rate	10.37%	10.37%	10.37%		
Approximate Market Value Range	\$108	\$132	\$158	11.37%	4.766%
Bcat/Subcat					0024/3S

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Queens Central Professional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$31.32	\$36.19	\$41.91		
Expense	\$12.04	\$13.36	\$14.85		
Expense Ratio	38%	37%	35%		
Cap Rate	10.19%	10.19%	10.18%		
Approximate Market Value Range	\$129	\$153	\$181	17.20%	4.766%
Bcat/Subcat					0027/4C

Queens Central Nonprofessional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.97	\$34.73	\$42.84		
Expense	\$11.09	\$12.97	\$15.09		
Expense Ratio	40%	37%	35%		
Cap Rate	10.37%	10.37%	10.37%		
Approximate Market Value Range	\$112	\$144	\$183	17.20%	4.766%
Bcat/Subcat					0024/4C

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Queens Northeast Professional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$31.16	\$38.24	\$44.62		
Expense	\$11.99	\$13.90	\$15.54		
Expense Ratio	38%	36%	35%		
Cap Rate	10.19%	10.19%	10.18%		
Approximate Market Value Range	\$128	\$163	\$195	10.43%	4.766%
Bcat/Subcat					O027/4E

Queens Northeast Nonprofessional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$32.27	\$37.21	\$44.12		
Expense	\$12.30	\$13.63	\$15.42		
Expense Ratio	38%	37%	35%		
Cap Rate	10.37%	10.37%	10.37%		
Approximate Market Value Range	\$132	\$156	\$190	10.43%	4.766%
Bcat/Subcat					O024/4E

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Queens Northwest Professional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$35.70	\$37.72	\$45.59		
Expense	\$13.23	\$13.76	\$15.78		
Expense Ratio	37%	36%	35%		
Cap Rate	10.19%	10.19%	10.18%		
Approximate Market Value Range	\$150	\$160	\$199	30.49%	4.766%
Bcat/Subcat					0027/4W

Queens Northwest Nonprofessional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.85	\$32.43	\$37.60		
Expense	\$11.06	\$12.34	\$13.74		
Expense Ratio	40%	38%	37%		
Cap Rate	10.37%	10.37%	10.37%		
Approximate Market Value Range	\$111	\$133	\$158	30.49%	4.766%
Bcat/Subcat					0024/4W

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Queens South Professional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.97	\$35.49	\$41.00		
Expense	\$11.94	\$13.17	\$14.62		
Expense Ratio	39%	37%	36%		
Cap Rate	10.19%	10.19%	10.18%		
Approximate Market Value Range	\$127	\$149	\$177	7.75%	4.766%
Bcat/Subcat					0027/4S

Queens South Nonprofessional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.97	\$32.68	\$36.50		
Expense	\$11.09	\$12.41	\$13.44		
Expense Ratio	40%	38%	37%		
Cap Rate	10.37%	10.37%	10.37%		
Approximate Market Value Range	\$112	\$134	\$152	7.75%	4.766%
Bcat/Subcat					0024/4S

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Offices in Boroughs Outside Manhattan					
Staten Island Professional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$28.42	\$32.80	\$39.21		
Expense	\$11.22	\$12.44	\$14.15		
Expense Ratio	39%	38%	36%		
Cap Rate	10.19%	10.19%	10.19%		
Approximate Market Value Range	\$115	\$136	\$168	10.60%	4.766%
Bcat/Subcat					0027/5

Staten Island Nonprofessional Offices					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$25.09	\$29.18	\$33.42		
Expense	\$10.25	\$11.44	\$12.61		
Expense Ratio	41%	39%	38%		
Cap Rate	10.37%	10.37%	10.37%		
Approximate Market Value Range	\$98	\$117	\$137	10.60%	4.766%
Bcat/Subcat					0024/5

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Public & Private Schools					
Manhattan Schools					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$14.41	\$20.38	\$30.06		
Expense	\$6.91	\$8.88	\$11.77		
Expense Ratio	48%	44%	39%		
Cap Rate	9.71%	9.62%	9.52%		
Approximate Market Value Range	\$52	\$80	\$128	4.50%	4.766%
Bcat/Subcat					SP10/1

Outer boroughs Schools					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$14.41	\$20.38	\$30.06		
Expense	\$6.91	\$8.88	\$11.77		
Expense Ratio	48%	44%	39%		
Cap Rate	10.02%	9.93%	9.82%		
Approximate Market Value Range	\$51	\$78	\$125	4.50%	4.766%
Bcat/Subcat					SP10/O

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Miscellaneous Schools					
Manhattan Misc. Schools					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$14.41	\$20.38	\$30.06		
Expense	\$6.91	\$8.88	\$11.77		
Expense Ratio	48%	44%	39%		
Cap Rate	9.70%	9.63%	9.55%		
Approximate Market Value Range	\$52	\$80	\$128	4.50%	4.766%
Bcat/Subcat	SP11/1				

Outer boroughs Misc. Schools					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$14.41	\$20.38	\$30.06		
Expense	\$6.91	\$8.88	\$11.77		
Expense Ratio	48%	44%	39%		
Cap Rate	10.02%	9.92%	9.81%		
Approximate Market Value Range	\$51	\$78	\$125	4.50%	4.766%
Bcat/Subcat	SP11/O				

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan South of Grand St. & Downtown Brooklyn					
One Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$42.07	\$54.11	\$82.45		
Expense	\$18.09	\$21.98	\$30.47		
Expense Ratio	43%	41%	37%		
Cap Rate	11.18%	11.05%	10.82%		
Approximate Market Value Range	\$150	\$203	\$334	10.99%	4.766%
Bcat/Subcat					K111/M

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$42.07	\$54.11	\$82.45		
Expense	\$18.09	\$21.98	\$30.47		
Expense Ratio	43%	41%	37%		
Cap Rate	11.06%	10.95%	10.75%		
Approximate Market Value Range	\$152	\$204	\$335	10.99%	4.766%
Bcat/Subcat					K121/M

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan South of Grand St. & Downtown Brooklyn					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$42.07	\$54.11	\$82.45		
Expense	\$18.09	\$21.98	\$30.47		
Expense Ratio	43%	41%	37%		
Cap Rate	11.12%	11.00%	10.82%		
Approximate Market Value Range	\$151	\$204	\$334	10.99%	4.766%
Bcat/Subcat					K131/M
Mixed-Use/Miscellaneous Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$48.86	\$83.46	\$134.81		
Expense	\$20.32	\$30.76	\$44.58		
Expense Ratio	42%	37%	33%		
Cap Rate	10.99%	10.99%	10.99%		
Approximate Market Value Range	\$181	\$334	\$573	10.99%	4.766%
Bcat/Subcat					K231/M

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Manhattan South of 125 St. & Downtown Brooklyn					
Large Retail	20,001 - 50,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$52.29	\$74.75	\$146.83		
Expense	\$21.41	\$28.24	\$47.63		
Expense Ratio	41%	38%	32%		
Cap Rate	9.72%	9.56%	9.28%		
Approximate Market Value Range	\$213	\$325	\$706	10.99%	4.766%
Bcat/Subcat					K311/M

Extra Large Retail	Greater Than 50,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$52.29	\$74.75	\$146.83		
Expense	\$21.41	\$28.24	\$47.63		
Expense Ratio	41%	38%	32%		
Cap Rate	9.38%	9.33%	9.23%		
Approximate Market Value Range	\$218	\$330	\$709	10.99%	4.766%
Bcat/Subcat					K411/M

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

North of Grand Street (Grand to W. 59th St. & to E. 96th St.)					
One Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$98.77	\$150.11	\$200.21		
Expense	\$35.03	\$48.46	\$60.56		
Expense Ratio	35%	32%	30%		
Cap Rate	9.09%	8.89%	8.76%		
Approximate Market Value Range	\$460	\$744	\$1,032	10.99%	4.766%
Bcat/Subcat					K112/1

Midtown South (Grand to 30th St.)					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$73.77	\$103.76	\$166.19		
Expense	\$27.95	\$36.40	\$52.42		
Expense Ratio	38%	35%	32%		
Cap Rate	9.77%	9.69%	9.57%		
Approximate Market Value Range	\$315	\$466	\$794	10.99%	4.766%
Bcat/Subcat					K122/1

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Midtown South (Grand to 30th St.)					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$50.25	\$65.46	\$93.24		
Expense	\$20.76	\$25.48	\$33.51		
Expense Ratio	41%	39%	36%		
Cap Rate	9.73%	9.68%	9.61%		
Approximate Market Value Range	\$203	\$277	\$415	10.99%	4.766%
Bcat/Subcat					K132/1

Mixed-Use/Miscellaneous Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$45.73	\$63.67	\$77.70		
Expense	\$19.30	\$24.94	\$29.10		
Expense Ratio	42%	39%	37%		
Cap Rate	10.00%	9.93%	9.88%		
Approximate Market Value Range	\$179	\$264	\$332	10.99%	4.766%
Bcat/Subcat					K232/1

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Midtown (30th to 59th Street)					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$73.77	\$103.76	\$166.19		
Expense	\$27.95	\$36.40	\$52.42		
Expense Ratio	38%	35%	32%		
Cap Rate	9.26%	9.17%	9.04%		
Approximate Market Value Range	\$327	\$483	\$824	10.99%	4.766%
Bcat/Subcat					K123/1

Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$56.29	\$75.36	\$96.57		
Expense	\$22.67	\$28.42	\$34.43		
Expense Ratio	40%	38%	36%		
Cap Rate	9.42%	9.34%	9.27%		
Approximate Market Value Range	\$237	\$333	\$443	10.99%	4.766%
Bcat/Subcat					K133/1

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Midtown (30th to 125th Street)					
Mixed-Use/Miscellaneous Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$45.73	\$63.67	\$77.70		
Expense	\$19.30	\$24.94	\$29.10		
Expense Ratio	42%	39%	37%		
Cap Rate	10.05%	9.93%	9.86%		
Approximate Market Value Range	\$178	\$264	\$332	10.99%	4.766%
Bcat/Subcat					K233/1

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

East Side (59th to 96th Street)					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$75.67	\$98.80	\$203.39		
Expense	\$28.50	\$35.04	\$61.30		
Expense Ratio	38%	35%	30%		
Cap Rate	9.13%	9.07%	8.90%		
Approximate Market Value Range	\$339	\$461	\$1,040	10.99%	4.766%
Bcat/Subcat					K124/1

Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$75.67	\$98.80	\$203.39		
Expense	\$28.50	\$35.04	\$61.30		
Expense Ratio	38%	35%	30%		
Cap Rate	9.20%	9.13%	8.94%		
Approximate Market Value Range	\$338	\$459	\$1,037	10.99%	4.766%
Bcat/Subcat					K134/1

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Central Park (W. 59th St. to 125 St. & E. 96th St. to 125th St.)					
One Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$33.76	\$49.40	\$76.28		
Expense	\$15.26	\$20.49	\$28.68		
Expense Ratio	45%	41%	38%		
Cap Rate	10.31%	10.15%	9.97%		
Approximate Market Value Range	\$123	\$194	\$323	10.99%	4.766%
Bcat/Subcat					K115/1

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$33.76	\$49.40	\$76.28		
Expense	\$15.26	\$20.49	\$28.68		
Expense Ratio	45%	41%	38%		
Cap Rate	11.06%	10.87%	10.65%		
Approximate Market Value Range	\$117	\$185	\$309	10.99%	4.766%
Bcat/Subcat					K125/1

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Central Park (W. 59th St. to 125 St. & E. 96th St. to 125th St.)					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$33.76	\$49.40	\$76.28		
Expense	\$15.26	\$20.49	\$28.68		
Expense Ratio	45%	41%	38%		
Cap Rate	10.93%	10.78%	10.61%		
Approximate Market Value Range	\$118	\$186	\$310	10.99%	4.766%
Bcat/Subcat					K135/1

Manhattan South of 125 St. & Downtown Brooklyn					
Medium Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$48.86	\$83.46	\$134.81		
Expense	\$20.32	\$30.76	\$44.58		
Expense Ratio	42%	37%	33%		
Cap Rate	9.94%	9.71%	9.50%		
Approximate Market Value Range	\$194	\$364	\$632	10.99%	4.766%
Bcat/Subcat					K211/M

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan North of 125th Street					
One-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$41.98	\$56.04	\$76.99		
Expense	\$14.09	\$17.29	\$21.65		
Expense Ratio	34%	31%	28%		
Cap Rate	11.39%	11.36%	11.33%		
Approximate Market Value Range	\$173	\$240	\$344	14.70%	4.766%
Bcat/Subcat					K117/1

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$32.14	\$45.05	\$68.41		
Expense	\$11.67	\$14.82	\$19.91		
Expense Ratio	36%	33%	29%		
Cap Rate	11.23%	11.18%	11.11%		
Approximate Market Value Range	\$128	\$190	\$305	14.70%	4.766%
Bcat/Subcat					K127/1

