

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00007-7501	1-00065-0010	1-00107-0042	
Condominium Section	0735-R1			
Address	1 COENTIES SLIP	9 MAIDEN LANE	23 PECK SLIP	
Neighborhood	FINANCIAL	FINANCIAL	SOUTHBRIDGE	
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	
Total Units	42	68	24	
Year Built	1920	1900	1900	
Gross SqFt	36,500	58,354	25,903	
Estimated Gross Income	\$1,332,615	\$2,099,485	\$959,447	
Gross Income per SqFt	\$36.51	\$35.98	\$37.04	
Estimated Expense	\$342,005	\$645,225	\$326,119	
Expense SqFt	\$9.37	\$11.06	\$12.59	
Net Operating Income	\$990,610	\$1,454,260	\$633,328	
Full Market Value	\$7,300,000	\$10,730,000	\$2,948,000	
Market Value per SqFt	\$200.00	\$183.88	\$113.81	
Distance from Condominium in miles		0.45	0.61	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00008-7501	1-00602-0010	1-00016-0180	
Condominium Section	1822-R1			
Address	39 WHITEHALL STREET	600 WASHINGTON STREET	20 RIVER TERRACE	
Neighborhood	FINANCIAL	GREENWICH VILLAGE-WEST	TRIBECA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	78	137	294	
Year Built	1985	2003	2002	
Gross SqFt	126,420	109,060	356,786	
Estimated Gross Income	\$6,633,257	\$5,925,984	\$18,051,324	
Gross Income per SqFt	\$52.47	\$54.34	\$50.59	
Estimated Expense	\$1,762,295	\$1,642,405	\$4,569,252	
Expense SqFt	\$13.94	\$15.06	\$12.81	
Net Operating Income	\$4,870,962	\$4,283,579	\$13,482,072	
Full Market Value	\$30,690,000	\$31,972,000	\$100,974,000	
Market Value per SqFt	\$242.76	\$293.16	\$283.01	
Distance from Condominium in miles		1.94	0.60	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00015-7501	1-00056-0004	1-00069-0018	
Condominium Section	1025-R1			
Address	17 BATTERY PLACE	90 WEST STREET	2 GOLD STREET	
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	
Building Classification	RR-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
Total Units	500	411	652	
Year Built		1908	2003	
Gross SqFt	554,174	357,001	627,330	
Estimated Gross Income	\$17,310,000	\$12,170,164	\$27,484,973	
Gross Income per SqFt	\$31.24	\$34.09	\$43.81	
Estimated Expense	\$3,543,000	\$4,259,022	\$7,780,640	
Expense SqFt	\$6.39	\$11.93	\$12.40	
Net Operating Income	\$13,767,000	\$7,911,142	\$19,704,333	
Full Market Value	\$90,970,000	\$58,640,000	\$148,410,000	
Market Value per SqFt	\$164.15	\$164.26	\$236.57	
Distance from Condominium in miles		0.30	0.48	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00015-7502	1-00016-0190	1-00016-0180	
Condominium Section	1557-R1			
Address	20 WEST STREET	22 RIVER TERRACE	20 RIVER TERRACE	
Neighborhood	FINANCIAL	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	282	324	294	
Year Built	1930	2000	2002	
Gross SqFt	249,076	331,500	356,786	
Estimated Gross Income	\$11,776,313	\$14,519,700	\$18,051,324	
Gross Income per SqFt	\$47.28	\$43.80	\$50.59	
Estimated Expense	\$2,784,670	\$4,790,175	\$4,569,252	
Expense SqFt	\$11.18	\$14.45	\$12.81	
Net Operating Income	\$8,991,643	\$9,729,525	\$13,482,072	
Full Market Value	\$67,556,006	\$73,281,000	\$100,974,000	
Market Value per SqFt	\$271.23	\$221.06	\$283.01	
Distance from Condominium in miles		0.37	0.37	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7501	1-00016-0185	1-00016-0195	
Condominium Section	0308-R1			
Address	377 RECTOR PLACE	211 NORTH END AVENUE	325 NORTH END AVENUE	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	239	256	276	
Year Built	1985	2004	2004	
Gross SqFt	219,495	278,142	356,483	
Estimated Gross Income	\$10,004,582	\$13,788,111	\$14,824,344	
Gross Income per SqFt	\$45.58	\$49.57	\$41.58	
Estimated Expense	\$2,783,197	\$3,677,770	\$4,325,175	
Expense SqFt	\$12.68	\$13.22	\$12.13	
Net Operating Income	\$7,221,385	\$10,110,341	\$10,499,169	
Full Market Value	\$54,320,996	\$75,778,000	\$79,263,000	
Market Value per SqFt	\$247.48	\$272.44	\$222.35	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7502	1-00016-0195	1-00077-0024	
Condominium Section	0313-R1			
Address	320 ALBANY STREET	325 NORTH END AVENUE	82 FULTON STREET	
Neighborhood	TRIBECA	TRIBECA	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
Total Units	133	276	205	
Year Built	1986	2004	1900	
Gross SqFt	139,719	356,483	159,000	
Estimated Gross Income	\$5,127,687	\$14,824,344	\$5,447,340	
Gross Income per SqFt	\$36.70	\$41.58	\$34.26	
Estimated Expense	\$1,497,788	\$4,325,175	\$1,906,410	
Expense SqFt	\$10.72	\$12.13	\$11.99	
Net Operating Income	\$3,629,899	\$10,499,169	\$3,540,930	
Full Market Value	\$26,737,996	\$79,263,000	\$26,237,000	
Market Value per SqFt	\$191.37	\$222.35	\$165.01	
Distance from Condominium in miles		0.00	0.54	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7503	1-00016-0185	1-00065-0010	1-00016-0195
Condominium Section	0385-R1			
Address	250 SOUTH END AVENUE	211 NORTH END AVENUE	9 MAIDEN LANE	325 NORTH END AVENUE
Neighborhood	TRIBECA	TRIBECA	FINANCIAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	109	256	68	276
Year Built	1985	2004	1900	2004
Gross SqFt	105,000	278,142	58,354	356,483
Estimated Gross Income	\$4,365,900	\$13,788,111	\$2,099,485	\$14,824,344
Gross Income per SqFt	\$41.58	\$49.57	\$35.98	\$41.58
Estimated Expense	\$1,273,650	\$3,677,770	\$645,225	\$4,325,175
Expense SqFt	\$12.13	\$13.22	\$11.06	\$12.13
Net Operating Income	\$3,092,250	\$10,110,341	\$1,454,260	\$10,499,169
Full Market Value	\$22,210,281	\$75,778,000	\$10,730,000	\$79,263,000
Market Value per SqFt	\$211.53	\$272.44	\$183.88	\$222.35
Distance from Condominium in miles		0.00	0.38	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7504	1-00016-0185	1-00065-0010	1-00016-0195
Condominium Section	0360-R1			
Address	300 ALBANY STREET	211 NORTH END AVENUE	9 MAIDEN LANE	325 NORTH END AVENUE
Neighborhood	TRIBECA	TRIBECA	FINANCIAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	107	256	68	276
Year Built	1986	2004	1900	2004
Gross SqFt	87,479	278,142	58,354	356,483
Estimated Gross Income	\$3,637,377	\$13,788,111	\$2,099,485	\$14,824,344
Gross Income per SqFt	\$41.58	\$49.57	\$35.98	\$41.58
Estimated Expense	\$1,061,120	\$3,677,770	\$645,225	\$4,325,175
Expense SqFt	\$12.13	\$13.22	\$11.06	\$12.13
Net Operating Income	\$2,576,257	\$10,110,341	\$1,454,260	\$10,499,169
Full Market Value	\$19,449,002	\$75,778,000	\$10,730,000	\$79,263,000
Market Value per SqFt	\$222.33	\$272.44	\$183.88	\$222.35
Distance from Condominium in miles		0.00	0.38	0.00

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7505	1-00016-0020	1-00016-0190	1-00016-0180
Condominium Section	0371-R1			
Address	380 RECTOR PLACE	70 BATTERY PLACE	22 RIVER TERRACE	20 RIVER TERRACE
Neighborhood	TRIBECA	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	247	210	324	294
Year Built	1987	1998	2000	2002
Gross SqFt	255,845	230,766	331,500	356,786
Estimated Gross Income	\$11,246,946	\$6,465,883	\$14,519,700	\$18,051,324
Gross Income per SqFt	\$43.96	\$28.02	\$43.80	\$50.59
Estimated Expense	\$2,440,761	\$2,122,314	\$4,790,175	\$4,569,252
Expense SqFt	\$9.54	\$9.20	\$14.45	\$12.81
Net Operating Income	\$8,806,185	\$4,343,569	\$9,729,525	\$13,482,072
Full Market Value	\$66,316,999	\$31,269,000	\$73,281,000	\$100,974,000
Market Value per SqFt	\$259.21	\$135.50	\$221.06	\$283.01
Distance from Condominium in miles		0.00	0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7506	1-00065-0010	1-00016-0195	
Condominium Section	0398-R1			
Address	280 RECTOR PLACE	9 MAIDEN LANE	325 NORTH END AVENUE	
Neighborhood	TRIBECA	FINANCIAL	TRIBECA	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
Total Units	121	68	276	
Year Built	1985	1900	2004	
Gross SqFt	106,129	58,354	356,483	
Estimated Gross Income	\$4,115,683	\$2,099,485	\$14,824,344	
Gross Income per SqFt	\$38.78	\$35.98	\$41.58	
Estimated Expense	\$1,231,096	\$645,225	\$4,325,175	
Expense SqFt	\$11.60	\$11.06	\$12.13	
Net Operating Income	\$2,884,587	\$1,454,260	\$10,499,169	
Full Market Value	\$21,821,999	\$10,730,000	\$79,263,000	
Market Value per SqFt	\$205.62	\$183.88	\$222.35	
Distance from Condominium in miles		0.38	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7507	1-00016-0185	1-00016-0195	1-00065-0010
Condominium Section	0450-R1			
Address	300 RECTOR PLACE	211 NORTH END AVENUE	325 NORTH END AVENUE	9 MAIDEN LANE
Neighborhood	TRIBECA	TRIBECA	TRIBECA	FINANCIAL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	154	256	276	68
Year Built	1986	2004	2004	1900
Gross SqFt	126,008	278,142	356,483	58,354
Estimated Gross Income	\$5,239,413	\$13,788,111	\$14,824,344	\$2,099,485
Gross Income per SqFt	\$41.58	\$49.57	\$41.58	\$35.98
Estimated Expense	\$1,528,477	\$3,677,770	\$4,325,175	\$645,225
Expense SqFt	\$12.13	\$13.22	\$12.13	\$11.06
Net Operating Income	\$3,710,936	\$10,110,341	\$10,499,169	\$1,454,260
Full Market Value	\$28,015,990	\$75,778,000	\$79,263,000	\$10,730,000
Market Value per SqFt	\$222.34	\$272.44	\$222.35	\$183.88
Distance from Condominium in miles		0.00	0.00	0.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7508	1-00016-0195	1-00016-0185	1-00173-0027
Condominium Section	0498-R1			
Address	200 RECTOR PLACE	325 NORTH END AVENUE	211 NORTH END AVENUE	343 BROADWAY
Neighborhood	TRIBECA	TRIBECA	TRIBECA	CIVIC CENTER
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	546	276	256	359
Year Built	1987	2004	2004	2005
Gross SqFt	586,224	356,483	278,142	396,000
Estimated Gross Income	\$24,375,194	\$14,824,344	\$13,788,111	\$14,128,690
Gross Income per SqFt	\$41.58	\$41.58	\$49.57	\$35.68
Estimated Expense	\$7,110,897	\$4,325,175	\$3,677,770	\$3,635,867
Expense SqFt	\$12.13	\$12.13	\$13.22	\$9.18
Net Operating Income	\$17,264,297	\$10,499,169	\$10,110,341	\$10,492,823
Full Market Value	\$130,154,990	\$79,263,000	\$75,778,000	\$77,529,000
Market Value per SqFt	\$222.02	\$222.35	\$272.44	\$195.78
Distance from Condominium in miles		0.00	0.00	0.70

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7509	1-00016-0195	1-00065-0010	
Condominium Section	0621-R1			
Address	21 SOUTH END AVENUE	325 NORTH END AVENUE	9 MAIDEN LANE	
Neighborhood	TRIBECA	TRIBECA	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	
Total Units	182	276	68	
Year Built	1988	2004	1900	
Gross SqFt	208,281	356,483	58,354	
Estimated Gross Income	\$8,077,137	\$14,824,344	\$2,099,485	
Gross Income per SqFt	\$38.78	\$41.58	\$35.98	
Estimated Expense	\$2,416,060	\$4,325,175	\$645,225	
Expense SqFt	\$11.60	\$12.13	\$11.06	
Net Operating Income	\$5,661,077	\$10,499,169	\$1,454,260	
Full Market Value	\$42,824,998	\$79,263,000	\$10,730,000	
Market Value per SqFt	\$205.61	\$222.35	\$183.88	
Distance from Condominium in miles		0.00	0.38	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7510	1-00016-0195	1-00173-0027	
Condominium Section	0779-R1			
Address	99 BATTERY PLACE	325 NORTH END AVENUE	343 BROADWAY	
Neighborhood	TRIBECA	TRIBECA	CIVIC CENTER	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	293	276	359	
Year Built	1988	2004	2005	
Gross SqFt	341,489	356,483	396,000	
Estimated Gross Income	\$13,591,262	\$14,824,344	\$14,128,690	
Gross Income per SqFt	\$39.80	\$41.58	\$35.68	
Estimated Expense	\$4,309,591	\$4,325,175	\$3,635,867	
Expense SqFt	\$12.62	\$12.13	\$9.18	
Net Operating Income	\$9,281,671	\$10,499,169	\$10,492,823	
Full Market Value	\$70,161,999	\$79,263,000	\$77,529,000	
Market Value per SqFt	\$205.46	\$222.35	\$195.78	
Distance from Condominium in miles		0.00	0.70	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7513	1-00016-0185	1-00016-0195	
Condominium Section	1217-R1			
Address	25 BATTERY PLACE	211 NORTH END AVENUE	325 NORTH END AVENUE	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	117	256	276	
Year Built	2003	2004	2004	
Gross SqFt	267,723	278,142	356,483	
Estimated Gross Income	\$12,202,814	\$13,788,111	\$14,824,344	
Gross Income per SqFt	\$45.58	\$49.57	\$41.58	
Estimated Expense	\$3,394,728	\$3,677,770	\$4,325,175	
Expense SqFt	\$12.68	\$13.22	\$12.13	
Net Operating Income	\$8,808,086	\$10,110,341	\$10,499,169	
Full Market Value	\$62,110,366	\$75,778,000	\$79,263,000	
Market Value per SqFt	\$231.99	\$272.44	\$222.35	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7514	1-00016-0195	1-00016-0185	1-00088-0014
Condominium Section	1623-R1			
Address	30 WEST STREET	325 NORTH END AVENUE	211 NORTH END AVENUE	12 BARCLAY STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA	CIVIC CENTER
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	234	276	256	402
Year Built	2006	2004	2004	2006
Gross SqFt	431,824	356,483	278,142	531,000
Estimated Gross Income	\$18,041,607	\$14,824,344	\$13,788,111	\$22,181,368
Gross Income per SqFt	\$41.78	\$41.58	\$49.57	\$41.77
Estimated Expense	\$5,298,480	\$4,325,175	\$3,677,770	\$6,514,339
Expense SqFt	\$12.27	\$12.13	\$13.22	\$12.27
Net Operating Income	\$12,743,127	\$10,499,169	\$10,110,341	\$15,667,029
Full Market Value	\$89,682,996	\$79,263,000	\$75,778,000	\$118,260,000
Market Value per SqFt	\$207.68	\$222.35	\$272.44	\$222.71
Distance from Condominium in miles		0.00	0.00	0.37



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7515	1-00016-0185	1-00016-0195	
Condominium Section	1848-R1			
Address	225 RECTOR PLACE	211 NORTH END AVENUE	325 NORTH END AVENUE	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	304	256	276	
Year Built	1985	2004	2004	
Gross SqFt	257,848	278,142	356,483	
Estimated Gross Income	\$11,752,712	\$13,788,111	\$14,824,344	
Gross Income per SqFt	\$45.58	\$49.57	\$41.58	
Estimated Expense	\$3,269,513	\$3,677,770	\$4,325,175	
Expense SqFt	\$12.68	\$13.22	\$12.13	
Net Operating Income	\$8,483,199	\$10,110,341	\$10,499,169	
Full Market Value	\$63,811,996	\$75,778,000	\$79,263,000	
Market Value per SqFt	\$247.48	\$272.44	\$222.35	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7516	1-00016-0195	1-00016-0185	
Condominium Section	1858-R1			
Address	1 RIVER TERRACE	325 NORTH END AVENUE	211 NORTH END AVENUE	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	256	276	256	
Year Built	2006	2004	2004	
Gross SqFt	434,398	356,483	278,142	
Estimated Gross Income	\$19,799,861	\$14,824,344	\$13,788,111	
Gross Income per SqFt	\$45.58	\$41.58	\$49.57	
Estimated Expense	\$5,508,167	\$4,325,175	\$3,677,770	
Expense SqFt	\$12.68	\$12.13	\$13.22	
Net Operating Income	\$14,291,694	\$10,499,169	\$10,110,341	
Full Market Value	\$100,582,005	\$79,263,000	\$75,778,000	
Market Value per SqFt	\$231.54	\$222.35	\$272.44	
Distance from Condominium in miles		0.00	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00016-7518	1-00016-0185	1-00042-0001	1-00016-0195
Condominium Section	2198-R1			
Address	333 RECTOR PLACE	211 NORTH END AVENUE	100 MAIDEN LANE	325 NORTH END AVENUE
Neighborhood	TRIBECA	TRIBECA	FINANCIAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	174	256	346	276
Year Built	1985	2004	1930	2004
Gross SqFt	237,725	278,142	290,116	356,483
Estimated Gross Income	\$10,051,013	\$13,788,111	\$12,265,285	\$14,824,344
Gross Income per SqFt	\$42.28	\$49.57	\$42.28	\$41.58
Estimated Expense	\$2,498,490	\$3,677,770	\$3,047,712	\$4,325,175
Expense SqFt	\$10.51	\$13.22	\$10.51	\$12.13
Net Operating Income	\$7,552,523	\$10,110,341	\$9,217,573	\$10,499,169
Full Market Value	\$57,048,005	\$75,778,000	\$69,551,000	\$79,263,000
Market Value per SqFt	\$239.97	\$272.44	\$239.74	\$222.35
Distance from Condominium in miles		0.00	0.53	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00017-7502	1-00097-0032	1-00042-0001	
Condominium Section	1192-R1			
Address	33 RECTOR STREET	24 PECK SLIP	100 MAIDEN LANE	
Neighborhood	FINANCIAL	SOUTHBRIDGE	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	13	10	346	
Year Built	1920	2004	1930	
Gross SqFt	37,236	14,261	290,116	
Estimated Gross Income	\$1,545,666	\$580,960	\$12,265,285	
Gross Income per SqFt	\$41.51	\$40.74	\$42.28	
Estimated Expense	\$439,012	\$186,455	\$3,047,712	
Expense SqFt	\$11.79	\$13.07	\$10.51	
Net Operating Income	\$1,106,654	\$394,505	\$9,217,573	
Full Market Value	\$8,355,001	\$7,698,000	\$69,551,000	
Market Value per SqFt	\$224.38	\$539.79	\$239.74	
Distance from Condominium in miles		0.65	0.38	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00018-7501	1-00042-0001	1-00016-0185	
Condominium Section	1741-R1			
Address	13 RECTOR STREET	100 MAIDEN LANE	211 NORTH END AVENUE	
Neighborhood	FINANCIAL	FINANCIAL	TRIBECA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	452	346	256	
Year Built	1956	1930	2004	
Gross SqFt	316,810	290,116	278,142	
Estimated Gross Income	\$14,551,083	\$12,265,285	\$13,788,111	
Gross Income per SqFt	\$45.93	\$42.28	\$49.57	
Estimated Expense	\$3,760,535	\$3,047,712	\$3,677,770	
Expense SqFt	\$11.87	\$10.51	\$13.22	
Net Operating Income	\$10,790,548	\$9,217,573	\$10,110,341	
Full Market Value	\$81,144,002	\$69,551,000	\$75,778,000	
Market Value per SqFt	\$256.13	\$239.74	\$272.44	
Distance from Condominium in miles		0.37	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00024-7501	1-00042-0001	1-00016-0185	1-00077-0024
Condominium Section	1912-R1			
Address	40 BROAD STREET	100 MAIDEN LANE	211 NORTH END AVENUE	82 FULTON STREET
Neighborhood	FINANCIAL	FINANCIAL	TRIBECA	FINANCIAL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	162	346	256	205
Year Built	1982	1930	2004	1900
Gross SqFt	231,300	290,116	278,142	159,000
Estimated Gross Income	\$9,779,364	\$12,265,285	\$13,788,111	\$5,447,340
Gross Income per SqFt	\$42.28	\$42.28	\$49.57	\$34.26
Estimated Expense	\$2,430,963	\$3,047,712	\$3,677,770	\$1,906,410
Expense SqFt	\$10.51	\$10.51	\$13.22	\$11.99
Net Operating Income	\$7,348,401	\$9,217,573	\$10,110,341	\$3,540,930
Full Market Value	\$43,229,973	\$69,551,000	\$75,778,000	\$26,237,000
Market Value per SqFt	\$186.90	\$239.74	\$272.44	\$165.01
Distance from Condominium in miles		0.23	0.44	0.36

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00025-7501	1-00016-0195	1-00151-0001	1-00016-0185
Condominium Section	1957-R1			
Address	15 WILLIAM STREET	325 NORTH END AVENUE	101 DUANE STREET	211 NORTH END AVENUE
Neighborhood	FINANCIAL	TRIBECA	CIVIC CENTER	TRIBECA
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	320	276	443	256
Year Built	2005	2004	1988	2004
Gross SqFt	477,747	356,483	434,418	278,142
Estimated Gross Income	\$19,864,720	\$14,824,344	\$17,024,841	\$13,788,111
Gross Income per SqFt	\$41.58	\$41.58	\$39.19	\$49.57
Estimated Expense	\$5,795,071	\$4,325,175	\$5,786,448	\$3,677,770
Expense SqFt	\$12.13	\$12.13	\$13.32	\$13.22
Net Operating Income	\$14,069,649	\$10,499,169	\$11,238,393	\$10,110,341
Full Market Value	\$106,168,339	\$79,263,000	\$84,991,000	\$75,778,000
Market Value per SqFt	\$222.23	\$222.35	\$195.64	\$272.44
Distance from Condominium in miles		0.48	0.75	0.48

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00026-7501	1-00042-0001	1-00077-0024	1-00016-0185
Condominium Section	1480-R1			
Address	15 BROAD STREET	100 MAIDEN LANE	82 FULTON STREET	211 NORTH END AVENUE
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	382	346	205	256
Year Built	1914	1930	1900	2004
Gross SqFt	648,926	290,116	159,000	278,142
Estimated Gross Income	\$27,436,591	\$12,265,285	\$5,447,340	\$13,788,111
Gross Income per SqFt	\$42.28	\$42.28	\$34.26	\$49.57
Estimated Expense	\$6,820,212	\$3,047,712	\$1,906,410	\$3,677,770
Expense SqFt	\$10.51	\$10.51	\$11.99	\$13.22
Net Operating Income	\$20,616,379	\$9,217,573	\$3,540,930	\$10,110,341
Full Market Value	\$155,560,004	\$69,551,000	\$26,237,000	\$75,778,000
Market Value per SqFt	\$239.72	\$239.74	\$165.01	\$272.44
Distance from Condominium in miles		0.14	0.27	0.45

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00027-7501	1-00170-0001	1-00016-0185	
Condominium Section	1424-R1			
Address	55 WALL STREET	336 BROADWAY	211 NORTH END AVENUE	
Neighborhood	FINANCIAL	CIVIC CENTER	TRIBECA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	107	151	256	
Year Built	1836	1999	2004	
Gross SqFt	159,544	139,697	278,142	
Estimated Gross Income	\$7,798,511	\$6,730,608	\$13,788,111	
Gross Income per SqFt	\$48.88	\$48.18	\$49.57	
Estimated Expense	\$1,973,559	\$1,609,331	\$3,677,770	
Expense SqFt	\$12.37	\$11.52	\$13.22	
Net Operating Income	\$5,824,952	\$5,121,277	\$10,110,341	
Full Market Value	\$43,678,004	\$38,422,000	\$75,778,000	
Market Value per SqFt	\$273.77	\$275.04	\$272.44	
Distance from Condominium in miles		0.77	0.51	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00027-7502	1-00016-0185	1-00170-0001	
Condominium Section	1991-R1			
Address	20 EXCHANGE PLACE	211 NORTH END AVENUE	336 BROADWAY	
Neighborhood	FINANCIAL	TRIBECA	CIVIC CENTER	
Building Classification	RR-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	350	256	151	
Year Built	1929	2004	1999	
Gross SqFt	346,789	278,142	139,697	
Estimated Gross Income	\$13,511,000	\$13,788,111	\$6,730,608	
Gross Income per SqFt	\$38.96	\$49.57	\$48.18	
Estimated Expense	\$3,172,000	\$3,677,770	\$1,609,331	
Expense SqFt	\$9.15	\$13.22	\$11.52	
Net Operating Income	\$10,339,000	\$10,110,341	\$5,121,277	
Full Market Value	\$78,272,000	\$75,778,000	\$38,422,000	
Market Value per SqFt	\$225.70	\$272.44	\$275.04	
Distance from Condominium in miles		0.53	0.80	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00028-7501	1-00071-0001	1-00065-0010	1-00077-0024
Condominium Section	1590-R1			
Address	82 BEAVER STREET	156 FRONT STREET	9 MAIDEN LANE	82 FULTON STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	126	66	68	205
Year Built	1987	1930	1900	1900
Gross SqFt	96,902	52,969	58,354	159,000
Estimated Gross Income	\$3,271,412	\$1,788,390	\$2,099,485	\$5,447,340
Gross Income per SqFt	\$33.76	\$33.76	\$35.98	\$34.26
Estimated Expense	\$995,184	\$543,771	\$645,225	\$1,906,410
Expense SqFt	\$10.27	\$10.27	\$11.06	\$11.99
Net Operating Income	\$2,276,228	\$1,244,619	\$1,454,260	\$3,540,930
Full Market Value	\$16,895,998	\$9,239,000	\$10,730,000	\$26,237,000
Market Value per SqFt	\$174.36	\$174.42	\$183.88	\$165.01
Distance from Condominium in miles		0.17	0.32	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00029-7501	1-00065-0010	1-00065-0020	
Condominium Section	1002-R1			
Address	48 BEAVER STREET	9 MAIDEN LANE	12 JOHN STREET	
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
Total Units	40	68	20	
Year Built	1920	1900	1900	
Gross SqFt	65,396	58,354	31,118	
Estimated Gross Income	\$1,493,000	\$2,099,485	\$890,618	
Gross Income per SqFt	\$22.83	\$35.98	\$28.62	
Estimated Expense	\$594,600	\$645,225	\$250,756	
Expense SqFt	\$9.09	\$11.06	\$8.06	
Net Operating Income	\$898,400	\$1,454,260	\$639,862	
Full Market Value	\$6,573,000	\$10,730,000	\$4,807,000	
Market Value per SqFt	\$100.51	\$183.88	\$154.48	
Distance from Condominium in miles		0.35	0.35	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00029-7503	1-00042-0001	1-00163-0018	
Condominium Section	1541-R1			
Address	21 SOUTH WILLIAM STREET	100 MAIDEN LANE	69 BAYARD STREET	
Neighborhood	FINANCIAL	FINANCIAL	CHINATOWN	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	C7-WALK-UP	
Total Units	31	346	42	
Year Built	1900	1930	1945	
Gross SqFt	20,308	290,116	22,000	
Estimated Gross Income	\$854,154	\$12,265,285	\$920,397	
Gross Income per SqFt	\$42.06	\$42.28	\$41.84	
Estimated Expense	\$291,217	\$3,047,712	\$399,654	
Expense SqFt	\$14.34	\$10.51	\$18.17	
Net Operating Income	\$562,937	\$9,217,573	\$520,743	
Full Market Value	\$3,751,007	\$69,551,000	\$3,930,000	
Market Value per SqFt	\$184.71	\$239.74	\$178.64	
Distance from Condominium in miles		0.24	1.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00031-7501	1-00016-0185	1-00042-0001	
Condominium Section	1836-R1			
Address	75 WALL STREET	211 NORTH END AVENUE	100 MAIDEN LANE	
Neighborhood	FINANCIAL	TRIBECA	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	347	256	346	
Year Built	1987	2004	1930	
Gross SqFt	422,833	278,142	290,116	
Estimated Gross Income	\$19,420,720	\$13,788,111	\$12,265,285	
Gross Income per SqFt	\$45.93	\$49.57	\$42.28	
Estimated Expense	\$5,019,028	\$3,677,770	\$3,047,712	
Expense SqFt	\$11.87	\$13.22	\$10.51	
Net Operating Income	\$14,401,692	\$10,110,341	\$9,217,573	
Full Market Value	\$83,690,005	\$75,778,000	\$69,551,000	
Market Value per SqFt	\$197.93	\$272.44	\$239.74	
Distance from Condominium in miles		0.60	0.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00039-7501	1-00065-0010	1-00097-0032	
Condominium Section	0122-R1			
Address	164 PEARL STREET	9 MAIDEN LANE	24 PECK SLIP	
Neighborhood	FINANCIAL	FINANCIAL	SOUTHBRIDGE	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	
Total Units	121	68	10	
Year Built	1956	1900	2004	
Gross SqFt	109,468	58,354	14,261	
Estimated Gross Income	\$4,199,192	\$2,099,485	\$580,960	
Gross Income per SqFt	\$38.36	\$35.98	\$40.74	
Estimated Expense	\$1,321,279	\$645,225	\$186,455	
Expense SqFt	\$12.07	\$11.06	\$13.07	
Net Operating Income	\$2,877,913	\$1,454,260	\$394,505	
Full Market Value	\$21,777,997	\$10,730,000	\$7,698,000	
Market Value per SqFt	\$198.94	\$183.88	\$539.79	
Distance from Condominium in miles		0.30	0.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00041-7501	1-00097-0032	1-00042-0001	
Condominium Section	1054-R1			
Address	50 PINE STREET	24 PECK SLIP	100 MAIDEN LANE	
Neighborhood	FINANCIAL	SOUTHBRIDGE	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	20	10	346	
Year Built	1902	2004	1930	
Gross SqFt	39,607	14,261	290,116	
Estimated Gross Income	\$1,644,087	\$580,960	\$12,265,285	
Gross Income per SqFt	\$41.51	\$40.74	\$42.28	
Estimated Expense	\$466,967	\$186,455	\$3,047,712	
Expense SqFt	\$11.79	\$13.07	\$10.51	
Net Operating Income	\$1,177,120	\$394,505	\$9,217,573	
Full Market Value	\$8,886,999	\$7,698,000	\$69,551,000	
Market Value per SqFt	\$224.38	\$539.79	\$239.74	
Distance from Condominium in miles		0.30	0.03	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00041-7503	1-00065-0010	1-00071-0001	
Condominium Section	1186-R1			
Address	56 PINE STREET	9 MAIDEN LANE	156 FRONT STREET	
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	
Total Units	90	68	66	
Year Built	1893	1900	1930	
Gross SqFt	73,507	58,354	52,969	
Estimated Gross Income	\$2,563,189	\$2,099,485	\$1,788,390	
Gross Income per SqFt	\$34.87	\$35.98	\$33.76	
Estimated Expense	\$784,320	\$645,225	\$543,771	
Expense SqFt	\$10.67	\$11.06	\$10.27	
Net Operating Income	\$1,778,869	\$1,454,260	\$1,244,619	
Full Market Value	\$13,165,001	\$10,730,000	\$9,239,000	
Market Value per SqFt	\$179.10	\$183.88	\$174.42	
Distance from Condominium in miles		0.22	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00044-7501	1-00042-0001	1-00016-0195	1-00016-0185
Condominium Section	1853-R1			
Address	18 PINE STREET	100 MAIDEN LANE	325 NORTH END AVENUE	211 NORTH END AVENUE
Neighborhood	FINANCIAL	FINANCIAL	TRIBECA	TRIBECA
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	408	346	276	256
Year Built	1928	1930	2004	2004
Gross SqFt	548,976	290,116	356,483	278,142
Estimated Gross Income	\$23,210,705	\$12,265,285	\$14,824,344	\$13,788,111
Gross Income per SqFt	\$42.28	\$42.28	\$41.58	\$49.57
Estimated Expense	\$5,769,738	\$3,047,712	\$4,325,175	\$3,677,770
Expense SqFt	\$10.51	\$10.51	\$12.13	\$13.22
Net Operating Income	\$17,440,967	\$9,217,573	\$10,499,169	\$10,110,341
Full Market Value	\$118,799,990	\$69,551,000	\$79,263,000	\$75,778,000
Market Value per SqFt	\$216.40	\$239.74	\$222.35	\$272.44
Distance from Condominium in miles		0.10	0.43	0.43

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00052-7501	1-00065-0020	1-00065-0010	1-00097-0026
Condominium Section	0947-R1			
Address	112 LIBERTY STREET	12 JOHN STREET	9 MAIDEN LANE	229 FRONT STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	SOUTHBRIDGE
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	C7-WALK-UP
Total Units	13	20	68	12
Year Built	1900	1900	1900	1900
Gross SqFt	21,069	31,118	58,354	14,400
Estimated Gross Income	\$461,000	\$890,618	\$2,099,485	\$534,309
Gross Income per SqFt	\$21.88	\$28.62	\$35.98	\$37.10
Estimated Expense	\$188,000	\$250,756	\$645,225	\$165,637
Expense SqFt	\$8.92	\$8.06	\$11.06	\$11.50
Net Operating Income	\$273,000	\$639,862	\$1,454,260	\$368,672
Full Market Value	\$1,875,000	\$4,807,000	\$10,730,000	\$2,713,000
Market Value per SqFt	\$88.99	\$154.48	\$183.88	\$188.40
Distance from Condominium in miles		0.16	0.16	0.56

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00052-7502	1-00065-0010	1-00071-0001	1-00107-0042
Condominium Section	1034-R1			
Address	114 LIBERTY STREET	9 MAIDEN LANE	156 FRONT STREET	23 PECK SLIP
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	SOUTHBRIDGE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	68	66	24
Year Built	1913	1900	1930	1900
Gross SqFt	65,992	58,354	52,969	25,903
Estimated Gross Income	\$2,374,392	\$2,099,485	\$1,788,390	\$959,447
Gross Income per SqFt	\$35.98	\$35.98	\$33.76	\$37.04
Estimated Expense	\$729,872	\$645,225	\$543,771	\$326,119
Expense SqFt	\$11.06	\$11.06	\$10.27	\$12.59
Net Operating Income	\$1,644,520	\$1,454,260	\$1,244,619	\$633,328
Full Market Value	\$6,787,002	\$10,730,000	\$9,239,000	\$2,948,000
Market Value per SqFt	\$102.85	\$183.88	\$174.42	\$113.81
Distance from Condominium in miles		0.16	0.44	0.58

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00053-7501	1-00097-0032	1-00042-0001	
Condominium Section	1572-R1			
Address	120 GREENWICH STREET	24 PECK SLIP	100 MAIDEN LANE	
Neighborhood	FINANCIAL	SOUTHBRIDGE	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	102	10	346	
Year Built	1903	2004	1930	
Gross SqFt	71,985	14,261	290,116	
Estimated Gross Income	\$2,988,097	\$580,960	\$12,265,285	
Gross Income per SqFt	\$41.51	\$40.74	\$42.28	
Estimated Expense	\$848,703	\$186,455	\$3,047,712	
Expense SqFt	\$11.79	\$13.07	\$10.51	
Net Operating Income	\$2,139,394	\$394,505	\$9,217,573	
Full Market Value	\$16,151,989	\$7,698,000	\$69,551,000	
Market Value per SqFt	\$224.38	\$539.79	\$239.74	
Distance from Condominium in miles		0.59	0.34	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00053-7502	1-00016-0195	1-00065-0010	1-00065-0020
Condominium Section	2071-R1			
Address	123 WASHINGTON STREET	325 NORTH END AVENUE	9 MAIDEN LANE	12 JOHN STREET
Neighborhood	FINANCIAL	TRIBECA	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	160	276	68	20
Year Built	2007	2004	1900	1900
Gross SqFt	215,467	356,483	58,354	31,118
Estimated Gross Income	\$7,752,503	\$14,824,344	\$2,099,485	\$890,618
Gross Income per SqFt	\$35.98	\$41.58	\$35.98	\$28.62
Estimated Expense	\$2,383,065	\$4,325,175	\$645,225	\$250,756
Expense SqFt	\$11.06	\$12.13	\$11.06	\$8.06
Net Operating Income	\$5,369,438	\$10,499,169	\$1,454,260	\$639,862
Full Market Value	\$39,629,986	\$79,263,000	\$10,730,000	\$4,807,000
Market Value per SqFt	\$183.93	\$222.35	\$183.88	\$154.48
Distance from Condominium in miles		0.19	0.23	0.23

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00065-7501	1-00065-0010	1-00065-0020	
<b>Condominium Section</b>	0021-R1			
<b>Address</b>	65 NASSAU STREET	9 MAIDEN LANE	12 JOHN STREET	
<b>Neighborhood</b>	FINANCIAL	FINANCIAL	FINANCIAL	
<b>Building Classification</b>	R9-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	29	68	20	
<b>Year Built</b>	1920	1900	1900	
<b>Gross SqFt</b>	28,550	58,354	31,118	
<b>Estimated Gross Income</b>	\$848,506	\$2,099,485	\$890,618	
<b>Gross Income per SqFt</b>	\$29.72	\$35.98	\$28.62	
<b>Estimated Expense</b>	\$254,952	\$645,225	\$250,756	
<b>Expense SqFt</b>	\$8.93	\$11.06	\$8.06	
<b>Net Operating Income</b>	\$593,554	\$1,454,260	\$639,862	
<b>Full Market Value</b>	\$4,449,000	\$10,730,000	\$4,807,000	
<b>Market Value per SqFt</b>	\$155.83	\$183.88	\$154.48	
<b>Distance from Condominium in miles</b>		0.00	0.00	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00068-7501	1-00077-0024	1-00042-0001	1-00016-0185
<b>Condominium Section</b>	1648-R1			
<b>Address</b>	80 JOHN STREET	82 FULTON STREET	100 MAIDEN LANE	211 NORTH END AVENUE
<b>Neighborhood</b>	FINANCIAL	FINANCIAL	FINANCIAL	TRIBECA
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	145	205	346	256
<b>Year Built</b>	1927	1900	1930	2004
<b>Gross SqFt</b>	186,512	159,000	290,116	278,142
<b>Estimated Gross Income</b>	\$7,885,727	\$5,447,340	\$12,265,285	\$13,788,111
<b>Gross Income per SqFt</b>	\$42.28	\$34.26	\$42.28	\$49.57
<b>Estimated Expense</b>	\$1,960,241	\$1,906,410	\$3,047,712	\$3,677,770
<b>Expense SqFt</b>	\$10.51	\$11.99	\$10.51	\$13.22
<b>Net Operating Income</b>	\$5,925,486	\$3,540,930	\$9,217,573	\$10,110,341
<b>Full Market Value</b>	\$44,711,007	\$26,237,000	\$69,551,000	\$75,778,000
<b>Market Value per SqFt</b>	\$239.72	\$165.01	\$239.74	\$272.44
<b>Distance from Condominium in miles</b>		0.06	0.09	0.52

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00068-7502	1-00170-0001	1-00042-0001	1-00077-0024
<b>Condominium Section</b>	1885-R1			
<b>Address</b>	90 WILLIAM STREET	336 BROADWAY	100 MAIDEN LANE	82 FULTON STREET
<b>Neighborhood</b>	FINANCIAL	CIVIC CENTER	FINANCIAL	FINANCIAL
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	113	151	346	205
<b>Year Built</b>	1967	1999	1930	1900
<b>Gross SqFt</b>	112,213	139,697	290,116	159,000
<b>Estimated Gross Income</b>	\$4,744,366	\$6,730,608	\$12,265,285	\$5,447,340
<b>Gross Income per SqFt</b>	\$42.28	\$48.18	\$42.28	\$34.26
<b>Estimated Expense</b>	\$1,179,359	\$1,609,331	\$3,047,712	\$1,906,410
<b>Expense SqFt</b>	\$10.51	\$11.52	\$10.51	\$11.99
<b>Net Operating Income</b>	\$3,565,007	\$5,121,277	\$9,217,573	\$3,540,930
<b>Full Market Value</b>	\$26,900,017	\$38,422,000	\$69,551,000	\$26,237,000
<b>Market Value per SqFt</b>	\$239.72	\$275.04	\$239.74	\$165.01
<b>Distance from Condominium in miles</b>		0.62	0.06	0.09

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00069-7502	1-00071-0001	1-00065-0010	1-00026-0014
<b>Condominium Section</b>	1062-R1			
<b>Address</b>	90 JOHN STREET	156 FRONT STREET	9 MAIDEN LANE	37 WALL STREET
<b>Neighborhood</b>	FINANCIAL	FINANCIAL	FINANCIAL	FINANCIAL
<b>Building Classification</b>	RR-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	221	66	68	374
<b>Year Built</b>	1931	1930	1900	1904
<b>Gross SqFt</b>	214,364	52,969	58,354	377,214
<b>Estimated Gross Income</b>	\$7,055,000	\$1,788,390	\$2,099,485	\$13,406,186
<b>Gross Income per SqFt</b>	\$32.91	\$33.76	\$35.98	\$35.54
<b>Estimated Expense</b>	\$2,020,000	\$543,771	\$645,225	\$4,692,542
<b>Expense SqFt</b>	\$9.42	\$10.27	\$11.06	\$12.44
<b>Net Operating Income</b>	\$5,035,000	\$1,244,619	\$1,454,260	\$8,713,644
<b>Full Market Value</b>	\$37,493,000	\$9,239,000	\$10,730,000	\$64,398,000
<b>Market Value per SqFt</b>	\$174.90	\$174.42	\$183.88	\$170.72
<b>Distance from Condominium in miles</b>		0.12	0.21	0.23

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00072-7501	1-00495-0033	1-00350-0031	
Condominium Section	0065-R1			
Address	170 JOHN STREET	229 MULBERRY STREET	164 STANTON STREET	
Neighborhood	FINANCIAL	LITTLE ITALY	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	14	62	20	
Year Built	1982	1999	2005	
Gross SqFt	24,362	67,300	15,793	
Estimated Gross Income	\$835,129	\$2,786,809	\$540,121	
Gross Income per SqFt	\$34.28	\$41.41	\$34.20	
Estimated Expense	\$188,806	\$483,318	\$138,031	
Expense SqFt	\$7.75	\$7.18	\$8.74	
Net Operating Income	\$646,323	\$2,303,491	\$402,090	
Full Market Value	\$4,789,000	\$17,393,000	\$2,980,000	
Market Value per SqFt	\$196.58	\$258.44	\$188.69	
Distance from Condominium in miles		1.25	1.47	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00076-7501	1-00170-0001	1-00071-0001	1-00065-0010
Condominium Section	1800-R1			
Address	15 CLIFF STREET	336 BROADWAY	156 FRONT STREET	9 MAIDEN LANE
Neighborhood	FINANCIAL	CIVIC CENTER	FINANCIAL	FINANCIAL
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	156	151	66	68
Year Built	2000	1999	1930	1900
Gross SqFt	142,626	139,697	52,969	58,354
Estimated Gross Income	\$4,812,280	\$6,730,608	\$1,788,390	\$2,099,485
Gross Income per SqFt	\$33.74	\$48.18	\$33.76	\$35.98
Estimated Expense	\$1,059,660	\$1,609,331	\$543,771	\$645,225
Expense SqFt	\$7.43	\$11.52	\$10.27	\$11.06
Net Operating Income	\$3,752,620	\$5,121,277	\$1,244,619	\$1,454,260
Full Market Value	\$24,970,000	\$38,422,000	\$9,239,000	\$10,730,000
Market Value per SqFt	\$175.07	\$275.04	\$174.42	\$183.88
Distance from Condominium in miles		0.55	0.16	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00076-7502	1-00042-0001	1-00016-0195	1-00173-0027
<b>Condominium Section</b>	1935-R1			
<b>Address</b>	99 JOHN STREET	100 MAIDEN LANE	325 NORTH END AVENUE	343 BROADWAY
<b>Neighborhood</b>	FINANCIAL	FINANCIAL	TRIBECA	CIVIC CENTER
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	441	346	276	359
<b>Year Built</b>	2003	1930	2004	2005
<b>Gross SqFt</b>	348,157	290,116	356,483	396,000
<b>Estimated Gross Income</b>	\$14,476,368	\$12,265,285	\$14,824,344	\$14,128,690
<b>Gross Income per SqFt</b>	\$41.58	\$42.28	\$41.58	\$35.68
<b>Estimated Expense</b>	\$4,223,144	\$3,047,712	\$4,325,175	\$3,635,867
<b>Expense SqFt</b>	\$12.13	\$10.51	\$12.13	\$9.18
<b>Net Operating Income</b>	\$10,253,224	\$9,217,573	\$10,499,169	\$10,492,823
<b>Full Market Value</b>	\$77,405,999	\$69,551,000	\$79,263,000	\$77,529,000
<b>Market Value per SqFt</b>	\$222.33	\$239.74	\$222.35	\$195.78
<b>Distance from Condominium in miles</b>		0.15	0.58	0.60

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00078-7503	1-00097-0024	1-00348-0040	1-00373-0060
<b>Condominium Section</b>	1023-R1			
<b>Address</b>	80 NASSAU STREET	225 FRONT STREET	90 CLINTON STREET	291 EAST 3 STREET
<b>Neighborhood</b>	FINANCIAL	SOUTHBRIDGE	LOWER EAST SIDE	ALPHABET CITY
<b>Building Classification</b>	R9-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	11	13	36	12
<b>Year Built</b>	1900	1900	1900	1900
<b>Gross SqFt</b>	31,738	15,400	38,498	11,160
<b>Estimated Gross Income</b>	\$1,126,699	\$686,500	\$1,366,791	\$342,516
<b>Gross Income per SqFt</b>	\$35.50	\$44.58	\$35.50	\$30.69
<b>Estimated Expense</b>	\$292,942	\$217,840	\$355,488	\$72,201
<b>Expense SqFt</b>	\$9.23	\$14.15	\$9.23	\$6.47
<b>Net Operating Income</b>	\$833,757	\$468,660	\$1,011,303	\$270,315
<b>Full Market Value</b>	\$6,163,000	\$3,528,000	\$7,475,000	\$1,661,000
<b>Market Value per SqFt</b>	\$194.18	\$229.09	\$194.17	\$148.84
<b>Distance from Condominium in miles</b>		0.34	1.33	1.69

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00078-7504	1-00065-0020	1-00065-0006	
Condominium Section	1060-R1			
Address	9 DUTCH STREET	12 JOHN STREET	21 MAIDEN LANE	
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	19	20	32	
Year Built	1930	1900	1900	
Gross SqFt	28,775	31,118	37,800	
Estimated Gross Income	\$850,301	\$890,618	\$1,152,144	
Gross Income per SqFt	\$29.55	\$28.62	\$30.48	
Estimated Expense	\$314,356	\$250,756	\$437,724	
Expense SqFt	\$10.92	\$8.06	\$11.58	
Net Operating Income	\$535,945	\$639,862	\$714,420	
Full Market Value	\$3,751,000	\$4,807,000	\$5,342,000	
Market Value per SqFt	\$130.36	\$154.48	\$141.32	
Distance from Condominium in miles		0.08	0.08	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00078-7505	1-00411-0058	1-00097-0024	1-00178-0016
Condominium Section	1310-R1			
Address	39 JOHN STREET	149 ESSEX STREET	225 FRONT STREET	217 WEST BROADWAY
Neighborhood	FINANCIAL	LOWER EAST SIDE	SOUTHBRIDGE	CIVIC CENTER
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	14	25	13	8
Year Built	1930	1910	1900	2005
Gross SqFt	17,122	30,870	15,400	26,981
Estimated Gross Income	\$763,299	\$1,417,275	\$686,500	\$903,594
Gross Income per SqFt	\$44.58	\$45.91	\$44.58	\$33.49
Estimated Expense	\$242,276	\$285,857	\$217,840	
Expense SqFt	\$14.15	\$9.26	\$14.15	
Net Operating Income	\$521,023	\$1,131,418	\$468,660	\$903,594
Full Market Value	\$3,922,000	\$8,509,000	\$3,528,000	\$11,295,000
Market Value per SqFt	\$229.06	\$275.64	\$229.09	\$418.63
Distance from Condominium in miles		1.28	0.34	0.65



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00078-7506	1-00097-0024	1-00411-0058	
Condominium Section	1329-R1			
Address	102 FULTON STREET	225 FRONT STREET	149 ESSEX STREET	
Neighborhood	FINANCIAL	SOUTHBRIDGE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	
Total Units	14	13	25	
Year Built	1910	1900	1910	
Gross SqFt	22,613	15,400	30,870	
Estimated Gross Income	\$905,425	\$686,500	\$1,417,275	
Gross Income per SqFt	\$40.04	\$44.58	\$45.91	
Estimated Expense	\$264,346	\$217,840	\$285,857	
Expense SqFt	\$11.69	\$14.15	\$9.26	
Net Operating Income	\$641,079	\$468,660	\$1,131,418	
Full Market Value	\$4,845,000	\$3,528,000	\$8,509,000	
Market Value per SqFt	\$214.26	\$229.09	\$275.64	
Distance from Condominium in miles		0.30	1.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00078-7507	1-00065-0010	1-00107-0042	1-00170-0001
Condominium Section	1627-R1			
Address	111 WILLIAM STREET	9 MAIDEN LANE	23 PECK SLIP	336 BROADWAY
Neighborhood	FINANCIAL	FINANCIAL	SOUTHBRIDGE	CIVIC CENTER
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	73	68	24	151
Year Built	1909	1900	1900	1999
Gross SqFt	89,994	58,354	25,903	139,697
Estimated Gross Income	\$3,333,378	\$2,099,485	\$959,447	\$6,730,608
Gross Income per SqFt	\$37.04	\$35.98	\$37.04	\$48.18
Estimated Expense	\$691,154	\$645,225	\$326,119	\$1,609,331
Expense SqFt	\$7.68	\$11.06	\$12.59	\$11.52
Net Operating Income	\$2,642,224	\$1,454,260	\$633,328	\$5,121,277
Full Market Value	\$19,447,000	\$10,730,000	\$2,948,000	\$38,422,000
Market Value per SqFt	\$216.09	\$183.88	\$113.81	\$275.04
Distance from Condominium in miles		0.11	0.31	0.52

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00079-7502	1-00065-0010	1-00071-0001	1-00107-0042
Condominium Section	1543-R1			
Address	130 FULTON STREET	9 MAIDEN LANE	156 FRONT STREET	23 PECK SLIP
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	SOUTHBRIDGE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	21	68	66	24
Year Built	1900	1900	1930	1900
Gross SqFt	66,930	58,354	52,969	25,903
Estimated Gross Income	\$2,408,141	\$2,099,485	\$1,788,390	\$959,447
Gross Income per SqFt	\$35.98	\$35.98	\$33.76	\$37.04
Estimated Expense	\$740,246	\$645,225	\$543,771	\$326,119
Expense SqFt	\$11.06	\$11.06	\$10.27	\$12.59
Net Operating Income	\$1,667,895	\$1,454,260	\$1,244,619	\$633,328
Full Market Value	\$12,305,999	\$10,730,000	\$9,239,000	\$2,948,000
Market Value per SqFt	\$183.86	\$183.88	\$174.42	\$113.81
Distance from Condominium in miles		0.05	0.33	0.41

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00079-7503	1-00065-0010	1-00071-0001	1-00107-0042
Condominium Section	1551-R1			
Address	71 NASSAU STREET	9 MAIDEN LANE	156 FRONT STREET	23 PECK SLIP
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	SOUTHBRIDGE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	67	68	66	24
Year Built	1906	1900	1930	1900
Gross SqFt	66,575	58,354	52,969	25,903
Estimated Gross Income	\$2,395,369	\$2,099,485	\$1,788,390	\$959,447
Gross Income per SqFt	\$35.98	\$35.98	\$33.76	\$37.04
Estimated Expense	\$736,320	\$645,225	\$543,771	\$326,119
Expense SqFt	\$11.06	\$11.06	\$10.27	\$12.59
Net Operating Income	\$1,659,049	\$1,454,260	\$1,244,619	\$633,328
Full Market Value	\$12,240,999	\$10,730,000	\$9,239,000	\$2,948,000
Market Value per SqFt	\$183.87	\$183.88	\$174.42	\$113.81
Distance from Condominium in miles		0.05	0.33	0.41

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00090-7501	1-00055-0014	1-00077-0001	
Condominium Section	1121-R1			
Address	15 PARK ROW	71 WEST STREET	87 JOHN STREET	
Neighborhood	SOUTHBRIDGE	FINANCIAL	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
Total Units	210	207	163	
Year Built	1896	1926	1926	
Gross SqFt	196,837	250,472	160,000	
Estimated Gross Income	\$6,407,044	\$7,600,058	\$5,562,279	
Gross Income per SqFt	\$32.55	\$30.34	\$34.76	
Estimated Expense	\$1,979,777	\$2,328,789	\$1,836,313	
Expense SqFt	\$10.06	\$9.30	\$11.48	
Net Operating Income	\$4,427,267	\$5,271,269	\$3,725,966	
Full Market Value	\$30,017,000	\$39,429,000	\$27,581,000	
Market Value per SqFt	\$152.50	\$157.42	\$172.38	
Distance from Condominium in miles		0.40	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00090-7502	1-00065-0020	1-00065-0010	1-00077-0024
Condominium Section	1137-R1			
Address	105 NASSAU STREET	12 JOHN STREET	9 MAIDEN LANE	82 FULTON STREET
Neighborhood	SOUTHBRIDGE	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	9	20	68	205
Year Built	1923	1900	1900	1900
Gross SqFt	20,883	31,118	58,354	159,000
Estimated Gross Income	\$664,288	\$890,618	\$2,099,485	\$5,447,340
Gross Income per SqFt	\$31.81	\$28.62	\$35.98	\$34.26
Estimated Expense	\$244,331	\$250,756	\$645,225	\$1,906,410
Expense SqFt	\$11.70	\$8.06	\$11.06	\$11.99
Net Operating Income	\$419,957	\$639,862	\$1,454,260	\$3,540,930
Full Market Value	\$3,140,000	\$4,807,000	\$10,730,000	\$26,237,000
Market Value per SqFt	\$150.36	\$154.48	\$183.88	\$165.01
Distance from Condominium in miles		0.15	0.15	0.16

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00091-7502	1-00065-0010	1-00071-0001	
Condominium Section	1969-R1			
Address	111 FULTON STREET	9 MAIDEN LANE	156 FRONT STREET	
Neighborhood	SOUTHBRIDGE	FINANCIAL	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	
Total Units	163	68	66	
Year Built	1940	1900	1930	
Gross SqFt	191,740	58,354	52,969	
Estimated Gross Income	\$6,685,974	\$2,099,485	\$1,788,390	
Gross Income per SqFt	\$34.87	\$35.98	\$33.76	
Estimated Expense	\$2,300,880	\$645,225	\$543,771	
Expense SqFt	\$12.00	\$11.06	\$10.27	
Net Operating Income	\$4,385,094	\$1,454,260	\$1,244,619	
Full Market Value	\$32,452,994	\$10,730,000	\$9,239,000	
Market Value per SqFt	\$169.26	\$183.88	\$174.42	
Distance from Condominium in miles		0.13	0.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00095-7501	1-00107-0042	1-00071-0001	1-00077-0024
Condominium Section	0118-R1			
Address	117 BEEKMAN STREET	23 PECK SLIP	156 FRONT STREET	82 FULTON STREET
Neighborhood	SOUTHBRIDGE	SOUTHBRIDGE	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	22	24	66	205
Year Built	1983	1900	1930	1900
Gross SqFt	37,170	25,903	52,969	159,000
Estimated Gross Income	\$1,254,859	\$959,447	\$1,788,390	\$5,447,340
Gross Income per SqFt	\$33.76	\$37.04	\$33.76	\$34.26
Estimated Expense	\$444,182	\$326,119	\$543,771	\$1,906,410
Expense SqFt	\$11.95	\$12.59	\$10.27	\$11.99
Net Operating Income	\$810,677	\$633,328	\$1,244,619	\$3,540,930
Full Market Value	\$6,017,001	\$2,948,000	\$9,239,000	\$26,237,000
Market Value per SqFt	\$161.88	\$113.81	\$174.42	\$165.01
Distance from Condominium in miles		0.13	0.15	0.17

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00097-7502	1-00077-0024	1-00065-0020	1-00065-0010
Condominium Section	1218-R1			
Address	130 BEEKMAN STREET	82 FULTON STREET	12 JOHN STREET	9 MAIDEN LANE
Neighborhood	SOUTHBRIDGE	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	18	205	20	68
Year Built	1900	1900	1900	1900
Gross SqFt	23,044	159,000	31,118	58,354
Estimated Gross Income	\$733,030	\$5,447,340	\$890,618	\$2,099,485
Gross Income per SqFt	\$31.81	\$34.26	\$28.62	\$35.98
Estimated Expense	\$269,608	\$1,906,410	\$250,756	\$645,225
Expense SqFt	\$11.70	\$11.99	\$8.06	\$11.06
Net Operating Income	\$463,422	\$3,540,930	\$639,862	\$1,454,260
Full Market Value	\$3,455,999	\$26,237,000	\$4,807,000	\$10,730,000
Market Value per SqFt	\$149.97	\$165.01	\$154.48	\$183.88
Distance from Condominium in miles		0.22	0.38	0.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00097-7503	1-00107-0042	1-00071-0001	1-00065-0020
Condominium Section	1412-R1			
Address	220 FRONT STREET	23 PECK SLIP	156 FRONT STREET	12 JOHN STREET
Neighborhood	SOUTHBRIDGE	SOUTHBRIDGE	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	15	24	66	20
Year Built	1910	1900	1930	1900
Gross SqFt	25,825	25,903	52,969	31,118
Estimated Gross Income	\$871,852	\$959,447	\$1,788,390	\$890,618
Gross Income per SqFt	\$33.76	\$37.04	\$33.76	\$28.62
Estimated Expense	\$265,223	\$326,119	\$543,771	\$250,756
Expense SqFt	\$10.27	\$12.59	\$10.27	\$8.06
Net Operating Income	\$606,629	\$633,328	\$1,244,619	\$639,862
Full Market Value	\$4,503,000	\$2,948,000	\$9,239,000	\$4,807,000
Market Value per SqFt	\$174.37	\$113.81	\$174.42	\$154.48
Distance from Condominium in miles		0.08	0.20	0.38

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00097-7504	1-00107-0042	1-00071-0001	1-00077-0024
Condominium Section	1413-R1			
Address	214 FRONT STREET	23 PECK SLIP	156 FRONT STREET	82 FULTON STREET
Neighborhood	SOUTHBRIDGE	SOUTHBRIDGE	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	15	24	66	205
Year Built	1999	1900	1930	1900
Gross SqFt	20,091	25,903	52,969	159,000
Estimated Gross Income	\$678,272	\$959,447	\$1,788,390	\$5,447,340
Gross Income per SqFt	\$33.76	\$37.04	\$33.76	\$34.26
Estimated Expense	\$206,335	\$326,119	\$543,771	\$1,906,410
Expense SqFt	\$10.27	\$12.59	\$10.27	\$11.99
Net Operating Income	\$471,937	\$633,328	\$1,244,619	\$3,540,930
Full Market Value	\$3,503,000	\$2,948,000	\$9,239,000	\$26,237,000
Market Value per SqFt	\$174.36	\$113.81	\$174.42	\$165.01
Distance from Condominium in miles		0.08	0.20	0.22

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00100-7501	1-00077-0024	1-00065-0020	
Condominium Section	1286-R1			
Address	150 NASSAU STREET	82 FULTON STREET	12 JOHN STREET	
Neighborhood	SOUTHBRIDGE	FINANCIAL	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	125	205	20	
Year Built	1900	1900	1900	
Gross SqFt	168,889	159,000	31,118	
Estimated Gross Income	\$5,725,337	\$5,447,340	\$890,618	
Gross Income per SqFt	\$33.90	\$34.26	\$28.62	
Estimated Expense	\$2,026,668	\$1,906,410	\$250,756	
Expense SqFt	\$12.00	\$11.99	\$8.06	
Net Operating Income	\$3,698,669	\$3,540,930	\$639,862	
Full Market Value	\$27,446,000	\$26,237,000	\$4,807,000	
Market Value per SqFt	\$162.51	\$165.01	\$154.48	
Distance from Condominium in miles		0.14	0.22	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00106-7502	1-00077-0024	1-00065-0020	
Condominium Section	1164-R1			
Address	324 PEARL STREET	82 FULTON STREET	12 JOHN STREET	
Neighborhood	SOUTHBRIDGE	FINANCIAL	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	49	205	20	
Year Built	1900	1900	1900	
Gross SqFt	37,646	159,000	31,118	
Estimated Gross Income	\$1,137,662	\$5,447,340	\$890,618	
Gross Income per SqFt	\$30.22	\$34.26	\$28.62	
Estimated Expense	\$418,624	\$1,906,410	\$250,756	
Expense SqFt	\$11.12	\$11.99	\$8.06	
Net Operating Income	\$719,038	\$3,540,930	\$639,862	
Full Market Value	\$5,292,822	\$26,237,000	\$4,807,000	
Market Value per SqFt	\$140.59	\$165.01	\$154.48	
Distance from Condominium in miles		0.24	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00132-7501	1-00065-0010	1-00016-0185	
Condominium Section	0401-R1			
Address	295 GREENWICH STREET	9 MAIDEN LANE	211 NORTH END AVENUE	
Neighborhood	TRIBECA	FINANCIAL	TRIBECA	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
Total Units	128	68	256	
Year Built	1987	1900	2004	
Gross SqFt	115,909	58,354	278,142	
Estimated Gross Income	\$4,958,587	\$2,099,485	\$13,788,111	
Gross Income per SqFt	\$42.78	\$35.98	\$49.57	
Estimated Expense	\$1,407,135	\$645,225	\$3,677,770	
Expense SqFt	\$12.14	\$11.06	\$13.22	
Net Operating Income	\$3,551,452	\$1,454,260	\$10,110,341	
Full Market Value	\$26,786,996	\$10,730,000	\$75,778,000	
Market Value per SqFt	\$231.10	\$183.88	\$272.44	
Distance from Condominium in miles		0.41	0.44	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00132-7501	1-00016-0185	1-00065-0010	
Condominium Section	0401-R2			
Address	275 GREENWICH STREET	211 NORTH END AVENUE	9 MAIDEN LANE	
Neighborhood	TRIBECA	TRIBECA	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	
Total Units	133	256	68	
Year Built	1987	2004	1900	
Gross SqFt	138,016	278,142	58,354	
Estimated Gross Income	\$5,904,324	\$13,788,111	\$2,099,485	
Gross Income per SqFt	\$42.78	\$49.57	\$35.98	
Estimated Expense	\$1,675,514	\$3,677,770	\$645,225	
Expense SqFt	\$12.14	\$13.22	\$11.06	
Net Operating Income	\$4,228,810	\$10,110,341	\$1,454,260	
Full Market Value	\$31,896,000	\$75,778,000	\$10,730,000	
Market Value per SqFt	\$231.10	\$272.44	\$183.88	
Distance from Condominium in miles		0.39	0.37	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00132-7503	1-00016-0185	1-00097-0032	1-00107-0042
Condominium Section	1042-R1			
Address	71 MURRAY STREET	211 NORTH END AVENUE	24 PECK SLIP	23 PECK SLIP
Neighborhood	TRIBECA	TRIBECA	SOUTHBRIDGE	SOUTHBRIDGE
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	11	256	10	24
Year Built	2001	2004	2004	1900
Gross SqFt	54,500	278,142	14,261	25,903
Estimated Gross Income	\$2,220,330	\$13,788,111	\$580,960	\$959,447
Gross Income per SqFt	\$40.74	\$49.57	\$40.74	\$37.04
Estimated Expense	\$712,315	\$3,677,770	\$186,455	\$326,119
Expense SqFt	\$13.07	\$13.22	\$13.07	\$12.59
Net Operating Income	\$1,508,015	\$10,110,341	\$394,505	\$633,328
Full Market Value	\$11,391,999	\$75,778,000	\$7,698,000	\$2,948,000
Market Value per SqFt	\$209.03	\$272.44	\$539.79	\$113.81
Distance from Condominium in miles		0.39	0.65	0.66



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00133-7504	1-00180-0029	1-00065-0020	1-00065-0010
Condominium Section	1084-R1			
Address	37 MURRAY STREET	7 HARRISON STREET	12 JOHN STREET	9 MAIDEN LANE
Neighborhood	CIVIC CENTER	TRIBECA	FINANCIAL	FINANCIAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	8	49	20	68
Year Built	1969	1900	1900	1900
Gross SqFt	17,000	33,400	31,118	58,354
Estimated Gross Income	\$486,540	\$634,619	\$890,618	\$2,099,485
Gross Income per SqFt	\$28.62	\$19.00	\$28.62	\$35.98
Estimated Expense	\$137,020	\$298,271	\$250,756	\$645,225
Expense SqFt	\$8.06	\$8.93	\$8.06	\$11.06
Net Operating Income	\$349,520	\$336,348	\$639,862	\$1,454,260
Full Market Value	\$2,012,991	\$2,414,000	\$4,807,000	\$10,730,000
Market Value per SqFt	\$118.41	\$72.28	\$154.48	\$183.88
Distance from Condominium in miles		0.28	0.33	0.33

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00133-7506	1-00065-0020	1-00065-0010	1-00107-0042
Condominium Section	1411-R1			
Address	49 WARREN STREET	12 JOHN STREET	9 MAIDEN LANE	23 PECK SLIP
Neighborhood	CIVIC CENTER	FINANCIAL	FINANCIAL	SOUTHBRIDGE
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	10	20	68	24
Year Built	1900	1900	1900	1900
Gross SqFt	22,964	31,118	58,354	25,903
Estimated Gross Income	\$826,245	\$890,618	\$2,099,485	\$959,447
Gross Income per SqFt	\$35.98	\$28.62	\$35.98	\$37.04
Estimated Expense	\$253,982	\$250,756	\$645,225	\$326,119
Expense SqFt	\$11.06	\$8.06	\$11.06	\$12.59
Net Operating Income	\$572,263	\$639,862	\$1,454,260	\$633,328
Full Market Value	\$3,971,997	\$4,807,000	\$10,730,000	\$2,948,000
Market Value per SqFt	\$172.97	\$154.48	\$183.88	\$113.81
Distance from Condominium in miles		0.33	0.33	0.59

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00134-7503	1-00151-0001	1-00173-0027	
Condominium Section	1148-R1			
Address	9 MURRAY STREET	101 DUANE STREET	343 BROADWAY	
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	27	443	359	
Year Built	1900	1988	2005	
Gross SqFt	59,853	434,418	396,000	
Estimated Gross Income	\$2,246,283	\$17,024,841	\$14,128,690	
Gross Income per SqFt	\$37.53	\$39.19	\$35.68	
Estimated Expense	\$622,471	\$5,786,448	\$3,635,867	
Expense SqFt	\$10.40	\$13.32	\$9.18	
Net Operating Income	\$1,623,812	\$11,238,393	\$10,492,823	
Full Market Value	\$7,359,002	\$84,991,000	\$77,529,000	
Market Value per SqFt	\$122.95	\$195.64	\$195.78	
Distance from Condominium in miles		0.18	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00134-7505	1-00170-0001	1-00042-0001	
Condominium Section	1796-R1			
Address	25 MURRAY STREET	336 BROADWAY	100 MAIDEN LANE	
Neighborhood	CIVIC CENTER	CIVIC CENTER	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	75	151	346	
Year Built	1930	1999	1930	
Gross SqFt	118,046	139,697	290,116	
Estimated Gross Income	\$5,339,221	\$6,730,608	\$12,265,285	
Gross Income per SqFt	\$45.23	\$48.18	\$42.28	
Estimated Expense	\$1,300,867	\$1,609,331	\$3,047,712	
Expense SqFt	\$11.02	\$11.52	\$10.51	
Net Operating Income	\$4,038,354	\$5,121,277	\$9,217,573	
Full Market Value	\$28,800,004	\$38,422,000	\$69,551,000	
Market Value per SqFt	\$243.97	\$275.04	\$239.74	
Distance from Condominium in miles		0.27	0.47	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00135-7501	1-00065-0010	1-00170-0001	1-00107-0042
Condominium Section	0025-R1			
Address	261 BROADWAY	9 MAIDEN LANE	336 BROADWAY	23 PECK SLIP
Neighborhood	CIVIC CENTER	FINANCIAL	CIVIC CENTER	SOUTHBRIDGE
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	65	68	151	24
Year Built	1915	1900	1999	1900
Gross SqFt	112,500	58,354	139,697	25,903
Estimated Gross Income	\$4,167,000	\$2,099,485	\$6,730,608	\$959,447
Gross Income per SqFt	\$37.04	\$35.98	\$48.18	\$37.04
Estimated Expense	\$864,000	\$645,225	\$1,609,331	\$326,119
Expense SqFt	\$7.68	\$11.06	\$11.52	\$12.59
Net Operating Income	\$3,303,000	\$1,454,260	\$5,121,277	\$633,328
Full Market Value	\$18,150,000	\$10,730,000	\$38,422,000	\$2,948,000
Market Value per SqFt	\$161.33	\$183.88	\$275.04	\$113.81
Distance from Condominium in miles		0.34	0.23	0.52

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00135-7503	1-00107-0042	1-00065-0010	
Condominium Section	1162-R1			
Address	8 WARREN STREET	23 PECK SLIP	9 MAIDEN LANE	
Neighborhood	CIVIC CENTER	SOUTHBRIDGE	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	
Total Units	14	24	68	
Year Built	1860	1900	1900	
Gross SqFt	32,039	25,903	58,354	
Estimated Gross Income	\$1,169,744	\$959,447	\$2,099,485	
Gross Income per SqFt	\$36.51	\$37.04	\$35.98	
Estimated Expense	\$300,205	\$326,119	\$645,225	
Expense SqFt	\$9.37	\$12.59	\$11.06	
Net Operating Income	\$869,539	\$633,328	\$1,454,260	
Full Market Value	\$6,408,000	\$2,948,000	\$10,730,000	
Market Value per SqFt	\$200.01	\$113.81	\$183.88	
Distance from Condominium in miles		0.52	0.34	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00135-7504	1-00016-0185	1-00042-0001	1-00151-0001
Condominium Section	1131-R1			
Address	270 BROADWAY	211 NORTH END AVENUE	100 MAIDEN LANE	101 DUANE STREET
Neighborhood	CIVIC CENTER	TRIBECA	FINANCIAL	CIVIC CENTER
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	87	256	346	443
Year Built	1910	2004	1930	1988
Gross SqFt	217,318	278,142	290,116	434,418
Estimated Gross Income	\$9,188,205	\$13,788,111	\$12,265,285	\$17,024,841
Gross Income per SqFt	\$42.28	\$49.57	\$42.28	\$39.19
Estimated Expense	\$2,284,012	\$3,677,770	\$3,047,712	\$5,786,448
Expense SqFt	\$10.51	\$13.22	\$10.51	\$13.32
Net Operating Income	\$6,904,193	\$10,110,341	\$9,217,573	\$11,238,393
Full Market Value	\$52,094,996	\$75,778,000	\$69,551,000	\$84,991,000
Market Value per SqFt	\$239.72	\$272.44	\$239.74	\$195.64
Distance from Condominium in miles		0.51	0.51	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00136-7502	1-00107-0042	1-00065-0010	
Condominium Section	1007-R1			
Address	38 WARREN STREET	23 PECK SLIP	9 MAIDEN LANE	
Neighborhood	CIVIC CENTER	SOUTHBRIDGE	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	
Total Units	26	24	68	
Year Built	1900	1900	1900	
Gross SqFt	50,165	25,903	58,354	
Estimated Gross Income	\$1,831,524	\$959,447	\$2,099,485	
Gross Income per SqFt	\$36.51	\$37.04	\$35.98	
Estimated Expense	\$470,046	\$326,119	\$645,225	
Expense SqFt	\$9.37	\$12.59	\$11.06	
Net Operating Income	\$1,361,478	\$633,328	\$1,454,260	
Full Market Value	\$7,964,002	\$2,948,000	\$10,730,000	
Market Value per SqFt	\$158.76	\$113.81	\$183.88	
Distance from Condominium in miles		0.60	0.37	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00136-7505	1-00016-0185	1-00170-0001	
Condominium Section	2132-R1			
Address	85 WEST BROADWAY	211 NORTH END AVENUE	336 BROADWAY	
Neighborhood	CIVIC CENTER	TRIBECA	CIVIC CENTER	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	15	256	151	
Year Built	2007	2004	1999	
Gross SqFt	15,060	278,142	139,697	
Estimated Gross Income	\$736,133	\$13,788,111	\$6,730,608	
Gross Income per SqFt	\$48.88	\$49.57	\$48.18	
Estimated Expense	\$186,292	\$3,677,770	\$1,609,331	
Expense SqFt	\$12.37	\$13.22	\$11.52	
Net Operating Income	\$549,841	\$10,110,341	\$5,121,277	
Full Market Value	\$3,109,996	\$75,778,000	\$38,422,000	
Market Value per SqFt	\$206.51	\$272.44	\$275.04	
Distance from Condominium in miles		0.46	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00137-7503	1-00065-0010	1-00107-0042	1-00071-0001
Condominium Section	1593-R1			
Address	92 WARREN STREET	9 MAIDEN LANE	23 PECK SLIP	156 FRONT STREET
Neighborhood	TRIBECA	FINANCIAL	SOUTHBRIDGE	FINANCIAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	68	24	66
Year Built	1920	1900	1900	1930
Gross SqFt	30,062	58,354	25,903	52,969
Estimated Gross Income	\$1,081,631	\$2,099,485	\$959,447	\$1,788,390
Gross Income per SqFt	\$35.98	\$35.98	\$37.04	\$33.76
Estimated Expense	\$332,486	\$645,225	\$326,119	\$543,771
Expense SqFt	\$11.06	\$11.06	\$12.59	\$10.27
Net Operating Income	\$749,145	\$1,454,260	\$633,328	\$1,244,619
Full Market Value	\$4,928,001	\$10,730,000	\$2,948,000	\$9,239,000
Market Value per SqFt	\$163.93	\$183.88	\$113.81	\$174.42
Distance from Condominium in miles		0.41	0.68	0.70

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00140-7501	1-00170-0001	1-00097-0032	
Condominium Section	0499-R1			
Address	165 CHAMBERS STREET	336 BROADWAY	24 PECK SLIP	
Neighborhood	TRIBECA	CIVIC CENTER	SOUTHBRIDGE	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	83	151	10	
Year Built	1987	1999	2004	
Gross SqFt	89,377	139,697	14,261	
Estimated Gross Income	\$3,973,701	\$6,730,608	\$580,960	
Gross Income per SqFt	\$44.46	\$48.18	\$40.74	
Estimated Expense	\$1,099,337	\$1,609,331	\$186,455	
Expense SqFt	\$12.30	\$11.52	\$13.07	
Net Operating Income	\$2,874,364	\$5,121,277	\$394,505	
Full Market Value	\$21,638,002	\$38,422,000	\$7,698,000	
Market Value per SqFt	\$242.10	\$275.04	\$539.79	
Distance from Condominium in miles		0.33	0.71	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00140-7502	1-00016-0185	1-00016-0195	1-00224-0001
Condominium Section	0594-R1			
Address	311 GREENWICH STREET	211 NORTH END AVENUE	325 NORTH END AVENUE	450 WASHINGTON STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	80	256	276	286
Year Built	1988	2004	2004	2007
Gross SqFt	66,551	278,142	356,483	305,542
Estimated Gross Income	\$2,767,191	\$13,788,111	\$14,824,344	\$12,050,000
Gross Income per SqFt	\$41.58	\$49.57	\$41.58	\$39.44
Estimated Expense	\$807,264	\$3,677,770	\$4,325,175	\$3,365,279
Expense SqFt	\$12.13	\$13.22	\$12.13	\$11.01
Net Operating Income	\$1,959,927	\$10,110,341	\$10,499,169	\$8,684,721
Full Market Value	\$14,796,000	\$75,778,000	\$79,263,000	\$65,664,000
Market Value per SqFt	\$222.33	\$272.44	\$222.35	\$214.91
Distance from Condominium in miles		0.47	0.47	0.54