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan North of 125th Street					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$33.16	\$38.35	\$48.76		
Expense	\$11.93	\$13.22	\$15.67		
Expense Ratio	36%	34%	32%		
Cap Rate	10.51%	10.49%	10.46%		
Approximate Market Value Range	\$139	\$165	\$217	14.70%	4.766%
Bcat/Subcat					K137/1

Medium Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$40.05	\$51.97	\$70.25		
Expense	\$13.63	\$16.39	\$20.29		
Expense Ratio	34%	32%	29%		
Cap Rate	9.73%	9.59%	9.43%		
Approximate Market Value Range	\$182	\$248	\$352	14.70%	4.766%
Bcat/Subcat					K217/1

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan North of 125th Street					
Medium Mixed-Use Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$40.05	\$51.97	\$70.25		
Expense	\$13.63	\$16.39	\$20.29		
Expense Ratio	34%	32%	29%		
Cap Rate	9.65%	9.50%	9.33%		
Approximate Market Value Range	\$183	\$249	\$354	14.70%	4.766%
Bcat/Subcat					K237/1

Large Retail			20,001 - 30,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$36.76	\$53.16	\$62.64		
Expense	\$12.83	\$16.66	\$18.71		
Expense Ratio	35%	31%	30%		
Cap Rate	10.11%	9.85%	9.74%		
Approximate Market Value Range	\$161	\$250	\$303	14.70%	4.766%
Bcat/Subcat					K317/1A

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan North of 125th Street					
Large Retail	Greater than 30,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$36.76	\$53.16	\$62.64		
Expense	\$12.83	\$16.66	\$18.71		
Expense Ratio	35%	31%	30%		
Cap Rate	9.89%	9.66%	9.56%		
Approximate Market Value Range	\$163	\$253	\$307	14.70%	4.766%
Bcat/Subcat					K317/1B

Extra Large Retail	Up to 100,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$36.76	\$53.16	\$62.64		
Expense	\$12.83	\$16.66	\$18.71		
Expense Ratio	35%	31%	30%		
Cap Rate	9.48%	9.04%	8.86%		
Approximate Market Value Range	\$168	\$264	\$322	14.70%	4.766%
Bcat/Subcat					K417/1A

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Manhattan North of 125th Street and Boroughs Outside Manhattan					
Extra Large Retail			Greater than 100,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$36.76	\$53.16	\$62.64		
Expense	\$12.83	\$16.66	\$18.71		
Expense Ratio	35%	31%	30%		
Cap Rate	9.75%	9.60%	9.54%		
Approximate Market Value Range	\$165	\$254	\$307	14.70%	4.766%
Bcat/Subcat					K417/1B

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Bronx					
One-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$29.24	\$37.47	\$48.13		
Expense	\$10.91	\$13.00	\$15.53		
Expense Ratio	37%	35%	32%		
Cap Rate	11.43%	11.40%	11.38%		
Approximate Market Value Range	\$113	\$151	\$202	9.07%	4.766%
Bcat/Subcat					K117/2

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.87	\$33.60	\$42.25		
Expense	\$10.28	\$12.04	\$14.16		
Expense Ratio	38%	36%	34%		
Cap Rate	11.26%	11.22%	11.19%		
Approximate Market Value Range	\$104	\$135	\$176	9.07%	4.766%
Bcat/Subcat					K127/2

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Bronx					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$23.88	\$28.77	\$35.71		
Expense	\$9.45	\$10.79	\$12.57		
Expense Ratio	40%	37%	35%		
Cap Rate	10.56%	10.53%	10.50%		
Approximate Market Value Range	\$94	\$118	\$152	9.07%	4.766%
Bcat/Subcat					K137/2

Medium Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$28.35	\$37.38	\$55.76		
Expense	\$10.67	\$12.98	\$17.23		
Expense Ratio	38%	35%	31%		
Cap Rate	9.92%	9.77%	9.56%		
Approximate Market Value Range	\$120	\$168	\$269	9.07%	4.766%
Bcat/Subcat					K217/2

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Bronx					
Medium Mixed-Use Retail		10,001 - 20,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$22.78	\$28.17	\$36.86		
Expense	\$9.14	\$10.63	\$12.85		
Expense Ratio	40%	38%	35%		
Cap Rate	9.99%	9.86%	9.70%		
Approximate Market Value Range	\$92	\$120	\$166	9.07%	4.766%
Bcat/Subcat					K237/2

Large Retail		20,001 - 30,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.37	\$35.79	\$52.46		
Expense	\$10.14	\$12.59	\$16.50		
Expense Ratio	38%	35%	31%		
Cap Rate	10.34%	10.13%	9.86%		
Approximate Market Value Range	\$107	\$156	\$246	9.07%	4.766%
Bcat/Subcat					K317/2A

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Bronx					
Large Retail	Greater than 30,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.37	\$35.79	\$52.46		
Expense	\$10.14	\$12.59	\$16.50		
Expense Ratio	38%	35%	31%		
Cap Rate	10.10%	9.91%	9.67%		
Approximate Market Value Range	\$109	\$158	\$249	9.07%	4.766%
Bcat/Subcat					K317/2B

Extra Large Retail	Up to 100,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.25	\$39.23	\$46.42		
Expense	\$10.11	\$13.43	\$15.13		
Expense Ratio	39%	34%	33%		
Cap Rate	9.90%	9.40%	9.20%		
Approximate Market Value Range	\$110	\$182	\$224	9.07%	4.766%
Bcat/Subcat					K417/2A

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Bronx					
Extra Large Retail	Greater than 100,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.25	\$39.23	\$46.42		
Expense	\$10.11	\$13.43	\$15.13		
Expense Ratio	39%	34%	33%		
Cap Rate	10.25%	10.09%	10.02%		
Approximate Market Value Range	\$107	\$174	\$212	9.07%	4.766%
Bcat/Subcat					K417/2B

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Brooklyn North (except Downtown)					
One-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$28.97	\$38.27	\$54.38		
Expense	\$10.84	\$13.20	\$16.93		
Expense Ratio	37%	34%	31%		
Cap Rate	11.43%	11.40%	11.37%		
Approximate Market Value Range	\$112	\$155	\$232	5.36%	4.766%
Bcat/Subcat					K117/3N

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.74	\$32.82	\$42.96		
Expense	\$10.24	\$11.84	\$14.33		
Expense Ratio	38%	36%	33%		
Cap Rate	11.26%	11.23%	11.18%		
Approximate Market Value Range	\$103	\$131	\$180	5.36%	4.766%
Bcat/Subcat					K127/3N

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Brooklyn North (except Downtown)					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$25.14	\$32.01	\$40.77		
Expense	\$9.80	\$11.63	\$13.80		
Expense Ratio	39%	36%	34%		
Cap Rate	10.55%	10.52%	10.48%		
Approximate Market Value Range	\$100	\$133	\$177	5.36%	4.766%
Bcat/Subcat					K137/3N

Medium Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.65	\$32.78	\$44.59		
Expense	\$9.67	\$11.83	\$14.71		
Expense Ratio	39%	36%	33%		
Cap Rate	10.00%	9.84%	9.68%		
Approximate Market Value Range	\$101	\$143	\$207	5.36%	4.766%
Bcat/Subcat					K217/3N

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Brooklyn North (except Downtown)					
Medium Mixed-Use Retail		10,001 - 20,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$23.10	\$34.59	\$41.81		
Expense	\$9.23	\$12.29	\$14.05		
Expense Ratio	40%	36%	34%		
Cap Rate	9.98%	9.74%	9.63%		
Approximate Market Value Range	\$94	\$154	\$193	5.36%	4.766%
Bcat/Subcat					K237/3N

Brooklyn South					
One-Story Fully Retail		Up to 10,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$31.21	\$37.39	\$49.08		
Expense	\$11.43	\$12.99	\$15.74		
Expense Ratio	37%	35%	32%		
Cap Rate	11.42%	11.40%	11.38%		
Approximate Market Value Range	\$122	\$151	\$206	6.27%	4.766%
Bcat/Subcat					K117/3S

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Brooklyn South					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$29.12	\$35.83	\$47.85		
Expense	\$10.88	\$12.60	\$15.46		
Expense Ratio	37%	35%	32%		
Cap Rate	11.24%	11.21%	11.17%		
Approximate Market Value Range	\$114	\$145	\$203	6.27%	4.766%
Bcat/Subcat					K127/3S

Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$25.42	\$29.97	\$37.98		
Expense	\$9.88	\$11.10	\$13.13		
Expense Ratio	39%	37%	35%		
Cap Rate	10.55%	10.53%	10.49%		
Approximate Market Value Range	\$101	\$123	\$163	6.27%	4.766%
Bcat/Subcat					K137/3S

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Brooklyn South					
Medium Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$32.59	\$41.15	\$51.61		
Expense	\$11.78	\$13.90	\$16.31		
Expense Ratio	36%	34%	32%		
Cap Rate	9.85%	9.72%	9.60%		
Approximate Market Value Range	\$142	\$188	\$246	6.27%	4.766%
Bcat/Subcat					K217/3S

Medium Mixed-Use Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.46	\$31.03	\$41.91		
Expense	\$9.62	\$11.38	\$14.08		
Expense Ratio	39%	37%	34%		
Cap Rate	9.95%	9.81%	9.63%		
Approximate Market Value Range	\$101	\$135	\$193	6.27%	4.766%
Bcat/Subcat					K237/3S

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Brooklyn (except Downtown)					
Large Retail		20,001 - 30,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.20	\$35.52	\$48.42		
Expense	\$10.37	\$12.52	\$15.59		
Expense Ratio	38%	35%	32%		
Cap Rate	10.32%	10.13%	9.92%		
Approximate Market Value Range	\$112	\$154	\$224	5.87%	4.766%
Bcat/Subcat					K317/3A

Large Retail		Greater than 30,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.20	\$35.52	\$48.42		
Expense	\$10.37	\$12.52	\$15.59		
Expense Ratio	38%	35%	32%		
Cap Rate	10.08%	9.91%	9.72%		
Approximate Market Value Range	\$113	\$157	\$227	5.87%	4.766%
Bcat/Subcat					K317/3B

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Brooklyn (except Downtown)					
Extra Large Retail			Up to 100,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective
Income	\$26.54	\$36.41	\$42.20		
Expense	\$10.19	\$12.74	\$14.15		
Expense Ratio	38%	35%	34%		
Cap Rate	9.88%	9.49%	9.31%		
Approximate Market Value Range	\$112	\$166	\$199	5.87%	4.766%
Bcat/Subcat					K417/3A

Extra Large Retail			Greater than 100,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.54	\$36.41	\$42.20		
Expense	\$10.19	\$12.74	\$14.15		
Expense Ratio	38%	35%	34%		
Cap Rate	10.25%	10.12%	10.06%		
Approximate Market Value Range	\$109	\$159	\$189	5.87%	4.766%
Bcat/Subcat					K417/3B

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens Central					
One-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$35.53	\$47.83	\$69.80		
Expense	\$12.52	\$15.46	\$20.20		
Expense Ratio	35%	32%	29%		
Cap Rate	11.41%	11.38%	11.34%		
Approximate Market Value Range	\$142	\$200	\$308	8.74%	4.766%
Bcat/Subcat					K117/4C

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$32.71	\$41.28	\$59.99		
Expense	\$11.81	\$13.93	\$18.15		
Expense Ratio	36%	34%	30%		
Cap Rate	11.23%	11.19%	11.13%		
Approximate Market Value Range	\$131	\$171	\$263	8.74%	4.766%
Bcat/Subcat					K127/4C

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens Central					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.01	\$33.44	\$45.27		
Expense	\$10.32	\$12.00	\$14.87		
Expense Ratio	38%	36%	33%		
Cap Rate	10.54%	10.51%	10.47%		
Approximate Market Value Range	\$109	\$140	\$200	8.74%	4.766%
Bcat/Subcat					K137/4C

Medium Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$35.02	\$50.67	\$69.15		
Expense	\$12.40	\$16.10	\$20.07		
Expense Ratio	35%	32%	29%		
Cap Rate	9.81%	9.61%	9.44%		
Approximate Market Value Range	\$155	\$240	\$345	8.74%	4.766%
Bcat/Subcat					K217/4C

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens Central					
Medium Mixed-Use Retail		10,001 - 20,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.60	\$40.06	\$55.72		
Expense	\$10.20	\$13.63	\$17.22		
Expense Ratio	38%	34%	31%		
Cap Rate	9.90%	9.65%	9.46%		
Approximate Market Value Range	\$112	\$183	\$271	8.74%	4.766%
Bcat/Subcat					K237/4C

Queens Northeast					
One-Story Fully Retail		Up to 10,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$38.18	\$48.81	\$73.52		
Expense	\$13.18	\$15.68	\$20.95		
Expense Ratio	35%	32%	29%		
Cap Rate	11.40%	11.38%	11.34%		
Approximate Market Value Range	\$155	\$205	\$326	10.87%	4.766%
Bcat/Subcat					K117/4E