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00140-7503	1-00178-0016	1-00140-0005	
Condominium Section	0889-R1			
Address	137 READE STREET	217 WEST BROADWAY	147 CHAMBERS STREET	
Neighborhood	TRIBECA	CIVIC CENTER	TRIBECA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	10	8	123	
Year Built	1930	2005	1997	
Gross SqFt	28,000	26,981	130,568	
Estimated Gross Income	\$1,059,520	\$903,594	\$5,593,246	
Gross Income per SqFt	\$37.84	\$33.49	\$42.84	
Estimated Expense	\$313,320		\$1,503,252	
Expense SqFt	\$11.19		\$11.51	
Net Operating Income	\$746,200	\$903,594	\$4,089,994	
Full Market Value	\$4,301,000	\$11,295,000	\$30,849,000	
Market Value per SqFt	\$153.61	\$418.63	\$236.27	
Distance from Condominium in miles		0.29	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00140-7505	1-00170-0001	1-00065-0010	
Condominium Section	1847-R1			
Address	157 CHAMBERS STREET	336 BROADWAY	9 MAIDEN LANE	
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	
Total Units	38	151	68	
Year Built	1931	1999	1900	
Gross SqFt	87,334	139,697	58,354	
Estimated Gross Income	\$3,675,015	\$6,730,608	\$2,099,485	
Gross Income per SqFt	\$42.08	\$48.18	\$35.98	
Estimated Expense	\$986,001	\$1,609,331	\$645,225	
Expense SqFt	\$11.29	\$11.52	\$11.06	
Net Operating Income	\$2,689,014	\$5,121,277	\$1,454,260	
Full Market Value	\$16,060,010	\$38,422,000	\$10,730,000	
Market Value per SqFt	\$183.89	\$275.04	\$183.88	
Distance from Condominium in miles		0.33	0.45	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00141-7502	1-00178-0016	1-00140-0005	1-00097-0024
<b>Condominium Section</b>	0617-R1			
<b>Address</b>	184 DUANE STREET	217 WEST BROADWAY	147 CHAMBERS STREET	225 FRONT STREET
<b>Neighborhood</b>	TRIBECA	CIVIC CENTER	TRIBECA	SOUTHBRIDGE
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	1	8	123	13
<b>Year Built</b>	1915	2005	1997	1900
<b>Gross SqFt</b>	2,660	26,981	130,568	15,400
<b>Estimated Gross Income</b>	\$113,954	\$903,594	\$5,593,246	\$686,500
<b>Gross Income per SqFt</b>	\$42.84	\$33.49	\$42.84	\$44.58
<b>Estimated Expense</b>	\$30,617		\$1,503,252	\$217,840
<b>Expense SqFt</b>	\$11.51		\$11.51	\$14.15
<b>Net Operating Income</b>	\$83,337	\$903,594	\$4,089,994	\$468,660
<b>Full Market Value</b>	\$422,400	\$11,295,000	\$30,849,000	\$3,528,000
<b>Market Value per SqFt</b>	\$158.80	\$418.63	\$236.27	\$229.09
<b>Distance from Condominium in miles</b>		0.26	0.04	0.78

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00141-7504	1-00501-0006	1-00065-0010	1-00071-0001
<b>Condominium Section</b>	0996-R1			
<b>Address</b>	166 DUANE STREET	423 WEST BROADWAY	9 MAIDEN LANE	156 FRONT STREET
<b>Neighborhood</b>	TRIBECA	SOHO	FINANCIAL	FINANCIAL
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	30	28	68	66
<b>Year Built</b>	1910	1910	1900	1930
<b>Gross SqFt</b>	92,487	20,670	58,354	52,969
<b>Estimated Gross Income</b>	\$3,327,682	\$969,368	\$2,099,485	\$1,788,390
<b>Gross Income per SqFt</b>	\$35.98	\$46.90	\$35.98	\$33.76
<b>Estimated Expense</b>	\$1,022,906	\$221,865	\$645,225	\$543,771
<b>Expense SqFt</b>	\$11.06	\$10.73	\$11.06	\$10.27
<b>Net Operating Income</b>	\$2,304,776	\$747,503	\$1,454,260	\$1,244,619
<b>Full Market Value</b>	\$17,006,001	\$5,617,000	\$10,730,000	\$9,239,000
<b>Market Value per SqFt</b>	\$183.87	\$271.75	\$183.88	\$174.42
<b>Distance from Condominium in miles</b>		0.73	0.50	0.78



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00142-7501	1-00016-0185	1-00224-0001	1-00477-0001
Condominium Section	1507-R1			
Address	99 WARREN STREET	211 NORTH END AVENUE	450 WASHINGTON STREET	80 VARICK STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA	SOHO
Building Classification	RR-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	163	256	286	64
Year Built	2006	2004	2007	1920
Gross SqFt	182,235	278,142	305,542	125,235
Estimated Gross Income	\$6,570,000	\$13,788,111	\$12,050,000	\$2,411,005
Gross Income per SqFt	\$36.05	\$49.57	\$39.44	\$19.25
Estimated Expense	\$1,027,000	\$3,677,770	\$3,365,279	\$1,143,952
Expense SqFt	\$5.64	\$13.22	\$11.01	\$9.13
Net Operating Income	\$5,543,000	\$10,110,341	\$8,684,721	\$1,267,053
Full Market Value	\$38,389,000	\$75,778,000	\$65,664,000	\$9,087,000
Market Value per SqFt	\$210.66	\$272.44	\$214.91	\$72.56
Distance from Condominium in miles		0.50	0.44	0.51

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00142-7501	1-00170-0001	1-00042-0001	
Condominium Section	1507-R2			
Address	99 WARREN STREET	336 BROADWAY	100 MAIDEN LANE	
Neighborhood	TRIBECA	CIVIC CENTER	FINANCIAL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	220	151	346	
Year Built	2006	1999	1930	
Gross SqFt	535,060	139,697	290,116	
Estimated Gross Income	\$24,200,764	\$6,730,608	\$12,265,285	
Gross Income per SqFt	\$45.23	\$48.18	\$42.28	
Estimated Expense	\$5,896,361	\$1,609,331	\$3,047,712	
Expense SqFt	\$11.02	\$11.52	\$10.51	
Net Operating Income	\$18,304,403	\$5,121,277	\$9,217,573	
Full Market Value	\$136,481,149	\$38,422,000	\$69,551,000	
Market Value per SqFt	\$255.08	\$275.04	\$239.74	
Distance from Condominium in miles		0.42	0.76	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00142-7502	1-00016-0185	1-00016-0195	
Condominium Section	1629-R1			
Address	200 CHAMBERS STREET	211 NORTH END AVENUE	325 NORTH END AVENUE	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	311	256	276	
Year Built	2005	2004	2004	
Gross SqFt	314,373	278,142	356,483	
Estimated Gross Income	\$14,329,121	\$13,788,111	\$14,824,344	
Gross Income per SqFt	\$45.58	\$49.57	\$41.58	
Estimated Expense	\$3,986,250	\$3,677,770	\$4,325,175	
Expense SqFt	\$12.68	\$13.22	\$12.13	
Net Operating Income	\$10,342,871	\$10,110,341	\$10,499,169	
Full Market Value	\$77,801,025	\$75,778,000	\$79,263,000	
Market Value per SqFt	\$247.48	\$272.44	\$222.35	
Distance from Condominium in miles		0.50	0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00143-7501	1-00065-0010	1-00220-0027	1-00065-0020
Condominium Section	0328-R1			
Address	8 JAY STREET	9 MAIDEN LANE	36 LAIGHT STREET	12 JOHN STREET
Neighborhood	TRIBECA	FINANCIAL	TRIBECA	FINANCIAL
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	13	68	13	20
Year Built	1915	1900	1900	1900
Gross SqFt	19,882	58,354	26,712	31,118
Estimated Gross Income	\$635,628	\$2,099,485	\$853,854	\$890,618
Gross Income per SqFt	\$31.97	\$35.98	\$31.97	\$28.62
Estimated Expense	\$201,802	\$645,225	\$271,026	\$250,756
Expense SqFt	\$10.15	\$11.06	\$10.15	\$8.06
Net Operating Income	\$433,826	\$1,454,260	\$582,828	\$639,862
Full Market Value	\$2,365,000	\$10,730,000	\$4,345,000	\$4,807,000
Market Value per SqFt	\$118.95	\$183.88	\$162.66	\$154.48
Distance from Condominium in miles		0.56	0.34	0.56

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00143-7502	1-00220-0027	1-00065-0010	
Condominium Section	1026-R1			
Address	177 DUANE STREET	36 LAIGHT STREET	9 MAIDEN LANE	
Neighborhood	TRIBECA	TRIBECA	FINANCIAL	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	
Total Units	11	13	68	
Year Built	1920	1900	1900	
Gross SqFt	15,500	26,712	58,354	
Estimated Gross Income	\$526,690	\$853,854	\$2,099,485	
Gross Income per SqFt	\$33.98	\$31.97	\$35.98	
Estimated Expense	\$164,455	\$271,026	\$645,225	
Expense SqFt	\$10.61	\$10.15	\$11.06	
Net Operating Income	\$362,235	\$582,828	\$1,454,260	
Full Market Value	\$6,162,000	\$4,345,000	\$10,730,000	
Market Value per SqFt	\$397.55	\$162.66	\$183.88	
Distance from Condominium in miles		0.34	0.56	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00144-7502	1-00501-0006	1-00065-0010	1-00220-0027
Condominium Section	1597-R1			
Address	36 HUDSON STREET	423 WEST BROADWAY	9 MAIDEN LANE	36 LAIGHT STREET
Neighborhood	TRIBECA	SOHO	FINANCIAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	12	28	68	13
Year Built	1910	1910	1900	1900
Gross SqFt	27,928	20,670	58,354	26,712
Estimated Gross Income	\$1,004,849	\$969,368	\$2,099,485	\$853,854
Gross Income per SqFt	\$35.98	\$46.90	\$35.98	\$31.97
Estimated Expense	\$308,884	\$221,865	\$645,225	\$271,026
Expense SqFt	\$11.06	\$10.73	\$11.06	\$10.15
Net Operating Income	\$695,965	\$747,503	\$1,454,260	\$582,828
Full Market Value	\$4,576,001	\$5,617,000	\$10,730,000	\$4,345,000
Market Value per SqFt	\$163.85	\$271.75	\$183.88	\$162.66
Distance from Condominium in miles		0.67	0.52	0.36

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00145-7501	1-00173-0027	1-00151-0001	
Condominium Section	0071-R1			
Address	105 CHAMBERS STREET	343 BROADWAY	101 DUANE STREET	
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	2	359	443	
Year Built	1915	2005	1988	
Gross SqFt	12,688	396,000	434,418	
Estimated Gross Income	\$480,114	\$14,128,690	\$17,024,841	
Gross Income per SqFt	\$37.84	\$35.68	\$39.19	
Estimated Expense	\$141,979	\$3,635,867	\$5,786,448	
Expense SqFt	\$11.19	\$9.18	\$13.32	
Net Operating Income	\$338,135	\$10,492,823	\$11,238,393	
Full Market Value	\$2,334,000	\$77,529,000	\$84,991,000	
Market Value per SqFt	\$183.95	\$195.78	\$195.64	
Distance from Condominium in miles		0.20	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00145-7504	1-00173-0027	1-00088-0014	
Condominium Section	0668-R1			
Address	97 READE STREET	343 BROADWAY	12 BARCLAY STREET	
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	20	359	402	
Year Built	1920	2005	2006	
Gross SqFt	24,992	396,000	531,000	
Estimated Gross Income	\$997,181	\$14,128,690	\$22,181,368	
Gross Income per SqFt	\$39.90	\$35.68	\$41.77	
Estimated Expense	\$317,148	\$3,635,867	\$6,514,339	
Expense SqFt	\$12.69	\$9.18	\$12.27	
Net Operating Income	\$680,033	\$10,492,823	\$15,667,029	
Full Market Value	\$5,140,002	\$77,529,000	\$118,260,000	
Market Value per SqFt	\$205.67	\$195.78	\$222.71	
Distance from Condominium in miles		0.20	0.24	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00146-7501	1-00220-0027	1-00065-0010	1-00107-0042
Condominium Section	0715-R1			
Address	96 READE STREET	36 LAIGHT STREET	9 MAIDEN LANE	23 PECK SLIP
Neighborhood	CIVIC CENTER	TRIBECA	FINANCIAL	SOUTHBRIDGE
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	21	13	68	24
Year Built	1895	1900	1900	1900
Gross SqFt	32,300	26,712	58,354	25,903
Estimated Gross Income	\$1,162,154	\$853,854	\$2,099,485	\$959,447
Gross Income per SqFt	\$35.98	\$31.97	\$35.98	\$37.04
Estimated Expense	\$357,238	\$271,026	\$645,225	\$326,119
Expense SqFt	\$11.06	\$10.15	\$11.06	\$12.59
Net Operating Income	\$804,916	\$582,828	\$1,454,260	\$633,328
Full Market Value	\$5,938,999	\$4,345,000	\$10,730,000	\$2,948,000
Market Value per SqFt	\$183.87	\$162.66	\$183.88	\$113.81
Distance from Condominium in miles		0.43	0.45	0.64

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00146-7502	1-00178-0016	1-00097-0024	
Condominium Section	0804-R1			
Address	150 DUANE STREET	217 WEST BROADWAY	225 FRONT STREET	
Neighborhood	CIVIC CENTER	CIVIC CENTER	SOUTHBRIDGE	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	13	8	13	
Year Built	1915	2005	1900	
Gross SqFt	20,500	26,981	15,400	
Estimated Gross Income	\$793,555	\$903,594	\$686,500	
Gross Income per SqFt	\$38.71	\$33.49	\$44.58	
Estimated Expense	\$256,455		\$217,840	
Expense SqFt	\$12.51		\$14.15	
Net Operating Income	\$537,100	\$903,594	\$468,660	
Full Market Value	\$3,495,000	\$11,295,000	\$3,528,000	
Market Value per SqFt	\$170.49	\$418.63	\$229.09	
Distance from Condominium in miles		0.23	0.68	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00146-7503	1-00178-0016	1-00140-0005	
Condominium Section	1004-R1			
Address	104 READE STREET	217 WEST BROADWAY	147 CHAMBERS STREET	
Neighborhood	CIVIC CENTER	CIVIC CENTER	TRIBECA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	9	8	123	
Year Built	1920	2005	1997	
Gross SqFt	20,325	26,981	130,568	
Estimated Gross Income	\$769,098	\$903,594	\$5,593,246	
Gross Income per SqFt	\$37.84	\$33.49	\$42.84	
Estimated Expense	\$227,437		\$1,503,252	
Expense SqFt	\$11.19		\$11.51	
Net Operating Income	\$541,661	\$903,594	\$4,089,994	
Full Market Value	\$3,718,000	\$11,295,000	\$30,849,000	
Market Value per SqFt	\$182.93	\$418.63	\$236.27	
Distance from Condominium in miles		0.23	0.11	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00147-7508	1-00501-0006	1-00107-0042	1-00065-0010
Condominium Section	1702-R1			
Address	52 THOMAS STREET	423 WEST BROADWAY	23 PECK SLIP	9 MAIDEN LANE
Neighborhood	CIVIC CENTER	SOHO	SOUTHBRIDGE	FINANCIAL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	20	28	24	68
Year Built	1915	1910	1900	1900
Gross SqFt	35,900	20,670	25,903	58,354
Estimated Gross Income	\$1,329,736	\$969,368	\$959,447	\$2,099,485
Gross Income per SqFt	\$37.04	\$46.90	\$37.04	\$35.98
Estimated Expense	\$275,712	\$221,865	\$326,119	\$645,225
Expense SqFt	\$7.68	\$10.73	\$12.59	\$11.06
Net Operating Income	\$1,054,024	\$747,503	\$633,328	\$1,454,260
Full Market Value	\$7,757,997	\$5,617,000	\$2,948,000	\$10,730,000
Market Value per SqFt	\$216.10	\$271.75	\$113.81	\$183.88
Distance from Condominium in miles		0.67	0.66	0.49

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00147-7509	1-00065-0010	1-00220-0027	
Condominium Section	1816-R1			
Address	137 DUANE STREET	9 MAIDEN LANE	36 LAIGHT STREET	
Neighborhood	CIVIC CENTER	FINANCIAL	TRIBECA	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	
Total Units	19	68	13	
Year Built	1915	1900	1900	
Gross SqFt	45,510	58,354	26,712	
Estimated Gross Income	\$1,546,430	\$2,099,485	\$853,854	
Gross Income per SqFt	\$33.98	\$35.98	\$31.97	
Estimated Expense	\$482,861	\$645,225	\$271,026	
Expense SqFt	\$10.61	\$11.06	\$10.15	
Net Operating Income	\$1,063,569	\$1,454,260	\$582,828	
Full Market Value	\$7,890,999	\$10,730,000	\$4,345,000	
Market Value per SqFt	\$173.39	\$183.88	\$162.66	
Distance from Condominium in miles		0.49	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00150-7501	1-00180-0029	1-00065-0020	1-00220-0027
Condominium Section	0954-R1			
Address	70 READE STREET	7 HARRISON STREET	12 JOHN STREET	36 LAIGHT STREET
Neighborhood	CIVIC CENTER	TRIBECA	FINANCIAL	TRIBECA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	8	49	20	13
Year Built	1915	1900	1900	1900
Gross SqFt	26,658	33,400	31,118	26,712
Estimated Gross Income	\$762,952	\$634,619	\$890,618	\$853,854
Gross Income per SqFt	\$28.62	\$19.00	\$28.62	\$31.97
Estimated Expense	\$214,863	\$298,271	\$250,756	\$271,026
Expense SqFt	\$8.06	\$8.93	\$8.06	\$10.15
Net Operating Income	\$548,089	\$336,348	\$639,862	\$582,828
Full Market Value	\$3,701,001	\$2,414,000	\$4,807,000	\$4,345,000
Market Value per SqFt	\$138.83	\$72.28	\$154.48	\$162.66
Distance from Condominium in miles		0.27	0.42	0.48

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00171-7501	1-00164-0019	1-00164-0029	
Condominium Section	0032-R1			
Address	356 BROADWAY	66 MULBERRY STREET	43 MOTT STREET	
Neighborhood	CHINATOWN	CHINATOWN	CHINATOWN	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	18	45	31	
Year Built	1915	1909	1915	
Gross SqFt	20,000	20,766	10,700	
Estimated Gross Income	\$577,200	\$585,432	\$400,715	
Gross Income per SqFt	\$28.86	\$28.19	\$37.45	
Estimated Expense	\$163,000	\$134,630	\$136,211	
Expense SqFt	\$8.15	\$6.48	\$12.73	
Net Operating Income	\$414,200	\$450,802	\$264,504	
Full Market Value	\$3,110,001	\$3,244,000	\$1,945,000	
Market Value per SqFt	\$155.50	\$156.22	\$181.78	
Distance from Condominium in miles		0.25	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00171-7502	1-00236-0027	1-00220-0027	1-00304-0035
Condominium Section	1074-R1			
Address	354 BROADWAY	133 MULBERRY STREET	36 LAIGHT STREET	75 CHRYSTIE STREET
Neighborhood	CHINATOWN	CHINATOWN	TRIBECA	CHINATOWN
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D7-ELEVATOR	C7-WALK-UP
Total Units	12	17	13	45
Year Built	1900	1920	1900	1910
Gross SqFt	41,204	41,900	26,712	26,964
Estimated Gross Income	\$1,317,292	\$1,465,401	\$853,854	\$745,551
Gross Income per SqFt	\$31.97	\$34.97	\$31.97	\$27.65
Estimated Expense	\$418,221	\$248,405	\$271,026	\$277,544
Expense SqFt	\$10.15	\$5.93	\$10.15	\$10.29
Net Operating Income	\$899,071	\$1,216,996	\$582,828	\$468,007
Full Market Value	\$6,701,998	\$9,005,000	\$4,345,000	\$3,373,000
Market Value per SqFt	\$162.65	\$214.92	\$162.66	\$125.09
Distance from Condominium in miles		0.31	0.42	0.46



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00172-7501	1-00493-0041	1-00248-0070	
Condominium Section	0730-R1			
Address	374 BROADWAY	13 SPRING STREET	80 RUTGERS SLIP	
Neighborhood	CHINATOWN	LITTLE ITALY	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	163	156	109	
Year Built	1990	1982	1987	
Gross SqFt	126,500	184,900	83,904	
Estimated Gross Income	\$3,787,410	\$6,442,633	\$2,101,131	
Gross Income per SqFt	\$29.94	\$34.84	\$25.04	
Estimated Expense	\$1,406,680	\$1,186,450	\$947,113	
Expense SqFt	\$11.12	\$6.42	\$11.29	
Net Operating Income	\$2,380,730	\$5,256,183	\$1,154,018	
Full Market Value	\$17,836,002	\$18,450,000	\$6,480,000	
Market Value per SqFt	\$141.00	\$99.78	\$77.23	
Distance from Condominium in miles		0.53	0.79	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00172-7502	1-00205-0004	1-00164-0019	
Condominium Section	1433-R1			
Address	81 WHITE STREET	106 MULBERRY STREET	66 MULBERRY STREET	
Neighborhood	CHINATOWN	CHINATOWN	CHINATOWN	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	11	36	45	
Year Built	1915	1915	1909	
Gross SqFt	28,500	21,320	20,766	
Estimated Gross Income	\$822,510	\$650,672	\$585,432	
Gross Income per SqFt	\$28.86	\$30.52	\$28.19	
Estimated Expense	\$232,275	\$204,873	\$134,630	
Expense SqFt	\$8.15	\$9.61	\$6.48	
Net Operating Income	\$590,235	\$445,799	\$450,802	
Full Market Value	\$4,431,999	\$3,333,000	\$3,244,000	
Market Value per SqFt	\$155.51	\$156.33	\$156.22	
Distance from Condominium in miles		0.23	0.22	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00172-7504	1-00170-0001	1-00236-0027	
Condominium Section	2079-R1			
Address	50 FRANKLIN STREET	336 BROADWAY	133 MULBERRY STREET	
Neighborhood	CHINATOWN	CIVIC CENTER	CHINATOWN	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	C7-WALK-UP	
Total Units	72	151	17	
Year Built	2007	1999	1920	
Gross SqFt	91,412	139,697	41,900	
Estimated Gross Income	\$4,114,454	\$6,730,608	\$1,465,401	
Gross Income per SqFt	\$45.01	\$48.18	\$34.97	
Estimated Expense	\$1,357,468	\$1,609,331	\$248,405	
Expense SqFt	\$14.85	\$11.52	\$5.93	
Net Operating Income	\$2,756,986	\$5,121,277	\$1,216,996	
Full Market Value	\$20,745,996	\$38,422,000	\$9,005,000	
Market Value per SqFt	\$226.95	\$275.04	\$214.92	
Distance from Condominium in miles		0.10	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00173-7501	1-00077-0024	1-00236-0027	
Condominium Section	1157-R1			
Address	66 LEONARD STREET	82 FULTON STREET	133 MULBERRY STREET	
Neighborhood	CIVIC CENTER	FINANCIAL	CHINATOWN	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C7-WALK-UP	
Total Units	47	205	17	
Year Built	1900	1900	1920	
Gross SqFt	132,423	159,000	41,900	
Estimated Gross Income	\$4,432,198	\$5,447,340	\$1,465,401	
Gross Income per SqFt	\$33.47	\$34.26	\$34.97	
Estimated Expense	\$1,064,681	\$1,906,410	\$248,405	
Expense SqFt	\$8.04	\$11.99	\$5.93	
Net Operating Income	\$3,367,517	\$3,540,930	\$1,216,996	
Full Market Value	\$24,419,996	\$26,237,000	\$9,005,000	
Market Value per SqFt	\$184.41	\$165.01	\$214.92	
Distance from Condominium in miles		0.57	0.38	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00173-7502	1-00175-0020	1-00126-0013	
Condominium Section	1434-R1			
Address	65 WORTH STREET	43 WHITE STREET	53 PARK PLACE	
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	
Total Units	30	18	116	
Year Built	1920	1915	1921	
Gross SqFt	89,678	33,500	138,600	
Estimated Gross Income	\$2,420,409	\$732,310	\$4,430,730	
Gross Income per SqFt	\$26.99	\$21.86	\$31.97	
Estimated Expense	\$486,055	\$293,795	\$1,324,859	
Expense SqFt	\$5.42	\$8.77	\$9.56	
Net Operating Income	\$1,934,354	\$438,515	\$3,105,871	
Full Market Value	\$13,964,998	\$6,281,000	\$23,154,000	
Market Value per SqFt	\$155.72	\$187.49	\$167.06	
Distance from Condominium in miles		0.09	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00173-7503	1-00180-0029	1-00236-0027	1-00220-0027
Condominium Section	2052-R1			
Address	79 WORTH STREET	7 HARRISON STREET	133 MULBERRY STREET	36 LAIGHT STREET
Neighborhood	CIVIC CENTER	TRIBECA	CHINATOWN	TRIBECA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	C7-WALK-UP	D7-ELEVATOR
Total Units	29	49	17	13
Year Built	1920	1900	1920	1900
Gross SqFt	56,292	33,400	41,900	26,712
Estimated Gross Income	\$1,799,655	\$634,619	\$1,465,401	\$853,854
Gross Income per SqFt	\$31.97	\$19.00	\$34.97	\$31.97
Estimated Expense	\$571,364	\$298,271	\$248,405	\$271,026
Expense SqFt	\$10.15	\$8.93	\$5.93	\$10.15
Net Operating Income	\$1,228,291	\$336,348	\$1,216,996	\$582,828
Full Market Value	\$9,156,999	\$2,414,000	\$9,005,000	\$4,345,000
Market Value per SqFt	\$162.67	\$72.28	\$214.92	\$162.66
Distance from Condominium in miles		0.26	0.38	0.38

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00175-7503	1-00220-0027	1-00151-0001	
Condominium Section	0711-R1			
Address	55 WHITE STREET	36 LAIGHT STREET	101 DUANE STREET	
Neighborhood	CIVIC CENTER	TRIBECA	CIVIC CENTER	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	17	13	443	
Year Built	1860	1900	1988	
Gross SqFt	32,939	26,712	434,418	
Estimated Gross Income	\$872,554	\$853,854	\$17,024,841	
Gross Income per SqFt	\$26.49	\$31.97	\$39.19	
Estimated Expense	\$329,390	\$271,026	\$5,786,448	
Expense SqFt	\$10.00	\$10.15	\$13.32	
Net Operating Income	\$543,164	\$582,828	\$11,238,393	
Full Market Value	\$3,928,999	\$4,345,000	\$84,991,000	
Market Value per SqFt	\$119.28	\$162.66	\$195.64	
Distance from Condominium in miles		0.31	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00175-7504	1-00236-0027	1-00220-0027	1-00163-0018
Condominium Section	1108-R1			
Address	90 FRANKLIN STREET	133 MULBERRY STREET	36 LAIGHT STREET	69 BAYARD STREET
Neighborhood	CIVIC CENTER	CHINATOWN	TRIBECA	CHINATOWN
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D7-ELEVATOR	C7-WALK-UP
Total Units	24	17	13	42
Year Built	1915	1920	1900	1945
Gross SqFt	98,891	41,900	26,712	22,000
Estimated Gross Income	\$3,458,218	\$1,465,401	\$853,854	\$920,397
Gross Income per SqFt	\$34.97	\$34.97	\$31.97	\$41.84
Estimated Expense	\$864,555	\$248,405	\$271,026	\$399,654
Expense SqFt	\$8.74	\$5.93	\$10.15	\$18.17
Net Operating Income	\$2,593,663	\$1,216,996	\$582,828	\$520,743
Full Market Value	\$19,190,999	\$9,005,000	\$4,345,000	\$3,930,000
Market Value per SqFt	\$194.06	\$214.92	\$162.66	\$178.64
Distance from Condominium in miles		0.33	0.31	0.40

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00178-7502	1-00146-0015	1-00476-0045	
Condominium Section	0932-R1			
Address	211 WEST BROADWAY	146 DUANE STREET	30 GRAND STREET	
Neighborhood	CIVIC CENTER	CIVIC CENTER	SOHO	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	11	14	44	
Year Built	1915	1920	1900	
Gross SqFt	24,985	21,000	26,952	
Estimated Gross Income	\$619,628	\$704,550	\$1,078,338	
Gross Income per SqFt	\$24.80	\$33.55	\$40.01	
Estimated Expense	\$249,850	\$166,530	\$322,592	
Expense SqFt	\$10.00	\$7.93	\$11.97	
Net Operating Income	\$369,778	\$538,020	\$755,746	
Full Market Value	\$2,686,999	\$3,995,000	\$5,712,000	
Market Value per SqFt	\$107.54	\$190.24	\$211.93	
Distance from Condominium in miles		0.23	0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-7503	1-00476-0054	1-00491-0001	
Condominium Section	1013-R1			
Address	155 FRANKLIN STREET	26 THOMPSON STREET	558 BROOME STREET	
Neighborhood	TRIBECA	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	C4-WALK-UP	C7-WALK-UP	
Total Units	10	25	25	
Year Built	1982	1920	1925	
Gross SqFt	33,633	18,020	14,737	
Estimated Gross Income	\$1,048,677	\$459,932	\$542,698	
Gross Income per SqFt	\$31.18	\$25.52	\$36.83	
Estimated Expense	\$385,098	\$198,950	\$174,819	
Expense SqFt	\$11.45	\$11.04	\$11.86	
Net Operating Income	\$663,579	\$260,982	\$367,879	
Full Market Value	\$4,960,000	\$1,892,000	\$2,709,000	
Market Value per SqFt	\$147.47	\$104.99	\$183.82	
Distance from Condominium in miles		0.35	0.42	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-7506	1-00220-0027	1-00140-0005	1-00179-0032
Condominium Section	1196-R1			
Address	14 LEONARD STREET	36 LAIGHT STREET	147 CHAMBERS STREET	176 WEST BROADWAY
Neighborhood	TRIBECA	TRIBECA	TRIBECA	TRIBECA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	31	13	123	17
Year Built	1915	1900	1997	2008
Gross SqFt	88,615	26,712	130,568	52,930
Estimated Gross Income	\$2,347,411	\$853,854	\$5,593,246	\$1,622,305
Gross Income per SqFt	\$26.49	\$31.97	\$42.84	\$30.65
Estimated Expense	\$877,289	\$271,026	\$1,503,252	\$501,776
Expense SqFt	\$9.90	\$10.15	\$11.51	\$9.48
Net Operating Income	\$1,470,122	\$582,828	\$4,089,994	\$1,120,529
Full Market Value	\$10,634,000	\$4,345,000	\$30,849,000	\$8,377,000
Market Value per SqFt	\$120.00	\$162.66	\$236.27	\$158.27
Distance from Condominium in miles		0.27	0.19	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00180-7502	1-00476-0057	1-00476-0045	
Condominium Section	0198-R1			
Address	67 HUDSON STREET	32 THOMPSON STREET	30 GRAND STREET	
Neighborhood	TRIBECA	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	20	18	44	
Year Built	1915	1920	1900	
Gross SqFt	20,750	8,992	26,952	
Estimated Gross Income	\$679,978	\$388,275	\$1,078,338	
Gross Income per SqFt	\$32.77	\$43.18	\$40.01	
Estimated Expense	\$238,833	\$128,136	\$322,592	
Expense SqFt	\$11.51	\$14.25	\$11.97	
Net Operating Income	\$441,145	\$260,139	\$755,746	
Full Market Value	\$3,280,999	\$1,960,000	\$5,712,000	
Market Value per SqFt	\$158.12	\$217.97	\$211.93	
Distance from Condominium in miles		0.42	0.41	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00180-7507	1-00220-0027	1-00218-0006	
Condominium Section	0923-R1			
Address	345 GREENWICH STREET	36 LAIGHT STREET	415 WASHINGTON STREET	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	10	13	21	
Year Built	1921	1900	2010	
Gross SqFt	23,287	26,712	45,001	
Estimated Gross Income	\$582,175	\$853,854	\$1,877,892	
Gross Income per SqFt	\$25.00	\$31.97	\$41.73	
Estimated Expense	\$239,856	\$271,026	\$315,316	
Expense SqFt	\$10.30	\$10.15	\$7.01	
Net Operating Income	\$342,319	\$582,828	\$1,562,576	
Full Market Value	\$2,492,001	\$4,345,000	\$11,794,000	
Market Value per SqFt	\$107.01	\$162.66	\$262.08	
Distance from Condominium in miles		0.30	0.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00181-7501	1-00146-0015	1-00491-0001	
Condominium Section	0080-R1			
Address	355 GREENWICH STREET	146 DUANE STREET	558 BROOME STREET	
Neighborhood	TRIBECA	CIVIC CENTER	SOHO	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	10	14	25	
Year Built	1983	1920	1925	
Gross SqFt	10,962	21,000	14,737	
Estimated Gross Income	\$328,093	\$704,550	\$542,698	
Gross Income per SqFt	\$29.93	\$33.55	\$36.83	
Estimated Expense	\$122,446	\$166,530	\$174,819	
Expense SqFt	\$11.17	\$7.93	\$11.86	
Net Operating Income	\$205,647	\$538,020	\$367,879	
Full Market Value	\$1,543,998	\$3,995,000	\$2,709,000	
Market Value per SqFt	\$140.85	\$190.24	\$183.82	
Distance from Condominium in miles		0.22	0.44	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00181-7502	1-00476-0057	1-00594-0035	
Condominium Section	0152-R1			
Address	363 GREENWICH STREET	32 THOMPSON STREET	308 SPRING STREET	
Neighborhood	TRIBECA	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	9	18	17	
Year Built	1915	1920	1910	
Gross SqFt	17,788	8,992	8,395	
Estimated Gross Income	\$472,983	\$388,275	\$232,137	
Gross Income per SqFt	\$26.59	\$43.18	\$27.65	
Estimated Expense	\$181,793	\$128,136	\$78,833	
Expense SqFt	\$10.22	\$14.25	\$9.39	
Net Operating Income	\$291,190	\$260,139	\$153,304	
Full Market Value	\$2,100,997	\$1,960,000	\$1,105,000	
Market Value per SqFt	\$118.11	\$217.97	\$131.63	
Distance from Condominium in miles		0.40	0.43	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00188-7501	1-00504-0031	1-00220-0027	
Condominium Section	0491-R1			
Address	65 NORTH MOORE STREET	112 SULLIVAN STREET	36 LAIGHT STREET	
Neighborhood	TRIBECA	SOHO	TRIBECA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	8	60	13	
Year Built	1915	1920	1900	
Gross SqFt	12,690	38,880	26,712	
Estimated Gross Income	\$350,879	\$1,149,094	\$853,854	
Gross Income per SqFt	\$27.65	\$29.55	\$31.97	
Estimated Expense	\$119,159	\$356,644	\$271,026	
Expense SqFt	\$9.39	\$9.17	\$10.15	
Net Operating Income	\$231,720	\$792,450	\$582,828	
Full Market Value	\$1,504,899	\$5,941,000	\$4,345,000	
Market Value per SqFt	\$118.59	\$152.80	\$162.66	
Distance from Condominium in miles		0.51	0.17	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00188-7502	1-00220-0027	1-00506-0016	
Condominium Section	1063-R1			
Address	387 GREENWICH STREET	36 LAIGHT STREET	30 CHARLTON STREET	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	36	13	86	
Year Built	1915	1900	1920	
Gross SqFt	86,451	26,712	44,256	
Estimated Gross Income	\$2,893,515	\$853,854	\$1,643,414	
Gross Income per SqFt	\$33.47	\$31.97	\$37.13	
Estimated Expense	\$1,029,631	\$271,026	\$361,155	
Expense SqFt	\$11.91	\$10.15	\$8.16	
Net Operating Income	\$1,863,884	\$582,828	\$1,282,259	
Full Market Value	\$13,843,002	\$4,345,000	\$9,435,000	
Market Value per SqFt	\$160.13	\$162.66	\$213.19	
Distance from Condominium in miles		0.17	0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00188-7503	1-00220-0027	1-00506-0016	
Condominium Section	1155-R1			
Address	53 NORTH MOORE STREET	36 LAIGHT STREET	30 CHARLTON STREET	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	46	13	86	
Year Built	1910	1900	1920	
Gross SqFt	83,020	26,712	44,256	
Estimated Gross Income	\$2,868,341	\$853,854	\$1,643,414	
Gross Income per SqFt	\$34.55	\$31.97	\$37.13	
Estimated Expense	\$988,768	\$271,026	\$361,155	
Expense SqFt	\$11.91	\$10.15	\$8.16	
Net Operating Income	\$1,879,573	\$582,828	\$1,282,259	
Full Market Value	\$13,919,998	\$4,345,000	\$9,435,000	
Market Value per SqFt	\$167.67	\$162.66	\$213.19	
Distance from Condominium in miles		0.17	0.50	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00188-7505	1-00180-0029	1-00220-0027	1-00504-0031
Condominium Section	1986-R1			
Address	48 BEACH STREET	7 HARRISON STREET	36 LAIGHT STREET	112 SULLIVAN STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA	SOHO
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	25	49	13	60
Year Built	1930	1900	1900	1920
Gross SqFt	94,532	33,400	26,712	38,880
Estimated Gross Income	\$2,793,421	\$634,619	\$853,854	\$1,149,094
Gross Income per SqFt	\$29.55	\$19.00	\$31.97	\$29.55
Estimated Expense	\$1,089,954	\$298,271	\$271,026	\$356,644
Expense SqFt	\$11.53	\$8.93	\$10.15	\$9.17
Net Operating Income	\$1,703,467	\$336,348	\$582,828	\$792,450
Full Market Value	\$12,100,005	\$2,414,000	\$4,345,000	\$5,941,000
Market Value per SqFt	\$128.00	\$72.28	\$162.66	\$152.80
Distance from Condominium in miles		0.14	0.17	0.51

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00189-7501	1-00220-0027	1-00504-0031	
Condominium Section	0229-R1			
Address	220 WEST BROADWAY	36 LAIGHT STREET	112 SULLIVAN STREET	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	24	13	60	
Year Built	1915	1900	1920	
Gross SqFt	52,735	26,712	38,880	
Estimated Gross Income	\$1,396,950	\$853,854	\$1,149,094	
Gross Income per SqFt	\$26.49	\$31.97	\$29.55	
Estimated Expense	\$522,077	\$271,026	\$356,644	
Expense SqFt	\$9.90	\$10.15	\$9.17	
Net Operating Income	\$874,873	\$582,828	\$792,450	
Full Market Value	\$6,328,000	\$4,345,000	\$5,941,000	
Market Value per SqFt	\$120.00	\$162.66	\$152.80	
Distance from Condominium in miles		0.20	0.48	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00189-7502	1-00220-0027	1-00504-0031	
Condominium Section	0430-R1			
Address	104 HUDSON STREET	36 LAIGHT STREET	112 SULLIVAN STREET	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	14	13	60	
Year Built	1921	1900	1920	
Gross SqFt	40,581	26,712	38,880	
Estimated Gross Income	\$1,248,272	\$853,854	\$1,149,094	
Gross Income per SqFt	\$30.76	\$31.97	\$29.55	
Estimated Expense	\$392,012	\$271,026	\$356,644	
Expense SqFt	\$9.66	\$10.15	\$9.17	
Net Operating Income	\$856,260	\$582,828	\$792,450	
Full Market Value	\$6,399,998	\$4,345,000	\$5,941,000	
Market Value per SqFt	\$157.71	\$162.66	\$152.80	
Distance from Condominium in miles		0.19	0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00189-7507	1-00220-0027	1-00504-0031	
Condominium Section	1052-R1			
Address	132 FRANKLIN STREET	36 LAIGHT STREET	112 SULLIVAN STREET	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	13	13	60	
Year Built	1915	1900	1920	
Gross SqFt	53,468	26,712	38,880	
Estimated Gross Income	\$1,644,676	\$853,854	\$1,149,094	
Gross Income per SqFt	\$30.76	\$31.97	\$29.55	
Estimated Expense	\$516,501	\$271,026	\$356,644	
Expense SqFt	\$9.66	\$10.15	\$9.17	
Net Operating Income	\$1,128,175	\$582,828	\$792,450	
Full Market Value	\$8,432,001	\$4,345,000	\$5,941,000	
Market Value per SqFt	\$157.70	\$162.66	\$152.80	
Distance from Condominium in miles		0.19	0.50	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00189-7508	1-00180-0029	1-00220-0027	1-00504-0031
<b>Condominium Section</b>	1061-R1			
<b>Address</b>	38 NORTH MOORE STREET	7 HARRISON STREET	36 LAIGHT STREET	112 SULLIVAN STREET
<b>Neighborhood</b>	TRIBECA	TRIBECA	TRIBECA	SOHO
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	11	49	13	60
<b>Year Built</b>	1915	1900	1900	1920
<b>Gross SqFt</b>	18,315	33,400	26,712	38,880
<b>Estimated Gross Income</b>	\$541,208	\$634,619	\$853,854	\$1,149,094
<b>Gross Income per SqFt</b>	\$29.55	\$19.00	\$31.97	\$29.55
<b>Estimated Expense</b>	\$167,949	\$298,271	\$271,026	\$356,644
<b>Expense SqFt</b>	\$9.17	\$8.93	\$10.15	\$9.17
<b>Net Operating Income</b>	\$373,259	\$336,348	\$582,828	\$792,450
<b>Full Market Value</b>	\$2,798,000	\$2,414,000	\$4,345,000	\$5,941,000
<b>Market Value per SqFt</b>	\$152.77	\$72.28	\$162.66	\$152.80
<b>Distance from Condominium in miles</b>		0.14	0.19	0.50

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00190-7501	1-00220-0027	1-00504-0031	1-00236-0027
<b>Condominium Section</b>	0836-R1			
<b>Address</b>	39 NORTH MOORE STREET	36 LAIGHT STREET	112 SULLIVAN STREET	133 MULBERRY STREET
<b>Neighborhood</b>	TRIBECA	TRIBECA	SOHO	CHINATOWN
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
<b>Total Units</b>	10	13	60	17
<b>Year Built</b>	1909	1900	1920	1920
<b>Gross SqFt</b>	24,407	26,712	38,880	41,900
<b>Estimated Gross Income</b>	\$780,292	\$853,854	\$1,149,094	\$1,465,401
<b>Gross Income per SqFt</b>	\$31.97	\$31.97	\$29.55	\$34.97
<b>Estimated Expense</b>	\$247,731	\$271,026	\$356,644	\$248,405
<b>Expense SqFt</b>	\$10.15	\$10.15	\$9.17	\$5.93
<b>Net Operating Income</b>	\$532,561	\$582,828	\$792,450	\$1,216,996
<b>Full Market Value</b>	\$3,981,999	\$4,345,000	\$5,941,000	\$9,005,000
<b>Market Value per SqFt</b>	\$163.15	\$162.66	\$152.80	\$214.92
<b>Distance from Condominium in miles</b>		0.14	0.46	0.50

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00190-7503	1-00220-0027	1-00504-0031	1-00236-0027
<b>Condominium Section</b>	0956-R1			
<b>Address</b>	31 NORTH MOORE STREET	36 LAIGHT STREET	112 SULLIVAN STREET	133 MULBERRY STREET
<b>Neighborhood</b>	TRIBECA	TRIBECA	SOHO	CHINATOWN
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
<b>Total Units</b>	23	13	60	17
<b>Year Built</b>	1915	1900	1920	1920
<b>Gross SqFt</b>	86,900	26,712	38,880	41,900
<b>Estimated Gross Income</b>	\$2,778,193	\$853,854	\$1,149,094	\$1,465,401
<b>Gross Income per SqFt</b>	\$31.97	\$31.97	\$29.55	\$34.97
<b>Estimated Expense</b>	\$882,035	\$271,026	\$356,644	\$248,405
<b>Expense SqFt</b>	\$10.15	\$10.15	\$9.17	\$5.93
<b>Net Operating Income</b>	\$1,896,158	\$582,828	\$792,450	\$1,216,996
<b>Full Market Value</b>	\$14,136,000	\$4,345,000	\$5,941,000	\$9,005,000
<b>Market Value per SqFt</b>	\$162.67	\$162.66	\$152.80	\$214.92
<b>Distance from Condominium in miles</b>		0.14	0.46	0.50

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00190-7504	1-00220-0027	1-00504-0031	1-00236-0027
<b>Condominium Section</b>	1045-R1			
<b>Address</b>	27 NORTH MOORE STREET	36 LAIGHT STREET	112 SULLIVAN STREET	133 MULBERRY STREET
<b>Neighborhood</b>	TRIBECA	TRIBECA	SOHO	CHINATOWN
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
<b>Total Units</b>	57	13	60	17
<b>Year Built</b>	1905	1900	1920	1920
<b>Gross SqFt</b>	150,010	26,712	38,880	41,900
<b>Estimated Gross Income</b>	\$4,795,820	\$853,854	\$1,149,094	\$1,465,401
<b>Gross Income per SqFt</b>	\$31.97	\$31.97	\$29.55	\$34.97
<b>Estimated Expense</b>	\$1,522,602	\$271,026	\$356,644	\$248,405
<b>Expense SqFt</b>	\$10.15	\$10.15	\$9.17	\$5.93
<b>Net Operating Income</b>	\$3,273,218	\$582,828	\$792,450	\$1,216,996
<b>Full Market Value</b>	\$24,401,999	\$4,345,000	\$5,941,000	\$9,005,000
<b>Market Value per SqFt</b>	\$162.67	\$162.66	\$152.80	\$214.92
<b>Distance from Condominium in miles</b>		0.14	0.46	0.50

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00190-7505	1-00527-0027	1-00506-0016	1-00236-0027
Condominium Section	1181-R1			
Address	25 NORTH MOORE STREET	10 DOWNING STREET	30 CHARLTON STREET	133 MULBERRY STREET
Neighborhood	TRIBECA	GREENWICH VILLAGE-WEST	SOHO	CHINATOWN
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	33	137	86	17
Year Built	1924	1940	1920	1920
Gross SqFt	119,996	118,467	44,256	41,900
Estimated Gross Income	\$4,323,456	\$4,267,862	\$1,643,414	\$1,465,401
Gross Income per SqFt	\$36.03	\$36.03	\$37.13	\$34.97
Estimated Expense	\$1,429,152	\$1,411,316	\$361,155	\$248,405
Expense SqFt	\$11.91	\$11.91	\$8.16	\$5.93
Net Operating Income	\$2,894,304	\$2,856,546	\$1,282,259	\$1,216,996
Full Market Value	\$21,352,002	\$21,074,000	\$9,435,000	\$9,005,000
Market Value per SqFt	\$177.94	\$177.89	\$213.19	\$214.92
Distance from Condominium in miles		0.65	0.47	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00190-7506	1-00170-0001	1-00220-0027	1-00506-0016
Condominium Section	2009-R1			
Address	124 HUDSON STREET	336 BROADWAY	36 LAIGHT STREET	30 CHARLTON STREET
Neighborhood	TRIBECA	CIVIC CENTER	TRIBECA	SOHO
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	26	151	13	86
Year Built	2000	1999	1900	1920
Gross SqFt	68,033	139,697	26,712	44,256
Estimated Gross Income	\$2,526,065	\$6,730,608	\$853,854	\$1,643,414
Gross Income per SqFt	\$37.13	\$48.18	\$31.97	\$37.13
Estimated Expense	\$829,322	\$1,609,331	\$271,026	\$361,155
Expense SqFt	\$12.19	\$11.52	\$10.15	\$8.16
Net Operating Income	\$1,696,743	\$5,121,277	\$582,828	\$1,282,259
Full Market Value	\$12,485,002	\$38,422,000	\$4,345,000	\$9,435,000
Market Value per SqFt	\$183.51	\$275.04	\$162.66	\$213.19
Distance from Condominium in miles		0.35	0.14	0.47

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00193-7501	1-00220-0027	1-00504-0031	1-00501-0006
Condominium Section	0120-R1			
Address	395 BROADWAY	36 LAIGHT STREET	112 SULLIVAN STREET	423 WEST BROADWAY
Neighborhood	TRIBECA	TRIBECA	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	64	13	60	28
Year Built	1915	1900	1920	1910
Gross SqFt	119,640	26,712	38,880	20,670
Estimated Gross Income	\$3,824,891	\$853,854	\$1,149,094	\$969,368
Gross Income per SqFt	\$31.97	\$31.97	\$29.55	\$46.90
Estimated Expense	\$1,214,346	\$271,026	\$356,644	\$221,865
Expense SqFt	\$10.15	\$10.15	\$9.17	\$10.73
Net Operating Income	\$2,610,545	\$582,828	\$792,450	\$747,503
Full Market Value	\$19,461,006	\$4,345,000	\$5,941,000	\$5,617,000
Market Value per SqFt	\$162.66	\$162.66	\$152.80	\$271.75
Distance from Condominium in miles		0.31	0.50	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00193-7505	1-00199-0032	1-00237-0027	
Condominium Section	0689-R1			
Address	37 WALKER STREET	104 BAYARD STREET	127 MOTT STREET	
Neighborhood	TRIBECA	CHINATOWN	CHINATOWN	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	2	15	13	
Year Built	1875	1890	1880	
Gross SqFt	4,169	9,250	8,725	
Estimated Gross Income	\$113,105	\$235,686	\$251,118	
Gross Income per SqFt	\$27.13	\$25.48	\$28.78	
Estimated Expense	\$44,650	\$98,563	\$93,786	
Expense SqFt	\$10.71	\$10.66	\$10.75	
Net Operating Income	\$68,455	\$137,123	\$157,332	
Full Market Value	\$494,000	\$994,000	\$1,181,000	
Market Value per SqFt	\$118.49	\$107.46	\$135.36	
Distance from Condominium in miles		0.27	0.33	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00193-7509	1-00170-0001	1-00236-0027	1-00163-0018
Condominium Section	1624-R1			
Address	51 WALKER STREET	336 BROADWAY	133 MULBERRY STREET	69 BAYARD STREET
Neighborhood	TRIBECA	CIVIC CENTER	CHINATOWN	CHINATOWN
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	15	151	17	42
Year Built	2005	1999	1920	1945
Gross SqFt	34,587	139,697	41,900	22,000
Estimated Gross Income	\$1,447,120	\$6,730,608	\$1,465,401	\$920,397
Gross Income per SqFt	\$41.84	\$48.18	\$34.97	\$41.84
Estimated Expense	\$434,136	\$1,609,331	\$248,405	\$399,654
Expense SqFt	\$12.55	\$11.52	\$5.93	\$18.17
Net Operating Income	\$1,012,984	\$5,121,277	\$1,216,996	\$520,743
Full Market Value	\$7,646,000	\$38,422,000	\$9,005,000	\$3,930,000
Market Value per SqFt	\$221.07	\$275.04	\$214.92	\$178.64
Distance from Condominium in miles		0.18	0.29	0.39

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00202-7501	1-00493-0041	1-00346-0001	1-00248-0070
Condominium Section	0222-R1			
Address	50 BAYARD STREET	13 SPRING STREET	50 NORFOLK STREET	80 RUTGERS SLIP
Neighborhood	CHINATOWN	LITTLE ITALY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	167	156	156	109
Year Built	1985	1982	1982	1987
Gross SqFt	163,160	184,900	137,909	83,904
Estimated Gross Income	\$4,501,584	\$6,442,633	\$2,477,079	\$2,101,131
Gross Income per SqFt	\$27.59	\$34.84	\$17.96	\$25.04
Estimated Expense	\$1,417,860	\$1,186,450	\$978,782	\$947,113
Expense SqFt	\$8.69	\$6.42	\$7.10	\$11.29
Net Operating Income	\$3,083,724	\$5,256,183	\$1,498,297	\$1,154,018
Full Market Value	\$22,226,999	\$18,450,000	\$7,245,000	\$6,480,000
Market Value per SqFt	\$136.23	\$99.78	\$52.53	\$77.23
Distance from Condominium in miles		0.46	0.52	0.48



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00204-7501	1-00419-0072	1-00163-0018	1-00163-0021
Condominium Section	1509-R1			
Address	158 HESTER STREET	294 BROOME STREET	69 BAYARD STREET	67 BAYARD STREET
Neighborhood	CHINATOWN	LOWER EAST SIDE	CHINATOWN	CHINATOWN
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	61	11	42	28
Year Built	2004	2000	1945	1945
Gross SqFt	60,962	8,250	22,000	14,200
Estimated Gross Income	\$2,131,841	\$324,716	\$920,397	\$374,596
Gross Income per SqFt	\$34.97	\$39.36	\$41.84	\$26.38
Estimated Expense	\$609,620	\$107,643	\$399,654	\$157,336
Expense SqFt	\$10.00	\$13.05	\$18.17	\$11.08
Net Operating Income	\$1,522,221	\$217,073	\$520,743	\$217,260
Full Market Value	\$11,262,997	\$1,641,000	\$3,930,000	\$1,572,000
Market Value per SqFt	\$184.75	\$198.91	\$178.64	\$110.70
Distance from Condominium in miles		0.29	0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00206-7501	1-00163-0018	1-00419-0072	1-00163-0021
Condominium Section	1791-R1			
Address	123 BAXTER STREET	69 BAYARD STREET	294 BROOME STREET	67 BAYARD STREET
Neighborhood	CHINATOWN	CHINATOWN	LOWER EAST SIDE	CHINATOWN
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D9-ELEVATOR	C7-WALK-UP
Total Units	23	42	11	28
Year Built	2003	1945	2000	1945
Gross SqFt	46,545	22,000	8,250	14,200
Estimated Gross Income	\$1,627,679	\$920,397	\$324,716	\$374,596
Gross Income per SqFt	\$34.97	\$41.84	\$39.36	\$26.38
Estimated Expense	\$276,012	\$399,654	\$107,643	\$157,336
Expense SqFt	\$5.93	\$18.17	\$13.05	\$11.08
Net Operating Income	\$1,351,667	\$520,743	\$217,073	\$217,260
Full Market Value	\$10,001,002	\$3,930,000	\$1,641,000	\$1,572,000
Market Value per SqFt	\$214.87	\$178.64	\$198.91	\$110.70
Distance from Condominium in miles		0.19	0.36	0.19

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00208-7501	1-00470-0005	1-00163-0018	1-00501-0006
<b>Condominium Section</b>	1385-R1			
<b>Address</b>	129 LAFAYETTE STREET	160 MOTT STREET	69 BAYARD STREET	423 WEST BROADWAY
<b>Neighborhood</b>	CHINATOWN	LITTLE ITALY	CHINATOWN	SOHO
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	C7-WALK-UP	D7-ELEVATOR
<b>Total Units</b>	27	36	42	28
<b>Year Built</b>	1900	1910	1945	1910
<b>Gross SqFt</b>	70,649	11,967	22,000	20,670
<b>Estimated Gross Income</b>	\$2,955,954	\$420,894	\$920,397	\$969,368
<b>Gross Income per SqFt</b>	\$41.84	\$35.17	\$41.84	\$46.90
<b>Estimated Expense</b>	\$1,283,692	\$121,774	\$399,654	\$221,865
<b>Expense SqFt</b>	\$18.17	\$10.18	\$18.17	\$10.73
<b>Net Operating Income</b>	\$1,672,262	\$299,120	\$520,743	\$747,503
<b>Full Market Value</b>	\$11,110,005	\$2,212,000	\$3,930,000	\$5,617,000
<b>Market Value per SqFt</b>	\$157.26	\$184.84	\$178.64	\$271.75
<b>Distance from Condominium in miles</b>		0.22	0.26	0.44

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00211-7501	1-00476-0054	1-00476-0088	
<b>Condominium Section</b>	0969-R1			
<b>Address</b>	7 LISPENARD STREET	26 THOMPSON STREET	38 GRAND STREET	
<b>Neighborhood</b>	TRIBECA	SOHO	SOHO	
<b>Building Classification</b>	R4-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	9	25	20	
<b>Year Built</b>	1915	1920	1900	
<b>Gross SqFt</b>	16,028	18,020	7,466	
<b>Estimated Gross Income</b>	\$397,494	\$459,932	\$240,567	
<b>Gross Income per SqFt</b>	\$24.80	\$25.52	\$32.22	
<b>Estimated Expense</b>	\$168,294	\$198,950	\$120,399	
<b>Expense SqFt</b>	\$10.50	\$11.04	\$16.13	
<b>Net Operating Income</b>	\$229,200	\$260,982	\$120,168	
<b>Full Market Value</b>	\$1,669,000	\$1,892,000	\$895,000	
<b>Market Value per SqFt</b>	\$104.13	\$104.99	\$119.88	
<b>Distance from Condominium in miles</b>		0.16	0.16	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00212-7501	1-00220-0027	1-00504-0031	1-00501-0006
Condominium Section	0044-R1			
Address	260 WEST BROADWAY	36 LAIGHT STREET	112 SULLIVAN STREET	423 WEST BROADWAY
Neighborhood	TRIBECA	TRIBECA	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	50	13	60	28
Year Built	1915	1900	1920	1910
Gross SqFt	122,640	26,712	38,880	20,670
Estimated Gross Income	\$3,920,801	\$853,854	\$1,149,094	\$969,368
Gross Income per SqFt	\$31.97	\$31.97	\$29.55	\$46.90
Estimated Expense	\$1,410,360	\$271,026	\$356,644	\$221,865
Expense SqFt	\$11.50	\$10.15	\$9.17	\$10.73
Net Operating Income	\$2,510,441	\$582,828	\$792,450	\$747,503
Full Market Value	\$18,715,001	\$4,345,000	\$5,941,000	\$5,617,000
Market Value per SqFt	\$152.60	\$162.66	\$152.80	\$271.75
Distance from Condominium in miles		0.14	0.39	0.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00212-7503	1-00220-0027	1-00504-0031	1-00501-0006
Condominium Section	1844-R1			
Address	1 YORK STREET	36 LAIGHT STREET	112 SULLIVAN STREET	423 WEST BROADWAY
Neighborhood	TRIBECA	TRIBECA	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	34	13	60	28
Year Built	1890	1900	1920	1910
Gross SqFt	67,451	26,712	38,880	20,670
Estimated Gross Income	\$2,156,408	\$853,854	\$1,149,094	\$969,368
Gross Income per SqFt	\$31.97	\$31.97	\$29.55	\$46.90
Estimated Expense	\$684,628	\$271,026	\$356,644	\$221,865
Expense SqFt	\$10.15	\$10.15	\$9.17	\$10.73
Net Operating Income	\$1,471,780	\$582,828	\$792,450	\$747,503
Full Market Value	\$10,971,998	\$4,345,000	\$5,941,000	\$5,617,000
Market Value per SqFt	\$162.67	\$162.66	\$152.80	\$271.75
Distance from Condominium in miles		0.11	0.35	0.34

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00214-7502	1-00506-0016	1-00504-0019	
Condominium Section	1302-R1			
Address	145 HUDSON STREET	30 CHARLTON STREET	202 AVENUE OF THE AMERICA	
Neighborhood	TRIBECA	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	10	86	37	
Year Built	1929	1920	1910	
Gross SqFt	46,250	44,256	21,740	
Estimated Gross Income	\$1,811,613	\$1,643,414	\$895,746	
Gross Income per SqFt	\$39.17	\$37.13	\$41.20	
Estimated Expense	\$462,500	\$361,155	\$194,875	
Expense SqFt	\$10.00	\$8.16	\$8.96	
Net Operating Income	\$1,349,113	\$1,282,259	\$700,871	
Full Market Value	\$9,988,004	\$9,435,000	\$5,293,000	
Market Value per SqFt	\$215.96	\$213.19	\$243.47	
Distance from Condominium in miles		0.45	0.46	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00214-7503	1-00170-0001	1-00220-0027	1-00493-0041
Condominium Section	1388-R1			
Address	7 HUBERT STREET	336 BROADWAY	36 LAIGHT STREET	13 SPRING STREET
Neighborhood	TRIBECA	CIVIC CENTER	TRIBECA	LITTLE ITALY
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	35	151	13	156
Year Built	2004	1999	1900	1982
Gross SqFt	138,798	139,697	26,712	184,900
Estimated Gross Income	\$4,835,722	\$6,730,608	\$853,854	\$6,442,633
Gross Income per SqFt	\$34.84	\$48.18	\$31.97	\$34.84
Estimated Expense	\$1,654,472	\$1,609,331	\$271,026	\$1,186,450
Expense SqFt	\$11.92	\$11.52	\$10.15	\$6.42
Net Operating Income	\$3,181,250	\$5,121,277	\$582,828	\$5,256,183
Full Market Value	\$23,452,969	\$38,422,000	\$4,345,000	\$18,450,000
Market Value per SqFt	\$168.97	\$275.04	\$162.66	\$99.78
Distance from Condominium in miles		0.43	0.12	0.73

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00215-7502	1-00220-0027	1-00504-0031	
Condominium Section	1393-R1			
Address	161 HUDSON STREET	36 LAIGHT STREET	112 SULLIVAN STREET	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	24	13	60	
Year Built	1930	1900	1920	
Gross SqFt	66,444	26,712	38,880	
Estimated Gross Income	\$2,043,817	\$853,854	\$1,149,094	
Gross Income per SqFt	\$30.76	\$31.97	\$29.55	
Estimated Expense	\$730,884	\$271,026	\$356,644	
Expense SqFt	\$11.00	\$10.15	\$9.17	
Net Operating Income	\$1,312,933	\$582,828	\$792,450	
Full Market Value	\$9,813,002	\$4,345,000	\$5,941,000	
Market Value per SqFt	\$147.69	\$162.66	\$152.80	
Distance from Condominium in miles		0.08	0.42	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00215-7504	1-00220-0027	1-00527-0027	1-00170-0001
Condominium Section	1849-R1			
Address	415 GREENWICH STREET	36 LAIGHT STREET	10 DOWNING STREET	336 BROADWAY
Neighborhood	TRIBECA	TRIBECA	GREENWICH VILLAGE-WEST	CIVIC CENTER
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	66	13	137	151
Year Built	1913	1900	1940	1999
Gross SqFt	155,221	26,712	118,467	139,697
Estimated Gross Income	\$5,592,613	\$853,854	\$4,267,862	\$6,730,608
Gross Income per SqFt	\$36.03	\$31.97	\$36.03	\$48.18
Estimated Expense	\$1,848,682	\$271,026	\$1,411,316	\$1,609,331
Expense SqFt	\$11.91	\$10.15	\$11.91	\$11.52
Net Operating Income	\$3,743,931	\$582,828	\$2,856,546	\$5,121,277
Full Market Value	\$27,619,994	\$4,345,000	\$21,074,000	\$38,422,000
Market Value per SqFt	\$177.94	\$162.66	\$177.89	\$275.04
Distance from Condominium in miles		0.12	0.60	0.49

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00215-7505	1-00220-0027	1-00506-0016	
Condominium Section	2118-R1			
Address	157 HUDSON STREET	36 LAIGHT STREET	30 CHARLTON STREET	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	15	13	86	
Year Built	1920	1900	1920	
Gross SqFt	58,213	26,712	44,256	
Estimated Gross Income	\$2,011,259	\$853,854	\$1,643,414	
Gross Income per SqFt	\$34.55	\$31.97	\$37.13	
Estimated Expense	\$533,231	\$271,026	\$361,155	
Expense SqFt	\$9.16	\$10.15	\$8.16	
Net Operating Income	\$1,478,028	\$582,828	\$1,282,259	
Full Market Value	\$10,946,001	\$4,345,000	\$9,435,000	
Market Value per SqFt	\$188.03	\$162.66	\$213.19	
Distance from Condominium in miles		0.08	0.41	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00217-7501	1-00224-0001	1-00489-0036	1-00504-0031
Condominium Section	1243-R1			
Address	79 LAIGHT STREET	450 WASHINGTON STREET	59 THOMPSON STREET	112 SULLIVAN STREET
Neighborhood	TRIBECA	TRIBECA	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	33	286	36	60
Year Built	1853	2007	1900	1920
Gross SqFt	100,894	305,542	15,918	38,880
Estimated Gross Income	\$2,981,418	\$12,050,000	\$385,865	\$1,149,094
Gross Income per SqFt	\$29.55	\$39.44	\$24.24	\$29.55
Estimated Expense	\$925,198	\$3,365,279	\$156,079	\$356,644
Expense SqFt	\$9.17	\$11.01	\$9.81	\$9.17
Net Operating Income	\$2,056,220	\$8,684,721	\$229,786	\$792,450
Full Market Value	\$15,416,001	\$65,664,000	\$1,672,000	\$5,941,000
Market Value per SqFt	\$152.79	\$214.91	\$105.04	\$152.80
Distance from Condominium in miles		0.14	0.44	0.51

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00217-7502	1-00220-0027	1-00501-0006	
Condominium Section	1862-R1			
Address	408 GREENWICH STREET	36 LAIGHT STREET	423 WEST BROADWAY	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	4	13	28	
Year Built	2007	1900	1910	
Gross SqFt	17,185	26,712	20,670	
Estimated Gross Income	\$677,776	\$853,854	\$969,368	
Gross Income per SqFt	\$39.44	\$31.97	\$46.90	
Estimated Expense	\$179,411	\$271,026	\$221,865	
Expense SqFt	\$10.44	\$10.15	\$10.73	
Net Operating Income	\$498,365	\$582,828	\$747,503	
Full Market Value	\$3,773,000	\$4,345,000	\$5,617,000	
Market Value per SqFt	\$219.55	\$162.66	\$271.75	
Distance from Condominium in miles		0.16	0.53	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00218-7501	1-00224-0001	1-00527-0027	
Condominium Section	1457-R1			
Address	92 LAIGHT STREET	450 WASHINGTON STREET	10 DOWNING STREET	
Neighborhood	TRIBECA	TRIBECA	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	65	286	137	
Year Built	2004	2007	1940	
Gross SqFt	163,128	305,542	118,467	
Estimated Gross Income	\$6,156,451	\$12,050,000	\$4,267,862	
Gross Income per SqFt	\$37.74	\$39.44	\$36.03	
Estimated Expense	\$1,869,447	\$3,365,279	\$1,411,316	
Expense SqFt	\$11.46	\$11.01	\$11.91	
Net Operating Income	\$4,287,004	\$8,684,721	\$2,856,546	
Full Market Value	\$32,454,998	\$65,664,000	\$21,074,000	
Market Value per SqFt	\$198.95	\$214.91	\$177.89	
Distance from Condominium in miles		0.09	0.61	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00219-7501	1-00220-0027	1-00504-0031	
Condominium Section	0944-R1			
Address	429 GREENWICH STREET	36 LAIGHT STREET	112 SULLIVAN STREET	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	28	13	60	
Year Built	1920	1900	1920	
Gross SqFt	88,897	26,712	38,880	
Estimated Gross Income	\$2,734,472	\$853,854	\$1,149,094	
Gross Income per SqFt	\$30.76	\$31.97	\$29.55	
Estimated Expense	\$1,024,982	\$271,026	\$356,644	
Expense SqFt	\$11.53	\$10.15	\$9.17	
Net Operating Income	\$1,709,490	\$582,828	\$792,450	
Full Market Value	\$12,775,996	\$4,345,000	\$5,941,000	
Market Value per SqFt	\$143.72	\$162.66	\$152.80	
Distance from Condominium in miles		0.09	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00219-7502	1-00220-0027	1-00180-0029	1-00504-0031
Condominium Section	1003-R1			
Address	39 VESTRY STREET	36 LAIGHT STREET	7 HARRISON STREET	112 SULLIVAN STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	16	13	49	60
Year Built	1930	1900	1900	1920
Gross SqFt	37,785	26,712	33,400	38,880
Estimated Gross Income	\$1,116,547	\$853,854	\$634,619	\$1,149,094
Gross Income per SqFt	\$29.55	\$31.97	\$19.00	\$29.55
Estimated Expense	\$415,635	\$271,026	\$298,271	\$356,644
Expense SqFt	\$11.00	\$10.15	\$8.93	\$9.17
Net Operating Income	\$700,912	\$582,828	\$336,348	\$792,450
Full Market Value	\$4,905,998	\$4,345,000	\$2,414,000	\$5,941,000
Market Value per SqFt	\$129.84	\$162.66	\$72.28	\$152.80
Distance from Condominium in miles		0.09	0.28	0.39



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00219-7503	1-00220-0027	1-00489-0036	
Condominium Section	1132-R1			
Address	35 VESTRY STREET	36 LAIGHT STREET	59 THOMPSON STREET	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	6	13	36	
Year Built	1915	1900	1900	
Gross SqFt	16,400	26,712	15,918	
Estimated Gross Income	\$461,004	\$853,854	\$385,865	
Gross Income per SqFt	\$28.11	\$31.97	\$24.24	
Estimated Expense	\$163,672	\$271,026	\$156,079	
Expense SqFt	\$9.98	\$10.15	\$9.81	
Net Operating Income	\$297,332	\$582,828	\$229,786	
Full Market Value	\$2,147,000	\$4,345,000	\$1,672,000	
Market Value per SqFt	\$130.91	\$162.66	\$105.04	
Distance from Condominium in miles		0.09	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00219-7504	1-00220-0027	1-00180-0029	1-00504-0031
Condominium Section	1191-R1			
Address	169 HUDSON STREET	36 LAIGHT STREET	7 HARRISON STREET	112 SULLIVAN STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	12	13	49	60
Year Built	1915	1900	1900	1920
Gross SqFt	51,647	26,712	33,400	38,880
Estimated Gross Income	\$1,526,169	\$853,854	\$634,619	\$1,149,094
Gross Income per SqFt	\$29.55	\$31.97	\$19.00	\$29.55
Estimated Expense	\$473,603	\$271,026	\$298,271	\$356,644
Expense SqFt	\$9.17	\$10.15	\$8.93	\$9.17
Net Operating Income	\$1,052,566	\$582,828	\$336,348	\$792,450
Full Market Value	\$7,891,000	\$4,345,000	\$2,414,000	\$5,941,000
Market Value per SqFt	\$152.79	\$162.66	\$72.28	\$152.80
Distance from Condominium in miles		0.09	0.28	0.39

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00220-7502	1-00220-0027	1-00504-0036	1-00506-0016
Condominium Section	2002-R1			
Address	28 LAIGHT STREET	36 LAIGHT STREET	100 SULLIVAN STREET	30 CHARLTON STREET
Neighborhood	TRIBECA	TRIBECA	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	13	70	86
Year Built	1920	1900	1920	1920
Gross SqFt	94,924	26,712	53,200	44,256
Estimated Gross Income	\$3,034,720	\$853,854	\$1,247,289	\$1,643,414
Gross Income per SqFt	\$31.97	\$31.97	\$23.45	\$37.13
Estimated Expense	\$963,479	\$271,026	\$362,260	\$361,155
Expense SqFt	\$10.15	\$10.15	\$6.81	\$8.16
Net Operating Income	\$2,071,241	\$582,828	\$885,029	\$1,282,259
Full Market Value	\$15,440,998	\$4,345,000	\$6,455,000	\$9,435,000
Market Value per SqFt	\$162.67	\$162.66	\$121.33	\$213.19
Distance from Condominium in miles		0.00	0.34	0.34

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00220-7503	1-00504-0036	1-00504-0031	
Condominium Section	1392-R1			
Address	38 LAIGHT STREET	100 SULLIVAN STREET	112 SULLIVAN STREET	
Neighborhood	TRIBECA	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	33	70	60	
Year Built	1900	1920	1920	
Gross SqFt	73,257	53,200	38,880	
Estimated Gross Income	\$1,941,311	\$1,247,289	\$1,149,094	
Gross Income per SqFt	\$26.50	\$23.45	\$29.55	
Estimated Expense	\$585,323	\$362,260	\$356,644	
Expense SqFt	\$7.99	\$6.81	\$9.17	
Net Operating Income	\$1,355,988	\$885,029	\$792,450	
Full Market Value	\$8,843,984	\$6,455,000	\$5,941,000	
Market Value per SqFt	\$120.73	\$121.33	\$152.80	
Distance from Condominium in miles		0.34	0.34	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00222-7501	1-00220-0027	1-00504-0031	
Condominium Section	0136-R1			
Address	28 VESTRY STREET	36 LAIGHT STREET	112 SULLIVAN STREET	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	20	13	60	
Year Built	1962	1900	1920	
Gross SqFt	36,435	26,712	38,880	
Estimated Gross Income	\$1,120,741	\$853,854	\$1,149,094	
Gross Income per SqFt	\$30.76	\$31.97	\$29.55	
Estimated Expense	\$351,962	\$271,026	\$356,644	
Expense SqFt	\$9.66	\$10.15	\$9.17	
Net Operating Income	\$768,779	\$582,828	\$792,450	
Full Market Value	\$5,745,997	\$4,345,000	\$5,941,000	
Market Value per SqFt	\$157.71	\$162.66	\$152.80	
Distance from Condominium in miles		0.10	0.36	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00222-7502	1-00220-0027	1-00504-0036	1-00506-0016
Condominium Section	1064-R1			
Address	195 HUDSON STREET	36 LAIGHT STREET	100 SULLIVAN STREET	30 CHARLTON STREET
Neighborhood	TRIBECA	TRIBECA	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	13	70	86
Year Built	1920	1900	1920	1920
Gross SqFt	88,496	26,712	53,200	44,256
Estimated Gross Income	\$2,829,217	\$853,854	\$1,247,289	\$1,643,414
Gross Income per SqFt	\$31.97	\$31.97	\$23.45	\$37.13
Estimated Expense	\$898,234	\$271,026	\$362,260	\$361,155
Expense SqFt	\$10.15	\$10.15	\$6.81	\$8.16
Net Operating Income	\$1,930,983	\$582,828	\$885,029	\$1,282,259
Full Market Value	\$14,395,002	\$4,345,000	\$6,455,000	\$9,435,000
Market Value per SqFt	\$162.66	\$162.66	\$121.33	\$213.19
Distance from Condominium in miles		0.10	0.36	0.33

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00225-7501	1-00220-0027	1-00489-0036	
Condominium Section	1321-R1			
Address	465 GREENWICH STREET	36 LAIGHT STREET	59 THOMPSON STREET	
Neighborhood	TRIBECA	TRIBECA	SOHO	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	38	13	36	
Year Built	1910	1900	1900	
Gross SqFt	73,919	26,712	15,918	
Estimated Gross Income	\$2,077,863	\$853,854	\$385,865	
Gross Income per SqFt	\$28.11	\$31.97	\$24.24	
Estimated Expense	\$737,712	\$271,026	\$156,079	
Expense SqFt	\$9.98	\$10.15	\$9.81	
Net Operating Income	\$1,340,151	\$582,828	\$229,786	
Full Market Value	\$9,646,000	\$4,345,000	\$1,672,000	
Market Value per SqFt	\$130.49	\$162.66	\$105.04	
Distance from Condominium in miles		0.13	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00225-7502	1-00223-0027	1-00594-0035	1-00491-0001
Condominium Section	2058-R1			
Address	16 DESBROSSES STREET	439 WASHINGTON STREET	308 SPRING STREET	558 BROOME STREET
Neighborhood	TRIBECA	TRIBECA	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	8	13	17	25
Year Built	1940	1915	1910	1925
Gross SqFt	24,059	12,500	8,395	14,737
Estimated Gross Income	\$665,231	\$152,916	\$232,137	\$542,698
Gross Income per SqFt	\$27.65	\$12.23	\$27.65	\$36.83
Estimated Expense	\$259,837	\$77,736	\$78,833	\$174,819
Expense SqFt	\$10.80	\$6.22	\$9.39	\$11.86
Net Operating Income	\$405,394	\$75,180	\$153,304	\$367,879
Full Market Value	\$2,926,000	\$470,000	\$1,105,000	\$2,709,000
Market Value per SqFt	\$121.62	\$37.60	\$131.63	\$183.82
Distance from Condominium in miles		0.08	0.10	0.19