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens Northeast					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$36.70	\$48.19	\$67.04		
Expense	\$12.82	\$15.54	\$19.63		
Expense Ratio	35%	32%	29%		
Cap Rate	11.21%	11.17%	11.12%		
Approximate Market Value Range	\$149	\$205	\$298	10.87%	4.766%
Bcat/Subcat					K127/4E

Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.12	\$37.53	\$47.35		
Expense	\$11.14	\$13.02	\$15.35		
Expense Ratio	37%	35%	32%		
Cap Rate	10.52%	10.49%	10.46%		
Approximate Market Value Range	\$124	\$161	\$210	10.87%	4.766%
Bcat/Subcat					K137/4E

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens Northeast					
Medium Fully Retail		10,001 - 20,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$34.16	\$47.82	\$64.66		
Expense	\$12.18	\$15.46	\$19.13		
Expense Ratio	36%	32%	30%		
Cap Rate	9.82%	9.64%	9.48%		
Approximate Market Value Range	\$151	\$225	\$320	10.87%	4.766%
Bcat/Subcat					K217/4E

Medium Mixed-Use Retail		10,001 - 20,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$26.94	\$33.07	\$51.05		
Expense	\$10.29	\$11.90	\$16.19		
Expense Ratio	38%	36%	32%		
Cap Rate	9.89%	9.77%	9.51%		
Approximate Market Value Range	\$114	\$146	\$244	10.87%	4.766%
Bcat/Subcat					K237/4E

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens Northwest					
One-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$40.91	\$54.82	\$70.54		
Expense	\$13.84	\$17.02	\$20.35		
Expense Ratio	34%	31%	29%		
Cap Rate	11.39%	11.37%	11.34%		
Approximate Market Value Range	\$168	\$234	\$312	6.07%	4.766%
Bcat/Subcat					K117/4W

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$38.66	\$51.00	\$66.84		
Expense	\$13.30	\$16.18	\$19.59		
Expense Ratio	34%	32%	29%		
Cap Rate	11.20%	11.16%	11.12%		
Approximate Market Value Range	\$159	\$219	\$297	6.07%	4.766%
Bcat/Subcat					K127/4W

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens Northwest					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$32.45	\$39.24	\$48.46		
Expense	\$11.74	\$13.44	\$15.60		
Expense Ratio	36%	34%	32%		
Cap Rate	10.51%	10.49%	10.46%		
Approximate Market Value Range	\$136	\$169	\$216	6.07%	4.766%
Bcat/Subcat					K137/4W

Medium Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$34.12	\$43.13	\$56.27		
Expense	\$12.17	\$14.37	\$17.34		
Expense Ratio	36%	33%	31%		
Cap Rate	9.82%	9.69%	9.55%		
Approximate Market Value Range	\$150	\$199	\$272	6.07%	4.766%
Bcat/Subcat					K217/4W

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens Northwest					
Medium Mixed-Use Retail		10,001 - 20,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$31.59	\$38.28	\$49.05		
Expense	\$11.52	\$13.20	\$15.74		
Expense Ratio	36%	34%	32%		
Cap Rate	9.80%	9.68%	9.54%		
Approximate Market Value Range	\$138	\$174	\$233	6.07%	4.766%
Bcat/Subcat					K237/4W

Queens South					
One-Story Fully Retail		Up to 10,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.94	\$38.66	\$49.04		
Expense	\$11.35	\$13.30	\$15.73		
Expense Ratio	37%	34%	32%		
Cap Rate	11.42%	11.40%	11.38%		
Approximate Market Value Range	\$121	\$157	\$206	6.01%	4.766%
Bcat/Subcat					K117/4S

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens South					
Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.96	\$35.96	\$41.47		
Expense	\$11.36	\$12.63	\$13.97		
Expense Ratio	37%	35%	34%		
Cap Rate	11.24%	11.21%	11.19%		
Approximate Market Value Range	\$122	\$146	\$172	6.01%	4.766%
Bcat/Subcat					K127/4S

Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$25.53	\$29.55	\$37.10		
Expense	\$9.91	\$10.99	\$12.91		
Expense Ratio	39%	37%	35%		
Cap Rate	10.55%	10.53%	10.49%		
Approximate Market Value Range	\$102	\$121	\$159	6.01%	4.766%
Bcat/Subcat					K137/4S

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens South					
Medium Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$29.36	\$37.40	\$47.20		
Expense	\$10.94	\$12.99	\$15.31		
Expense Ratio	37%	35%	32%		
Cap Rate	9.90%	9.77%	9.65%		
Approximate Market Value Range	\$126	\$168	\$221	6.01%	4.766%
Bcat/Subcat					K217/4S

Medium Mixed-Use Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$20.34	\$27.15	\$40.11		
Expense	\$8.44	\$10.35	\$13.65		
Expense Ratio	41%	38%	34%		
Cap Rate	10.06%	9.88%	9.65%		
Approximate Market Value Range	\$80	\$115	\$184	6.01%	4.766%
Bcat/Subcat					K237/4S

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens					
Large Retail	20,001 - 30,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$31.85	\$44.89	\$55.12		
Expense	\$11.59	\$14.78	\$17.09		
Expense Ratio	36%	33%	31%		
Cap Rate	10.21%	9.97%	9.83%		
Approximate Market Value Range	\$135	\$204	\$261	8.39%	4.766%
Bcat/Subcat					K317/4A

Large Retail	Greater than 30,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$31.85	\$44.89	\$55.12		
Expense	\$11.59	\$14.78	\$17.09		
Expense Ratio	36%	33%	31%		
Cap Rate	9.98%	9.77%	9.64%		
Approximate Market Value Range	\$137	\$207	\$264	8.39%	4.766%
Bcat/Subcat					K317/4B

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Queens					
Extra Large Retail			Up to 100,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$29.94	\$40.22	\$46.70		
Expense	\$11.09	\$13.67	\$15.20		
Expense Ratio	37%	34%	33%		
Cap Rate	9.73%	9.37%	9.19%		
Approximate Market Value Range	\$130	\$188	\$226	8.39%	4.766%
Bcat/Subcat					K417/4A

Extra Large Retail			Greater than 100,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$29.94	\$40.22	\$46.70		
Expense	\$11.09	\$13.67	\$15.20		
Expense Ratio	37%	34%	33%		
Cap Rate	10.20%	10.08%	10.02%		
Approximate Market Value Range	\$126	\$179	\$213	8.39%	4.766%
Bcat/Subcat					K417/4B

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Staten Island					
One-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$27.95	\$35.02	\$43.21		
Expense	\$10.57	\$12.40	\$14.38		
Expense Ratio	38%	35%	33%		
Cap Rate	11.43%	11.41%	11.39%		
Approximate Market Value Range	\$107	\$140	\$178	10.71%	4.766%
Bcat/Subcat					K117/5

Multi-Story Fully Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective
Income	\$24.22	\$28.09	\$35.15		
Expense	\$9.55	\$10.60	\$12.43		
Expense Ratio	39%	38%	35%		
Cap Rate	11.27%	11.25%	11.22%		
Approximate Market Value Range	\$91	\$109	\$142	10.71%	4.766%
Bcat/Subcat					K127/5

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Staten Island					
Mixed-Use/Miscellaneous Retail			Up to 10,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$19.96	\$25.34	\$31.29		
Expense	\$8.33	\$9.86	\$11.45		
Expense Ratio	42%	39%	37%		
Cap Rate	10.58%	10.55%	10.52%		
Approximate Market Value Range	\$76	\$101	\$130	10.71%	4.766%
Bcat/Subcat					K137/5

Medium Fully Retail			10,001 - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$28.06	\$37.54	\$43.41		
Expense	\$10.60	\$13.02	\$14.43		
Expense Ratio	38%	35%	33%		
Cap Rate	9.93%	9.77%	9.69%		
Approximate Market Value Range	\$119	\$169	\$200	10.71%	4.766%
Bcat/Subcat					K217/5

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Staten Island					
Medium Mixed-Use Retail		10,001 - 20,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$21.27	\$26.46	\$31.98		
Expense	\$8.71	\$10.17	\$11.62		
Expense Ratio	41%	38%	36%		
Cap Rate	10.03%	9.90%	9.79%		
Approximate Market Value Range	\$85	\$111	\$140	10.71%	4.766%
Bcat/Subcat					K237/5

Large Retail		20,001 - 30,000 Sq.Ft.			
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.04	\$43.42	\$51.41		
Expense	\$9.50	\$14.43	\$16.27		
Expense Ratio	40%	33%	32%		
Cap Rate	10.41%	9.99%	9.87%		
Approximate Market Value Range	\$96	\$196	\$240	10.71%	4.766%
Bcat/Subcat					K317/5A

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Staten Island					
Large Retail	Greater than 30,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.04	\$43.42	\$51.41		
Expense	\$9.50	\$14.43	\$16.27		
Expense Ratio	40%	33%	32%		
Cap Rate	10.16%	9.79%	9.68%		
Approximate Market Value Range	\$97	\$199	\$243	10.71%	4.766%
Bcat/Subcat					K317/5B

Extra Large Retail	Up to 100,000 Sq.Ft.				
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.38	\$34.91	\$41.53		
Expense	\$11.21	\$12.37	\$13.99		
Expense Ratio	37%	35%	34%		
Cap Rate	9.71%	9.54%	9.33%		
Approximate Market Value Range	\$132	\$158	\$195	10.71%	4.766%
Bcat/Subcat					K417/5A

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Staten Island					
Extra Large Retail			Greater than 100,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$30.38	\$34.91	\$41.53		
Expense	\$11.21	\$12.37	\$13.99		
Expense Ratio	37%	35%	34%		
Cap Rate	10.19%	10.13%	10.06%		
Approximate Market Value Range	\$128	\$151	\$186	10.71%	4.766%
Bcat/Subcat					K417/5B

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Manhattan Factories & Warehouses			Up to 5,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$19.79	\$28.86	\$34.60		
Expense	\$6.64	\$8.44	\$9.47		
Expense Ratio	34%	29%	27%		
Cap Rate	9.49%	9.44%	9.42%		
Approximate Market Value Range	\$92	\$144	\$177	5.01%	4.766%
Bcat/Subcat					I020/1A

Manhattan Factories & Warehouses			5,001 Sq.Ft. - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$19.79	\$28.86	\$34.60		
Expense	\$6.64	\$8.44	\$9.47		
Expense Ratio	34%	29%	27%		
Cap Rate	9.46%	9.45%	9.44%		
Approximate Market Value Range	\$92	\$144	\$177	5.01%	4.766%
Bcat/Subcat					I020/1B

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Manhattan Factories & Warehouses			20,001 Sq.Ft. - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$19.79	\$28.86	\$34.60		
Expense	\$6.64	\$8.44	\$9.47		
Expense Ratio	34%	29%	27%		
Cap Rate	9.50%	9.45%	9.46%		
Approximate Market Value Range	\$92	\$144	\$177	5.01%	4.766%
Bcat/Subcat					I020/1C

Manhattan Factories & Warehouses			Greater than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$19.79	\$28.86	\$34.60		
Expense	\$6.64	\$8.44	\$9.47		
Expense Ratio	34%	29%	27%		
Cap Rate	9.52%	9.45%	9.41%		
Approximate Market Value Range	\$92	\$144	\$177	5.01%	4.766%
Bcat/Subcat					I020/1D

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Bronx Factories & Warehouses			Up to 5,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$15.72	\$18.08	\$21.99		
Expense	\$5.74	\$6.27	\$7.10		
Expense Ratio	37%	35%	32%		
Cap Rate	9.51%	9.50%	9.47%		
Approximate Market Value Range	\$70	\$83	\$105	11.20%	4.766%
Bcat/Subcat					I020/2A

Bronx Factories & Warehouses			5,001 Sq.Ft. - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$14.28	\$16.40	\$19.49		
Expense	\$5.40	\$5.90	\$6.58		
Expense Ratio	38%	36%	34%		
Cap Rate	9.48%	9.47%	9.46%		
Approximate Market Value Range	\$62	\$74	\$91	11.20%	4.766%
Bcat/Subcat					I020/2B

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Bronx Factories & Warehouses			20,001 Sq.Ft. - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$12.93	\$15.88	\$18.52		
Expense	\$5.07	\$5.78	\$6.37		
Expense Ratio	39%	36%	34%		
Cap Rate	9.57%	9.54%	9.51%		
Approximate Market Value Range	\$55	\$71	\$85	11.20%	4.766%
Bcat/Subcat					I020/2C

Bronx Factories & Warehouses			Greater than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$14.50	\$16.70	\$20.96		
Expense	\$5.45	\$5.96	\$6.89		
Expense Ratio	38%	36%	33%		
Cap Rate	9.58%	9.56%	9.51%		
Approximate Market Value Range	\$63	\$75	\$99	11.20%	4.766%
Bcat/Subcat					I020/2D