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00228-7501	1-00419-0072	1-00506-0016	
Condominium Section	1432-R1			
Address	3 WOOSTER STREET	294 BROOME STREET	30 CHARLTON STREET	
Neighborhood	SOHO	LOWER EAST SIDE	SOHO	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	11	11	86	
Year Built	2003	2000	1920	
Gross SqFt	25,300	8,250	44,256	
Estimated Gross Income	\$930,028	\$324,716	\$1,643,414	
Gross Income per SqFt	\$36.76	\$39.36	\$37.13	
Estimated Expense	\$310,937	\$107,643	\$361,155	
Expense SqFt	\$12.29	\$13.05	\$8.16	
Net Operating Income	\$619,091	\$217,073	\$1,282,259	
Full Market Value	\$4,560,000	\$1,641,000	\$9,435,000	
Market Value per SqFt	\$180.24	\$198.91	\$213.19	
Distance from Condominium in miles		0.64	0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00228-7502	1-00521-0045	1-00641-0017	
Condominium Section	2024-R1			
Address	311 WEST BROADWAY	303 ELIZABETH STREET	379 WEST 12 STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	67	195	148	
Year Built	2007	1991	1996	
Gross SqFt	146,294	187,368	123,646	
Estimated Gross Income	\$5,973,184	\$7,801,991	\$5,173,511	
Gross Income per SqFt	\$40.83	\$41.64	\$41.84	
Estimated Expense	\$2,048,116	\$1,560,628	\$1,138,827	
Expense SqFt	\$14.00	\$8.33	\$9.21	
Net Operating Income	\$3,925,068	\$6,241,363	\$4,034,684	
Full Market Value	\$29,647,996	\$40,370,000	\$30,453,000	
Market Value per SqFt	\$202.66	\$215.46	\$246.29	
Distance from Condominium in miles		0.58	1.16	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00230-7503	1-00476-0045	1-00473-0028	
Condominium Section	1111-R1			
Address	20 GREENE STREET	30 GRAND STREET	31 CROSBY STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	10	44	15	
Year Built	1915	1900	1900	
Gross SqFt	30,331	26,952	12,283	
Estimated Gross Income	\$993,947	\$1,078,338	\$304,197	
Gross Income per SqFt	\$32.77	\$40.01	\$24.77	
Estimated Expense	\$349,110	\$322,592	\$74,749	
Expense SqFt	\$11.51	\$11.97	\$6.09	
Net Operating Income	\$644,837	\$755,746	\$229,448	
Full Market Value	\$4,802,001	\$5,712,000	\$1,667,000	
Market Value per SqFt	\$158.32	\$211.93	\$135.72	
Distance from Condominium in miles		0.19	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00230-7506	1-00476-0057	1-00488-0010	
Condominium Section	2124-R1			
Address	25 MERCER STREET	32 THOMPSON STREET	72 THOMPSON STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	10	18	36	
Year Built	1920	1920	1910	
Gross SqFt	17,632	8,992	19,002	
Estimated Gross Income	\$497,222	\$388,275	\$586,820	
Gross Income per SqFt	\$28.20	\$43.18	\$30.88	
Estimated Expense	\$169,267	\$128,136	\$154,899	
Expense SqFt	\$9.60	\$14.25	\$8.15	
Net Operating Income	\$327,955	\$260,139	\$431,921	
Full Market Value	\$2,366,000	\$1,960,000	\$3,227,000	
Market Value per SqFt	\$134.19	\$217.97	\$169.82	
Distance from Condominium in miles		0.16	0.23	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00231-7501	1-00237-0017	1-00488-0010	
Condominium Section	1354-R1			
Address	443 BROADWAY	203 GRAND STREET	72 THOMPSON STREET	
Neighborhood	SOHO	CHINATOWN	SOHO	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	16	35	36	
Year Built	1910	1910	1910	
Gross SqFt	44,653	25,500	19,002	
Estimated Gross Income	\$1,259,215	\$901,868	\$586,820	
Gross Income per SqFt	\$28.20	\$35.37	\$30.88	
Estimated Expense	\$428,669	\$380,817	\$154,899	
Expense SqFt	\$9.60	\$14.93	\$8.15	
Net Operating Income	\$830,546	\$521,051	\$431,921	
Full Market Value	\$5,698,005	\$3,852,000	\$3,227,000	
Market Value per SqFt	\$127.61	\$151.06	\$169.82	
Distance from Condominium in miles		0.26	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00234-7501	1-00470-0005	1-00470-0029	
Condominium Section	1235-R1			
Address	161 GRAND STREET	160 MOTT STREET	212 GRAND STREET	
Neighborhood	CHINATOWN	LITTLE ITALY	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	18	36	16	
Year Built	1911	1910	1920	
Gross SqFt	45,148	11,967	14,221	
Estimated Gross Income	\$1,413,584	\$420,894	\$379,406	
Gross Income per SqFt	\$31.31	\$35.17	\$26.68	
Estimated Expense	\$520,556	\$121,774	\$131,484	
Expense SqFt	\$11.53	\$10.18	\$9.25	
Net Operating Income	\$893,028	\$299,120	\$247,922	
Full Market Value	\$6,665,999	\$2,212,000	\$1,793,000	
Market Value per SqFt	\$147.65	\$184.84	\$126.08	
Distance from Condominium in miles		0.17	0.17	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00235-7501	1-00470-0029	1-00470-0005	
Condominium Section	1936-R1			
Address	136 BAXTER STREET	212 GRAND STREET	160 MOTT STREET	
Neighborhood	CHINATOWN	LITTLE ITALY	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	12	16	36	
Year Built	1915	1920	1910	
Gross SqFt	28,370	14,221	11,967	
Estimated Gross Income	\$888,265	\$379,406	\$420,894	
Gross Income per SqFt	\$31.31	\$26.68	\$35.17	
Estimated Expense	\$230,081	\$131,484	\$121,774	
Expense SqFt	\$8.11	\$9.25	\$10.18	
Net Operating Income	\$658,184	\$247,922	\$299,120	
Full Market Value	\$4,432,999	\$1,793,000	\$2,212,000	
Market Value per SqFt	\$156.26	\$126.08	\$184.84	
Distance from Condominium in miles		0.15	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00236-7501	1-00419-0072	1-00470-0029	
Condominium Section	0815-R1			
Address	173 GRAND STREET	294 BROOME STREET	212 GRAND STREET	
Neighborhood	CHINATOWN	LOWER EAST SIDE	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	39	11	16	
Year Built	1990	2000	1920	
Gross SqFt	25,786	8,250	14,221	
Estimated Gross Income	\$794,982	\$324,716	\$379,406	
Gross Income per SqFt	\$30.83	\$39.36	\$26.68	
Estimated Expense	\$257,860	\$107,643	\$131,484	
Expense SqFt	\$10.00	\$13.05	\$9.25	
Net Operating Income	\$537,122	\$217,073	\$247,922	
Full Market Value	\$4,013,995	\$1,641,000	\$1,793,000	
Market Value per SqFt	\$155.67	\$198.91	\$126.08	
Distance from Condominium in miles		0.32	0.12	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00236-7502	1-00488-0037	1-00470-0005	1-00373-0060
<b>Condominium Section</b>	2195-R1			
<b>Address</b>	145 MULBERRY STREET	508 BROOME STREET	160 MOTT STREET	291 EAST 3 STREET
<b>Neighborhood</b>	CHINATOWN	SOHO	LITTLE ITALY	ALPHABET CITY
<b>Building Classification</b>	RR-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	25	14	36	12
<b>Year Built</b>	1915	1900	1910	1900
<b>Gross SqFt</b>	26,907	21,598	11,967	11,160
<b>Estimated Gross Income</b>	\$825,776	\$773,765	\$420,894	\$342,516
<b>Gross Income per SqFt</b>	\$30.69	\$35.83	\$35.17	\$30.69
<b>Estimated Expense</b>	\$174,088	\$191,087	\$121,774	\$72,201
<b>Expense SqFt</b>	\$6.47	\$8.85	\$10.18	\$6.47
<b>Net Operating Income</b>	\$651,688	\$582,678	\$299,120	\$270,315
<b>Full Market Value</b>	\$4,871,000	\$4,304,000	\$2,212,000	\$1,661,000
<b>Market Value per SqFt</b>	\$181.03	\$199.28	\$184.84	\$148.84
<b>Distance from Condominium in miles</b>		0.44	0.12	1.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00238-7503	1-00470-0029	1-00304-0035	
<b>Condominium Section</b>	1945-R1			
<b>Address</b>	87 ELIZABETH STREET	212 GRAND STREET	75 CHRYSTIE STREET	
<b>Neighborhood</b>	CHINATOWN	LITTLE ITALY	CHINATOWN	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	C7-WALK-UP	
<b>Total Units</b>	18	16	45	
<b>Year Built</b>	1899	1920	1910	
<b>Gross SqFt</b>	14,777	14,221	26,964	
<b>Estimated Gross Income</b>	\$401,491	\$379,406	\$745,551	
<b>Gross Income per SqFt</b>	\$27.17	\$26.68	\$27.65	
<b>Estimated Expense</b>	\$144,371	\$131,484	\$277,544	
<b>Expense SqFt</b>	\$9.77	\$9.25	\$10.29	
<b>Net Operating Income</b>	\$257,120	\$247,922	\$468,007	
<b>Full Market Value</b>	\$1,854,996	\$1,793,000	\$3,373,000	
<b>Market Value per SqFt</b>	\$125.53	\$126.08	\$125.09	
<b>Distance from Condominium in miles</b>		0.09	0.10	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00239-7501	1-00304-0035	1-00470-0029	
Condominium Section	0744-R1			
Address	80 ELIZABETH STREET	75 CHRYSTIE STREET	212 GRAND STREET	
Neighborhood	CHINATOWN	CHINATOWN	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D9-ELEVATOR	
Total Units	80	45	16	
Year Built	1929	1910	1920	
Gross SqFt	85,956	26,964	14,221	
Estimated Gross Income	\$2,335,425	\$745,551	\$379,406	
Gross Income per SqFt	\$27.17	\$27.65	\$26.68	
Estimated Expense	\$936,920	\$277,544	\$131,484	
Expense SqFt	\$10.90	\$10.29	\$9.25	
Net Operating Income	\$1,398,505	\$468,007	\$247,922	
Full Market Value	\$10,091,999	\$3,373,000	\$1,793,000	
Market Value per SqFt	\$117.41	\$125.09	\$126.08	
Distance from Condominium in miles		0.05	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00273-7501	1-00271-0037	1-00413-0043	1-00304-0035
Condominium Section	1438-R1			
Address	142 HENRY STREET	207 MADISON STREET	259 BROOME STREET	75 CHRYSTIE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	CHINATOWN
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D7-ELEVATOR	C7-WALK-UP
Total Units	13	21	55	45
Year Built	1912	1920	1920	1910
Gross SqFt	19,597	13,910	27,349	26,964
Estimated Gross Income	\$541,857	\$327,419	\$1,103,289	\$745,551
Gross Income per SqFt	\$27.65	\$23.54	\$40.34	\$27.65
Estimated Expense	\$211,648	\$77,329	\$339,677	\$277,544
Expense SqFt	\$10.80	\$5.56	\$12.42	\$10.29
Net Operating Income	\$330,209	\$250,090	\$763,612	\$468,007
Full Market Value	\$2,320,995	\$1,824,000	\$5,770,000	\$3,373,000
Market Value per SqFt	\$118.44	\$131.13	\$210.98	\$125.09
Distance from Condominium in miles		0.10	0.33	0.37

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00273-7502	1-00422-0056	1-00419-0072	1-00420-0045
Condominium Section	1999-R1			
Address	30 RUTGERS STREET	247 ELDRIDGE STREET	294 BROOME STREET	150 FORSYTH STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	10	11	11	11
Year Built	2005	2001	2000	1995
Gross SqFt	7,576	7,926	8,250	10,000
Estimated Gross Income	\$249,705	\$174,805	\$324,716	\$350,212
Gross Income per SqFt	\$32.96	\$22.05	\$39.36	\$35.02
Estimated Expense	\$85,078	\$85,166	\$107,643	\$123,009
Expense SqFt	\$11.23	\$10.75	\$13.05	\$12.30
Net Operating Income	\$164,627	\$89,639	\$217,073	\$227,203
Full Market Value	\$1,225,000	\$629,000	\$1,641,000	\$1,681,000
Market Value per SqFt	\$161.69	\$79.36	\$198.91	\$168.10
Distance from Condominium in miles		0.66	0.42	0.51

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00274-7501	1-00273-0017	1-00163-0021	1-00271-0037
Condominium Section	0977-R1			
Address	48 MARKET STREET	191 MADISON STREET	67 BAYARD STREET	207 MADISON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	CHINATOWN	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	26	24	28	21
Year Built	1990	1910	1945	1920
Gross SqFt	27,046	8,995	14,200	13,910
Estimated Gross Income	\$677,232	\$205,854	\$374,596	\$327,419
Gross Income per SqFt	\$25.04	\$22.89	\$26.38	\$23.54
Estimated Expense	\$305,349	\$90,133	\$157,336	\$77,329
Expense SqFt	\$11.29	\$10.02	\$11.08	\$5.56
Net Operating Income	\$371,883	\$115,721	\$217,260	\$250,090
Full Market Value	\$2,701,000	\$845,000	\$1,572,000	\$1,824,000
Market Value per SqFt	\$99.87	\$93.94	\$110.70	\$131.13
Distance from Condominium in miles		0.13	0.31	0.22

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00274-7502	1-00419-0072	1-00097-0032	1-00310-0027
Condominium Section	1291-R1			
Address	148 MADISON STREET	294 BROOME STREET	24 PECK SLIP	35 ESSEX STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	SOUTHBRIDGE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	80	11	10	31
Year Built	2002	2000	2004	1910
Gross SqFt	43,850	8,250	14,261	26,306
Estimated Gross Income	\$1,786,449	\$324,716	\$580,960	\$1,241,117
Gross Income per SqFt	\$40.74	\$39.36	\$40.74	\$47.18
Estimated Expense	\$573,120	\$107,643	\$186,455	\$409,584
Expense SqFt	\$13.07	\$13.05	\$13.07	\$15.57
Net Operating Income	\$1,213,329	\$217,073	\$394,505	\$831,533
Full Market Value	\$9,166,000	\$1,641,000	\$7,698,000	\$6,247,000
Market Value per SqFt	\$209.03	\$198.91	\$539.79	\$237.47
Distance from Condominium in miles		0.49	0.56	0.34

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00274-7503	1-00419-0072	1-00310-0027	
Condominium Section	1603-R1			
Address	44 MARKET STREET	294 BROOME STREET	35 ESSEX STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	
Total Units	16	11	31	
Year Built	2004	2000	1910	
Gross SqFt	9,744	8,250	26,306	
Estimated Gross Income	\$375,729	\$324,716	\$1,241,117	
Gross Income per SqFt	\$38.56	\$39.36	\$47.18	
Estimated Expense	\$138,365	\$107,643	\$409,584	
Expense SqFt	\$14.20	\$13.05	\$15.57	
Net Operating Income	\$237,364	\$217,073	\$831,533	
Full Market Value	\$1,795,999	\$1,641,000	\$6,247,000	
Market Value per SqFt	\$184.32	\$198.91	\$237.47	
Distance from Condominium in miles		0.49	0.34	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00276-7501	1-00350-0067	1-00350-0001	
Condominium Section	0858-R1			
Address	102 MADISON STREET	161 ATTORNEY STREET	166 SUFFOLK STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	18	19	
Year Built	1991	1910	1910	
Gross SqFt	5,700	6,750	7,425	
Estimated Gross Income	\$216,543	\$357,036	\$219,212	
Gross Income per SqFt	\$37.99	\$52.89	\$29.52	
Estimated Expense	\$71,706	\$89,161	\$84,845	
Expense SqFt	\$12.58	\$13.21	\$11.43	
Net Operating Income	\$144,837	\$267,875	\$134,367	
Full Market Value	\$1,096,000	\$2,003,000	\$1,007,000	
Market Value per SqFt	\$192.28	\$296.74	\$135.62	
Distance from Condominium in miles		0.86	0.84	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00276-7502	1-00163-0018	1-00419-0072	1-00248-0070
Condominium Section	1854-R1			
Address	11 MONROE STREET	69 BAYARD STREET	294 BROOME STREET	80 RUTGERS SLIP
Neighborhood	LOWER EAST SIDE	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	42	11	109
Year Built	2004	1945	2000	1987
Gross SqFt	6,656	22,000	8,250	83,904
Estimated Gross Income	\$242,145	\$920,397	\$324,716	\$2,101,131
Gross Income per SqFt	\$36.38	\$41.84	\$39.36	\$25.04
Estimated Expense	\$81,869	\$399,654	\$107,643	\$947,113
Expense SqFt	\$12.30	\$18.17	\$13.05	\$11.29
Net Operating Income	\$160,276	\$520,743	\$217,073	\$1,154,018
Full Market Value	\$1,182,000	\$3,930,000	\$1,641,000	\$6,480,000
Market Value per SqFt	\$177.58	\$178.64	\$198.91	\$77.23
Distance from Condominium in miles		0.25	0.53	0.26

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00277-7501	1-00163-0021	1-00097-0032	
Condominium Section	0723-R1			
Address	60 HENRY STREET	67 BAYARD STREET	24 PECK SLIP	
Neighborhood	CHINATOWN	CHINATOWN	SOUTHBRIDGE	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D7-ELEVATOR	
Total Units	74	28	10	
Year Built	1989	1945	2004	
Gross SqFt	47,161	14,200	14,261	
Estimated Gross Income	\$1,582,723	\$374,596	\$580,960	
Gross Income per SqFt	\$33.56	\$26.38	\$40.74	
Estimated Expense	\$563,574	\$157,336	\$186,455	
Expense SqFt	\$11.95	\$11.08	\$13.07	
Net Operating Income	\$1,019,149	\$217,260	\$394,505	
Full Market Value	\$7,567,998	\$1,572,000	\$7,698,000	
Market Value per SqFt	\$160.47	\$110.70	\$539.79	
Distance from Condominium in miles		0.21	0.48	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00277-7502	1-00419-0072	1-00273-0017	
Condominium Section	0856-R1			
Address	46 HENRY STREET	294 BROOME STREET	191 MADISON STREET	
Neighborhood	CHINATOWN	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	32	11	24	
Year Built	1991	2000	1910	
Gross SqFt	25,805	8,250	8,995	
Estimated Gross Income	\$792,472	\$324,716	\$205,854	
Gross Income per SqFt	\$30.71	\$39.36	\$22.89	
Estimated Expense	\$297,790	\$107,643	\$90,133	
Expense SqFt	\$11.54	\$13.05	\$10.02	
Net Operating Income	\$494,682	\$217,073	\$115,721	
Full Market Value	\$3,696,998	\$1,641,000	\$845,000	
Market Value per SqFt	\$143.27	\$198.91	\$93.94	
Distance from Condominium in miles		0.49	0.24	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00277-7503	1-00277-0043	1-00277-0020	
Condominium Section	0884-R1			
Address	95 MADISON STREET	30 HENRY STREET	37 MARKET STREET	
Neighborhood	CHINATOWN	CHINATOWN	CHINATOWN	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	20	18	13	
Year Built	1900	1900	1900	
Gross SqFt	11,358	10,836	8,975	
Estimated Gross Income	\$227,841	\$227,598	\$182,848	
Gross Income per SqFt	\$20.06	\$21.00	\$20.37	
Estimated Expense	\$104,494	\$63,157	\$106,787	
Expense SqFt	\$9.20	\$5.83	\$11.90	
Net Operating Income	\$123,347	\$164,441	\$76,061	
Full Market Value	\$882,000	\$1,207,000	\$543,000	
Market Value per SqFt	\$77.65	\$111.39	\$60.50	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00283-7502	1-00273-0017	1-00419-0072	1-00304-0035
Condominium Section	0607-R1			
Address	135 DIVISION STREET	191 MADISON STREET	294 BROOME STREET	75 CHRYSTIE STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	CHINATOWN
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	C7-WALK-UP
Total Units	28	24	11	45
Year Built	1988	1910	2000	1910
Gross SqFt	19,924	8,995	8,250	26,964
Estimated Gross Income	\$550,899	\$205,854	\$324,716	\$745,551
Gross Income per SqFt	\$27.65	\$22.89	\$39.36	\$27.65
Estimated Expense	\$215,179	\$90,133	\$107,643	\$277,544
Expense SqFt	\$10.80	\$10.02	\$13.05	\$10.29
Net Operating Income	\$335,720	\$115,721	\$217,073	\$468,007
Full Market Value	\$2,419,000	\$845,000	\$1,641,000	\$3,373,000
Market Value per SqFt	\$121.41	\$93.94	\$198.91	\$125.09
Distance from Condominium in miles		0.09	0.34	0.29

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00284-7501	1-00271-0042	1-00285-0016	
Condominium Section	0163-R1			
Address	155 HENRY STREET	217 MADISON STREET	219 EAST BROADWAY	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	24	21	15	
Year Built	1907	1900	1910	
Gross SqFt	21,645	10,230	10,129	
Estimated Gross Income	\$570,346	\$216,350	\$303,901	
Gross Income per SqFt	\$26.35	\$21.15	\$30.00	
Estimated Expense	\$241,342	\$61,908	\$122,936	
Expense SqFt	\$11.15	\$6.05	\$12.14	
Net Operating Income	\$329,004	\$154,442	\$180,965	
Full Market Value	\$2,379,998	\$1,012,000	\$1,356,000	
Market Value per SqFt	\$109.96	\$98.92	\$133.87	
Distance from Condominium in miles		0.05	0.08	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00284-7502	1-00284-0026	1-00271-0065	
Condominium Section	0279-R1			
Address	165 HENRY STREET	169 EAST BROADWAY	29 RUTGERS STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	30	15	22	
Year Built	1928	1920	1920	
Gross SqFt	21,223	9,925	14,450	
Estimated Gross Income	\$547,978	\$350,055	\$236,402	
Gross Income per SqFt	\$25.82	\$35.27	\$16.36	
Estimated Expense	\$227,086	\$122,574	\$113,433	
Expense SqFt	\$10.70	\$12.35	\$7.85	
Net Operating Income	\$320,892	\$227,481	\$122,969	
Full Market Value	\$2,324,996	\$1,682,000	\$800,000	
Market Value per SqFt	\$109.55	\$169.47	\$55.36	
Distance from Condominium in miles		0.00	0.05	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00284-7503	1-00273-0017	1-00354-0020	
Condominium Section	1575-R1			
Address	173 EAST BROADWAY	191 MADISON STREET	155 NORFOLK STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	29	24	50	
Year Built	1912	1910	1912	
Gross SqFt	43,723	8,995	22,500	
Estimated Gross Income	\$1,253,976	\$205,854	\$726,910	
Gross Income per SqFt	\$28.68	\$22.89	\$32.31	
Estimated Expense	\$546,538	\$90,133	\$268,260	
Expense SqFt	\$12.50	\$10.02	\$11.92	
Net Operating Income	\$707,438	\$115,721	\$458,650	
Full Market Value	\$5,313,001	\$845,000	\$3,414,000	
Market Value per SqFt	\$121.52	\$93.94	\$151.73	
Distance from Condominium in miles		0.11	0.46	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00292-7501	1-00292-0021	1-00292-0022	
Condominium Section	0734-R1			
Address	1 ELDRIDGE STREET	21 ELDRIDGE STREET	19 ELDRIDGE STREET	
Neighborhood	CHINATOWN	CHINATOWN	CHINATOWN	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	8	22	26	
Year Built	1988	1900	1900	
Gross SqFt	4,227	9,475	9,475	
Estimated Gross Income	\$115,186	\$240,471	\$275,791	
Gross Income per SqFt	\$27.25	\$25.38	\$29.11	
Estimated Expense	\$45,229	\$102,834	\$99,824	
Expense SqFt	\$10.70	\$10.85	\$10.54	
Net Operating Income	\$69,957	\$137,637	\$175,967	
Full Market Value	\$505,001	\$998,000	\$1,320,000	
Market Value per SqFt	\$119.47	\$105.33	\$139.31	
Distance from Condominium in miles		0.00	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00293-7501	1-00419-0072	1-00163-0018	
Condominium Section	1877-R1			
Address	18 ELDRIDGE STREET	294 BROOME STREET	69 BAYARD STREET	
Neighborhood	CHINATOWN	LOWER EAST SIDE	CHINATOWN	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	C7-WALK-UP	
Total Units	10	11	42	
Year Built	2007	2000	1945	
Gross SqFt	7,169	8,250	22,000	
Estimated Gross Income	\$275,003	\$324,716	\$920,397	
Gross Income per SqFt	\$38.36	\$39.36	\$41.84	
Estimated Expense	\$91,907	\$107,643	\$399,654	
Expense SqFt	\$12.82	\$13.05	\$18.17	
Net Operating Income	\$183,096	\$217,073	\$520,743	
Full Market Value	\$1,386,004	\$1,641,000	\$3,930,000	
Market Value per SqFt	\$193.33	\$198.91	\$178.64	
Distance from Condominium in miles		0.30	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00297-7501	1-00297-0018	1-00297-0016	1-00298-0025
Condominium Section	0367-R1			
Address	26 LUDLOW STREET	23 ESSEX STREET	44 HESTER STREET	17 LUDLOW STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	10	10	17	19
Year Built	1900	1900	1900	1910
Gross SqFt	6,791	6,175	7,786	8,980
Estimated Gross Income	\$147,229	\$133,874	\$203,944	\$146,626
Gross Income per SqFt	\$21.68	\$21.68	\$26.19	\$16.33
Estimated Expense	\$54,328	\$41,147	\$82,259	\$68,713
Expense SqFt	\$8.00	\$6.66	\$10.56	\$7.65
Net Operating Income	\$92,901	\$92,727	\$121,685	\$77,913
Full Market Value	\$673,204	\$1,356,000	\$881,000	\$528,000
Market Value per SqFt	\$99.13	\$219.60	\$113.15	\$58.80
Distance from Condominium in miles		0.00	0.00	0.04

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00297-7502	1-00419-0072	1-00271-0037	
Condominium Section	0709-R1			
Address	48 HESTER STREET	294 BROOME STREET	207 MADISON STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	C7-WALK-UP	
Total Units	35	11	21	
Year Built	1990	2000	1920	
Gross SqFt	23,604	8,250	13,910	
Estimated Gross Income	\$724,879	\$324,716	\$327,419	
Gross Income per SqFt	\$30.71	\$39.36	\$23.54	
Estimated Expense	\$266,725	\$107,643	\$77,329	
Expense SqFt	\$11.30	\$13.05	\$5.56	
Net Operating Income	\$458,154	\$217,073	\$250,090	
Full Market Value	\$3,423,996	\$1,641,000	\$1,824,000	
Market Value per SqFt	\$145.06	\$198.91	\$131.13	
Distance from Condominium in miles		0.28	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00297-7503	1-00419-0072	1-00413-0043	1-00273-0017
Condominium Section	1312-R1			
Address	7 ESSEX STREET	294 BROOME STREET	259 BROOME STREET	191 MADISON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	16	11	55	24
Year Built	2002	2000	1920	1910
Gross SqFt	31,406	8,250	27,349	8,995
Estimated Gross Income	\$1,142,550	\$324,716	\$1,103,289	\$205,854
Gross Income per SqFt	\$36.38	\$39.36	\$40.34	\$22.89
Estimated Expense	\$402,625	\$107,643	\$339,677	\$90,133
Expense SqFt	\$12.82	\$13.05	\$12.42	\$10.02
Net Operating Income	\$739,925	\$217,073	\$763,612	\$115,721
Full Market Value	\$5,454,002	\$1,641,000	\$5,770,000	\$845,000
Market Value per SqFt	\$173.66	\$198.91	\$210.98	\$93.94
Distance from Condominium in miles		0.28	0.18	0.16

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00298-7501	1-00470-0029	1-00424-0028	
Condominium Section	0583-R1			
Address	51 CANAL STREET	212 GRAND STREET	139 CHRYSTIE STREET	
Neighborhood	LOWER EAST SIDE	LITTLE ITALY	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	41	16	11	
Year Built	1941	1920	1900	
Gross SqFt	25,795	14,221	10,960	
Estimated Gross Income	\$750,892	\$379,406	\$345,608	
Gross Income per SqFt	\$29.11	\$26.68	\$31.53	
Estimated Expense	\$279,618	\$131,484	\$136,244	
Expense SqFt	\$10.84	\$9.25	\$12.43	
Net Operating Income	\$471,274	\$247,922	\$209,364	
Full Market Value	\$3,536,997	\$1,793,000	\$1,562,000	
Market Value per SqFt	\$137.12	\$126.08	\$142.52	
Distance from Condominium in miles		0.37	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00298-7502	1-00299-0026	1-00294-0024	1-00299-0030
Condominium Section	1082-R1			
Address	18 ORCHARD STREET	27 ORCHARD STREET	46 CANAL STREET	19 ORCHARD STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	4	18	10	10
Year Built	1920	1930	1910	1900
Gross SqFt	7,535	7,910	5,933	7,784
Estimated Gross Income	\$217,234	\$212,783	\$171,055	\$166,033
Gross Income per SqFt	\$28.83	\$26.90	\$28.83	\$21.33
Estimated Expense	\$56,136	\$62,886	\$44,222	
Expense SqFt	\$7.45	\$7.95	\$7.45	
Net Operating Income	\$161,098	\$149,897	\$126,833	\$166,033
Full Market Value	\$1,144,001	\$1,083,000	\$1,725,000	\$1,868,000
Market Value per SqFt	\$151.82	\$136.92	\$290.75	\$239.98
Distance from Condominium in miles		0.03	0.05	0.03