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Brooklyn North Factories & Warehouses			Up to 5,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$17.13	\$21.37	\$26.31		
Expense	\$6.06	\$6.97	\$7.96		
Expense Ratio	35%	33%	30%		
Cap Rate	9.50%	9.48%	9.45%		
Approximate Market Value Range	\$78	\$101	\$129	4.82%	4.766%
Bcat/Subcat					I020/3AN

Brooklyn North Factories & Warehouses			5,001 Sq.Ft. - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$15.32	\$18.99	\$23.33		
Expense	\$5.65	\$6.47	\$7.37		
Expense Ratio	37%	34%	32%		
Cap Rate	9.47%	9.47%	9.46%		
Approximate Market Value Range	\$68	\$88	\$112	4.82%	4.766%
Bcat/Subcat					I020/3BN

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Brooklyn North Factories & Warehouses			20,001 Sq.Ft. - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$14.30	\$16.87	\$20.73		
Expense	\$5.41	\$6.00	\$6.84		
Expense Ratio	38%	36%	33%		
Cap Rate	9.55%	9.53%	9.50%		
Approximate Market Value Range	\$62	\$76	\$97	4.82%	4.766%
Bcat/Subcat					I020/3CN

Brooklyn North Factories & Warehouses			Greater than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$14.96	\$18.42	\$24.60		
Expense	\$5.56	\$6.35	\$7.63		
Expense Ratio	37%	34%	31%		
Cap Rate	9.58%	9.54%	9.48%		
Approximate Market Value Range	\$66	\$84	\$119	4.82%	4.766%
Bcat/Subcat					I020/3DN

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Brooklyn South Factories & Warehouses			Up to 5,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$18.06	\$20.72	\$24.76		
Expense	\$6.27	\$6.84	\$7.66		
Expense Ratio	35%	33%	31%		
Cap Rate	9.50%	9.48%	9.46%		
Approximate Market Value Range	\$83	\$97	\$120	13.08%	4.766%
Bcat/Subcat					I020/3AS

Brooklyn South Factories & Warehouses			5,001 Sq.Ft. - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$15.86	\$19.24	\$22.81		
Expense	\$5.77	\$6.52	\$7.27		
Expense Ratio	36%	34%	32%		
Cap Rate	9.47%	9.46%	9.46%		
Approximate Market Value Range	\$71	\$89	\$109	13.08%	4.766%
Bcat/Subcat					I020/3BS

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Brooklyn South Factories & Warehouses			20,001 Sq.Ft. - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$14.57	\$17.79	\$20.14		
Expense	\$5.47	\$6.21	\$6.72		
Expense Ratio	38%	35%	33%		
Cap Rate	9.55%	9.52%	9.50%		
Approximate Market Value Range	\$64	\$81	\$94	13.08%	4.766%
Bcat/Subcat					I020/3CS

Brooklyn South Factories & Warehouses			Greater than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$13.91	\$15.52	\$20.77		
Expense	\$5.31	\$5.69	\$6.85		
Expense Ratio	38%	37%	33%		
Cap Rate	9.59%	9.57%	9.51%		
Approximate Market Value Range	\$60	\$69	\$98	13.08%	4.766%
Bcat/Subcat					I020/3DS

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Queens Central Factories & Warehouses			Up to 5,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$18.83	\$22.59	\$27.01		
Expense	\$6.44	\$7.22	\$8.09		
Expense Ratio	34%	32%	30%		
Cap Rate	9.49%	9.47%	9.45%		
Approximate Market Value Range	\$87	\$108	\$133	5.14%	4.766%
Bcat/Subcat					I020/4AC

Queens Central Factories & Warehouses			5,001 Sq.Ft. - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$15.90	\$18.80	\$22.55		
Expense	\$5.78	\$6.43	\$7.22		
Expense Ratio	36%	34%	32%		
Cap Rate	9.47%	9.47%	9.46%		
Approximate Market Value Range	\$71	\$87	\$108	5.14%	4.766%
Bcat/Subcat					I020/4BC

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Queens Central Factories & Warehouses			20,001 Sq.Ft. - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$14.97	\$17.36	\$19.57		
Expense	\$5.56	\$6.11	\$6.60		
Expense Ratio	37%	35%	34%		
Cap Rate	9.54%	9.52%	9.50%		
Approximate Market Value Range	\$66	\$79	\$91	5.14%	4.766%
Bcat/Subcat					I020/4CC

Queens Central Factories & Warehouses			Greater than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$13.67	\$17.16	\$20.55		
Expense	\$5.25	\$6.07	\$6.80		
Expense Ratio	38%	35%	33%		
Cap Rate	9.60%	9.55%	9.51%		
Approximate Market Value Range	\$59	\$77	\$96	5.14%	4.766%
Bcat/Subcat					I020/4DC

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Queens Northeast Factories & Warehouses			Up to 5,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$19.90	\$23.88	\$30.16		
Expense	\$6.67	\$7.48	\$8.68		
Expense Ratio	34%	31%	29%		
Cap Rate	9.49%	9.47%	9.44%		
Approximate Market Value Range	\$93	\$115	\$151	4.69%	4.766%
Bcat/Subcat					I020/4AE

Queens Northeast Factories & Warehouses			5,001 Sq.Ft. - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$17.89	\$20.88	\$24.49		
Expense	\$6.23	\$6.87	\$7.60		
Expense Ratio	35%	33%	31%		
Cap Rate	9.47%	9.46%	9.45%		
Approximate Market Value Range	\$82	\$98	\$119	4.69%	4.766%
Bcat/Subcat					I020/4BE

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Queens Northeast Factories & Warehouses			20,001 Sq.Ft. - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$17.58	\$20.59	\$26.23		
Expense	\$6.16	\$6.81	\$7.94		
Expense Ratio	35%	33%	30%		
Cap Rate	9.52%	9.50%	9.46%		
Approximate Market Value Range	\$80	\$97	\$129	4.69%	4.766%
Bcat/Subcat					I020/4CE

Queens Northeast Factories & Warehouses			Greater than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$15.85	\$18.27	\$29.63		
Expense	\$5.77	\$6.31	\$8.58		
Expense Ratio	36%	35%	29%		
Cap Rate	9.57%	9.54%	9.44%		
Approximate Market Value Range	\$70	\$84	\$148	4.69%	4.766%
Bcat/Subcat					I020/4DE

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Queens Northwest Factories & Warehouses			Up to 5,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$19.36	\$23.57	\$28.25		
Expense	\$6.55	\$7.42	\$8.33		
Expense Ratio	34%	31%	29%		
Cap Rate	9.49%	9.47%	9.45%		
Approximate Market Value Range	\$90	\$113	\$140	8.43%	4.766%
Bcat/Subcat					I020/4AW

Queens Northwest Factories & Warehouses			5,001 Sq.Ft. - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$18.09	\$21.29	\$25.60		
Expense	\$6.28	\$6.96	\$7.82		
Expense Ratio	35%	33%	31%		
Cap Rate	9.47%	9.46%	9.45%		
Approximate Market Value Range	\$83	\$101	\$125	8.43%	4.766%
Bcat/Subcat					I020/4BW

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Queens Northwest Factories & Warehouses			20,001 Sq.Ft. - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$16.22	\$20.18	\$24.03		
Expense	\$5.86	\$6.73	\$7.51		
Expense Ratio	36%	33%	31%		
Cap Rate	9.53%	9.50%	9.47%		
Approximate Market Value Range	\$72	\$94	\$116	8.43%	4.766%
Bcat/Subcat					I020/4CW

Queens Northwest Factories & Warehouses			Greater than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$16.44	\$20.13	\$23.34		
Expense	\$5.91	\$6.72	\$7.38		
Expense Ratio	36%	33%	32%		
Cap Rate	9.56%	9.52%	9.49%		
Approximate Market Value Range	\$74	\$94	\$112	8.43%	4.766%
Bcat/Subcat					I020/4DW

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Queens South Factories & Warehouses			Up to 5,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$18.15	\$22.32	\$27.90		
Expense	\$6.29	\$7.17	\$8.26		
Expense Ratio	35%	32%	30%		
Cap Rate	9.50%	9.47%	9.45%		
Approximate Market Value Range	\$83	\$106	\$138	5.40%	4.766%
Bcat/Subcat					I020/4AS

Queens South Factories & Warehouses			5,001 Sq.Ft. - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$15.06	\$18.45	\$24.01		
Expense	\$5.59	\$6.35	\$7.51		
Expense Ratio	37%	34%	31%		
Cap Rate	9.48%	9.47%	9.46%		
Approximate Market Value Range	\$66	\$85	\$116	5.40%	4.766%
Bcat/Subcat					I020/4BS

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Queens South Factories & Warehouses			20,001 Sq.Ft. - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$15.28	\$18.74	\$21.71		
Expense	\$5.64	\$6.42	\$7.04		
Expense Ratio	37%	34%	32%		
Cap Rate	9.54%	9.51%	9.49%		
Approximate Market Value Range	\$67	\$86	\$103	5.40%	4.766%
Bcat/Subcat					I020/4CS

Queens South Factories & Warehouses			Greater than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$14.63	\$18.87	\$25.55		
Expense	\$5.48	\$6.44	\$7.81		
Expense Ratio	37%	34%	31%		
Cap Rate	9.58%	9.53%	9.47%		
Approximate Market Value Range	\$64	\$87	\$125	5.40%	4.766%
Bcat/Subcat					I020/4DS

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Staten Island Factories & Warehouses			Up to 5,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$16.39	\$18.96	\$22.18		
Expense	\$5.89	\$6.46	\$7.14		
Expense Ratio	36%	34%	32%		
Cap Rate	9.51%	9.49%	9.47%		
Approximate Market Value Range	\$74	\$88	\$106	3.21%	4.766%
Bcat/Subcat					I020/5A

Staten Island Factories & Warehouses			5,001 Sq.Ft. - 20,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$12.43	\$15.53	\$18.39		
Expense	\$4.95	\$5.70	\$6.34		
Expense Ratio	40%	37%	34%		
Cap Rate	9.48%	9.47%	9.47%		
Approximate Market Value Range	\$53	\$69	\$85	3.21%	4.766%
Bcat/Subcat					I020/5B

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Staten Island Factories & Warehouses			20,001 Sq.Ft. - 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$11.51	\$13.64	\$16.96		
Expense	\$4.71	\$5.25	\$6.02		
Expense Ratio	41%	38%	36%		
Cap Rate	9.58%	9.56%	9.53%		
Approximate Market Value Range	\$47	\$59	\$77	3.21%	4.766%
Bcat/Subcat					I020/5C

Staten Island Factories & Warehouses			Greater than 50,000 Sq.Ft.		
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$10.18	\$12.91	\$15.38		
Expense	\$4.36	\$5.07	\$5.66		
Expense Ratio	43%	39%	37%		
Cap Rate	9.65%	9.61%	9.57%		
Approximate Market Value Range	\$40	\$55	\$68	3.21%	4.766%
Bcat/Subcat					I020/5D

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Factories, Warehouses, Self Storage Facilities					
Citywide Self Storage Facilities					
	Low	Median	High	Vacancy Rate by Subcat	Effective Tax Rate
Income	\$17.46	\$19.93	\$24.34	1: 5.01%	
Expense	\$6.14	\$6.67	\$7.57	2: 11.20%	
Expense Ratio	35%	33%	31%	3: 7.95%	
Cap Rate	8.20%	8.20%	8.20%	4: 6.35%	
Approximate Market Value Range	\$87	\$102	\$129	5: 3.21%	
Bcat/Subcat					S003/1

Income = Gross Income per sq.ft.

Expense =Total Expense per sq.ft.

Parking Garages					
Manhattan South of 34th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.74	\$36.30	\$38.87		
Expense	\$8.34	\$10.74	\$11.24		
Expense Ratio	34%	30%	29%		
Cap Rate	9.07%	8.99%	8.98%		
Approximate Market Value Range	\$119	\$186	\$201	4.85%	4.766%
Bcat/Subcat					G030

Manhattan 34th Street to 96th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.74	\$36.30	\$38.87		
Expense	\$8.34	\$10.74	\$11.24		
Expense Ratio	34%	30%	29%		
Cap Rate	9.07%	8.97%	8.95%		
Approximate Market Value Range	\$119	\$186	\$201	4.85%	4.766%
Bcat/Subcat					G031

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Parking/Repair Garages					
Manhattan North of 96th St. and Outer Boroughs					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$16.18	\$20.94	\$28.52		
Expense	\$6.30	\$7.47	\$9.16		
Expense Ratio	39%	36%	32%		
Cap Rate	9.45%	9.40%	9.34%		
Approximate Market Value Range	\$69	\$95	\$137	4.85%	4.766%
Bcat/Subcat					G040

Income = Gross Income per sq.ft.

Expense = Total Expense per sq.ft.

Car Wash/Lube/Miscellaneous Garages					
Manhattan South of 96th Street					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$24.74	\$36.30	\$38.87		
Expense	\$8.34	\$10.74	\$11.24		
Expense Ratio	34%	30%	29%		
Cap Rate	8.94%	8.83%	8.81%		
Approximate Market Value Range	\$120	\$188	\$204	4.85%	4.766%
Bcat/Subcat					G018

Manhattan North of 96th Street and Outer Boroughs					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$16.43	\$22.25	\$30.46		
Expense	\$6.36	\$7.77	\$9.57		
Expense Ratio	39%	35%	31%		
Cap Rate	9.39%	9.32%	9.25%		
Approximate Market Value Range	\$71	\$103	\$149	4.85%	4.766%
Bcat/Subcat					G042

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Unregulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Post-2000 Rental Elevator Buildings				7.09%	RU34
Post-2000 Cooperative Elevator Buildings				7.09%	CU34
Post-2000 Condominium Elevator Buildings				7.09%	EU34
Post-2000 Condo-Coops/Condo-Rental Elevator Buildings				7.09%	DU34
	Low	Median	High	-	Effective Tax Rate
Income	\$43.80	\$53.99	\$60.06		
Expense	\$19.69	\$22.44	\$23.98		
Expense Ratio	45%	42%	40%		
Cap Rate	6.86%	6.95%	7.03%		
Approximate Market Value Range	\$193	\$251	\$285		5.626%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Post-2000 Rental Elevator Buildings				5.09%	RU34
Post-2000 Cooperative Elevator Buildings				5.09%	CU34
Post-2000 Condominium Elevator Buildings				5.09%	EU34
Post-2000 Condo-Coops/Condo-Rental Elevator Buildings				5.09%	DU34
	Low	Median	High	-	Effective Tax Rate
Income	\$29.58	\$32.65	\$36.57		
Expense	\$16.15	\$17.42	\$18.99		
Expense Ratio	55%	53%	52%		
Cap Rate	6.94%	6.89%	6.85%		
Approximate Market Value Range	\$107	\$122	\$141		5.626%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Unregulated					
Manhattan				Vacancy Rate	Bcat/Subcat
1974-2000 Rental Elevator Buildings				6.20%	RU33
1974-2000 Cooperative Elevator Buildings				6.20%	CU33
1974-2000 Condominium Elevator Buildings				6.20%	EU33
1974-2000 Condo-Coops/Condo-Rental Elevator Buildings				6.20%	DU33
	Low	Median	High	-	Effective Tax Rate
Income	\$42.62	\$50.82	\$57.22		
Expense	\$19.36	\$21.61	\$23.27		
Expense Ratio	45%	43%	41%		
Cap Rate	6.85%	6.92%	6.99%		
Approximate Market Value Range	\$186	\$233	\$269		5.626%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Post-1973 Rental Elevator Buildings				4.83%	RU33
Post-1973 Cooperative Elevator Buildings				4.83%	CU33
Post-1973 Condominium Elevator Buildings				4.83%	EU33
Post-1973 Condo-Coops/Condo-Rental Elevator Buildings				4.83%	DU33
	Low	Median	High	-	Effective Tax Rate
Income	\$20.45	\$24.45	\$28.43		
Expense	\$12.18	\$13.96	\$15.67		
Expense Ratio	60%	57%	55%		
Cap Rate	7.46%	7.14%	6.98%		
Approximate Market Value Range	\$63	\$82	\$101		5.626%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Unregulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Pre-1973 Rental Elevator Buildings				6.83%	RU32
Pre-1973 Cooperative Elevator Buildings				6.83%	CU32
Pre-1973 Condominium Elevator Buildings				6.83%	EU32
Pre-1973 Condo-Coops/Condo-Rental Elevator Buildings				6.83%	DU32
	Low	Median	High	-	Effective Tax Rate
Income	\$34.61	\$43.72	\$53.14		
Expense	\$17.00	\$19.67	\$22.22		
Expense Ratio	49%	45%	42%		
Cap Rate	6.86%	6.86%	6.94%		
Approximate Market Value Range	\$141	\$193	\$246		5.626%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Pre-1973 Rental Elevator Buildings				3.35%	RU32
Pre-1973 Cooperative Elevator Buildings				3.35%	CU32
Pre-1973 Condominium Elevator Buildings				3.35%	EU32
Pre-1973 Condo-Coops/Condo-Rental Elevator Buildings				3.35%	DU32
	Low	Median	High	-	Effective Tax Rate
Income	\$18.27	\$22.47	\$28.82		
Expense	\$11.17	\$13.09	\$15.83		
Expense Ratio	61%	58%	55%		
Cap Rate	7.72%	7.27%	6.96%		
Approximate Market Value Range	\$53	\$73	\$103		5.626%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Unregulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				6.93%	RU31
Cooperative Walk-Ups				6.93%	CU31
Condominium Walk-Ups				6.93%	EU31
Condo-Coops/Condo-Rental Walk-Ups				6.93%	DU31
	Low	Median	High	-	Effective Tax Rate
Income	\$40.72	\$49.77	\$60.21		
Expense	\$18.82	\$21.33	\$24.02		
Expense Ratio	46%	43%	40%		
Cap Rate	6.85%	6.91%	7.03%		
Approximate Market Value Range	\$176	\$227	\$286		5.626%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				4.13%	RU31
Cooperative Walk-Ups				4.13%	CU31
Condominium Walk-Ups				4.13%	EU31
Condo-Coops/Condo-Rental Walk-Ups				4.13%	DU31
	Low	Median	High	-	Effective Tax Rate
Income	\$19.60	\$25.35	\$32.51		
Expense	\$11.79	\$14.35	\$17.36		
Expense Ratio	60%	57%	53%		
Cap Rate	7.55%	7.10%	6.89%		
Approximate Market Value Range	\$59	\$86	\$121		5.626%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Post-2000 Rental Elevator Buildings				6.44%	RR34
Post-2000 Cooperative Elevator Buildings				6.44%	CR34
	Low	Median	High	-	Effective Tax Rate
Income	\$28.29	\$38.69	\$48.79		
Expense	\$14.99	\$18.22	\$21.06		
Expense Ratio	53%	47%	43%		
Cap Rate	6.98%	6.85%	6.90%		
Approximate Market Value Range	\$106	\$164	\$221		5.626%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Post-2000 Rental Elevator Buildings				4.06%	RR34
Post-2000 Cooperative Elevator Buildings				4.06%	CR34
	Low	Median	High	-	Effective Tax Rate
Income	\$20.19	\$27.11	\$34.41		
Expense	\$12.06	\$15.11	\$18.13		
Expense Ratio	60%	56%	53%		
Cap Rate	7.48%	7.02%	6.87%		
Approximate Market Value Range	\$62	\$95	\$130		5.626%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated					
Manhattan				Vacancy Rate	Bcat/Subcat
1974-2000 Rental Elevator Buildings				5.44%	RR33
1974-2000 Cooperative Elevator Buildings				5.44%	CR33
	Low	Median	High	-	Effective Tax Rate
Income	\$18.89	\$36.02	\$43.77		
Expense	\$11.65	\$17.43	\$19.68		
Expense Ratio	62%	48%	45%		
Cap Rate	7.64%	6.85%	6.86%		
Approximate Market Value Range	\$55	\$149	\$193		5.626%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
1974-2000 Rental Elevator Buildings				6.66%	RR33
1974-2000 Cooperative Elevator Buildings				6.66%	CR33
	Low	Median	High	-	Effective Tax Rate
Income	\$14.75	\$19.08	\$24.56		
Expense	\$9.44	\$11.55	\$14.01		
Expense Ratio	64%	61%	57%		
Cap Rate	8.42%	7.61%	7.14%		
Approximate Market Value Range	\$38	\$57	\$83		5.626%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Pre-1973 Rental Elevator Buildings				5.32%	RR32
Pre-1973 Cooperative Elevator Buildings				5.32%	CR32
	Low	Median	High	-	Effective Tax Rate
Income	\$18.10	\$22.15	\$30.62		
Expense	\$11.34	\$12.86	\$15.75		
Expense Ratio	63%	58%	51%		
Cap Rate	7.75%	7.30%	6.92%		
Approximate Market Value Range	\$51	\$72	\$119		5.626%

Outer-boroughs				Vacancy Rate	Bcat/Subcat
Pre-1973 Rental Elevator Buildings				3.39%	RR32
Pre-1973 Cooperative Elevator Buildings				3.39%	CR32
	Low	Median	High	-	Effective Tax Rate
Income	\$14.22	\$16.85	\$20.34		
Expense	\$9.10	\$10.50	\$12.13		
Expense Ratio	64%	62%	60%		
Cap Rate	8.57%	7.96%	7.47%		
Approximate Market Value Range	\$36	\$47	\$63		5.626%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Apartment Buildings with More Than 10 Units Including Rental Buildings, Cooperatives and Condominiums Residential Regulated					
Manhattan				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				5.77%	RR31
Cooperative Walk-Ups				5.77%	CR31
	Low	Median	High	-	Effective Tax Rate
Income	\$19.82	\$26.96	\$38.88		
Expense	\$12.00	\$14.54	\$18.28		
Expense Ratio	61%	54%	47%		
Cap Rate	7.52%	7.03%	6.85%		
Approximate Market Value Range	\$59	\$98	\$165		5.626%
Outer-boroughs				Vacancy Rate	Bcat/Subcat
Rental Walk-Ups				3.50%	RR31
Cooperative Walk-Ups				3.50%	CR31
	Low	Median	High	-	Effective Tax Rate
Income	\$15.28	\$18.29	\$22.58		
Expense	\$9.75	\$11.18	\$13.14		
Expense Ratio	64%	61%	58%		
Cap Rate	8.29%	7.72%	7.27%		
Approximate Market Value Range	\$40	\$53	\$73		5.626%

Income = Gross Income per sq.ft.
Expense = Total Expense per sq.ft.

Hotel Guidelines

LUXURY / SUPER LUXURY					
Rooms Less than	106	Rooms Between	106-378	Rooms Greater than	378
Typical Total Income per Room Range	\$113,646 - \$236,955	Typical Total Income per Room Range	\$100,521 - 228,996	Typical Total Income per Room Range	\$88,628 - \$138,309
Expense Ratio	54%-73%	Expense Ratio	61% - 79%	Expense Ratio	65% - 78%
Minimum Occupancy Rate	58%	Minimum Occupancy Rate	58%	Minimum Occupancy Rate	52%
Base Cap Rate	10.10%	Base Cap Rate	10.32%	Base Cap Rate	10.20%
Trend applied to Room Income and Expenses: 3.30%					

Class 1					
Rooms Less than	94	Rooms Between	94 - 300	Rooms Greater than	300
Typical Total Income per Room Range	\$76,503 - \$201,162	Typical Total Income per Room Range	\$61,673 - \$91,926	Typical Total Income per Room Range	\$55,866 - \$92,581
Expense Ratio	54% - 80%	Expense Ratio	56% - 74%	Expense Ratio	56% - 72%
Minimum Occupancy Rate	63%	Minimum Occupancy Rate	66%	Minimum Occupancy Rate	61%
Base Cap Rate	11.70%	Base Cap Rate	11.61%	Base Cap Rate	11.42%
Trend applied to Room Income and Expenses: 6.20%					

Hotel Guidelines

Class 2					
Rooms Less than	81	Rooms Between	81 - 220	Rooms Greater than	220
Typical Total Income per Room Range	\$48,087- \$89,126	Typical Total Income per Room Range	\$48,359 - \$72,008	Typical Total Income per Room Range	\$55,520 - \$71,236
Expense Ratio	52% - 66%	Expense Ratio	50% - 66%	Expense Ratio	52% - 70%
Minimum Occupancy Rate	61%	Minimum Occupancy Rate	67%	Minimum Occupancy Rate	67%
Base Cap Rate	11.82%	Base Cap Rate	11.70%	Base Cap Rate	11.50%
Trend applied to Room Income and Expenses: 13.00%					

Class 3					
Rooms Less than	45	Rooms Between	45 - 105	Rooms Greater than	105
Typical Total Income per Room Range	\$32,365 - \$55,083	Typical Total Income per Room Range	\$29,589 - \$46,920	Typical Total Income per Room Range	\$34,616 - \$50,935
Expense Ratio	50% - 66%	Expense Ratio	50% - 65%	Expense Ratio	52% - 70%
Minimum Occupancy Rate	50%	Minimum Occupancy Rate	61%	Minimum Occupancy Rate	49%
Base Cap Rate	12.41%	Base Cap Rate	12.30%	Base Cap Rate	12.11%
Trend applied to Room Income and Expenses: 8.70%					

Hotel Guidelines

Class 4					
Rooms Less than	32	Rooms Between	32 - 69	Rooms Greater than	69
Typical Total Income per Room Range	\$23,190 - \$46,337	Typical Total Income per Room Range	\$22,102 - \$40,906	Typical Total Income per Room Range	\$21,536 - \$46,511
Expense Ratio	42% - 62%	Expense Ratio	45% - 64%	Expense Ratio	46% - 63%
Minimum Occupancy Rate	47%	Minimum Occupancy Rate	60%	Minimum Occupancy Rate	40%
Base Cap Rate	11.82%	Base Cap Rate	11.72%	Base Cap Rate	11.66%
Trend applied to Room Income and Expenses: 8.70%					