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00298-7503	1-00271-0037	1-00354-0020	
<b>Condominium Section</b>	2020-R1			
<b>Address</b>	21 LUDLOW STREET	207 MADISON STREET	155 NORFOLK STREET	
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
<b>Building Classification</b>	R4-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	
<b>Total Units</b>	23	21	50	
<b>Year Built</b>	1910	1920	1912	
<b>Gross SqFt</b>	17,899	13,910	22,500	
<b>Estimated Gross Income</b>	\$499,919	\$327,419	\$726,910	
<b>Gross Income per SqFt</b>	\$27.93	\$23.54	\$32.31	
<b>Estimated Expense</b>	\$192,951	\$77,329	\$268,260	
<b>Expense SqFt</b>	\$10.78	\$5.56	\$11.92	
<b>Net Operating Income</b>	\$306,968	\$250,090	\$458,650	
<b>Full Market Value</b>	\$2,009,999	\$1,824,000	\$3,414,000	
<b>Market Value per SqFt</b>	\$112.30	\$131.13	\$151.73	
<b>Distance from Condominium in miles</b>		0.18	0.41	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00303-7501	1-00304-0035	1-00470-0005	1-00470-0029
<b>Condominium Section</b>	1483-R1			
<b>Address</b>	87 BOWERY	75 CHRYSTIE STREET	160 MOTT STREET	212 GRAND STREET
<b>Neighborhood</b>	CHINATOWN	CHINATOWN	LITTLE ITALY	LITTLE ITALY
<b>Building Classification</b>	R4-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	8	45	36	16
<b>Year Built</b>	1910	1910	1910	1920
<b>Gross SqFt</b>	8,188	26,964	11,967	14,221
<b>Estimated Gross Income</b>	\$226,398	\$745,551	\$420,894	\$379,406
<b>Gross Income per SqFt</b>	\$27.65	\$27.65	\$35.17	\$26.68
<b>Estimated Expense</b>	\$84,255	\$277,544	\$121,774	\$131,484
<b>Expense SqFt</b>	\$10.29	\$10.29	\$10.18	\$9.25
<b>Net Operating Income</b>	\$142,143	\$468,007	\$299,120	\$247,922
<b>Full Market Value</b>	\$1,026,001	\$3,373,000	\$2,212,000	\$1,793,000
<b>Market Value per SqFt</b>	\$125.31	\$125.09	\$184.84	\$126.08
<b>Distance from Condominium in miles</b>		0.08	0.20	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00309-7501	1-00350-0026	1-00283-0059	
Condominium Section	1425-R1			
Address	48 ORCHARD STREET	19 CLINTON STREET	136 EAST BROADWAY	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	25	25	25	
Year Built	2003	2005	2008	
Gross SqFt	39,027	36,000	36,819	
Estimated Gross Income	\$1,303,502	\$1,329,829	\$1,099,415	
Gross Income per SqFt	\$33.40	\$36.94	\$29.86	
Estimated Expense	\$491,350	\$294,256	\$471,651	
Expense SqFt	\$12.59	\$8.17	\$12.81	
Net Operating Income	\$812,152	\$1,035,573	\$627,764	
Full Market Value	\$6,041,000	\$7,623,000	\$1,300,000	
Market Value per SqFt	\$154.79	\$211.75	\$35.31	
Distance from Condominium in miles		0.44	0.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00310-7503	1-00413-0043	1-00163-0018	
Condominium Section	2116-R1			
Address	55 HESTER STREET	259 BROOME STREET	69 BAYARD STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	CHINATOWN	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C7-WALK-UP	
Total Units	27	55	42	
Year Built	1940	1920	1945	
Gross SqFt	23,344	27,349	22,000	
Estimated Gross Income	\$959,205	\$1,103,289	\$920,397	
Gross Income per SqFt	\$41.09	\$40.34	\$41.84	
Estimated Expense	\$299,270	\$339,677	\$399,654	
Expense SqFt	\$12.82	\$12.42	\$18.17	
Net Operating Income	\$659,935	\$763,612	\$520,743	
Full Market Value	\$4,984,001	\$5,770,000	\$3,930,000	
Market Value per SqFt	\$213.50	\$210.98	\$178.64	
Distance from Condominium in miles		0.11	0.42	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00343-7501	1-00348-0040	1-00411-0058	
Condominium Section	1954-R1			
Address	78 RIDGE STREET	90 CLINTON STREET	149 ESSEX STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	
Total Units	53	36	25	
Year Built	1930	1900	1910	
Gross SqFt	56,354	38,498	30,870	
Estimated Gross Income	\$2,294,171	\$1,366,791	\$1,417,275	
Gross Income per SqFt	\$40.71	\$35.50	\$45.91	
Estimated Expense	\$521,275	\$355,488	\$285,857	
Expense SqFt	\$9.25	\$9.23	\$9.26	
Net Operating Income	\$1,772,896	\$1,011,303	\$1,131,418	
Full Market Value	\$13,391,995	\$7,475,000	\$8,509,000	
Market Value per SqFt	\$237.64	\$194.17	\$275.64	
Distance from Condominium in miles		0.09	0.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00345-7501	1-00385-0022	1-00350-0031	
Condominium Section	1569-R1			
Address	154 ATTORNEY STREET	234 EAST 3 STREET	164 STANTON STREET	
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	41	19	20	
Year Built	2004	2001	2005	
Gross SqFt	39,643	13,517	15,793	
Estimated Gross Income	\$1,528,634	\$663,173	\$540,121	
Gross Income per SqFt	\$38.56	\$49.06	\$34.20	
Estimated Expense	\$461,841	\$214,836	\$138,031	
Expense SqFt	\$11.65	\$15.89	\$8.74	
Net Operating Income	\$1,066,793	\$448,337	\$402,090	
Full Market Value	\$7,689,010	\$3,362,000	\$2,980,000	
Market Value per SqFt	\$193.96	\$248.72	\$188.69	
Distance from Condominium in miles		0.11	0.09	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00345-7502	1-00348-0040	1-00372-0060	1-00373-0060
Condominium Section	2145-R1			
Address	196 STANTON STREET	90 CLINTON STREET	274 EAST 2 STREET	291 EAST 3 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	6	36	103	12
Year Built	1950	1900	1997	1900
Gross SqFt	44,742	38,498	80,500	11,160
Estimated Gross Income	\$1,588,341	\$1,366,791	\$2,764,792	\$342,516
Gross Income per SqFt	\$35.50	\$35.50	\$34.35	\$30.69
Estimated Expense	\$412,969	\$355,488	\$660,879	\$72,201
Expense SqFt	\$9.23	\$9.23	\$8.21	\$6.47
Net Operating Income	\$1,175,372	\$1,011,303	\$2,103,913	\$270,315
Full Market Value	\$17,869,000	\$7,475,000	\$15,587,000	\$1,661,000
Market Value per SqFt	\$399.38	\$194.17	\$193.63	\$148.84
Distance from Condominium in miles		0.18	0.17	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00349-7501	1-00469-0030	1-00348-0040	
Condominium Section	1107-R1			
Address	130 SUFFOLK STREET	223 2 AVENUE	90 CLINTON STREET	
Neighborhood	LOWER EAST SIDE	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	48	75	36	
Year Built	1930	1925	1900	
Gross SqFt	61,673	63,158	38,498	
Estimated Gross Income	\$2,344,807	\$2,515,280	\$1,366,791	
Gross Income per SqFt	\$38.02	\$39.83	\$35.50	
Estimated Expense	\$824,568	\$730,891	\$355,488	
Expense SqFt	\$13.37	\$11.57	\$9.23	
Net Operating Income	\$1,520,239	\$1,784,389	\$1,011,303	
Full Market Value	\$11,507,016	\$13,488,000	\$7,475,000	
Market Value per SqFt	\$186.58	\$213.56	\$194.17	
Distance from Condominium in miles		0.87	0.10	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00350-7501	1-00411-0058	1-00344-0065	1-00348-0040
Condominium Section	1096-R1			
Address	20 CLINTON STREET	149 ESSEX STREET	93 PITT STREET	90 CLINTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	38	25	36	36
Year Built	1930	1910	1920	1900
Gross SqFt	32,476	30,870	11,000	38,498
Estimated Gross Income	\$1,175,956	\$1,417,275	\$398,311	\$1,366,791
Gross Income per SqFt	\$36.21	\$45.91	\$36.21	\$35.50
Estimated Expense	\$492,661	\$285,857	\$166,916	\$355,488
Expense SqFt	\$15.17	\$9.26	\$15.17	\$9.23
Net Operating Income	\$683,295	\$1,131,418	\$231,395	\$1,011,303
Full Market Value	\$5,039,003	\$8,509,000	\$1,243,000	\$7,475,000
Market Value per SqFt	\$155.16	\$275.64	\$113.00	\$194.17
Distance from Condominium in miles		0.20	0.13	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00353-7501	1-00350-0026	1-00284-0019	
Condominium Section	1647-R1			
Address	103 NORFOLK STREET	19 CLINTON STREET	183 EAST BROADWAY	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	25	21	
Year Built	2005	2005	2007	
Gross SqFt	47,873	36,000	46,090	
Estimated Gross Income	\$1,609,012	\$1,329,829	\$1,396,066	
Gross Income per SqFt	\$33.61	\$36.94	\$30.29	
Estimated Expense	\$440,432	\$294,256	\$471,962	
Expense SqFt	\$9.20	\$8.17	\$10.24	
Net Operating Income	\$1,168,580	\$1,035,573	\$924,104	
Full Market Value	\$8,636,002	\$7,623,000	\$1,730,000	
Market Value per SqFt	\$180.39	\$211.75	\$37.54	
Distance from Condominium in miles		0.19	0.38	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00354-7501	1-00411-0075	1-00410-0010	
Condominium Section	1351-R1			
Address	133 NORFOLK STREET	100 RIVINGTON STREET	138 ORCHARD STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	2	24	18	
Year Built	1900	1900	1900	
Gross SqFt	2,787	21,120	9,068	
Estimated Gross Income	\$105,627	\$879,290	\$312,028	
Gross Income per SqFt	\$37.90	\$41.63	\$34.41	
Estimated Expense	\$43,644	\$244,304	\$109,940	
Expense SqFt	\$15.66	\$11.57	\$12.12	
Net Operating Income	\$61,983	\$634,986	\$202,088	
Full Market Value	\$427,000	\$4,605,000	\$1,497,000	
Market Value per SqFt	\$153.21	\$218.04	\$165.09	
Distance from Condominium in miles		0.05	0.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00375-7501	1-00399-0044	1-00385-0005	1-00391-0012
Condominium Section	1213-R1			
Address	71 AVENUE D	183 EAST 3 STREET	27 AVENUE B	610 EAST 9 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	C1-WALK-UP
Total Units	25	43	57	24
Year Built	2001	1950	1900	1910
Gross SqFt	27,798	35,550	32,225	11,568
Estimated Gross Income	\$792,799	\$887,469	\$1,280,553	\$329,949
Gross Income per SqFt	\$28.52	\$24.96	\$39.74	\$28.52
Estimated Expense	\$309,114	\$232,683	\$326,331	\$119,964
Expense SqFt	\$11.12	\$6.55	\$10.13	\$10.37
Net Operating Income	\$483,685	\$654,786	\$954,222	\$209,985
Full Market Value	\$3,212,028	\$4,756,000	\$7,214,000	\$1,578,000
Market Value per SqFt	\$115.55	\$133.78	\$223.86	\$136.41
Distance from Condominium in miles		0.29	0.20	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00384-7503	1-00445-0045	1-00385-0005	
Condominium Section	1720-R1			
Address	310 EAST HOUSTON STREET	81 EAST 3 STREET	27 AVENUE B	
Neighborhood	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	
Total Units	23	45	57	
Year Built	2005	2003	1900	
Gross SqFt	34,734	36,047	32,225	
Estimated Gross Income	\$1,202,838	\$1,091,808	\$1,280,553	
Gross Income per SqFt	\$34.63	\$30.29	\$39.74	
Estimated Expense	\$414,029	\$369,010	\$326,331	
Expense SqFt	\$11.92	\$10.24	\$10.13	
Net Operating Income	\$788,809	\$722,798	\$954,222	
Full Market Value	\$5,840,002	\$5,411,000	\$7,214,000	
Market Value per SqFt	\$168.14	\$150.11	\$223.86	
Distance from Condominium in miles		0.42	0.04	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00384-7505	1-00350-0026	1-00372-0060	
Condominium Section	2176-R1			
Address	229 EAST 2 STREET	19 CLINTON STREET	274 EAST 2 STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	5	25	103	
Year Built	2008	2005	1997	
Gross SqFt	7,405	36,000	80,500	
Estimated Gross Income	\$263,988	\$1,329,829	\$2,764,792	
Gross Income per SqFt	\$35.65	\$36.94	\$34.35	
Estimated Expense	\$60,647	\$294,256	\$660,879	
Expense SqFt	\$8.19	\$8.17	\$8.21	
Net Operating Income	\$203,341	\$1,035,573	\$2,103,913	
Full Market Value	\$1,501,999	\$7,623,000	\$15,587,000	
Market Value per SqFt	\$202.84	\$211.75	\$193.63	
Distance from Condominium in miles		0.12	0.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00385-7501	1-00385-0005	1-00389-0011	
Condominium Section	1618-R1			
Address	254 EAST 2 STREET	27 AVENUE B	186 EAST 7 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	47	57	174	
Year Built	2005	1900	1998	
Gross SqFt	36,472	32,225	96,000	
Estimated Gross Income	\$1,454,868	\$1,280,553	\$5,239,919	
Gross Income per SqFt	\$39.89	\$39.74	\$54.58	
Estimated Expense	\$319,859	\$326,331	\$1,244,260	
Expense SqFt	\$8.77	\$10.13	\$12.96	
Net Operating Income	\$1,135,009	\$954,222	\$3,995,659	
Full Market Value	\$8,579,000	\$7,214,000	\$29,818,000	
Market Value per SqFt	\$235.22	\$223.86	\$310.60	
Distance from Condominium in miles		0.00	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00386-7501	1-00386-0010	1-00385-0050	1-00385-0054
Condominium Section	0548-R1			
Address	211 EAST 3 STREET	53 AVENUE B	240 EAST 2 STREET	232 EAST 2 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	13	18	24	24
Year Built	1920	1900	1910	1910
Gross SqFt	18,990	11,485	11,322	9,049
Estimated Gross Income	\$518,047	\$425,034	\$315,525	\$345,581
Gross Income per SqFt	\$27.28	\$37.01	\$27.87	\$38.19
Estimated Expense	\$206,991	\$124,333	\$111,420	\$116,889
Expense SqFt	\$10.90	\$10.83	\$9.84	\$12.92
Net Operating Income	\$311,056	\$300,701	\$204,105	\$228,692
Full Market Value	\$2,244,001	\$2,213,000	\$1,470,000	\$1,731,000
Market Value per SqFt	\$118.17	\$192.69	\$129.84	\$191.29
Distance from Condominium in miles		0.00	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00389-7501	1-00391-0059	1-00390-0020	1-00392-0007
Condominium Section	0545-R1			
Address	97 AVENUE B	299 EAST 8 STREET	324 EAST 8 STREET	155 AVENUE B
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	30	30	20	22
Year Built	1901	1900	1910	1900
Gross SqFt	20,940	18,732	6,055	13,600
Estimated Gross Income	\$587,576	\$515,168	\$178,138	\$437,682
Gross Income per SqFt	\$28.06	\$27.50	\$29.42	\$32.18
Estimated Expense	\$264,682	\$195,039	\$70,541	\$162,259
Expense SqFt	\$12.64	\$10.41	\$11.65	\$11.93
Net Operating Income	\$322,894	\$320,129	\$107,597	\$275,423
Full Market Value	\$2,324,000	\$2,211,000	\$807,000	\$2,051,000
Market Value per SqFt	\$110.98	\$118.03	\$133.28	\$150.81
Distance from Condominium in miles		0.09	0.05	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00390-7501	1-00391-0012	1-00450-0015	
Condominium Section	1183-R1			
Address	217 EAST 7 STREET	610 EAST 9 STREET	320 EAST 9 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D6-ELEVATOR	
Total Units	16	24	23	
Year Built	2000	1910	1988	
Gross SqFt	15,704	11,568	12,196	
Estimated Gross Income	\$541,631	\$329,949	\$493,331	
Gross Income per SqFt	\$34.49	\$28.52	\$40.45	
Estimated Expense	\$210,120	\$119,964	\$162,245	
Expense SqFt	\$13.38	\$10.37	\$13.30	
Net Operating Income	\$331,511	\$209,985	\$331,086	
Full Market Value	\$2,455,000	\$1,578,000	\$2,502,000	
Market Value per SqFt	\$156.33	\$136.41	\$205.15	
Distance from Condominium in miles		0.05	0.41	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00390-7502	1-00400-0001	1-00397-0063	
Condominium Section	1125-R1			
Address	338 EAST 8 STREET	58 AVENUE A	250 EAST HOUSTON STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	78	84	146	
Year Built	2001	1940	1989	
Gross SqFt	65,832	79,956	126,660	
Estimated Gross Income	\$2,518,732	\$2,501,326	\$5,918,620	
Gross Income per SqFt	\$38.26	\$31.28	\$46.73	
Estimated Expense	\$789,984	\$472,858	\$1,622,031	
Expense SqFt	\$12.00	\$5.91	\$12.81	
Net Operating Income	\$1,728,748	\$2,028,468	\$4,296,589	
Full Market Value	\$13,083,000	\$15,143,000	\$32,293,000	
Market Value per SqFt	\$198.73	\$189.39	\$254.96	
Distance from Condominium in miles		0.20	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00392-7501	1-00393-0055	1-00402-0029	
Condominium Section	0341-R1			
Address	143 AVENUE B	361 EAST 10 STREET	172 EAST 7 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	83	38	25	
Year Built	1928	1912	1929	
Gross SqFt	78,982	22,776	20,886	
Estimated Gross Income	\$2,138,833	\$667,213	\$544,340	
Gross Income per SqFt	\$27.08	\$29.29	\$26.06	
Estimated Expense	\$853,006	\$210,897	\$170,420	
Expense SqFt	\$10.80	\$9.26	\$8.16	
Net Operating Income	\$1,285,827	\$456,316	\$373,920	
Full Market Value	\$9,281,001	\$2,893,000	\$2,574,000	
Market Value per SqFt	\$117.51	\$127.02	\$123.24	
Distance from Condominium in miles		0.05	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00392-7502	1-00393-0019	1-00389-0011	1-00450-0015
<b>Condominium Section</b>	1859-R1			
<b>Address</b>	631 EAST 9 STREET	624 EAST 11 STREET	186 EAST 7 STREET	320 EAST 9 STREET
<b>Neighborhood</b>	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	12	25	174	23
<b>Year Built</b>	2005	1900	1998	1988
<b>Gross SqFt</b>	11,603	10,782	96,000	12,196
<b>Estimated Gross Income</b>	\$469,341	\$354,543	\$5,239,919	\$493,331
<b>Gross Income per SqFt</b>	\$40.45	\$32.88	\$54.58	\$40.45
<b>Estimated Expense</b>	\$149,679	\$100,682	\$1,244,260	\$162,245
<b>Expense SqFt</b>	\$12.90	\$9.34	\$12.96	\$13.30
<b>Net Operating Income</b>	\$319,662	\$253,861	\$3,995,659	\$331,086
<b>Full Market Value</b>	\$2,415,000	\$1,888,000	\$29,818,000	\$2,502,000
<b>Market Value per SqFt</b>	\$208.14	\$175.11	\$310.60	\$205.15
<b>Distance from Condominium in miles</b>		0.05	0.14	0.41

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00393-7501	1-00393-0021	1-00392-0037	1-00392-0007
<b>Condominium Section</b>	1138-R1			
<b>Address</b>	642 EAST 11 STREET	628 EAST 11 STREET	145 AVENUE C	155 AVENUE B
<b>Neighborhood</b>	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	35	16	30	22
<b>Year Built</b>	1999	1900	1900	1900
<b>Gross SqFt</b>	36,046	9,385	18,836	13,600
<b>Estimated Gross Income</b>	\$1,178,344	\$323,594	\$615,751	\$437,682
<b>Gross Income per SqFt</b>	\$32.69	\$34.48	\$32.69	\$32.18
<b>Estimated Expense</b>	\$429,668	\$110,076	\$199,831	\$162,259
<b>Expense SqFt</b>	\$11.92	\$11.73	\$10.61	\$11.93
<b>Net Operating Income</b>	\$748,676	\$213,518	\$415,920	\$275,423
<b>Full Market Value</b>	\$5,568,999	\$1,581,000	\$3,094,000	\$2,051,000
<b>Market Value per SqFt</b>	\$154.50	\$168.46	\$164.26	\$150.81
<b>Distance from Condominium in miles</b>		0.00	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00394-7502	1-00396-0026	1-00393-0021	
Condominium Section	1113-R1			
Address	613 EAST 11 STREET	638 EAST 14 STREET	628 EAST 11 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	12	20	16	
Year Built	2001	1920	1900	
Gross SqFt	15,957	10,740	9,385	
Estimated Gross Income	\$507,433	\$380,518	\$323,594	
Gross Income per SqFt	\$31.80	\$35.43	\$34.48	
Estimated Expense	\$178,718	\$133,176	\$110,076	
Expense SqFt	\$11.20	\$12.40	\$11.73	
Net Operating Income	\$328,715	\$247,342	\$213,518	
Full Market Value	\$2,451,000	\$1,828,000	\$1,581,000	
Market Value per SqFt	\$153.60	\$170.20	\$168.46	
Distance from Condominium in miles		0.10	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00394-7503	1-00396-0026	1-00393-0021	
Condominium Section	1124-R1			
Address	625 EAST 11 STREET	638 EAST 14 STREET	628 EAST 11 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	12	20	16	
Year Built	2001	1920	1900	
Gross SqFt	11,495	10,740	9,385	
Estimated Gross Income	\$365,541	\$380,518	\$323,594	
Gross Income per SqFt	\$31.80	\$35.43	\$34.48	
Estimated Expense	\$128,744	\$133,176	\$110,076	
Expense SqFt	\$11.20	\$12.40	\$11.73	
Net Operating Income	\$236,797	\$247,342	\$213,518	
Full Market Value	\$1,765,999	\$1,828,000	\$1,581,000	
Market Value per SqFt	\$153.63	\$170.20	\$168.46	
Distance from Condominium in miles		0.10	0.05	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00396-7501	1-00394-0041	1-00450-0015	1-00927-0037
Condominium Section	2105-R1			
Address	215 AVENUE B	183 AVENUE C	320 EAST 9 STREET	332 EAST 22 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	EAST VILLAGE	KIPS BAY
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	17	45	23	14
Year Built	2008	1910	1988	2008
Gross SqFt	19,333	24,534	12,196	11,813
Estimated Gross Income	\$782,020	\$816,647	\$493,331	\$531,585
Gross Income per SqFt	\$40.45	\$33.29	\$40.45	\$45.00
Estimated Expense	\$257,129	\$276,696	\$162,245	\$136,990
Expense SqFt	\$13.30	\$11.28	\$13.30	\$11.60
Net Operating Income	\$524,891	\$539,951	\$331,086	\$394,595
Full Market Value	\$3,543,001	\$4,012,000	\$2,502,000	\$2,969,000
Market Value per SqFt	\$183.26	\$163.53	\$205.15	\$251.33
Distance from Condominium in miles		0.10	0.48	0.56

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00397-7501	1-00398-0015	1-00398-0026	
Condominium Section	0489-R1			
Address	175 EAST 2 STREET	170 EAST 3 STREET	192 EAST 3 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	
Total Units	21	54	20	
Year Built	1920	1930	1900	
Gross SqFt	20,038	20,642	9,270	
Estimated Gross Income	\$541,026	\$656,348	\$205,772	
Gross Income per SqFt	\$27.00	\$31.80	\$22.20	
Estimated Expense	\$214,607	\$240,973	\$85,494	
Expense SqFt	\$10.71	\$11.67	\$9.22	
Net Operating Income	\$326,419	\$415,375	\$120,278	
Full Market Value	\$2,355,999	\$3,098,000	\$880,000	
Market Value per SqFt	\$117.58	\$150.08	\$94.93	
Distance from Condominium in miles		0.05	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00397-7502	1-00397-0007	1-00397-0018	
Condominium Section	0628-R1			
Address	240 EAST HOUSTON STREET	16 AVENUE A	171 EAST 2 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C7-WALK-UP	
Total Units	16	64	19	
Year Built	1920	1920	1900	
Gross SqFt	19,854	48,275	10,662	
Estimated Gross Income	\$534,271	\$1,150,560	\$319,734	
Gross Income per SqFt	\$26.91	\$23.83	\$29.99	
Estimated Expense	\$224,350	\$278,122	\$115,155	
Expense SqFt	\$11.30	\$5.76	\$10.80	
Net Operating Income	\$309,921	\$872,438	\$204,579	
Full Market Value	\$2,238,999	\$6,353,000	\$1,532,000	
Market Value per SqFt	\$112.77	\$131.60	\$143.69	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00397-7502	1-00397-0018	1-00350-0016	1-00350-0020
Condominium Section	0628-R2			
Address	240 EAST HOUSTON STREET	171 EAST 2 STREET	279 EAST HOUSTON STREET	293 EAST HOUSTON STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	1	19	20	19
Year Built	1920	1900	1920	1920
Gross SqFt	1,996	10,662	9,432	11,620
Estimated Gross Income	\$64,870	\$319,734	\$306,497	\$388,991
Gross Income per SqFt	\$32.50	\$29.99	\$32.50	\$33.48
Estimated Expense	\$23,772	\$115,155	\$79,395	\$141,545
Expense SqFt	\$11.91	\$10.80	\$8.42	\$12.18
Net Operating Income	\$41,098	\$204,579	\$227,102	\$247,446
Full Market Value	\$306,000	\$1,532,000	\$1,690,000	\$1,838,000
Market Value per SqFt	\$153.31	\$143.69	\$179.18	\$158.18
Distance from Condominium in miles		0.00	0.09	0.09

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00398-7501	1-00399-0044	1-00397-0065	
Condominium Section	0394-R1			
Address	182 EAST 2 STREET	183 EAST 3 STREET	244 EAST HOUSTON STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	
Total Units	41	43	13	
Year Built	1987	1950	1900	
Gross SqFt	35,664	35,550	9,606	
Estimated Gross Income	\$1,068,493	\$887,469	\$318,427	
Gross Income per SqFt	\$29.96	\$24.96	\$33.15	
Estimated Expense	\$410,136	\$232,683	\$103,593	
Expense SqFt	\$11.50	\$6.55	\$10.78	
Net Operating Income	\$658,357	\$654,786	\$214,834	
Full Market Value	\$4,675,012	\$4,756,000	\$1,597,000	
Market Value per SqFt	\$131.08	\$133.78	\$166.25	
Distance from Condominium in miles		0.05	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00399-7501	1-00399-0044	1-00398-0025	1-00397-0065
Condominium Section	0602-R1			
Address	50 AVENUE A	183 EAST 3 STREET	190 EAST 3 STREET	244 EAST HOUSTON STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	17	43	23	13
Year Built	1920	1950	1912	1900
Gross SqFt	21,314	35,550	10,656	9,606
Estimated Gross Income	\$570,576	\$887,469	\$226,845	\$318,427
Gross Income per SqFt	\$26.77	\$24.96	\$21.29	\$33.15
Estimated Expense	\$213,140	\$232,683	\$71,020	\$103,593
Expense SqFt	\$10.00	\$6.55	\$6.66	\$10.78
Net Operating Income	\$357,436	\$654,786	\$155,825	\$214,834
Full Market Value	\$2,584,000	\$4,756,000	\$1,143,000	\$1,597,000
Market Value per SqFt	\$121.23	\$133.78	\$107.26	\$166.25
Distance from Condominium in miles		0.00	0.05	0.10

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00405-7503	1-00405-0014	1-00405-0013	
Condominium Section	1104-R1			
Address	511 EAST 11 STREET	512 EAST 12 STREET	510 EAST 12 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C7-WALK-UP	
Total Units	12	20	22	
Year Built	1999	1920	1920	
Gross SqFt	14,376	9,730	9,290	
Estimated Gross Income	\$457,876	\$341,249	\$265,950	
Gross Income per SqFt	\$31.85	\$35.07	\$28.63	
Estimated Expense	\$155,405	\$110,100	\$95,653	
Expense SqFt	\$10.81	\$11.32	\$10.30	
Net Operating Income	\$302,471	\$231,149	\$170,297	
Full Market Value	\$2,256,000	\$1,710,000	\$1,279,000	
Market Value per SqFt	\$156.93	\$175.75	\$137.67	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00405-7504	1-00394-0041	1-00393-0055	
Condominium Section	1447-R1			
Address	525 EAST 11 STREET	183 AVENUE C	361 EAST 10 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	26	45	38	
Year Built	1965	1910	1912	
Gross SqFt	29,906	24,534	22,776	
Estimated Gross Income	\$989,590	\$816,647	\$667,213	
Gross Income per SqFt	\$33.09	\$33.29	\$29.29	
Estimated Expense	\$308,331	\$276,696	\$210,897	
Expense SqFt	\$10.31	\$11.28	\$9.26	
Net Operating Income	\$681,259	\$539,951	\$456,316	
Full Market Value	\$5,064,002	\$4,012,000	\$2,893,000	
Market Value per SqFt	\$169.33	\$163.53	\$127.02	
Distance from Condominium in miles		0.14	0.14	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00406-7501	1-00406-0011	1-00406-0008	1-00406-0053
Condominium Section	0852-R1			
Address	212 AVENUE B	510 EAST 13 STREET	208 AVENUE A	523 EAST 12 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	29	19	20
Year Built	1900	1900	1900	1900
Gross SqFt	15,021	16,002	11,643	10,930
Estimated Gross Income	\$379,731	\$428,846	\$337,088	\$280,393
Gross Income per SqFt	\$25.28	\$26.80	\$28.95	\$25.65
Estimated Expense	\$162,227	\$178,065	\$136,874	\$106,902
Expense SqFt	\$10.80	\$11.13	\$11.76	\$9.78
Net Operating Income	\$217,504	\$250,781	\$200,214	\$173,491
Full Market Value	\$1,578,999	\$1,813,000	\$1,503,000	\$1,257,000
Market Value per SqFt	\$105.12	\$113.30	\$129.09	\$115.00
Distance from Condominium in miles		0.00	0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00407-7501	1-00407-0026	1-00406-0053	
Condominium Section	0338-R1			
Address	214 AVENUE A	536 EAST 14 STREET	523 EAST 12 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	18	16	20	
Year Built	1920	1920	1900	
Gross SqFt	11,033	7,066	10,930	
Estimated Gross Income	\$268,102	\$167,280	\$280,393	
Gross Income per SqFt	\$24.30	\$23.67	\$25.65	
Estimated Expense	\$118,053	\$75,199	\$106,902	
Expense SqFt	\$10.70	\$10.64	\$9.78	
Net Operating Income	\$150,049	\$92,081	\$173,491	
Full Market Value	\$907,499	\$671,000	\$1,257,000	
Market Value per SqFt	\$82.25	\$94.96	\$115.00	
Distance from Condominium in miles		0.00	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00407-7502	1-00407-0029	1-00407-0006	
Condominium Section	1081-R1			
Address	503 EAST 13 STREET	232 AVENUE B	220 AVENUE A	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C4-WALK-UP	
Total Units	18	26	16	
Year Built	1999	1900	1900	
Gross SqFt	19,119	17,986	14,976	
Estimated Gross Income	\$528,449	\$524,608	\$390,950	
Gross Income per SqFt	\$27.64	\$29.17	\$26.11	
Estimated Expense	\$172,071	\$183,078	\$82,704	
Expense SqFt	\$9.00	\$10.18	\$5.52	
Net Operating Income	\$356,378	\$341,530	\$308,246	
Full Market Value	\$2,568,002	\$2,563,000	\$2,232,000	
Market Value per SqFt	\$134.32	\$142.50	\$149.04	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00408-7501	1-00411-0058	1-00348-0040	1-00393-0056
Condominium Section	1881-R1			
Address	71 LUDLOW STREET	149 ESSEX STREET	90 CLINTON STREET	355 EAST 10 STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	13	25	36	33
Year Built	1900	1910	1900	1920
Gross SqFt	31,205	30,870	38,498	38,520
Estimated Gross Income	\$1,107,778	\$1,417,275	\$1,366,791	\$1,144,863
Gross Income per SqFt	\$35.50	\$45.91	\$35.50	\$29.72
Estimated Expense	\$288,022	\$285,857	\$355,488	\$343,276
Expense SqFt	\$9.23	\$9.26	\$9.23	\$8.91
Net Operating Income	\$819,756	\$1,131,418	\$1,011,303	\$801,587
Full Market Value	\$6,058,998	\$8,509,000	\$7,475,000	\$6,008,000
Market Value per SqFt	\$194.17	\$275.64	\$194.17	\$155.97
Distance from Condominium in miles		0.24	0.27	0.87

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00411-7501	1-00412-0008	1-00393-0056	1-00393-0011
<b>Condominium Section</b>	0754-R1			
<b>Address</b>	112 RIVINGTON STREET	186 ORCHARD STREET	355 EAST 10 STREET	608 EAST 11 STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	6	22	33	12
<b>Year Built</b>	1900	1930	1920	2003
<b>Gross SqFt</b>	3,800	12,225	38,520	10,276
<b>Estimated Gross Income</b>	\$112,936	\$432,830	\$1,144,863	\$318,042
<b>Gross Income per SqFt</b>	\$29.72	\$35.41	\$29.72	\$30.95
<b>Estimated Expense</b>	\$34,500	\$127,237	\$343,276	\$75,631
<b>Expense SqFt</b>	\$9.08	\$10.41	\$8.91	\$7.36
<b>Net Operating Income</b>	\$78,436	\$305,593	\$801,587	\$242,411
<b>Full Market Value</b>	\$588,000	\$2,259,000	\$6,008,000	\$1,811,000
<b>Market Value per SqFt</b>	\$154.74	\$184.79	\$155.97	\$176.24
<b>Distance from Condominium in miles</b>		0.09	0.64	0.64

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00411-7502	1-00411-0058	1-00412-0008	1-00348-0040
<b>Condominium Section</b>	1426-R1			
<b>Address</b>	157 LUDLOW STREET	149 ESSEX STREET	186 ORCHARD STREET	90 CLINTON STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	10	25	22	36
<b>Year Built</b>	1900	1910	1930	1900
<b>Gross SqFt</b>	11,517	30,870	12,225	38,498
<b>Estimated Gross Income</b>	\$408,854	\$1,417,275	\$432,830	\$1,366,791
<b>Gross Income per SqFt</b>	\$35.50	\$45.91	\$35.41	\$35.50
<b>Estimated Expense</b>	\$106,302	\$285,857	\$127,237	\$355,488
<b>Expense SqFt</b>	\$9.23	\$9.26	\$10.41	\$9.23
<b>Net Operating Income</b>	\$302,552	\$1,131,418	\$305,593	\$1,011,303
<b>Full Market Value</b>	\$2,100,000	\$8,509,000	\$2,259,000	\$7,475,000
<b>Market Value per SqFt</b>	\$182.34	\$275.64	\$184.79	\$194.17
<b>Distance from Condominium in miles</b>		0.04	0.08	0.24

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00411-7503	1-00348-0040	1-00344-0065	
Condominium Section	1576-R1			
Address	133 ESSEX STREET	90 CLINTON STREET	93 PITT STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	16	36	36	
Year Built	1900	1900	1920	
Gross SqFt	14,130	38,498	11,000	
Estimated Gross Income	\$506,702	\$1,366,791	\$398,311	
Gross Income per SqFt	\$35.86	\$35.50	\$36.21	
Estimated Expense	\$172,386	\$355,488	\$166,916	
Expense SqFt	\$12.20	\$9.23	\$15.17	
Net Operating Income	\$334,316	\$1,011,303	\$231,395	
Full Market Value	\$2,466,995	\$7,475,000	\$1,243,000	
Market Value per SqFt	\$174.59	\$194.17	\$113.00	
Distance from Condominium in miles		0.20	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00411-7504	1-00398-0061	1-00419-0072	
Condominium Section	2126-R1			
Address	153 ESSEX STREET	156 EAST 2 STREET	294 BROOME STREET	
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D9-ELEVATOR	
Total Units	17	28	11	
Year Built	1920	1919	2000	
Gross SqFt	18,201	14,097	8,250	
Estimated Gross Income	\$680,717	\$541,429	\$324,716	
Gross Income per SqFt	\$37.40	\$38.41	\$39.36	
Estimated Expense	\$254,450	\$178,002	\$107,643	
Expense SqFt	\$13.98	\$12.63	\$13.05	
Net Operating Income	\$426,267	\$363,427	\$217,073	
Full Market Value	\$3,137,000	\$2,750,000	\$1,641,000	
Market Value per SqFt	\$172.35	\$195.08	\$198.91	
Distance from Condominium in miles		0.23	0.24	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00413-7501	1-00414-0018	1-00418-0032	
Condominium Section	0558-R1			
Address	75 ALLEN STREET	61 DELANCEY STREET	100 FORSYTH STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	18	19	20	
Year Built	1900	1900	1900	
Gross SqFt	7,994	11,543	9,450	
Estimated Gross Income	\$307,050	\$532,606	\$289,943	
Gross Income per SqFt	\$38.41	\$46.14	\$30.68	
Estimated Expense	\$124,866	\$164,114	\$112,371	
Expense SqFt	\$15.62	\$14.22	\$11.89	
Net Operating Income	\$182,184	\$368,492	\$177,572	
Full Market Value	\$1,378,996	\$2,771,000	\$1,327,000	
Market Value per SqFt	\$172.50	\$240.06	\$140.42	
Distance from Condominium in miles		0.06	0.04	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00413-7502	1-00469-0030	1-00412-0008	
Condominium Section	0908-R1			
Address	77 ALLEN STREET	223 2 AVENUE	186 ORCHARD STREET	
Neighborhood	LOWER EAST SIDE	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	9	75	22	
Year Built	1920	1925	1930	
Gross SqFt	5,597	63,158	12,225	
Estimated Gross Income	\$212,798	\$2,515,280	\$432,830	
Gross Income per SqFt	\$38.02	\$39.83	\$35.41	
Estimated Expense	\$74,832	\$730,891	\$127,237	
Expense SqFt	\$13.37	\$11.57	\$10.41	
Net Operating Income	\$137,966	\$1,784,389	\$305,593	
Full Market Value	\$951,001	\$13,488,000	\$2,259,000	
Market Value per SqFt	\$169.91	\$213.56	\$184.79	
Distance from Condominium in miles		1.02	0.33	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00414-7501	1-00350-0026	1-00348-0040	
Condominium Section	0728-R1			
Address	101 ALLEN STREET	19 CLINTON STREET	90 CLINTON STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	16	25	36	
Year Built	1900	2005	1900	
Gross SqFt	5,130	36,000	38,498	
Estimated Gross Income	\$187,655	\$1,329,829	\$1,366,791	
Gross Income per SqFt	\$36.58	\$36.94	\$35.50	
Estimated Expense	\$59,867	\$294,256	\$355,488	
Expense SqFt	\$11.67	\$8.17	\$9.23	
Net Operating Income	\$127,788	\$1,035,573	\$1,011,303	
Full Market Value	\$942,000	\$7,623,000	\$7,475,000	
Market Value per SqFt	\$183.63	\$211.75	\$194.17	
Distance from Condominium in miles		0.37	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00416-7502	1-00349-0018	1-00350-0035	
Condominium Section	1494-R1			
Address	62 RIVINGTON STREET	163 STANTON STREET	158 STANTON STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	12	16	16	
Year Built	2003	1900	1920	
Gross SqFt	8,664	9,415	8,063	
Estimated Gross Income	\$351,152	\$403,602	\$307,912	
Gross Income per SqFt	\$40.53	\$42.87	\$38.19	
Estimated Expense	\$89,326	\$106,241	\$107,473	
Expense SqFt	\$10.31	\$11.28	\$13.33	
Net Operating Income	\$261,826	\$297,361	\$200,439	
Full Market Value	\$1,978,002	\$2,243,000	\$1,485,000	
Market Value per SqFt	\$228.30	\$238.24	\$184.17	
Distance from Condominium in miles		0.27	0.28	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00418-7501	1-00481-0019	1-00350-0026	
Condominium Section	1290-R1			
Address	113 ELDRIDGE STREET	54 SPRING STREET	19 CLINTON STREET	
Neighborhood	LOWER EAST SIDE	LITTLE ITALY	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	12	11	25	
Year Built	2002	1998	2005	
Gross SqFt	7,042	13,973	36,000	
Estimated Gross Income	\$310,130	\$714,487	\$1,329,829	
Gross Income per SqFt	\$44.04	\$51.13	\$36.94	
Estimated Expense	\$76,406	\$188,918	\$294,256	
Expense SqFt	\$10.85	\$13.52	\$8.17	
Net Operating Income	\$233,724	\$525,569	\$1,035,573	
Full Market Value	\$1,760,000	\$3,935,000	\$7,623,000	
Market Value per SqFt	\$249.93	\$281.61	\$211.75	
Distance from Condominium in miles		0.33	0.44	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00419-7501	1-00481-0019	1-00350-0026	
Condominium Section	0824-R1			
Address	302 BROOME STREET	54 SPRING STREET	19 CLINTON STREET	
Neighborhood	LOWER EAST SIDE	LITTLE ITALY	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	8	11	25	
Year Built	1990	1998	2005	
Gross SqFt	7,841	13,973	36,000	
Estimated Gross Income	\$279,532	\$714,487	\$1,329,829	
Gross Income per SqFt	\$35.65	\$51.13	\$36.94	
Estimated Expense	\$64,218	\$188,918	\$294,256	
Expense SqFt	\$8.19	\$13.52	\$8.17	
Net Operating Income	\$215,314	\$525,569	\$1,035,573	
Full Market Value	\$1,493,998	\$3,935,000	\$7,623,000	
Market Value per SqFt	\$190.54	\$281.61	\$211.75	
Distance from Condominium in miles		0.31	0.40	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00420-7501	1-00419-0072	1-00470-0005	1-00493-0041
<b>Condominium Section</b>	2147-R1			
<b>Address</b>	40 DELANCEY STREET	294 BROOME STREET	160 MOTT STREET	13 SPRING STREET
<b>Neighborhood</b>	LOWER EAST SIDE	LOWER EAST SIDE	LITTLE ITALY	LITTLE ITALY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	55	11	36	156
<b>Year Built</b>	2005	2000	1910	1982
<b>Gross SqFt</b>	58,364	8,250	11,967	184,900
<b>Estimated Gross Income</b>	\$2,052,662	\$324,716	\$420,894	\$6,442,633
<b>Gross Income per SqFt</b>	\$35.17	\$39.36	\$35.17	\$34.84
<b>Estimated Expense</b>	\$594,146	\$107,643	\$121,774	\$1,186,450
<b>Expense SqFt</b>	\$10.18	\$13.05	\$10.18	\$6.42
<b>Net Operating Income</b>	\$1,458,516	\$217,073	\$299,120	\$5,256,183
<b>Full Market Value</b>	\$10,796,996	\$1,641,000	\$2,212,000	\$18,450,000
<b>Market Value per SqFt</b>	\$184.99	\$198.91	\$184.84	\$99.78
<b>Distance from Condominium in miles</b>		0.09	0.24	0.22

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00421-7502	1-00481-0019	1-00449-0017	1-00178-0016
<b>Condominium Section</b>	0758-R1			
<b>Address</b>	36 RIVINGTON STREET	54 SPRING STREET	56 ST MARK'S PLACE	217 WEST BROADWAY
<b>Neighborhood</b>	LOWER EAST SIDE	LITTLE ITALY	EAST VILLAGE	CIVIC CENTER
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	16	11	24	8
<b>Year Built</b>	1988	1998	2005	2005
<b>Gross SqFt</b>	13,319	13,973	16,454	26,981
<b>Estimated Gross Income</b>	\$500,661	\$714,487	\$645,820	\$903,594
<b>Gross Income per SqFt</b>	\$37.59	\$51.13	\$39.25	\$33.49
<b>Estimated Expense</b>	\$137,985	\$188,918	\$219,661	
<b>Expense SqFt</b>	\$10.36	\$13.52	\$13.35	
<b>Net Operating Income</b>	\$362,676	\$525,569	\$426,159	\$903,594
<b>Full Market Value</b>	\$2,665,999	\$3,935,000	\$3,223,000	\$11,295,000
<b>Market Value per SqFt</b>	\$200.17	\$281.61	\$195.88	\$418.63
<b>Distance from Condominium in miles</b>		0.31	0.48	0.80

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00422-7501	1-00422-0057	1-00421-0080	
Condominium Section	0397-R1			
Address	241 ELDRIDGE STREET	245 ELDRIDGE STREET	40 RIVINGTON STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	10	10	22	
Year Built	1900	1900	1900	
Gross SqFt	12,777	14,161	11,836	
Estimated Gross Income	\$399,792	\$302,054	\$394,348	
Gross Income per SqFt	\$31.29	\$21.33	\$33.32	
Estimated Expense	\$195,744		\$144,692	
Expense SqFt	\$15.32		\$12.22	
Net Operating Income	\$204,048	\$302,054	\$249,656	
Full Market Value	\$1,426,004	\$3,398,000	\$1,855,000	
Market Value per SqFt	\$111.61	\$239.95	\$156.73	
Distance from Condominium in miles		0.00	0.08	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00425-7501	1-00470-0005	1-00413-0043	1-00354-0020
Condominium Section	1408-R1			
Address	195 BOWERY	160 MOTT STREET	259 BROOME STREET	155 NORFOLK STREET
Neighborhood	LOWER EAST SIDE	LITTLE ITALY	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	16	36	55	50
Year Built	1900	1910	1920	1912
Gross SqFt	26,783	11,967	27,349	22,500
Estimated Gross Income	\$941,958	\$420,894	\$1,103,289	\$726,910
Gross Income per SqFt	\$35.17	\$35.17	\$40.34	\$32.31
Estimated Expense	\$272,651	\$121,774	\$339,677	\$268,260
Expense SqFt	\$10.18	\$10.18	\$12.42	\$11.92
Net Operating Income	\$669,307	\$299,120	\$763,612	\$458,650
Full Market Value	\$4,917,002	\$2,212,000	\$5,770,000	\$3,414,000
Market Value per SqFt	\$183.59	\$184.84	\$210.98	\$151.73
Distance from Condominium in miles		0.17	0.25	0.33