Secondary					
Hotel Class	Apartment	Hotel Class	Dormitory	Hotel Class	HOSTEL, SRO, WELFARE
Typical Total Income per Room Range	\$18,081- \$26,538	Typical Total Income per Room Range	\$10,384 - \$35,216	Typical Total Income per Room Range	\$10,012- \$22,740
Expense Ratio	30% - 55%	Expense Ratio	25% - 49%	Expense Ratio	33% - 62%
Minimum Occupancy Rate	52%	Minimum Occupancy Rate	70%	Minimum Occupancy Rate	74%
Base Cap Rate	11.32%	Base Cap Rate	11.25%	Base Cap Rate	11.37%
Trend applied to Room Income and Expenses: 8.70%					

Tax Class 4 Income and Expense Trends by Property Types

Guidelines Category	Median Income Trend Factor	Median Expense Trend Factor
Citywide Garages	1.08%	2.64%
Factories/Warehouses/Storage		
•Manhattan	2.27%	2.38%
•Bronx	2.27%	2.83%
•Brooklyn		
North Brooklyn	2.27%	2.82%
South Brooklyn	2.27%	2.55%
•Queens		
Central Queens	2.27%	2.45%
Northeast Queens	2.27%	2.62%
Northwest Queens	2.27%	2.47%
South Queens	2.27%	2.29%
•Staten Island	2.27%	2.69%
Retail		
•Manhattan South of 125th St. and Downtown Brooklyn	-0.97%	2.70%
•Manhattan North of 125th St.	0.34%	2.97%
•Bronx	0.34%	3.05%
•Brooklyn (Exclude Downtown Brooklyn)		
North Brooklyn	0.34%	2.94%
South Brooklyn	0.34%	2.67%
•Queen		
Central Queens	0.34%	2.80%
Northeast Queens	0.34%	2.92%
Northwest Queens	0.34%	2.68%
South Queens	0.34%	2.65%
•Staten Island	0.34%	2.81%
Office		
•Manhattan Class A/B/T and Downtown Brooklyn Office Class A	-2.25%	1.98%
•Manhattan Non Class A/B/T South of 110th St.	-0.92%	2.32%
•Manhattan Non Class A/B/T North of 110th St.	1.93%	2.56%
•Bronx	1.93%	2.72%
•Brooklyn (Exclude Downtown Brooklyn Class A)		
Downtown Brooklyn	1.93%	2.60%
North Brooklyn	1.93%	2.73%
South Brooklyn	1.93%	2.41%
•Queens		
Central Queens	1.93%	2.43%
Northeast Queens	1.93%	2.70%
Northwest Queens	1.93%	1.99%
South Queens	1.93%	2.27%
•Staten Island	1.93%	2.54%

Tax Class 2 Income and Expense Trends by Property Types

Guidelines Category		Median Income Trend Factor	Median Expense Trend factor
Outerborough	Regulated Walk-up Buildings	0.41%	1.53%
	Regulated Pre-73 Elevator Buildings	0.60%	1.87%
	Regulated 1974-2000 Elevator Buildings	0.54%	2.26%
	Regulated Post-2000 Elevator Buildings	0.94%	2.60%
	Unregulated Walk-up Buildings	2.23%	1.97%
	Unregulated Pre-73 Elevator Buildings	1.70%	2.20%
	Unregulated 1974-2000 Elevator Buildings	1.16%	2.66%
	Unregulated Post-2000 Elevator Buildings	2.91%	2.47%
Manhattan	Regulated Walk-up Buildings	2.46%	1.54%
	Regulated Pre-73 Elevator Buildings	1.70%	1.77%
	Regulated 1974-2000 Elevator Buildings	0.03%	2.56%
	Regulated Post-2000 Elevator Buildings	1.82%	2.57%
	Unregulated Walk-up Buildings	5.75%	1.88%
	Unregulated Pre-73 Elevator Buildings	0.53%	2.23%
	Unregulated 1974-2000 Elevator Buildings	3.35%	2.72%
	Unregulated Post-2000 Elevator Buildings	4.76%	2.51%

Manhattan – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Building Category (BCAT) table

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		9.90	14.71	22.41	32.41
Income					
Low	\$ 38.22	\$ 378	\$ 562	\$ 857	\$ 1,239
Median	\$ 45.83	\$ 454	\$ 674	\$ 1,027	\$ 1,485
High	\$ 54.82	\$ 543	\$ 806	\$ 1,229	\$ 1,776

RX01 includes neighborhoods: ALPHABET CITY, CHELSEA, CIVIC CENTER, CLINTON, EAST VILLAGE, FASHION, FINANCIAL, FLATIRON, JAVITS CENTER, KIPS BAY, LITTLE ITALY, LOWER EAST SIDE, MIDTOWN CBD, MIDTOWN EAST, MIDTOWN WEST, MURRAY HILL, SOHO, TRIBECA, UPPER EAST SIDE (59-79), UPPER EAST SIDE (79-96), UPPER WEST SIDE (59-79), UPPER WEST SIDE (79-96), UPPER WEST SIDE (96-116).

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		4.32	8.18	9.22	10.47
Income					
Low	\$ 17.95	\$ 78	\$ 147	\$ 165	\$ 188
Median	\$ 21.68	\$ 94	\$ 177	\$ 200	\$ 227
High	\$ 26.40	\$ 114	\$ 216	\$ 243	\$ 276

RX02 includes neighborhoods: CHINATOWN, HARLEM-CENTRAL, HARLEM-EAST, HARLEM-UPPER, HARLEM-WEST, INWOOD, MANHATTAN VALLEY, MORNINGSIDE HEIGHTS, SOUTHBRIDGE, UPPER EAST SIDE (96-110), WASHINGTON HEIGHTS LOWER, WASHINGTON HEIGHTS UPPER.

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		8.43	14.10	22.13	25.95
Income					
Low	\$ 54.82	\$ 462	\$ 773	\$ 1,213	\$ 1,423
Median	\$ 71.47	\$ 602	\$ 1,008	\$ 1,582	\$ 1,855
High	\$ 87.49	\$ 738	\$ 1,234	\$ 1,936	\$ 2,270

RX03 includes neighborhoods: GRAMERCY, GREENWICH VILLAGE-CENTRAL, GREENWICH VILLAGE-WEST.

Income = Gross Income per sq.ft.

Market Value is per sq.ft

GIM = Gross Income Multiplier

Manhattan – Class 2ABC

**Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums
Approximate Market Value by Building Category (BCAT) table**

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
Income		9.13	14.05	22.57	30.81
Low	\$ 39.38	\$ 360	\$ 553	\$ 889	\$ 1,213
Median	\$ 47.90	\$ 437	\$ 673	\$ 1,081	\$ 1,476
High	\$ 58.99	\$ 539	\$ 829	\$ 1,331	\$ 1,818
<p>CX01 includes neighborhoods: ALPHABET CITY, CHELSEA, CIVIC CENTER, CLINTON, EAST VILLAGE, FASHION, FINANCIAL, FLATIRON, GRAMERCY, GREENWICH VILLAGE-CENTRAL, GREENWICH VILLAGE-WEST, JAVITS CENTER, KIPS BAY, LITTLE ITALY, LOWER EAST SIDE, MIDTOWN CBD, MIDTOWN EAST, MIDTOWN WEST, MURRAY HILL, SOHO, SOUTHBRIDGE, TRIBECA, UPPER EAST SIDE (59-79), UPPER EAST SIDE (79-96), UPPER WEST SIDE (59-79), UPPER WEST SIDE (79-96).</p>					

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
Income		4.78	8.74	9.86	11.15
Low	\$ 18.06	\$ 86	\$ 158	\$ 178	\$ 201
Median	\$ 21.89	\$ 105	\$ 191	\$ 216	\$ 244
High	\$ 27.03	\$ 129	\$ 236	\$ 267	\$ 301
<p>CX02 includes neighborhoods: CHINATOWN, HARLEM-CENTRAL, HARLEM-EAST, HARLEM-UPPER, HARLEM-WEST, INWOOD, MANHATTAN VALLEY, MORNINGSIDE HEIGHTS, UPPER EAST SIDE (96-110), UPPER WEST SIDE (96-116), WASHINGTON HEIGHTS LOWER, WASHINGTON HEIGHTS UPPER.</p>					

Income = Gross Income per sq.ft.
 Market Value is per sq.ft
 GIM = Gross Income Multiplier

Bronx – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Buiding Category (BCAT) table

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		6.42	9.39	10.75	12.20
Income					
Low	\$ 17.56	\$ 113	\$ 165	\$ 189	\$ 214
Median	\$ 21.05	\$ 135	\$ 198	\$ 226	\$ 257
High	\$ 24.28	\$ 156	\$ 228	\$ 261	\$ 296

RX04 includes neighborhoods: BATHGATE, BAYCHESTER, BEDFORD PARK/NORWOOD, BELMONT, BRONX PARK, BRONXDALE, CASTLE HILL/UNIONPORT, CITY ISLAND, CITY ISLAND-PELHAM STRIP, CO-OP CITY, COUNTRY CLUB, CROTONA PARK, EAST RIVER, EAST TREMONT, FIELDSTON, FORDHAM, HIGHBRIDGE/MORRIS HEIGHTS, HUNTS POINT, KINGSBRIDGE HTS/UNIV HTS, KINGSBRIDGE/JEROME PARK, MELROSE/CONCOURSE, MORRIS PARK/VAN NEST, MORRISANIA/LONGWOOD, MOTT HAVEN/PORT MORRIS, MOUNT HOPE/MOUNT EDEN, PARKCHESTER, PELHAM BAY, PELHAM GARDENS, PELHAM PARKWAY NORTH, PELHAM PARKWAY SOUTH, RIVERDALE, SCHUYLerville/PELHAM BAY, SOUNDVIEW, THROGS NECK, VAN CORTLANDT PARK, WAKEFIELD, WESTCHESTER, WILLIAMSBRIDGE, WOODLAWN.

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		6.09	8.96	10.25	11.63
Income					
Low	\$ 17.56	\$ 107	\$ 157	\$ 180	\$ 204
Median	\$ 21.07	\$ 128	\$ 189	\$ 216	\$ 245
High	\$ 24.28	\$ 148	\$ 218	\$ 249	\$ 282

CX03 includes neighborhoods: BATHGATE, BAYCHESTER, BEDFORD PARK/NORWOOD, BELMONT, BRONX PARK, BRONXDALE, CASTLE HILL/UNIONPORT, CITY ISLAND, CITY ISLAND-PELHAM STRIP, CO-OP CITY, COUNTRY CLUB, CROTONA PARK, EAST RIVER, EAST TREMONT, FIELDSTON, FORDHAM, HIGHBRIDGE/MORRIS HEIGHTS, HUNTS POINT, KINGSBRIDGE HTS/UNIV HTS, KINGSBRIDGE/JEROME PARK, MELROSE/CONCOURSE, MORRIS PARK/VAN NEST, MORRISANIA/LONGWOOD, MOTT HAVEN/PORT MORRIS, MOUNT HOPE/MOUNT EDEN, PARKCHESTER, PELHAM BAY, PELHAM GARDENS, PELHAM PARKWAY NORTH, PELHAM PARKWAY SOUTH, RIVERDALE, SCHUYLerville/PELHAM BAY, SOUNDVIEW, THROGS NECK, VAN CORTLANDT PARK, WAKEFIELD, WESTCHESTER, WILLIAMSBRIDGE, WOODLAWN.

Income = Gross Income per sq.ft.
Market Value is per sq.ft
GIM = Gross Income Multiplier

Brooklyn – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Buiding Category (BCAT) table

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		7.15	13.42	17.04	21.18
Income					
Low	\$ 38.63	\$ 276	\$ 518	\$ 658	\$ 818
Median	\$ 43.66	\$ 312	\$ 586	\$ 744	\$ 925
High	\$ 48.33	\$ 346	\$ 649	\$ 823	\$ 1,023

RX05 includes neighborhoods: BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, COBBLE HILL, COBBLE HILL-WEST, DOWNTOWN-FULTON MALL, FORT GREENE, PARK SLOPE, WINDSOR TERRACE.

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		9.72	13.14	19.42	22.08
Income					
Low	\$ 25.76	\$ 250	\$ 338	\$ 500	\$ 569
Median	\$ 29.44	\$ 286	\$ 387	\$ 572	\$ 650
High	\$ 37.82	\$ 368	\$ 497	\$ 734	\$ 835

RX07 includes neighborhoods: CLINTON HILL, DOWNTOWN-FULTON FERRY, DOWNTOWN-METROTECH, GOWANUS, GREENPOINT, MANHATTAN BEACH, NAVY YARD, OLD MILL BASIN, PARK SLOPE SOUTH, PROSPECT HEIGHTS, RED HOOK, WILLIAMSBURG-EAST, WILLIAMSBURG-NORTH, WILLIAMSBURG-SOUTH.

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		6.07	10.53	13.08	19.37
Income					
Low	\$ 17.10	\$ 104	\$ 180	\$ 224	\$ 331
Median	\$ 20.07	\$ 122	\$ 211	\$ 263	\$ 389
High	\$ 23.41	\$ 142	\$ 247	\$ 306	\$ 453

RX06 includes neighborhoods: BATH BEACH, BAY RIDGE, BEDFORD STUYVESANT, BENSONHURST, BERGEN BEACH, BOROUGH PARK, BRIGHTON BEACH, BROWNSVILLE, BUSH TERMINAL, BUSHWICK, CANARSIE, CONEY ISLAND, CROWN HEIGHTS, CYPRESS HILLS, DYKER HEIGHTS, EAST NEW YORK, FLATBUSH-CENTRAL, FLATBUSH-EAST, FLATBUSH-LEFFERTS GARDEN, FLATBUSH-NORTH, FLATLANDS, GRAVESEND, KENSINGTON, MADISON, MARINE PARK, MIDWOOD, OCEAN HILL, OCEAN PARKWAY-NORTH, OCEAN PARKWAY-SOUTH, SEAGATE, SHEEPSHEAD BAY, SUNSET PARK, WILLIAMSBURG-CENTRAL, WYCKOFF HEIGHTS.

Income = Gross Income per sq.ft.

Market Value is per sq.ft

GIM = Gross Income Multiplier

Brooklyn – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Building Category (BCAT) table

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		8.20	12.34	16.70	19.87
Income					
Low	\$ 30.39	\$ 249	\$ 375	\$ 508	\$ 604
Median	\$ 40.49	\$ 332	\$ 500	\$ 676	\$ 805
High	\$ 46.97	\$ 385	\$ 580	\$ 784	\$ 933

CX04 includes neighborhoods: BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, CLINTON HILL, COBBLE HILL, COBBLE HILL-WEST, DOWNTOWN-FULTON FERRY, DOWNTOWN-FULTON MALL, FORT GREENE, GREENPOINT, MANHATTAN BEACH, OLD MILL BASIN, PARK SLOPE, PARK SLOPE SOUTH, PROSPECT HEIGHTS, WILLIAMSBURG-NORTH, WINDSOR TERRACE.

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		5.31	9.20	11.32	16.74
Income					
Low	\$ 17.43	\$ 93	\$ 160	\$ 197	\$ 292
Median	\$ 20.55	\$ 109	\$ 189	\$ 233	\$ 344
High	\$ 24.40	\$ 130	\$ 224	\$ 276	\$ 408

CX05 includes neighborhoods: BATH BEACH, BAY RIDGE, BEDFORD STUYVESANT, BENSONHURST, BERGEN BEACH, BOROUGH PARK, BRIGHTON BEACH, BROWNSVILLE, BUSH TERMINAL, BUSHWICK, CANARSIE, CONEY ISLAND, CROWN HEIGHTS, CYPRESS HILLS, DOWNTOWN-METROTECH, DYKER HEIGHTS, EAST NEW YORK, FLATBUSH-CENTRAL, FLATBUSH-EAST, FLATBUSH-LEFFERTS GARDEN, FLATBUSH-NORTH, FLATLANDS, GOWANUS, GRAVESEND, KENSINGTON, MADISON, MARINE PARK, MIDWOOD, NAVY YARD, OCEAN HILL, OCEAN PARKWAY-NORTH, OCEAN PARKWAY-SOUTH, RED HOOK, SEAGATE, SHEEPSHEAD BAY, SUNSET PARK, WILLIAMSBURG-CENTRAL, WILLIAMSBURG-EAST, WILLIAMSBURG-SOUTH, WYCKOFF HEIGHTS.

Income = Gross Income per sq.ft.

Market Value is per sq.ft

GIM = Gross Income Multiplier

Queens – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Buiding Category (BCAT) table

Income \ GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		6.37	9.31	10.86	15.18
Low	\$ 19.99	\$ 127	\$ 186	\$ 217	\$ 303
Median	\$ 22.91	\$ 146	\$ 213	\$ 249	\$ 348
High	\$ 26.07	\$ 166	\$ 243	\$ 283	\$ 396

RX08 includes neighborhoods: AIRPORT LA GUARDIA, ASTORIA, BAYSIDE, BEECHURST, BELLEROSE, BRIARWOOD, CAMBRIA HEIGHTS, CORONA, ELMHURST, FLORAL PARK, FLUSHING MEADOW PARK, FLUSHING-NORTH, FOREST HILLS, HILLCREST, HOWARD BEACH, JACKSON HEIGHTS, JAMAICA, JAMAICA HILLS, LONG ISLAND CITY, MIDDLE VILLAGE, OZONE PARK, QUEENS VILLAGE, REGO PARK, ROSEDALE, SO. JAMAICA-BAISLEY PARK, SOUTH JAMAICA, SOUTH OZONE PARK, SUNNYSIDE, WHITESTONE, WOODSIDE.

Income \ GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		5.34	8.69	10.18	14.07
Low	\$ 16.70	\$ 89	\$ 145	\$ 170	\$ 235
Median	\$ 19.32	\$ 103	\$ 168	\$ 197	\$ 272
High	\$ 21.86	\$ 117	\$ 190	\$ 223	\$ 308

RX09 includes neighborhoods: ARVERNE, BELLE HARBOR, COLLEGE POINT, DOUGLSTON, EAST ELMHURST, FAR ROCKAWAY, FLUSHING-SOUTH, GLENDALE, HAMMELS, HOLLIS, HOLLISWOOD, JAMAICA ESTATES, KEW GARDENS, LAURELTON, LITTLE NECK, MASPETH, RICHMOND HILL, RIDGEWOOD, ROCKAWAY PARK, SPRINGFIELD GARDENS, ST. ALBANS, WOODHAVEN.

Income \ GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		6.88	10.16	11.86	16.52
Low	\$ 18.61	\$ 128	\$ 189	\$ 221	\$ 307
Median	\$ 21.50	\$ 148	\$ 218	\$ 255	\$ 355
High	\$ 24.85	\$ 171	\$ 252	\$ 295	\$ 411

CX06 includes neighborhoods: AIRPORT LA GUARDIA, ARVERNE, ASTORIA, BAYSIDE, BEECHURST, BELLE HARBOR, BELLEROSE, BRIARWOOD, CAMBRIA HEIGHTS, COLLEGE POINT, CORONA, DOUGLSTON, EAST ELMHURST, ELMHURST, FAR ROCKAWAY, FLORAL PARK, FLUSHING MEADOW PARK, FLUSHING-NORTH, FLUSHING-SOUTH, FOREST HILLS, GLENDALE, HAMMELS, HILLCREST, HOLLIS, HOLLISWOOD, HOWARD BEACH, JACKSON HEIGHTS, JAMAICA, JAMAICA ESTATES, JAMAICA HILLS, KEW GARDENS, LAURELTON, LITTLE NECK, LONG ISLAND CITY, MASPETH, MIDDLE VILLAGE, OZONE PARK, QUEENS VILLAGE, REGO PARK, RICHMOND HILL, RIDGEWOOD, ROCKAWAY PARK, ROSEDALE, SO. JAMAICA-BAISLEY PARK, SOUTH JAMAICA, SOUTH OZONE PARK, SPRINGFIELD GARDENS, ST. ALBANS, SUNNYSIDE, WHITESTONE, WOODHAVEN, WOODSIDE.

Income = Gross Income per sq.ft.

Market Value is per sq.ft

GIM = Gross Income Multiplier

Staten Island – Class 2ABC

Guidelines for Apartment Buildings with less than 11 units Including Cooperatives and Condominiums Approximate Market Value by Buiding Category (BCAT) table

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		6.81	9.63	11.72	15.15
Income					
Low	\$ 12.33	\$ 84	\$ 119	\$ 145	\$ 187
Median	\$ 16.33	\$ 111	\$ 157	\$ 191	\$ 247
High	\$ 21.49	\$ 146	\$ 207	\$ 252	\$ 326

RX10 includes neighborhoods: ANNADALE, ARDEN HEIGHTS, ARROCHAR, ARROCHAR-SHORE ACRES, BLOOMFIELD, BULLS HEAD, CASTLETON CORNERS, CLOVE LAKES, CONCORD, CONCORD-FOX HILLS, DONGAN HILLS, DONGAN HILLS-COLONY, DONGAN HILLS-OLD TOWN, ELTINGVILLE, EMERSON HILL, FRESH KILLS, GRANT CITY, GRASMERE, GREAT KILLS, GREAT KILLS-BAY TERRACE, GRYMES HILL, HUGUENOT, LA TOURETTE PARK, LIVINGSTON, MANOR HEIGHTS, MARINERS HARBOR, MIDLAND BEACH, NEW BRIGHTON, NEW BRIGHTON-ST. GEORGE, NEW DORP, NEW DORP-BEACH, NEW DORP-HEIGHTS, NEW SPRINGVILLE, OAKWOOD, OAKWOOD-BEACH, PLEASANT PLAINS, PORT IVORY, PORT RICHMOND, PRINCES BAY, RICHMONDTOWN, RICHMONDTOWN-LIGHTS HILL, ROSEBANK, ROSSVILLE, ROSSVILLE-CHARLESTON, ROSSVILLE-PORT MOBIL, ROSSVILLE-RICHMOND VALLEY, SILVER LAKE, SOUTH BEACH, STAPLETON, STAPLETON-CLIFTON, SUNNYSIDE, TODT HILL, TOMPKINSVILLE, TOTTEVILLE, TRAVIS, WEST NEW BRIGHTON, WESTERLEIGH, WILLOWBROOK, WILLOWBROOK-SEAVIEW, WOODROW.

GIM		10th_Pctl	50th_Pctl	75th_Pctl	90th_Pctl
		5.65	7.93	9.76	12.63
Income					
Low	\$ 12.55	\$ 71	\$ 100	\$ 123	\$ 158
Median	\$ 16.88	\$ 95	\$ 134	\$ 165	\$ 213
High	\$ 21.76	\$ 123	\$ 173	\$ 212	\$ 275

CX07 includes neighborhoods: ANNADALE, ARDEN HEIGHTS, ARROCHAR, ARROCHAR-SHORE ACRES, BLOOMFIELD, BULLS HEAD, CASTLETON CORNERS, CLOVE LAKES, CONCORD, CONCORD-FOX HILLS, DONGAN HILLS, DONGAN HILLS-COLONY, DONGAN HILLS-OLD TOWN, ELTINGVILLE, EMERSON HILL, FRESH KILLS, GRANT CITY, GRASMERE, GREAT KILLS, GREAT KILLS-BAY TERRACE, GRYMES HILL, HUGUENOT, LA TOURETTE PARK, LIVINGSTON, MANOR HEIGHTS, MARINERS HARBOR, MIDLAND BEACH, NEW BRIGHTON, NEW BRIGHTON-ST. GEORGE, NEW DORP, NEW DORP-BEACH, NEW DORP-HEIGHTS, NEW SPRINGVILLE, OAKWOOD, OAKWOOD-BEACH, PLEASANT PLAINS, PORT IVORY, PORT RICHMOND, PRINCES BAY, RICHMONDTOWN, RICHMONDTOWN-LIGHTS HILL, ROSEBANK, ROSSVILLE, ROSSVILLE-CHARLESTON, ROSSVILLE-PORT MOBIL, ROSSVILLE-RICHMOND VALLEY, SILVER LAKE, SOUTH BEACH, STAPLETON, STAPLETON-CLIFTON, SUNNYSIDE, TODT HILL, TOMPKINSVILLE, TOTTEVILLE, TRAVIS, WEST NEW BRIGHTON, WESTERLEIGH, WILLOWBROOK, WILLOWBROOK-SEAVIEW, WOODROW.

Income = Gross Income per sq.ft.