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00425-7502	1-00521-0001	1-00445-0045	
Condominium Section	1553-R1			
Address	199 BOWERY	298 MULBERRY STREET	81 EAST 3 STREET	
Neighborhood	LOWER EAST SIDE	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	63	100	45	
Year Built	2000	1986	2003	
Gross SqFt	56,479	86,746	36,047	
Estimated Gross Income	\$2,416,736	\$4,796,231	\$1,091,808	
Gross Income per SqFt	\$42.79	\$55.29	\$30.29	
Estimated Expense	\$642,731	\$1,085,778	\$369,010	
Expense SqFt	\$11.38	\$12.52	\$10.24	
Net Operating Income	\$1,774,005	\$3,710,453	\$722,798	
Full Market Value	\$13,380,994	\$27,675,000	\$5,411,000	
Market Value per SqFt	\$236.92	\$319.03	\$150.11	
Distance from Condominium in miles		0.32	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00432-7501	1-00449-0017	1-00350-0026	
Condominium Section	0714-R1			
Address	85 AVENUE A	56 ST MARK'S PLACE	19 CLINTON STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	32	24	25	
Year Built	1991	2005	2005	
Gross SqFt	23,605	16,454	36,000	
Estimated Gross Income	\$879,758	\$645,820	\$1,329,829	
Gross Income per SqFt	\$37.27	\$39.25	\$36.94	
Estimated Expense	\$218,818	\$219,661	\$294,256	
Expense SqFt	\$9.27	\$13.35	\$8.17	
Net Operating Income	\$660,940	\$426,159	\$1,035,573	
Full Market Value	\$4,862,000	\$3,223,000	\$7,623,000	
Market Value per SqFt	\$205.97	\$195.88	\$211.75	
Distance from Condominium in miles		0.18	0.30	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00434-7501	1-00449-0017	1-00344-0065	
Condominium Section	0642-R1			
Address	103 AVENUE A	56 ST MARK'S PLACE	93 PITT STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	20	24	36	
Year Built	1920	2005	1920	
Gross SqFt	11,229	16,454	11,000	
Estimated Gross Income	\$402,110	\$645,820	\$398,311	
Gross Income per SqFt	\$35.81	\$39.25	\$36.21	
Estimated Expense	\$143,619	\$219,661	\$166,916	
Expense SqFt	\$12.79	\$13.35	\$15.17	
Net Operating Income	\$258,491	\$426,159	\$231,395	
Full Market Value	\$1,909,000	\$3,223,000	\$1,243,000	
Market Value per SqFt	\$170.01	\$195.88	\$113.00	
Distance from Condominium in miles		0.15	0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00434-7504	1-00412-0008	1-00393-0056	1-00344-0065
Condominium Section	1526-R1			
Address	107 AVENUE A	186 ORCHARD STREET	355 EAST 10 STREET	93 PITT STREET
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	10	22	33	36
Year Built	1920	1930	1920	1920
Gross SqFt	10,461	12,225	38,520	11,000
Estimated Gross Income	\$370,424	\$432,830	\$1,144,863	\$398,311
Gross Income per SqFt	\$35.41	\$35.41	\$29.72	\$36.21
Estimated Expense	\$108,899	\$127,237	\$343,276	\$166,916
Expense SqFt	\$10.41	\$10.41	\$8.91	\$15.17
Net Operating Income	\$261,525	\$305,593	\$801,587	\$231,395
Full Market Value	\$1,815,001	\$2,259,000	\$6,008,000	\$1,243,000
Market Value per SqFt	\$173.50	\$184.79	\$155.97	\$113.00
Distance from Condominium in miles		0.33	0.33	0.50

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00437-7502	1-00902-0049	1-00411-0058	
Condominium Section	1947-R1			
Address	266 EAST 10 STREET	220 EAST 22 STREET	149 ESSEX STREET	
Neighborhood	EAST VILLAGE	GRAMERCY	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	
Total Units	10	123	25	
Year Built	2007	1930	1910	
Gross SqFt	6,166	77,275	30,870	
Estimated Gross Income	\$311,445	\$4,258,943	\$1,417,275	
Gross Income per SqFt	\$50.51	\$55.11	\$45.91	
Estimated Expense	\$69,368	\$1,022,560	\$285,857	
Expense SqFt	\$11.25	\$13.23	\$9.26	
Net Operating Income	\$242,077	\$3,236,383	\$1,131,418	
Full Market Value	\$1,815,000	\$24,143,000	\$8,509,000	
Market Value per SqFt	\$294.36	\$312.43	\$275.64	
Distance from Condominium in miles		0.64	0.56	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00438-7502	1-00449-0017	1-00350-0026	1-00393-0056
Condominium Section	1207-R1			
Address	416 EAST 11 STREET	56 ST MARK'S PLACE	19 CLINTON STREET	355 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	24	25	33
Year Built	2001	2005	2005	1920
Gross SqFt	15,742	16,454	36,000	38,520
Estimated Gross Income	\$581,509	\$645,820	\$1,329,829	\$1,144,863
Gross Income per SqFt	\$36.94	\$39.25	\$36.94	\$29.72
Estimated Expense	\$128,612	\$219,661	\$294,256	\$343,276
Expense SqFt	\$8.17	\$13.35	\$8.17	\$8.91
Net Operating Income	\$452,897	\$426,159	\$1,035,573	\$801,587
Full Market Value	\$3,333,999	\$3,223,000	\$7,623,000	\$6,008,000
Market Value per SqFt	\$211.79	\$195.88	\$211.75	\$155.97
Distance from Condominium in miles		0.20	0.53	0.27



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00440-7502	1-00393-0056	1-00469-0030	1-00373-0060
Condominium Section	1264-R1			
Address	407 EAST 12 STREET	355 EAST 10 STREET	223 2 AVENUE	291 EAST 3 STREET
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	27	33	75	12
Year Built	1900	1920	1925	1900
Gross SqFt	30,363	38,520	63,158	11,160
Estimated Gross Income	\$931,840	\$1,144,863	\$2,515,280	\$342,516
Gross Income per SqFt	\$30.69	\$29.72	\$39.83	\$30.69
Estimated Expense	\$196,449	\$343,276	\$730,891	\$72,201
Expense SqFt	\$6.47	\$8.91	\$11.57	\$6.47
Net Operating Income	\$735,391	\$801,587	\$1,784,389	\$270,315
Full Market Value	\$5,497,000	\$6,008,000	\$13,488,000	\$1,661,000
Market Value per SqFt	\$181.04	\$155.97	\$213.56	\$148.84
Distance from Condominium in miles		0.29	0.28	0.59

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00440-7503	1-00440-0051	1-00440-0027	
Condominium Section	1503-R1			
Address	431 EAST 12 STREET	417 EAST 12 STREET	438 EAST 13 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	13	15	20	
Year Built	1900	1920	1900	
Gross SqFt	20,099	11,034	9,135	
Estimated Gross Income	\$595,332	\$511,060	\$245,264	
Gross Income per SqFt	\$29.62	\$46.32	\$26.85	
Estimated Expense	\$197,372	\$141,857	\$98,307	
Expense SqFt	\$9.82	\$12.86	\$10.76	
Net Operating Income	\$397,960	\$369,203	\$146,957	
Full Market Value	\$2,982,998	\$2,776,000	\$1,062,000	
Market Value per SqFt	\$148.42	\$251.59	\$116.26	
Distance from Condominium in miles		0.00	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00441-7501	1-00449-0017	1-00393-0056	
Condominium Section	0292-R1			
Address	224 1 AVENUE	56 ST MARK'S PLACE	355 EAST 10 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	40	24	33	
Year Built	1911	2005	1920	
Gross SqFt	25,528	16,454	38,520	
Estimated Gross Income	\$864,378	\$645,820	\$1,144,863	
Gross Income per SqFt	\$33.86	\$39.25	\$29.72	
Estimated Expense	\$162,869	\$219,661	\$343,276	
Expense SqFt	\$6.38	\$13.35	\$8.91	
Net Operating Income	\$701,509	\$426,159	\$801,587	
Full Market Value	\$5,206,002	\$3,223,000	\$6,008,000	
Market Value per SqFt	\$203.93	\$195.88	\$155.97	
Distance from Condominium in miles		0.32	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00441-7503	1-00372-0060	1-00798-0066	
Condominium Section	1766-R1			
Address	421 EAST 13 STREET	274 EAST 2 STREET	142 WEST 23 STREET	
Neighborhood	EAST VILLAGE	ALPHABET CITY	CHELSEA	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	96	103	70	
Year Built	2006	1997	1989	
Gross SqFt	93,382	80,500	48,680	
Estimated Gross Income	\$3,733,412	\$2,764,792	\$2,220,338	
Gross Income per SqFt	\$39.98	\$34.35	\$45.61	
Estimated Expense	\$747,990	\$660,879	\$379,804	
Expense SqFt	\$8.01	\$8.21	\$7.80	
Net Operating Income	\$2,985,422	\$2,103,913	\$1,840,534	
Full Market Value	\$22,563,999	\$15,587,000	\$13,844,000	
Market Value per SqFt	\$241.63	\$193.63	\$284.39	
Distance from Condominium in miles		0.67	1.09	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00443-7502	1-00449-0017	1-00350-0026	1-00481-0019
<b>Condominium Section</b>	1970-R1			
<b>Address</b>	62 EAST 1 STREET	56 ST MARK'S PLACE	19 CLINTON STREET	54 SPRING STREET
<b>Neighborhood</b>	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE	LITTLE ITALY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	11	24	25	11
<b>Year Built</b>	2007	2005	2005	1998
<b>Gross SqFt</b>	14,982	16,454	36,000	13,973
<b>Estimated Gross Income</b>	\$563,173	\$645,820	\$1,329,829	\$714,487
<b>Gross Income per SqFt</b>	\$37.59	\$39.25	\$36.94	\$51.13
<b>Estimated Expense</b>	\$155,214	\$219,661	\$294,256	\$188,918
<b>Expense SqFt</b>	\$10.36	\$13.35	\$8.17	\$13.52
<b>Net Operating Income</b>	\$407,959	\$426,159	\$1,035,573	\$525,569
<b>Full Market Value</b>	\$2,998,999	\$3,223,000	\$7,623,000	\$3,935,000
<b>Market Value per SqFt</b>	\$200.17	\$195.88	\$211.75	\$281.61
<b>Distance from Condominium in miles</b>		0.29	0.33	0.42

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00444-7501	1-00412-0008	1-00411-0058	1-00348-0040
<b>Condominium Section</b>	0271-R1			
<b>Address</b>	72 EAST 3 STREET	186 ORCHARD STREET	149 ESSEX STREET	90 CLINTON STREET
<b>Neighborhood</b>	EAST VILLAGE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	20	22	25	36
<b>Year Built</b>	1900	1930	1910	1900
<b>Gross SqFt</b>	17,225	12,225	30,870	38,498
<b>Estimated Gross Income</b>	\$611,488	\$432,830	\$1,417,275	\$1,366,791
<b>Gross Income per SqFt</b>	\$35.50	\$35.41	\$45.91	\$35.50
<b>Estimated Expense</b>	\$158,987	\$127,237	\$285,857	\$355,488
<b>Expense SqFt</b>	\$9.23	\$10.41	\$9.26	\$9.23
<b>Net Operating Income</b>	\$452,501	\$305,593	\$1,131,418	\$1,011,303
<b>Full Market Value</b>	\$3,344,993	\$2,259,000	\$8,509,000	\$7,475,000
<b>Market Value per SqFt</b>	\$194.19	\$184.79	\$275.64	\$194.17
<b>Distance from Condominium in miles</b>		0.20	0.30	0.48

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00446-7501	1-00449-0017	1-00350-0026	
Condominium Section	0695-R1			
Address	125 EAST 4 STREET	56 ST MARK'S PLACE	19 CLINTON STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	28	24	25	
Year Built	2004	2005	2005	
Gross SqFt	17,793	16,454	36,000	
Estimated Gross Income	\$663,145	\$645,820	\$1,329,829	
Gross Income per SqFt	\$37.27	\$39.25	\$36.94	
Estimated Expense	\$164,941	\$219,661	\$294,256	
Expense SqFt	\$9.27	\$13.35	\$8.17	
Net Operating Income	\$498,204	\$426,159	\$1,035,573	
Full Market Value	\$3,665,000	\$3,223,000	\$7,623,000	
Market Value per SqFt	\$205.98	\$195.88	\$211.75	
Distance from Condominium in miles		0.14	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00446-7502	1-00469-0030	1-00348-0040	
Condominium Section	0705-R1			
Address	99 EAST 4 STREET	223 2 AVENUE	90 CLINTON STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	66	75	36	
Year Built	1920	1925	1900	
Gross SqFt	67,764	63,158	38,498	
Estimated Gross Income	\$2,552,670	\$2,515,280	\$1,366,791	
Gross Income per SqFt	\$37.67	\$39.83	\$35.50	
Estimated Expense	\$704,746	\$730,891	\$355,488	
Expense SqFt	\$10.40	\$11.57	\$9.23	
Net Operating Income	\$1,847,924	\$1,784,389	\$1,011,303	
Full Market Value	\$13,580,000	\$13,488,000	\$7,475,000	
Market Value per SqFt	\$200.40	\$213.56	\$194.17	
Distance from Condominium in miles		0.45	0.55	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00447-7501	1-00412-0008	1-00449-0017	1-00411-0058
<b>Condominium Section</b>	0777-R1			
<b>Address</b>	83 1 AVENUE	186 ORCHARD STREET	56 ST MARK'S PLACE	149 ESSEX STREET
<b>Neighborhood</b>	EAST VILLAGE	LOWER EAST SIDE	EAST VILLAGE	LOWER EAST SIDE
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	20	22	24	25
<b>Year Built</b>	1900	1930	2005	1910
<b>Gross SqFt</b>	11,574	12,225	16,454	30,870
<b>Estimated Gross Income</b>	\$435,067	\$432,830	\$645,820	\$1,417,275
<b>Gross Income per SqFt</b>	\$37.59	\$35.41	\$39.25	\$45.91
<b>Estimated Expense</b>	\$119,907	\$127,237	\$219,661	\$285,857
<b>Expense SqFt</b>	\$10.36	\$10.41	\$13.35	\$9.26
<b>Net Operating Income</b>	\$315,160	\$305,593	\$426,159	\$1,131,418
<b>Full Market Value</b>	\$2,317,000	\$2,259,000	\$3,223,000	\$8,509,000
<b>Market Value per SqFt</b>	\$200.19	\$184.79	\$195.88	\$275.64
<b>Distance from Condominium in miles</b>		0.32	0.09	0.42

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00451-7502	1-00389-0011	1-00466-0005	1-00445-0045
<b>Condominium Section</b>	1231-R1			
<b>Address</b>	240 EAST 10 STREET	186 EAST 7 STREET	55 3 AVENUE	81 EAST 3 STREET
<b>Neighborhood</b>	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	35	174	58	45
<b>Year Built</b>	1999	1998	1986	2003
<b>Gross SqFt</b>	62,556	96,000	71,356	36,047
<b>Estimated Gross Income</b>	\$2,390,890	\$5,239,919	\$2,727,060	\$1,091,808
<b>Gross Income per SqFt</b>	\$38.22	\$54.58	\$38.22	\$30.29
<b>Estimated Expense</b>	\$446,650	\$1,244,260	\$509,602	\$369,010
<b>Expense SqFt</b>	\$7.14	\$12.96	\$7.14	\$10.24
<b>Net Operating Income</b>	\$1,944,240	\$3,995,659	\$2,217,458	\$722,798
<b>Full Market Value</b>	\$14,712,999	\$29,818,000	\$12,870,000	\$5,411,000
<b>Market Value per SqFt</b>	\$235.20	\$310.60	\$180.36	\$150.11
<b>Distance from Condominium in miles</b>		0.43	0.15	0.28

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00453-7501	1-00350-0026	1-00798-0066	
Condominium Section	2143-R1			
Address	311 EAST 11 STREET	19 CLINTON STREET	142 WEST 23 STREET	
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	36	25	70	
Year Built	2008	2005	1989	
Gross SqFt	46,707	36,000	48,680	
Estimated Gross Income	\$1,928,065	\$1,329,829	\$2,220,338	
Gross Income per SqFt	\$41.28	\$36.94	\$45.61	
Estimated Expense	\$373,189	\$294,256	\$379,804	
Expense SqFt	\$7.99	\$8.17	\$7.80	
Net Operating Income	\$1,554,876	\$1,035,573	\$1,840,534	
Full Market Value	\$11,740,999	\$7,623,000	\$13,844,000	
Market Value per SqFt	\$251.38	\$211.75	\$284.39	
Distance from Condominium in miles		0.63	1.02	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00459-7502	1-00445-0045	1-00508-0052	1-00450-0015
Condominium Section	2025-R1			
Address	52 EAST 4 STREET	81 EAST 3 STREET	29 PRINCE STREET	320 EAST 9 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	LITTLE ITALY	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	14	45	6	23
Year Built	2007	2003	2002	1988
Gross SqFt	24,778	36,047	11,082	12,196
Estimated Gross Income	\$1,002,270	\$1,091,808	\$601,142	\$493,331
Gross Income per SqFt	\$40.45	\$30.29	\$54.24	\$40.45
Estimated Expense	\$329,547	\$369,010	\$177,333	\$162,245
Expense SqFt	\$13.30	\$10.24	\$16.00	\$13.30
Net Operating Income	\$672,723	\$722,798	\$423,809	\$331,086
Full Market Value	\$5,082,998	\$5,411,000	\$6,763,000	\$2,502,000
Market Value per SqFt	\$205.14	\$150.11	\$610.27	\$205.15
Distance from Condominium in miles		0.13	0.26	0.27

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00462-7501	1-00466-0005	1-00563-0043	1-00437-0009
Condominium Section	0901-R1			
Address	24 EAST 7 STREET	55 3 AVENUE	63 EAST 11 STREET	254 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	34	58	42	25
Year Built	1991	1986	1970	1990
Gross SqFt	36,693	71,356	23,353	12,264
Estimated Gross Income	\$1,393,233	\$2,727,060	\$880,526	\$482,269
Gross Income per SqFt	\$37.97	\$38.22	\$37.71	\$39.32
Estimated Expense	\$294,645	\$509,602	\$208,260	\$166,922
Expense SqFt	\$8.03	\$7.14	\$8.92	\$13.61
Net Operating Income	\$1,098,588	\$2,217,458	\$672,266	\$315,347
Full Market Value	\$8,316,000	\$12,870,000	\$5,089,000	\$2,299,000
Market Value per SqFt	\$226.64	\$180.36	\$217.92	\$187.46
Distance from Condominium in miles		0.19	0.39	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00463-7501	1-00449-0017	1-00481-0019	
Condominium Section	0224-R1			
Address	63 COOPER SQUARE	56 ST MARK'S PLACE	54 SPRING STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	36	24	11	
Year Built	1984	2005	1998	
Gross SqFt	24,528	16,454	13,973	
Estimated Gross Income	\$1,088,062	\$645,820	\$714,487	
Gross Income per SqFt	\$44.36	\$39.25	\$51.13	
Estimated Expense	\$292,864	\$219,661	\$188,918	
Expense SqFt	\$11.94	\$13.35	\$13.52	
Net Operating Income	\$795,198	\$426,159	\$525,569	
Full Market Value	\$5,986,997	\$3,223,000	\$3,935,000	
Market Value per SqFt	\$244.09	\$195.88	\$281.61	
Distance from Condominium in miles		0.14	0.62	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00464-7501	1-00412-0008	1-00393-0056	
Condominium Section	0643-R1			
Address	214 EAST 9 STREET	186 ORCHARD STREET	355 EAST 10 STREET	
Neighborhood	EAST VILLAGE	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	14	22	33	
Year Built	1900	1930	1920	
Gross SqFt	14,650	12,225	38,520	
Estimated Gross Income	\$484,183	\$432,830	\$1,144,863	
Gross Income per SqFt	\$33.05	\$35.41	\$29.72	
Estimated Expense	\$123,646	\$127,237	\$343,276	
Expense SqFt	\$8.44	\$10.41	\$8.91	
Net Operating Income	\$360,537	\$305,593	\$801,587	
Full Market Value	\$2,680,000	\$2,259,000	\$6,008,000	
Market Value per SqFt	\$182.94	\$184.79	\$155.97	
Distance from Condominium in miles		0.50	0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00464-7502	1-00469-0030	1-00412-0008	1-00411-0058
Condominium Section	1402-R1			
Address	15 ST MARK'S PLACE	223 2 AVENUE	186 ORCHARD STREET	149 ESSEX STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	10	75	22	25
Year Built	1910	1925	1930	1910
Gross SqFt	11,995	63,158	12,225	30,870
Estimated Gross Income	\$477,761	\$2,515,280	\$432,830	\$1,417,275
Gross Income per SqFt	\$39.83	\$39.83	\$35.41	\$45.91
Estimated Expense	\$138,782	\$730,891	\$127,237	\$285,857
Expense SqFt	\$11.57	\$11.57	\$10.41	\$9.26
Net Operating Income	\$338,979	\$1,784,389	\$305,593	\$1,131,418
Full Market Value	\$2,401,000	\$13,488,000	\$2,259,000	\$8,509,000
Market Value per SqFt	\$200.17	\$213.56	\$184.79	\$275.64
Distance from Condominium in miles		0.25	0.50	0.60



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00464-7503	1-00449-0017	1-00412-0008	
Condominium Section	1959-R1			
Address	133 2 AVENUE	56 ST MARK'S PLACE	186 ORCHARD STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	12	24	22	
Year Built	1920	2005	1930	
Gross SqFt	13,648	16,454	12,225	
Estimated Gross Income	\$533,180	\$645,820	\$432,830	
Gross Income per SqFt	\$39.07	\$39.25	\$35.41	
Estimated Expense	\$141,803	\$219,661	\$127,237	
Expense SqFt	\$10.39	\$13.35	\$10.41	
Net Operating Income	\$391,377	\$426,159	\$305,593	
Full Market Value	\$2,563,002	\$3,223,000	\$2,259,000	
Market Value per SqFt	\$187.79	\$195.88	\$184.79	
Distance from Condominium in miles		0.14	0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00465-7501	1-00464-0046	1-00464-0036	
Condominium Section	1972-R1			
Address	38 STUYVESANT STREET	27 ST MARK'S PLACE	139 2 AVENUE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	12	22	21	
Year Built	1900	1900	1900	
Gross SqFt	14,269	13,170	12,822	
Estimated Gross Income	\$483,862	\$431,581	\$449,283	
Gross Income per SqFt	\$33.91	\$32.77	\$35.04	
Estimated Expense	\$138,409	\$159,752	\$157,326	
Expense SqFt	\$9.70	\$12.13	\$12.27	
Net Operating Income	\$345,453	\$271,829	\$291,957	
Full Market Value	\$2,563,001	\$2,022,000	\$2,160,000	
Market Value per SqFt	\$179.62	\$153.53	\$168.46	
Distance from Condominium in miles		0.05	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00466-7501	1-00449-0017	1-00481-0019	1-00798-0066
Condominium Section	1804-R1			
Address	47 3 AVENUE	56 ST MARK'S PLACE	54 SPRING STREET	142 WEST 23 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	LITTLE ITALY	CHELSEA
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	24	11	70
Year Built	2006	2005	1998	1989
Gross SqFt	30,662	16,454	13,973	48,680
Estimated Gross Income	\$1,398,494	\$645,820	\$714,487	\$2,220,338
Gross Income per SqFt	\$45.61	\$39.25	\$51.13	\$45.61
Estimated Expense	\$239,164	\$219,661	\$188,918	\$379,804
Expense SqFt	\$7.80	\$13.35	\$13.52	\$7.80
Net Operating Income	\$1,159,330	\$426,159	\$525,569	\$1,840,534
Full Market Value	\$8,720,000	\$3,223,000	\$3,935,000	\$13,844,000
Market Value per SqFt	\$284.39	\$195.88	\$281.61	\$284.39
Distance from Condominium in miles		0.20	0.77	0.93

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00469-7501	1-00449-0017	1-00393-0056	
Condominium Section	0390-R1			
Address	105 3 AVENUE	56 ST MARK'S PLACE	355 EAST 10 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	16	24	33	
Year Built	1920	2005	1920	
Gross SqFt	12,192	16,454	38,520	
Estimated Gross Income	\$410,383	\$645,820	\$1,144,863	
Gross Income per SqFt	\$33.66	\$39.25	\$29.72	
Estimated Expense	\$117,653	\$219,661	\$343,276	
Expense SqFt	\$9.65	\$13.35	\$8.91	
Net Operating Income	\$292,730	\$426,159	\$801,587	
Full Market Value	\$2,173,000	\$3,223,000	\$6,008,000	
Market Value per SqFt	\$178.23	\$195.88	\$155.97	
Distance from Condominium in miles		0.32	0.57	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00469-7502	1-00468-0001	1-00896-0048	1-00556-0001
Condominium Section	0493-R1			
Address	105 3 AVENUE	87 3 AVENUE	135 3 AVENUE	85 4 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	155	121	221	164
Year Built	1964	1930	1962	1959
Gross SqFt	113,930	92,304	158,505	156,465
Estimated Gross Income	\$4,223,378	\$4,558,818	\$5,752,146	\$4,725,251
Gross Income per SqFt	\$37.07	\$49.39	\$36.29	\$30.20
Estimated Expense	\$1,336,399	\$1,380,266	\$1,955,952	\$1,607,446
Expense SqFt	\$11.73	\$14.95	\$12.34	\$10.27
Net Operating Income	\$2,886,979	\$3,178,552	\$3,796,194	\$3,117,805
Full Market Value	\$21,284,000	\$23,825,000	\$27,989,000	\$23,346,000
Market Value per SqFt	\$186.82	\$258.11	\$176.58	\$149.21
Distance from Condominium in miles		0.05	0.06	0.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00470-7501	1-00470-0029	1-00424-0028	
Condominium Section	0564-R1			
Address	122 ELIZABETH STREET	212 GRAND STREET	139 CHRYSTIE STREET	
Neighborhood	LITTLE ITALY	LITTLE ITALY	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	28	16	11	
Year Built	1988	1920	1900	
Gross SqFt	21,442	14,221	10,960	
Estimated Gross Income	\$634,469	\$379,406	\$345,608	
Gross Income per SqFt	\$29.59	\$26.68	\$31.53	
Estimated Expense	\$228,357	\$131,484	\$136,244	
Expense SqFt	\$10.65	\$9.25	\$12.43	
Net Operating Income	\$406,112	\$247,922	\$209,364	
Full Market Value	\$3,045,001	\$1,793,000	\$1,562,000	
Market Value per SqFt	\$142.01	\$126.08	\$142.52	
Distance from Condominium in miles		0.05	0.08	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00472-7501	1-00470-0029	1-00496-0012	1-00493-0041
Condominium Section	0586-R1			
Address	240 CENTRE STREET	212 GRAND STREET	101 CROSBY STREET	13 SPRING STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	SOHO	LITTLE ITALY
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D2-ELEVATOR	D7-ELEVATOR
Total Units	55	16	10	156
Year Built	1905	1920	1900	1982
Gross SqFt	104,637	14,221	17,400	184,900
Estimated Gross Income	\$2,791,715	\$379,406	\$582,726	\$6,442,633
Gross Income per SqFt	\$26.68	\$26.68	\$33.49	\$34.84
Estimated Expense	\$1,171,934	\$131,484		\$1,186,450
Expense SqFt	\$11.20	\$9.25		\$6.42
Net Operating Income	\$1,619,781	\$247,922	\$582,726	\$5,256,183
Full Market Value	\$10,483,000	\$1,793,000	\$7,284,000	\$18,450,000
Market Value per SqFt	\$100.18	\$126.08	\$418.62	\$99.78
Distance from Condominium in miles		0.14	0.19	0.22

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00473-7501	1-00470-0005	1-00470-0029	
Condominium Section	0920-R1			
Address	476 BROADWAY	160 MOTT STREET	212 GRAND STREET	
Neighborhood	SOHO	LITTLE ITALY	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	7	36	16	
Year Built	1904	1910	1920	
Gross SqFt	50,547	11,967	14,221	
Estimated Gross Income	\$1,558,364	\$420,894	\$379,406	
Gross Income per SqFt	\$30.83	\$35.17	\$26.68	
Estimated Expense	\$500,415	\$121,774	\$131,484	
Expense SqFt	\$9.90	\$10.18	\$9.25	
Net Operating Income	\$1,057,949	\$299,120	\$247,922	
Full Market Value	\$7,910,000	\$2,212,000	\$1,793,000	
Market Value per SqFt	\$156.49	\$184.84	\$126.08	
Distance from Condominium in miles		0.23	0.23	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00473-7502	1-00496-0012	1-00470-0005	1-00470-0029
Condominium Section	1179-R1			
Address	30 CROSBY STREET	101 CROSBY STREET	160 MOTT STREET	212 GRAND STREET
Neighborhood	SOHO	SOHO	LITTLE ITALY	LITTLE ITALY
Building Classification	R4-CONDOMINIUM	D2-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	10	36	16
Year Built	1890	1900	1910	1920
Gross SqFt	78,982	17,400	11,967	14,221
Estimated Gross Income	\$2,107,240	\$582,726	\$420,894	\$379,406
Gross Income per SqFt	\$26.68	\$33.49	\$35.17	\$26.68
Estimated Expense	\$841,158		\$121,774	\$131,484
Expense SqFt	\$10.65		\$10.18	\$9.25
Net Operating Income	\$1,266,082	\$582,726	\$299,120	\$247,922
Full Market Value	\$8,723,001	\$7,284,000	\$2,212,000	\$1,793,000
Market Value per SqFt	\$110.44	\$418.62	\$184.84	\$126.08
Distance from Condominium in miles		0.19	0.23	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00473-7503	1-00496-0012	1-00470-0005	1-00304-0035
Condominium Section	1663-R1			
Address	425 BROOME STREET	101 CROSBY STREET	160 MOTT STREET	75 CHRYSTIE STREET
Neighborhood	SOHO	SOHO	LITTLE ITALY	CHINATOWN
Building Classification	R4-CONDOMINIUM	D2-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	18	10	36	45
Year Built	1874	1900	1910	1910
Gross SqFt	27,023	17,400	11,967	26,964
Estimated Gross Income	\$747,186	\$582,726	\$420,894	\$745,551
Gross Income per SqFt	\$27.65	\$33.49	\$35.17	\$27.65
Estimated Expense	\$278,067		\$121,774	\$277,544
Expense SqFt	\$10.29		\$10.18	\$10.29
Net Operating Income	\$469,119	\$582,726	\$299,120	\$468,007
Full Market Value	\$3,004,090	\$7,284,000	\$2,212,000	\$3,373,000
Market Value per SqFt	\$111.17	\$418.62	\$184.84	\$125.09
Distance from Condominium in miles		0.19	0.19	0.31

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00474-7501	1-00476-0057	1-00473-0030	
Condominium Section	0316-R1			
Address	51 MERCER STREET	32 THOMPSON STREET	35 CROSBY STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	1	18	14	
Year Built	1941	1920	1900	
Gross SqFt	1,158	8,992	9,100	
Estimated Gross Income	\$50,327	\$388,275	\$398,034	
Gross Income per SqFt	\$43.46	\$43.18	\$43.74	
Estimated Expense	\$10,156	\$128,136	\$93,837	
Expense SqFt	\$8.77	\$14.25	\$10.31	
Net Operating Income	\$40,171	\$260,139	\$304,197	
Full Market Value	\$303,000	\$1,960,000	\$2,291,000	
Market Value per SqFt	\$261.66	\$217.97	\$251.76	
Distance from Condominium in miles		0.14	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00474-7504	1-00501-0006	1-00470-0005	1-00470-0029
Condominium Section	1185-R1			
Address	473 BROADWAY	423 WEST BROADWAY	160 MOTT STREET	212 GRAND STREET
Neighborhood	SOHO	SOHO	LITTLE ITALY	LITTLE ITALY
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	13	28	36	16
Year Built	1894	1910	1910	1920
Gross SqFt	35,452	20,670	11,967	14,221
Estimated Gross Income	\$945,859	\$969,368	\$420,894	\$379,406
Gross Income per SqFt	\$26.68	\$46.90	\$35.17	\$26.68
Estimated Expense	\$327,931	\$221,865	\$121,774	\$131,484
Expense SqFt	\$9.25	\$10.73	\$10.18	\$9.25
Net Operating Income	\$617,928	\$747,503	\$299,120	\$247,922
Full Market Value	\$4,467,999	\$5,617,000	\$2,212,000	\$1,793,000
Market Value per SqFt	\$126.03	\$271.75	\$184.84	\$126.08
Distance from Condominium in miles		0.24	0.29	0.29

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00474-7505	1-00501-0006	1-00470-0029	1-00470-0005
Condominium Section	1205-R1			
Address	475 BROADWAY	423 WEST BROADWAY	212 GRAND STREET	160 MOTT STREET
Neighborhood	SOHO	SOHO	LITTLE ITALY	LITTLE ITALY
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	14	28	16	36
Year Built	1920	1910	1920	1910
Gross SqFt	36,407	20,670	14,221	11,967
Estimated Gross Income	\$971,339	\$969,368	\$379,406	\$420,894
Gross Income per SqFt	\$26.68	\$46.90	\$26.68	\$35.17
Estimated Expense	\$336,765	\$221,865	\$131,484	\$121,774
Expense SqFt	\$9.25	\$10.73	\$9.25	\$10.18
Net Operating Income	\$634,574	\$747,503	\$247,922	\$299,120
Full Market Value	\$4,588,002	\$5,617,000	\$1,793,000	\$2,212,000
Market Value per SqFt	\$126.02	\$271.75	\$126.08	\$184.84
Distance from Condominium in miles		0.24	0.29	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00474-7506	1-00501-0006	1-00470-0005	1-00504-0019
Condominium Section	1654-R1			
Address	40 MERCER STREET	423 WEST BROADWAY	160 MOTT STREET	202 AVENUE OF THE AMERICA
Neighborhood	SOHO	SOHO	LITTLE ITALY	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	41	28	36	37
Year Built	2005	1910	1910	1910
Gross SqFt	117,311	20,670	11,967	21,740
Estimated Gross Income	\$4,833,213	\$969,368	\$420,894	\$895,746
Gross Income per SqFt	\$41.20	\$46.90	\$35.17	\$41.20
Estimated Expense	\$1,503,927	\$221,865	\$121,774	\$194,875
Expense SqFt	\$12.82	\$10.73	\$10.18	\$8.96
Net Operating Income	\$3,329,286	\$747,503	\$299,120	\$700,871
Full Market Value	\$24,750,019	\$5,617,000	\$2,212,000	\$5,293,000
Market Value per SqFt	\$210.98	\$271.75	\$184.84	\$243.47
Distance from Condominium in miles		0.24	0.29	0.34

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00475-7503	1-00489-0036	1-00504-0031	
Condominium Section	0916-R1			
Address	477 BROOME STREET	59 THOMPSON STREET	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	20	36	60	
Year Built	1920	1900	1920	
Gross SqFt	32,149	15,918	38,880	
Estimated Gross Income	\$864,808	\$385,865	\$1,149,094	
Gross Income per SqFt	\$26.90	\$24.24	\$29.55	
Estimated Expense	\$305,094	\$156,079	\$356,644	
Expense SqFt	\$9.49	\$9.81	\$9.17	
Net Operating Income	\$559,714	\$229,786	\$792,450	
Full Market Value	\$4,045,000	\$1,672,000	\$5,941,000	
Market Value per SqFt	\$125.82	\$105.04	\$152.80	
Distance from Condominium in miles		0.16	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00475-7505	1-00489-0036	1-00504-0031	
Condominium Section	1010-R1			
Address	42 WOOSTER STREET	59 THOMPSON STREET	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	14	36	60	
Year Built	1900	1900	1920	
Gross SqFt	55,210	15,918	38,880	
Estimated Gross Income	\$1,485,149	\$385,865	\$1,149,094	
Gross Income per SqFt	\$26.90	\$24.24	\$29.55	
Estimated Expense	\$607,310	\$156,079	\$356,644	
Expense SqFt	\$11.00	\$9.81	\$9.17	
Net Operating Income	\$877,839	\$229,786	\$792,450	
Full Market Value	\$6,344,002	\$1,672,000	\$5,941,000	
Market Value per SqFt	\$114.91	\$105.04	\$152.80	
Distance from Condominium in miles		0.16	0.27	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00475-7509	1-00501-0006	1-00220-0027	1-00470-0029
<b>Condominium Section</b>	1253-R1			
<b>Address</b>	43 WOOSTER STREET	423 WEST BROADWAY	36 LAIGHT STREET	212 GRAND STREET
<b>Neighborhood</b>	SOHO	SOHO	TRIBECA	LITTLE ITALY
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	10	28	13	16
<b>Year Built</b>	1900	1910	1900	1920
<b>Gross SqFt</b>	22,500	20,670	26,712	14,221
<b>Estimated Gross Income</b>	\$719,325	\$969,368	\$853,854	\$379,406
<b>Gross Income per SqFt</b>	\$31.97	\$46.90	\$31.97	\$26.68
<b>Estimated Expense</b>	\$228,375	\$221,865	\$271,026	\$131,484
<b>Expense SqFt</b>	\$10.15	\$10.73	\$10.15	\$9.25
<b>Net Operating Income</b>	\$490,950	\$747,503	\$582,828	\$247,922
<b>Full Market Value</b>	\$3,671,000	\$5,617,000	\$4,345,000	\$1,793,000
<b>Market Value per SqFt</b>	\$163.16	\$271.75	\$162.66	\$126.08
<b>Distance from Condominium in miles</b>		0.19	0.23	0.43

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00478-7501	1-00470-0029	1-00496-0012	1-00419-0072
<b>Condominium Section</b>	0789-R1			
<b>Address</b>	354 BROOME STREET	212 GRAND STREET	101 CROSBY STREET	294 BROOME STREET
<b>Neighborhood</b>	LITTLE ITALY	LITTLE ITALY	SOHO	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D2-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	37	16	10	11
<b>Year Built</b>	1900	1920	1900	2000
<b>Gross SqFt</b>	56,714	14,221	17,400	8,250
<b>Estimated Gross Income</b>	\$1,513,130	\$379,406	\$582,726	\$324,716
<b>Gross Income per SqFt</b>	\$26.68	\$26.68	\$33.49	\$39.36
<b>Estimated Expense</b>	\$606,840	\$131,484		\$107,643
<b>Expense SqFt</b>	\$10.70	\$9.25		\$13.05
<b>Net Operating Income</b>	\$906,290	\$247,922	\$582,726	\$217,073
<b>Full Market Value</b>	\$6,552,998	\$1,793,000	\$7,284,000	\$1,641,000
<b>Market Value per SqFt</b>	\$115.54	\$126.08	\$418.62	\$198.91
<b>Distance from Condominium in miles</b>		0.12	0.21	0.18