Market Value is per sq.ft

GIM = Gross Income Multiplier

Class 2ABC BCAT Definitions

Apartment Buildings with less than 11 units - Residential Only

BORO	BCAT	NEIGHBOR
Manhattan	RX01	ALPHABET CITY, CHELSEA, CIVIC CENTER, CLINTON, EAST VILLAGE, FASHION, FINANCIAL, FLATIRON, JAVITS CENTER, KIPS BAY, LITTLE ITALY, LOWER EAST SIDE, MIDTOWN CBD, MIDTOWN EAST, MIDTOWN WEST, MURRAY HILL, SOHO, TRIBECA, UPPER EAST SIDE (59-79), UPPER EAST SIDE (79-96), UPPER WEST SIDE (59-79), UPPER WEST SIDE (79-96), UPPER WEST SIDE (96-116)
Manhattan	RX02	CHINATOWN, HARLEM-CENTRAL, HARLEM-EAST, HARLEM-UPPER, HARLEM-WEST, INWOOD, MANHATTAN VALLEY, MORNINGSIDE HEIGHTS, SOUTHBRIDGE, UPPER EAST SIDE (96-110), WASHINGTON HEIGHTS LOWER, WASHINGTON HEIGHTS UPPER
Manhattan	RX03	GRAMERCY, GREENWICH VILLAGE-CENTRAL, GREENWICH VILLAGE-WEST
Bronx	RX04	BATHGATE, BAYCHESTER, BEDFORD PARK/NORWOOD, BELMONT, BRONX PARK, BRONXDALE, CASTLE HILL/UNIONPORT, CITY ISLAND, CITY ISLAND-PELHAM STRIP, CO-OP CITY, COUNTRY CLUB, CROTONA PARK, EAST RIVER, EAST TREMONT, FIELDSTON, FORDHAM, HIGHBRIDGE/MORRIS HEIGHTS, HUNTS POINT, KINGSBRIDGE HTS/UNIV HTS, KINGSBRIDGE/JEROME PARK, MELROSE/CONCOURSE, MORRIS PARK/VAN NEST, MORRISANIA/LONGWOOD, MOTT HAVEN/PORT MORRIS, MOUNT HOPE/MOUNT EDEN, PARKCHESTER, PELHAM BAY, PELHAM GARDENS, PELHAM PARKWAY NORTH, PELHAM PARKWAY SOUTH, RIVERDALE, SCHUYLerville/PELHAM BAY, SOUNDVIEW, THROGS NECK, VAN CORTLANDT PARK, WAKEFIELD, WESTCHESTER, WILLIAMSBRIDGE,
Brooklyn	RX05	BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, COBBLE HILL, COBBLE HILL-WEST, DOWNTOWN-FULTON MALL, FORT GREENE, PARK SLOPE, WINDSOR TERRACE
Brooklyn	RX06	BATH BEACH, BAY RIDGE, BEDFORD STUYVESANT, BENSONHURST, BERGEN BEACH, BOROUGH PARK, BRIGHTON BEACH, BROWNSVILLE, BUSH TERMINAL, BUSHWICK, CANARSIE, CONEY ISLAND, CROWN HEIGHTS, CYPRESS HILLS, DYKER HEIGHTS, EAST NEW YORK, FLATBUSH-CENTRAL, FLATBUSH-EAST, FLATBUSH-LEFFERTS GARDEN, FLATBUSH-NORTH, FLATLANDS, GRAVESEND, KENSINGTON, MADISON, MARINE PARK, MIDWOOD, OCEAN HILL, OCEAN PARKWAY-NORTH, OCEAN PARKWAY-SOUTH, SEAGATE, SHEEPSHEAD BAY, SUNSET PARK, WILLIAMSBURG-CENTRAL, WYCKOFF HEIGHTS
Brooklyn	RX07	CLINTON HILL, DOWNTOWN-FULTON FERRY, DOWNTOWN-METROTECH, GOWANUS, GREENPOINT, MANHATTAN BEACH, NAVY YARD, OLD MILL BASIN, PARK SLOPE SOUTH, PROSPECT HEIGHTS, RED HOOK, WILLIAMSBURG-EAST, WILLIAMSBURG-NORTH, WILLIAMSBURG-SOUTH
Queens	RX08	AIRPORT LA GUARDIA, ASTORIA, BAYSIDE, BEECHURST, BELLEROSE, BRIARWOOD, CAMBRIA HEIGHTS, CORONA, ELMHURST, FLORAL PARK, FLUSHING MEADOW PARK, FLUSHING-NORTH, FOREST HILLS, HILLCREST, HOWARD BEACH, JACKSON HEIGHTS, JAMAICA, JAMAICA HILLS, LONG ISLAND CITY, MIDDLE VILLAGE, OZONE PARK, QUEENS VILLAGE, REGO PARK, ROSEDALE, SO. JAMAICA-BAISLEY PARK, SOUTH JAMAICA, SOUTH OZONE PARK, SUNNYSIDE,
Queens	RX09	ARVERNE, BELLE HARBOR, COLLEGE POINT, DOUGLSTON, EAST ELMHURST, FAR ROCKAWAY, FLUSHING-SOUTH, GLENDALE, HAMMELS, HOLLIS, HOLLISWOOD, JAMAICA ESTATES, KEW GARDENS, LAURELTON, LITTLE NECK, MASPETH, RICHMOND HILL, RIDGEWOOD, ROCKAWAY PARK, SPRINGFIELD GARDENS, ST. ALBANS, WOODHAVEN
Staten Island	RX10	ANNADALE, ARDEN HEIGHTS, ARROCHAR, ARROCHAR-SHORE ACRES, BLOOMFIELD, BULLS HEAD, CASTLETON CORNERS, CLOVE LAKES, CONCORD, CONCORD-FOX HILLS, DONGAN HILLS, DONGAN HILLS-COLONY, DONGAN HILLS-OLD TOWN, ELTINGVILLE, EMERSON HILL, FRESH KILLS, GRANT CITY, GRASMERE, GREAT KILLS, GREAT KILLS-BAY TERRACE, GRYMES HILL, HUGUENOT, LA TOURETTE PARK, LIVINGSTON, MANOR HEIGHTS, MARINERS HARBOR, MIDLAND BEACH, NEW BRIGHTON, NEW BRIGHTON-ST. GEORGE, NEW DORP, NEW DORP-BEACH, NEW DORP-HEIGHTS, NEW SPRINGVILLE, OAKWOOD, OAKWOOD-BEACH, PLEASANT PLAINS, PORT IVORY, PORT RICHMOND, PRINCES BAY, RICHMONDTOWN, RICHMONDTOWN-LIGHTS HILL, ROSEBANK, ROSSVILLE, ROSSVILLE-CHARLESTON, ROSSVILLE-PORT MOBIL, ROSSVILLE-RICHMOND VALLEY, SILVER LAKE, SOUTH BEACH, STAPLETON, STAPLETON-CLIFTON, SUNNYSIDE, TODT HILL, TOMPKINSVILLE, TOTTENVILLE, TRAVIS, WEST NEW BRIGHTON, WESTERLEIGH, WILLOWBROOK, WILLOWBROOK-SEAVIEW, WOODROW

Class 2ABC BCAT Definitions

Apartment Buildings with less than 11 units - Mixed Use

BORO	BCAT	NEIGHBOR
Manhattan	CX01	ALPHABET CITY, CHELSEA, CIVIC CENTER, CLINTON, EAST VILLAGE, FASHION, FINANCIAL, FLATIRON, GRAMERCY, GREENWICH VILLAGE-CENTRAL, GREENWICH VILLAGE-WEST, JAVITS CENTER, KIPS BAY, LITTLE ITALY, LOWER EAST SIDE, MIDTOWN CBD, MIDTOWN EAST, MIDTOWN WEST, MURRAY HILL, SOHO, SOUTHBRIDGE, TRIBECA, UPPER EAST SIDE (59-79), UPPER EAST SIDE (79-96), UPPER WEST SIDE (59-79), UPPER WEST SIDE (79-96)
Manhattan	CX02	CHINATOWN, HARLEM-CENTRAL, HARLEM-EAST, HARLEM-UPPER, HARLEM-WEST, INWOOD, MANHATTAN VALLEY, MORNINGSIDE HEIGHTS, UPPER EAST SIDE (96-110), UPPER WEST SIDE (96-116), WASHINGTON HEIGHTS LOWER, WASHINGTON HEIGHTS UPPER
Bronx	CX03	BATHGATE, BAYCHESTER, BEDFORD PARK/NORWOOD, BELMONT, BRONX PARK, BRONXDALE, CASTLE HILL/UNIONPORT, CITY ISLAND, CITY ISLAND-PELHAM STRIP, CO-OP CITY, COUNTRY CLUB, CROTONA PARK, EAST RIVER, EAST TREMONT, FIELDSTON, FORDHAM, HIGHBRIDGE/MORRIS HEIGHTS, HUNTS POINT, KINGSBRIDGE HTS/UNIV HTS, KINGSBRIDGE/JEROME PARK, MELROSE/CONCOURSE, MORRIS PARK/VAN NEST, MORRISANIA/LONGWOOD, MOTT HAVEN/PORT MORRIS, MOUNT HOPE/MOUNT EDEN, PARKCHESTER, PELHAM BAY, PELHAM GARDENS, PELHAM PARKWAY NORTH, PELHAM PARKWAY SOUTH, RIVERDALE, SCHUYLerville/PELHAM BAY, SOUNDVIEW, THROGS NECK, VAN CORTLANDT PARK, WAKEFIELD, WESTCHESTER, WILLIAMSBRIDGE,
Brooklyn	CX04	BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, CLINTON HILL, COBBLE HILL, COBBLE HILL-WEST, DOWNTOWN-FULTON FERRY, DOWNTOWN-FULTON MALL, FORT GREENE, GREENPOINT, MANHATTAN BEACH, OLD MILL BASIN, PARK SLOPE, PARK SLOPE SOUTH, PROSPECT HEIGHTS, WILLIAMSBURG-NORTH, WINDSOR TERRACE
Brooklyn	CX05	BATH BEACH, BAY RIDGE, BEDFORD STUYVESANT, BENSONHURST, BERGEN BEACH, BOROUGH PARK, BRIGHTON BEACH, BROWNSVILLE, BUSH TERMINAL, BUSHWICK, CANARSIE, CONEY ISLAND, CROWN HEIGHTS, CYPRESS HILLS, DOWNTOWN-METROTECH, DYKER HEIGHTS, EAST NEW YORK, FLATBUSH-CENTRAL, FLATBUSH-EAST, FLATBUSH-LEFFERTS GARDEN, FLATBUSH-NORTH, FLATLANDS, GOWANUS, GRAVESEND, KENSINGTON, MADISON, MARINE PARK, MIDWOOD, NAVY YARD, OCEAN HILL, OCEAN PARKWAY-NORTH, OCEAN PARKWAY-SOUTH, RED HOOK, SEAGATE, SHEEPSHEAD BAY, SUNSET PARK, WILLIAMSBURG-CENTRAL, WILLIAMSBURG-EAST, WILLIAMSBURG-SOUTH, WYCKOFF HEIGHTS
Queens	CX06	AIRPORT LA GUARDIA, ARVERNE, ASTORIA, BAYSIDE, BEECHHURST, BELLE HARBOR, BELLEROSE, BRIARWOOD, CAMBRIA HEIGHTS, COLLEGE POINT, CORONA, DOUGLSTON, EAST ELMHURST, ELMHURST, FAR ROCKAWAY, FLORAL PARK, FLUSHING MEADOW PARK, FLUSHING-NORTH, FLUSHING-SOUTH, FOREST HILLS, GLENDALE, HAMMELS, HILLCREST, HOLLIS, HOLLISWOOD, HOWARD BEACH, JACKSON HEIGHTS, JAMAICA, JAMAICA ESTATES, JAMAICA HILLS, KEW GARDENS, LAURELTON, LITTLE NECK, LONG ISLAND CITY, MASPETH, MIDDLE VILLAGE, OZONE PARK, QUEENS VILLAGE, REGO PARK, RICHMOND HILL, RIDGEWOOD, ROCKAWAY PARK, ROSEDALE, SO. JAMAICA-BAISLEY PARK, SOUTH JAMAICA, SOUTH OZONE PARK, SPRINGFIELD GARDENS, ST. ALBANS, SUNNYSIDE, WHITESTONE, WOODHAVEN, WOODSIDE
Staten Island	CX07	ANNADALE, ARDEN HEIGHTS, ARROCHAR, ARROCHAR-SHORE ACRES, BLOOMFIELD, BULLS HEAD, CASTLETON CORNERS, CLOVE LAKES, CONCORD, CONCORD-FOX HILLS, DONGAN HILLS, DONGAN HILLS-COLONY, DONGAN HILLS-OLD TOWN, ELTINGVILLE, EMERSON HILL, FRESH KILLS, GRANT CITY, GRASMERE, GREAT KILLS, GREAT KILLS-BAY TERRACE, GRYMES HILL, HUGUENOT, LA TOURETTE PARK, LIVINGSTON, MANOR HEIGHTS, MARINERS HARBOR, MIDLAND BEACH, NEW BRIGHTON, NEW BRIGHTON-ST. GEORGE, NEW DORP, NEW DORP-BEACH, NEW DORP-HEIGHTS, NEW SPRINGVILLE, OAKWOOD, OAKWOOD-BEACH, PLEASANT PLAINS, PORT IVORY, PORT RICHMOND, PRINCES BAY, RICHMONDTOWN, RICHMONDTOWN-LIGHTS HILL, ROSEBANK, ROSSVILLE, ROSSVILLE-CHARLESTON, ROSSVILLE-PORT MOBIL, ROSSVILLE-RICHMOND VALLEY, SILVER LAKE, SOUTH BEACH, STAPLETON, STAPLETON-CLIFTON, SUNNYSIDE, TODT HILL, TOMPKINSVILLE, TOTTEVILLE, TRAVIS, WEST NEW BRIGHTON, WESTERLEIGH, WILLOWBROOK, WILLOWBROOK-SEAVIEW, WOODROW