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00481-7502	1-00470-0005	1-00508-0052	1-00419-0072
Condominium Section	1363-R1			
Address	225 LAFAYETTE STREET	160 MOTT STREET	29 PRINCE STREET	294 BROOME STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	41	36	6	11
Year Built	1926	1910	2002	2000
Gross SqFt	83,916	11,967	11,082	8,250
Estimated Gross Income	\$3,052,864	\$420,894	\$601,142	\$324,716
Gross Income per SqFt	\$36.38	\$35.17	\$54.24	\$39.36
Estimated Expense	\$1,022,936	\$121,774	\$177,333	\$107,643
Expense SqFt	\$12.19	\$10.18	\$16.00	\$13.05
Net Operating Income	\$2,029,928	\$299,120	\$423,809	\$217,073
Full Market Value	\$14,962,999	\$2,212,000	\$6,763,000	\$1,641,000
Market Value per SqFt	\$178.31	\$184.84	\$610.27	\$198.91
Distance from Condominium in miles		0.16	0.19	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00482-7502	1-00470-0005	1-00501-0006	
Condominium Section	1484-R1			
Address	210 LAFAYETTE STREET	160 MOTT STREET	423 WEST BROADWAY	
Neighborhood	SOHO	LITTLE ITALY	SOHO	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	52	36	28	
Year Built	2005	1910	1910	
Gross SqFt	73,057	11,967	20,670	
Estimated Gross Income	\$2,998,259	\$420,894	\$969,368	
Gross Income per SqFt	\$41.04	\$35.17	\$46.90	
Estimated Expense	\$949,741	\$121,774	\$221,865	
Expense SqFt	\$13.00	\$10.18	\$10.73	
Net Operating Income	\$2,048,518	\$299,120	\$747,503	
Full Market Value	\$15,471,003	\$2,212,000	\$5,617,000	
Market Value per SqFt	\$211.77	\$184.84	\$271.75	
Distance from Condominium in miles		0.20	0.26	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00483-7502	1-00496-0012	1-00501-0006	1-00236-0027
Condominium Section	1152-R1			
Address	56 CROSBY STREET	101 CROSBY STREET	423 WEST BROADWAY	133 MULBERRY STREET
Neighborhood	SOHO	SOHO	SOHO	CHINATOWN
Building Classification	R4-CONDOMINIUM	D2-ELEVATOR	D7-ELEVATOR	C7-WALK-UP
Total Units	9	10	28	17
Year Built	1900	1900	1910	1920
Gross SqFt	35,700	17,400	20,670	41,900
Estimated Gross Income	\$1,248,429	\$582,726	\$969,368	\$1,465,401
Gross Income per SqFt	\$34.97	\$33.49	\$46.90	\$34.97
Estimated Expense	\$425,187		\$221,865	\$248,405
Expense SqFt	\$11.91		\$10.73	\$5.93
Net Operating Income	\$823,242	\$582,726	\$747,503	\$1,216,996
Full Market Value	\$6,101,000	\$7,284,000	\$5,617,000	\$9,005,000
Market Value per SqFt	\$170.90	\$418.62	\$271.75	\$214.92
Distance from Condominium in miles		0.10	0.22	0.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00485-7501	1-00501-0006	1-00504-0031	
Condominium Section	0686-R1			
Address	73 MERCER STREET	423 WEST BROADWAY	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	10	28	60	
Year Built	1900	1910	1920	
Gross SqFt	20,525	20,670	38,880	
Estimated Gross Income	\$552,123	\$969,368	\$1,149,094	
Gross Income per SqFt	\$26.90	\$46.90	\$29.55	
Estimated Expense	\$194,782	\$221,865	\$356,644	
Expense SqFt	\$9.49	\$10.73	\$9.17	
Net Operating Income	\$357,341	\$747,503	\$792,450	
Full Market Value	\$2,588,000	\$5,617,000	\$5,941,000	
Market Value per SqFt	\$126.09	\$271.75	\$152.80	
Distance from Condominium in miles		0.14	0.25	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00487-7501	1-00501-0006	1-00504-0031	
Condominium Section	1360-R1			
Address	73 WOOSTER STREET	423 WEST BROADWAY	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	6	28	60	
Year Built	1929	1910	1920	
Gross SqFt	42,091	20,670	38,880	
Estimated Gross Income	\$1,131,406	\$969,368	\$1,149,094	
Gross Income per SqFt	\$26.88	\$46.90	\$29.55	
Estimated Expense	\$463,001	\$221,865	\$356,644	
Expense SqFt	\$11.00	\$10.73	\$9.17	
Net Operating Income	\$668,405	\$747,503	\$792,450	
Full Market Value	\$4,839,999	\$5,617,000	\$5,941,000	
Market Value per SqFt	\$114.99	\$271.75	\$152.80	
Distance from Condominium in miles		0.10	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00488-7501	1-00504-0019	1-00504-0031	
Condominium Section	1105-R1			
Address	52 THOMPSON STREET	202 AVENUE OF THE AMERICA	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	2	37	60	
Year Built	1900	1910	1920	
Gross SqFt	9,196	21,740	38,880	
Estimated Gross Income	\$325,354	\$895,746	\$1,149,094	
Gross Income per SqFt	\$35.38	\$41.20	\$29.55	
Estimated Expense	\$109,524	\$194,875	\$356,644	
Expense SqFt	\$11.91	\$8.96	\$9.17	
Net Operating Income	\$215,830	\$700,871	\$792,450	
Full Market Value	\$1,599,000	\$5,293,000	\$5,941,000	
Market Value per SqFt	\$173.88	\$243.47	\$152.80	
Distance from Condominium in miles		0.14	0.14	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00488-7502	1-00504-0019	1-00504-0031	
Condominium Section	1267-R1			
Address	388 WEST BROADWAY	202 AVENUE OF THE AMERICA	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	4	37	60	
Year Built	1920	1910	1920	
Gross SqFt	12,506	21,740	38,880	
Estimated Gross Income	\$442,462	\$895,746	\$1,149,094	
Gross Income per SqFt	\$35.38	\$41.20	\$29.55	
Estimated Expense	\$113,429	\$194,875	\$356,644	
Expense SqFt	\$9.07	\$8.96	\$9.17	
Net Operating Income	\$329,033	\$700,871	\$792,450	
Full Market Value	\$2,243,996	\$5,293,000	\$5,941,000	
Market Value per SqFt	\$179.43	\$243.47	\$152.80	
Distance from Condominium in miles		0.14	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00491-7503	1-00501-0006	1-00224-0001	1-00701-0062
Condominium Section	2162-R1			
Address	246 SPRING STREET	423 WEST BROADWAY	450 WASHINGTON STREET	534 WEST 30 STREET
Neighborhood	SOHO	SOHO	TRIBECA	CHELSEA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	391	28	286	369
Year Built	2007	1910	2007	2008
Gross SqFt	343,599	20,670	305,542	387,468
Estimated Gross Income	\$15,898,326	\$969,368	\$12,050,000	\$17,180,331
Gross Income per SqFt	\$46.27	\$46.90	\$39.44	\$44.34
Estimated Expense	\$2,576,993	\$221,865	\$3,365,279	\$4,080,038
Expense SqFt	\$7.50	\$10.73	\$11.01	\$10.53
Net Operating Income	\$13,321,333	\$747,503	\$8,684,721	\$13,100,293
Full Market Value	\$108,989,818	\$5,617,000	\$65,664,000	\$98,632,000
Market Value per SqFt	\$317.20	\$271.75	\$214.91	\$254.56
Distance from Condominium in miles		0.22	0.31	1.85

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00492-7501	1-00493-0041	1-00424-0028	1-00496-0012
Condominium Section	0174-R1			
Address	14 PRINCE STREET	13 SPRING STREET	139 CHRYSTIE STREET	101 CROSBY STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LOWER EAST SIDE	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D2-ELEVATOR
Total Units	44	156	11	10
Year Built	1915	1982	1900	1900
Gross SqFt	39,087	184,900	10,960	17,400
Estimated Gross Income	\$1,205,052	\$6,442,633	\$345,608	\$582,726
Gross Income per SqFt	\$30.83	\$34.84	\$31.53	\$33.49
Estimated Expense	\$450,673	\$1,186,450	\$136,244	
Expense SqFt	\$11.53	\$6.42	\$12.43	
Net Operating Income	\$754,379	\$5,256,183	\$209,364	\$582,726
Full Market Value	\$5,637,002	\$18,450,000	\$1,562,000	\$7,284,000
Market Value per SqFt	\$144.22	\$99.78	\$142.52	\$418.62
Distance from Condominium in miles		0.05	0.16	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00492-7502	1-00493-0041	1-00424-0028	1-00496-0012
Condominium Section	0382-R1			
Address	2 PRINCE STREET	13 SPRING STREET	139 CHRYSTIE STREET	101 CROSBY STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LOWER EAST SIDE	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D2-ELEVATOR
Total Units	10	156	11	10
Year Built	1900	1982	1900	1900
Gross SqFt	11,563	184,900	10,960	17,400
Estimated Gross Income	\$356,487	\$6,442,633	\$345,608	\$582,726
Gross Income per SqFt	\$30.83	\$34.84	\$31.53	\$33.49
Estimated Expense	\$107,073	\$1,186,450	\$136,244	
Expense SqFt	\$9.26	\$6.42	\$12.43	
Net Operating Income	\$249,414	\$5,256,183	\$209,364	\$582,726
Full Market Value	\$1,864,000	\$18,450,000	\$1,562,000	\$7,284,000
Market Value per SqFt	\$161.20	\$99.78	\$142.52	\$418.62
Distance from Condominium in miles		0.05	0.16	0.19

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00492-7503	1-00493-0041	1-00508-0052	1-00424-0028
Condominium Section	0665-R1			
Address	200 BOWERY	13 SPRING STREET	29 PRINCE STREET	139 CHRYSTIE STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY	LOWER EAST SIDE
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	35	156	6	11
Year Built	1988	1982	2002	1900
Gross SqFt	24,582	184,900	11,082	10,960
Estimated Gross Income	\$815,877	\$6,442,633	\$601,142	\$345,608
Gross Income per SqFt	\$33.19	\$34.84	\$54.24	\$31.53
Estimated Expense	\$231,808	\$1,186,450	\$177,333	\$136,244
Expense SqFt	\$9.43	\$6.42	\$16.00	\$12.43
Net Operating Income	\$584,069	\$5,256,183	\$423,809	\$209,364
Full Market Value	\$3,905,011	\$18,450,000	\$6,763,000	\$1,562,000
Market Value per SqFt	\$158.86	\$99.78	\$610.27	\$142.52
Distance from Condominium in miles		0.05	0.12	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00493-7501	1-00506-0016	1-00502-0014	
Condominium Section	2021-R1			
Address	211 ELIZABETH STREET	30 CHARLTON STREET	114 THOMPSON STREET	
Neighborhood	LITTLE ITALY	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	15	86	20	
Year Built	2007	1920	1920	
Gross SqFt	28,258	44,256	9,332	
Estimated Gross Income	\$1,141,623	\$1,643,414	\$416,252	
Gross Income per SqFt	\$40.40	\$37.13	\$44.60	
Estimated Expense	\$384,309	\$361,155	\$117,705	
Expense SqFt	\$13.60	\$8.16	\$12.61	
Net Operating Income	\$757,314	\$1,282,259	\$298,547	
Full Market Value	\$5,722,001	\$9,435,000	\$2,247,000	
Market Value per SqFt	\$202.49	\$213.19	\$240.78	
Distance from Condominium in miles		0.59	0.42	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00494-7502	1-00508-0014	1-00493-0041	1-00470-0029
Condominium Section	0596-R1			
Address	45 SPRING STREET	274 MOTT STREET	13 SPRING STREET	212 GRAND STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	R9-CONDOMINIUM	C4-WALK-UP	D7-ELEVATOR	D9-ELEVATOR
Total Units	25	30	156	16
Year Built	1900	1925	1982	1920
Gross SqFt	12,142	16,488	184,900	14,221
Estimated Gross Income	\$323,949	\$284,692	\$6,442,633	\$379,406
Gross Income per SqFt	\$26.68	\$17.27	\$34.84	\$26.68
Estimated Expense	\$112,314	\$128,652	\$1,186,450	\$131,484
Expense SqFt	\$9.25	\$7.80	\$6.42	\$9.25
Net Operating Income	\$211,635	\$156,040	\$5,256,183	\$247,922
Full Market Value	\$1,530,000	\$1,127,000	\$18,450,000	\$1,793,000
Market Value per SqFt	\$126.01	\$68.35	\$99.78	\$126.08
Distance from Condominium in miles		0.11	0.05	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00497-7501	1-00495-0041	1-00495-0030	
Condominium Section	0381-R1			
Address	83 SPRING STREET	215 MULBERRY STREET	241 MULBERRY STREET	
Neighborhood	SOHO	LITTLE ITALY	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	2	9	26	
Year Built	1900	1900	1900	
Gross SqFt	3,518	5,591	11,424	
Estimated Gross Income	\$100,298	\$121,668	\$402,696	
Gross Income per SqFt	\$28.51	\$21.76	\$35.25	
Estimated Expense	\$44,432	\$80,337	\$140,972	
Expense SqFt	\$12.63	\$14.37	\$12.34	
Net Operating Income	\$55,866	\$41,331	\$261,724	
Full Market Value	\$420,000	\$1,369,000	\$1,269,000	
Market Value per SqFt	\$119.39	\$244.86	\$111.08	
Distance from Condominium in miles		0.09	0.09	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00498-7501	1-00522-0014	1-00470-0005	
Condominium Section	0131-R1			
Address	90 PRINCE STREET	640 BROADWAY	160 MOTT STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	14	31	36	
Year Built	1900	1900	1910	
Gross SqFt	18,031	46,080	11,967	
Estimated Gross Income	\$514,244	\$1,007,446	\$420,894	
Gross Income per SqFt	\$28.52	\$21.86	\$35.17	
Estimated Expense	\$170,934	\$404,204	\$121,774	
Expense SqFt	\$9.48	\$8.77	\$10.18	
Net Operating Income	\$343,310	\$603,242	\$299,120	
Full Market Value	\$2,578,997	\$4,419,000	\$2,212,000	
Market Value per SqFt	\$143.03	\$95.90	\$184.84	
Distance from Condominium in miles		0.21	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00499-7501	1-00489-0036	1-00504-0031	
Condominium Section	0294-R1			
Address	127 MERCER STREET	59 THOMPSON STREET	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	10	36	60	
Year Built	1881	1900	1920	
Gross SqFt	19,827	15,918	38,880	
Estimated Gross Income	\$533,346	\$385,865	\$1,149,094	
Gross Income per SqFt	\$26.90	\$24.24	\$29.55	
Estimated Expense	\$188,158	\$156,079	\$356,644	
Expense SqFt	\$9.49	\$9.81	\$9.17	
Net Operating Income	\$345,188	\$229,786	\$792,450	
Full Market Value	\$2,497,999	\$1,672,000	\$5,941,000	
Market Value per SqFt	\$125.99	\$105.04	\$152.80	
Distance from Condominium in miles		0.21	0.23	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00499-7502	1-00496-0012	1-00504-0031	
Condominium Section	0685-R1			
Address	114 GREENE STREET	101 CROSBY STREET	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D2-ELEVATOR	D1-ELEVATOR	
Total Units	19	10	60	
Year Built	1988	1900	1920	
Gross SqFt	34,876	17,400	38,880	
Estimated Gross Income	\$937,467	\$582,726	\$1,149,094	
Gross Income per SqFt	\$26.88	\$33.49	\$29.55	
Estimated Expense	\$419,907		\$356,644	
Expense SqFt	\$12.04		\$9.17	
Net Operating Income	\$517,560	\$582,726	\$792,450	
Full Market Value	\$3,740,001	\$7,284,000	\$5,941,000	
Market Value per SqFt	\$107.24	\$418.62	\$152.80	
Distance from Condominium in miles		0.14	0.23	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00499-7505	1-00501-0006	1-00489-0036	1-00504-0019
Condominium Section	1658-R1			
Address	92 GREENE STREET	423 WEST BROADWAY	59 THOMPSON STREET	202 AVENUE OF THE AMERICA
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	28	36	37
Year Built	2005	1910	1900	1910
Gross SqFt	42,823	20,670	15,918	21,740
Estimated Gross Income	\$1,764,308	\$969,368	\$385,865	\$895,746
Gross Income per SqFt	\$41.20	\$46.90	\$24.24	\$41.20
Estimated Expense	\$383,694	\$221,865	\$156,079	\$194,875
Expense SqFt	\$8.96	\$10.73	\$9.81	\$8.96
Net Operating Income	\$1,380,614	\$747,503	\$229,786	\$700,871
Full Market Value	\$9,944,006	\$5,617,000	\$1,672,000	\$5,293,000
Market Value per SqFt	\$232.21	\$271.75	\$105.04	\$243.47
Distance from Condominium in miles		0.09	0.21	0.23

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00500-7501	1-00496-0012	1-00504-0031	
Condominium Section	0123-R1			
Address	116 WOOSTER STREET	101 CROSBY STREET	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D2-ELEVATOR	D1-ELEVATOR	
Total Units	15	10	60	
Year Built	1907	1900	1920	
Gross SqFt	20,752	17,400	38,880	
Estimated Gross Income	\$557,814	\$582,726	\$1,149,094	
Gross Income per SqFt	\$26.88	\$33.49	\$29.55	
Estimated Expense	\$249,854		\$356,644	
Expense SqFt	\$12.04		\$9.17	
Net Operating Income	\$307,960	\$582,726	\$792,450	
Full Market Value	\$2,225,002	\$7,284,000	\$5,941,000	
Market Value per SqFt	\$107.22	\$418.62	\$152.80	
Distance from Condominium in miles		0.18	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00500-7502	1-00504-0031	1-00496-0012	
Condominium Section	0284-R1			
Address	93 GREENE STREET	112 SULLIVAN STREET	101 CROSBY STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D2-ELEVATOR	
Total Units	29	60	10	
Year Built	1900	1920	1900	
Gross SqFt	36,223	38,880	17,400	
Estimated Gross Income	\$973,674	\$1,149,094	\$582,726	
Gross Income per SqFt	\$26.88	\$29.55	\$33.49	
Estimated Expense	\$436,125	\$356,644		
Expense SqFt	\$12.04	\$9.17		
Net Operating Income	\$537,549	\$792,450	\$582,726	
Full Market Value	\$3,884,994	\$5,941,000	\$7,284,000	
Market Value per SqFt	\$107.25	\$152.80	\$418.62	
Distance from Condominium in miles		0.18	0.18	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00500-7505	1-00504-0019	1-00504-0031	
Condominium Section	1241-R1			
Address	103 GREENE STREET	202 AVENUE OF THE AMERICA	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	12	37	60	
Year Built	1879	1910	1920	
Gross SqFt	34,968	21,740	38,880	
Estimated Gross Income	\$1,237,168	\$895,746	\$1,149,094	
Gross Income per SqFt	\$35.38	\$41.20	\$29.55	
Estimated Expense	\$317,160	\$194,875	\$356,644	
Expense SqFt	\$9.07	\$8.96	\$9.17	
Net Operating Income	\$920,008	\$700,871	\$792,450	
Full Market Value	\$6,802,000	\$5,293,000	\$5,941,000	
Market Value per SqFt	\$194.52	\$243.47	\$152.80	
Distance from Condominium in miles		0.18	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00500-7506	1-00504-0019	1-00504-0031	
Condominium Section	1439-R1			
Address	107 GREENE STREET	202 AVENUE OF THE AMERICA	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	5	37	60	
Year Built	1879	1910	1920	
Gross SqFt	31,369	21,740	38,880	
Estimated Gross Income	\$1,109,835	\$895,746	\$1,149,094	
Gross Income per SqFt	\$35.38	\$41.20	\$29.55	
Estimated Expense	\$284,517	\$194,875	\$356,644	
Expense SqFt	\$9.07	\$8.96	\$9.17	
Net Operating Income	\$825,318	\$700,871	\$792,450	
Full Market Value	\$6,102,000	\$5,293,000	\$5,941,000	
Market Value per SqFt	\$194.52	\$243.47	\$152.80	
Distance from Condominium in miles		0.18	0.18	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00501-7501	1-00504-0031	1-00504-0019	1-00504-0036
Condominium Section	1199-R1			
Address	105 WOOSTER STREET	112 SULLIVAN STREET	202 AVENUE OF THE AMERICA	100 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	15	60	37	70
Year Built	1920	1920	1910	1920
Gross SqFt	31,967	38,880	21,740	53,200
Estimated Gross Income	\$944,625	\$1,149,094	\$895,746	\$1,247,289
Gross Income per SqFt	\$29.55	\$29.55	\$41.20	\$23.45
Estimated Expense	\$355,473	\$356,644	\$194,875	\$362,260
Expense SqFt	\$11.12	\$9.17	\$8.96	\$6.81
Net Operating Income	\$589,152	\$792,450	\$700,871	\$885,029
Full Market Value	\$4,416,999	\$5,941,000	\$5,293,000	\$6,455,000
Market Value per SqFt	\$138.17	\$152.80	\$243.47	\$121.33
Distance from Condominium in miles		0.14	0.14	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00502-7501	1-00504-0031	1-00504-0036	
Condominium Section	0135-R1			
Address	426 WEST BROADWAY	112 SULLIVAN STREET	100 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	35	60	70	
Year Built	1900	1920	1920	
Gross SqFt	34,821	38,880	53,200	
Estimated Gross Income	\$936,685	\$1,149,094	\$1,247,289	
Gross Income per SqFt	\$26.90	\$29.55	\$23.45	
Estimated Expense	\$355,174	\$356,644	\$362,260	
Expense SqFt	\$10.20	\$9.17	\$6.81	
Net Operating Income	\$581,511	\$792,450	\$885,029	
Full Market Value	\$4,202,001	\$5,941,000	\$6,455,000	
Market Value per SqFt	\$120.67	\$152.80	\$121.33	
Distance from Condominium in miles		0.09	0.09	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00507-7501	1-00493-0041	1-00496-0012	1-00522-0014
Condominium Section	0535-R1			
Address	11 PRINCE STREET	13 SPRING STREET	101 CROSBY STREET	640 BROADWAY
Neighborhood	LITTLE ITALY	LITTLE ITALY	SOHO	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D2-ELEVATOR	D5-ELEVATOR
Total Units	22	156	10	31
Year Built	1900	1982	1900	1900
Gross SqFt	22,511	184,900	17,400	46,080
Estimated Gross Income	\$611,624	\$6,442,633	\$582,726	\$1,007,446
Gross Income per SqFt	\$27.17	\$34.84	\$33.49	\$21.86
Estimated Expense	\$247,621	\$1,186,450		\$404,204
Expense SqFt	\$11.00	\$6.42		\$8.77
Net Operating Income	\$364,003	\$5,256,183	\$582,726	\$603,242
Full Market Value	\$2,627,001	\$18,450,000	\$7,284,000	\$4,419,000
Market Value per SqFt	\$116.70	\$99.78	\$418.62	\$95.90
Distance from Condominium in miles		0.11	0.20	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00508-7501	1-00493-0041	1-00496-0012	
Condominium Section	0527-R1			
Address	259 ELIZABETH STREET	13 SPRING STREET	101 CROSBY STREET	
Neighborhood	LITTLE ITALY	LITTLE ITALY	SOHO	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D2-ELEVATOR	
Total Units	26	156	10	
Year Built	1987	1982	1900	
Gross SqFt	17,117	184,900	17,400	
Estimated Gross Income	\$515,735	\$6,442,633	\$582,726	
Gross Income per SqFt	\$30.13	\$34.84	\$33.49	
Estimated Expense	\$154,053	\$1,186,450		
Expense SqFt	\$9.00	\$6.42		
Net Operating Income	\$361,682	\$5,256,183	\$582,726	
Full Market Value	\$2,708,002	\$18,450,000	\$7,284,000	
Market Value per SqFt	\$158.21	\$99.78	\$418.62	
Distance from Condominium in miles		0.11	0.16	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00508-7502	1-00508-0001	1-00507-0002	1-00509-0027
<b>Condominium Section</b>	0864-R1			
<b>Address</b>	262 MOTT STREET	246 MOTT STREET	228 ELIZABETH STREET	285 MOTT STREET
<b>Neighborhood</b>	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
<b>Building Classification</b>	R4-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	5	81	8	58
<b>Year Built</b>	1955	1897	1910	1900
<b>Gross SqFt</b>	6,635	40,788	6,387	28,542
<b>Estimated Gross Income</b>	\$162,358	\$992,652	\$156,299	\$1,102,096
<b>Gross Income per SqFt</b>	\$24.47	\$24.34	\$24.47	\$38.61
<b>Estimated Expense</b>	\$68,341	\$447,891	\$80,086	\$402,723
<b>Expense SqFt</b>	\$10.30	\$10.98	\$12.54	\$14.11
<b>Net Operating Income</b>	\$94,017	\$544,761	\$76,213	\$699,373
<b>Full Market Value</b>	\$685,000	\$3,962,000	\$1,758,000	\$5,291,000
<b>Market Value per SqFt</b>	\$103.24	\$97.14	\$275.25	\$185.38
<b>Distance from Condominium in miles</b>		0.00	0.04	0.04

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00510-7501	1-00496-0012	1-00508-0052	1-00493-0041
<b>Condominium Section</b>	1065-R1			
<b>Address</b>	285 LAFAYETTE STREET	101 CROSBY STREET	29 PRINCE STREET	13 SPRING STREET
<b>Neighborhood</b>	LITTLE ITALY	SOHO	LITTLE ITALY	LITTLE ITALY
<b>Building Classification</b>	R4-CONDOMINIUM	D2-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	29	10	6	156
<b>Year Built</b>	1900	1900	2002	1982
<b>Gross SqFt</b>	97,941	17,400	11,082	184,900
<b>Estimated Gross Income</b>	\$3,182,103	\$582,726	\$601,142	\$6,442,633
<b>Gross Income per SqFt</b>	\$32.49	\$33.49	\$54.24	\$34.84
<b>Estimated Expense</b>	\$1,166,477		\$177,333	\$1,186,450
<b>Expense SqFt</b>	\$11.91		\$16.00	\$6.42
<b>Net Operating Income</b>	\$2,015,626	\$582,726	\$423,809	\$5,256,183
<b>Full Market Value</b>	\$14,282,965	\$7,284,000	\$6,763,000	\$18,450,000
<b>Market Value per SqFt</b>	\$145.83	\$418.62	\$610.27	\$99.78
<b>Distance from Condominium in miles</b>		0.09	0.09	0.13

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00512-7501	1-00501-0006	1-00493-0041	
Condominium Section	0075-R1			
Address	583 BROADWAY	423 WEST BROADWAY	13 SPRING STREET	
Neighborhood	SOHO	SOHO	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	21	28	156	
Year Built	1900	1910	1982	
Gross SqFt	107,781	20,670	184,900	
Estimated Gross Income	\$3,181,695	\$969,368	\$6,442,633	
Gross Income per SqFt	\$29.52	\$46.90	\$34.84	
Estimated Expense	\$1,150,023	\$221,865	\$1,186,450	
Expense SqFt	\$10.67	\$10.73	\$6.42	
Net Operating Income	\$2,031,672	\$747,503	\$5,256,183	
Full Market Value	\$14,499,635	\$5,617,000	\$18,450,000	
Market Value per SqFt	\$134.53	\$271.75	\$99.78	
Distance from Condominium in miles		0.17	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00512-7503	1-00495-0030	1-00495-0026	
Condominium Section	0603-R1			
Address	597 BROADWAY	241 MULBERRY STREET	247 MULBERRY STREET	
Neighborhood	SOHO	LITTLE ITALY	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	9	26	19	
Year Built	1900	1900	1900	
Gross SqFt	15,295	11,424	10,500	
Estimated Gross Income	\$430,554	\$402,696	\$346,856	
Gross Income per SqFt	\$28.15	\$35.25	\$33.03	
Estimated Expense	\$168,245	\$140,972	\$110,547	
Expense SqFt	\$11.00	\$12.34	\$10.53	
Net Operating Income	\$262,309	\$261,724	\$236,309	
Full Market Value	\$1,893,001	\$1,269,000	\$1,757,000	
Market Value per SqFt	\$123.77	\$111.08	\$167.33	
Distance from Condominium in miles		0.17	0.17	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00513-7503	1-00506-0016	1-00489-0001	
Condominium Section	1390-R1			
Address	19 WEST HOUSTON STREET	30 CHARLTON STREET	55 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	32	86	40	
Year Built	2003	1920	2009	
Gross SqFt	56,800	44,256	65,000	
Estimated Gross Income	\$2,591,784	\$1,643,414	\$3,361,800	
Gross Income per SqFt	\$45.63	\$37.13	\$51.72	
Estimated Expense	\$966,736	\$361,155	\$852,150	
Expense SqFt	\$17.02	\$8.16	\$13.11	
Net Operating Income	\$1,625,048	\$1,282,259	\$2,509,650	
Full Market Value	\$12,223,001	\$9,435,000	\$16,400,000	
Market Value per SqFt	\$215.19	\$213.19	\$252.31	
Distance from Condominium in miles		0.33	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00514-7505	1-00504-0031	1-00504-0019	
Condominium Section	1404-R1			
Address	160 WOOSTER STREET	112 SULLIVAN STREET	202 AVENUE OF THE AMERICA	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	15	60	37	
Year Built	2003	1920	1910	
Gross SqFt	41,314	38,880	21,740	
Estimated Gross Income	\$1,461,689	\$1,149,094	\$895,746	
Gross Income per SqFt	\$35.38	\$29.55	\$41.20	
Estimated Expense	\$454,454	\$356,644	\$194,875	
Expense SqFt	\$11.00	\$9.17	\$8.96	
Net Operating Income	\$1,007,235	\$792,450	\$700,871	
Full Market Value	\$7,447,000	\$5,941,000	\$5,293,000	
Market Value per SqFt	\$180.25	\$152.80	\$243.47	
Distance from Condominium in miles		0.20	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-7501	1-00501-0006	1-00504-0036	1-00504-0019
Condominium Section	1633-R1			
Address	139 WOOSTER STREET	423 WEST BROADWAY	100 SULLIVAN STREET	202 AVENUE OF THE AMERICA
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	16	28	70	37
Year Built	2006	1910	1920	1910
Gross SqFt	38,591	20,670	53,200	21,740
Estimated Gross Income	\$1,589,949	\$969,368	\$1,247,289	\$895,746
Gross Income per SqFt	\$41.20	\$46.90	\$23.45	\$41.20
Estimated Expense	\$463,092	\$221,865	\$362,260	\$194,875
Expense SqFt	\$12.00	\$10.73	\$6.81	\$8.96
Net Operating Income	\$1,126,857	\$747,503	\$885,029	\$700,871
Full Market Value	\$8,510,003	\$5,617,000	\$6,455,000	\$5,293,000
Market Value per SqFt	\$220.52	\$271.75	\$121.33	\$243.47
Distance from Condominium in miles		0.09	0.16	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-7502	1-00504-0031	1-00504-0019	1-00504-0036
Condominium Section	1941-R1			
Address	149 WOOSTER STREET	112 SULLIVAN STREET	202 AVENUE OF THE AMERICA	100 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	11	60	37	70
Year Built	1915	1920	1910	1920
Gross SqFt	37,403	38,880	21,740	53,200
Estimated Gross Income	\$1,105,259	\$1,149,094	\$895,746	\$1,247,289
Gross Income per SqFt	\$29.55	\$29.55	\$41.20	\$23.45
Estimated Expense	\$342,986	\$356,644	\$194,875	\$362,260
Expense SqFt	\$9.17	\$9.17	\$8.96	\$6.81
Net Operating Income	\$762,273	\$792,450	\$700,871	\$885,029
Full Market Value	\$5,715,003	\$5,941,000	\$5,293,000	\$6,455,000
Market Value per SqFt	\$152.80	\$152.80	\$243.47	\$121.33
Distance from Condominium in miles		0.16	0.16	0.16

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-7501	1-00504-0031	1-00504-0036	
Condominium Section	0736-R1			
Address	131 THOMPSON STREET	112 SULLIVAN STREET	100 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	38	60	70	
Year Built	1950	1920	1920	
Gross SqFt	20,826	38,880	53,200	
Estimated Gross Income	\$551,889	\$1,149,094	\$1,247,289	
Gross Income per SqFt	\$26.50	\$29.55	\$23.45	
Estimated Expense	\$166,400	\$356,644	\$362,260	
Expense SqFt	\$7.99	\$9.17	\$6.81	
Net Operating Income	\$385,489	\$792,450	\$885,029	
Full Market Value	\$2,788,000	\$5,941,000	\$6,455,000	
Market Value per SqFt	\$133.87	\$152.80	\$121.33	
Distance from Condominium in miles		0.10	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00518-7502	1-00582-0020	1-00552-0010	1-00504-0031
Condominium Section	0670-R1			
Address	199 PRINCE STREET	60 LEROY STREET	82 WEST WASHINGTON PLACE	112 SULLIVAN STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	27	37	35	60
Year Built	1900	1941	1900	1920
Gross SqFt	13,020	22,242	27,108	38,880
Estimated Gross Income	\$396,199	\$703,764	\$825,000	\$1,149,094
Gross Income per SqFt	\$30.43	\$31.64	\$30.43	\$29.55
Estimated Expense	\$133,455	\$238,072	\$277,923	\$356,644
Expense SqFt	\$10.25	\$10.70	\$10.25	\$9.17
Net Operating Income	\$262,744	\$465,692	\$547,077	\$792,450
Full Market Value	\$1,964,998	\$3,474,000	\$4,092,000	\$5,941,000
Market Value per SqFt	\$150.92	\$156.19	\$150.95	\$152.80
Distance from Condominium in miles		0.26	0.32	0.09

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00518-7504	1-00504-0031	1-00504-0036	1-00527-0049
Condominium Section	1093-R1			
Address	195 PRINCE STREET	112 SULLIVAN STREET	100 SULLIVAN STREET	174 WEST HOUSTON STREET
Neighborhood	SOHO	SOHO	SOHO	GREENWICH VILLAGE-WEST
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	15	60	70	26
Year Built	1920	1920	1920	1900
Gross SqFt	6,013	38,880	53,200	11,900
Estimated Gross Income	\$155,196	\$1,149,094	\$1,247,289	\$307,087
Gross Income per SqFt	\$25.81	\$29.55	\$23.45	\$25.81
Estimated Expense	\$63,978	\$356,644	\$362,260	\$99,988
Expense SqFt	\$10.64	\$9.17	\$6.81	\$8.40
Net Operating Income	\$91,218	\$792,450	\$885,029	\$207,099
Full Market Value	\$660,997	\$5,941,000	\$6,455,000	\$1,500,000
Market Value per SqFt	\$109.93	\$152.80	\$121.33	\$126.05
Distance from Condominium in miles		0.09	0.09	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00520-7501	1-00520-0051	1-00519-0027	
Condominium Section	0066-R1			
Address	27 KING STREET	37 KING STREET	24 KING STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	C4-WALK-UP	
Total Units	38	40	24	
Year Built	1900	1937	1920	
Gross SqFt	33,383	20,035	11,892	
Estimated Gross Income	\$980,793	\$427,705	\$444,887	
Gross Income per SqFt	\$29.38	\$21.35	\$37.41	
Estimated Expense	\$371,219	\$155,680	\$137,516	
Expense SqFt	\$11.12	\$7.77	\$11.56	
Net Operating Income	\$609,574	\$272,025	\$307,371	
Full Market Value	\$4,092,003	\$1,995,000	\$2,260,000	
Market Value per SqFt	\$122.58	\$99.58	\$190.04	
Distance from Condominium in miles		0.00	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00521-7501	1-00521-0001	1-00522-0014	
Condominium Section	0630-R1			
Address	306 MOTT STREET	298 MULBERRY STREET	640 BROADWAY	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	
Total Units	18	100	31	
Year Built	1988	1986	1900	
Gross SqFt	9,514	86,746	46,080	
Estimated Gross Income	\$362,008	\$4,796,231	\$1,007,446	
Gross Income per SqFt	\$38.05	\$55.29	\$21.86	
Estimated Expense	\$117,878	\$1,085,778	\$404,204	
Expense SqFt	\$12.39	\$12.52	\$8.77	
Net Operating Income	\$244,130	\$3,710,453	\$603,242	
Full Market Value	\$1,693,997	\$27,675,000	\$4,419,000	
Market Value per SqFt	\$178.05	\$319.03	\$95.90	
Distance from Condominium in miles		0.04	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00521-7502	1-00521-0026	1-00521-0013	
Condominium Section	1149-R1			
Address	298 ELIZABETH STREET	302 MOTT STREET	307 MOTT STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C5-WALK-UP	
Total Units	4	48	61	
Year Built	1926	1905	1880	
Gross SqFt	6,188	20,227	15,925	
Estimated Gross Income	\$162,744	\$713,719	\$275,500	
Gross Income per SqFt	\$26.30	\$35.29	\$17.30	
Estimated Expense	\$56,558	\$209,434	\$126,266	
Expense SqFt	\$9.14	\$10.35	\$7.93	
Net Operating Income	\$106,186	\$504,285	\$149,234	
Full Market Value	\$770,001	\$3,729,000	\$1,077,000	
Market Value per SqFt	\$124.43	\$184.36	\$67.63	
Distance from Condominium in miles		0.04	0.08	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00521-7503	1-00542-0036	1-00542-0050	
Condominium Section	1383-R1			
Address	304 BOWERY	9 MINETTA STREET	101 MAC DOUGAL STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	1	20	15	
Year Built	1910	1920	1900	
Gross SqFt	7,157	7,128	7,310	
Estimated Gross Income	\$178,066	\$294,529	\$245,866	
Gross Income per SqFt	\$24.88	\$41.32	\$33.63	
Estimated Expense	\$78,727	\$72,991	\$82,878	
Expense SqFt	\$11.00	\$10.24	\$11.34	
Net Operating Income	\$99,339	\$221,538	\$162,988	
Full Market Value	\$722,999	\$2,547,000	\$1,210,000	
Market Value per SqFt	\$101.02	\$357.32	\$165.53	
Distance from Condominium in miles		0.55	0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00522-7501	1-00522-0014	1-00532-0030	1-00496-0012
Condominium Section	0348-R1			
Address	54 BLEECKER STREET	640 BROADWAY	81 BLEECKER STREET	101 CROSBY STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	SOHO
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	11	31	43	10
Year Built	1910	1900	1900	1900
Gross SqFt	31,039	46,080	26,382	17,400
Estimated Gross Income	\$843,330	\$1,007,446	\$1,319,175	\$582,726
Gross Income per SqFt	\$27.17	\$21.86	\$50.00	\$33.49
Estimated Expense	\$325,910	\$404,204	\$370,847	
Expense SqFt	\$10.50	\$8.77	\$14.06	
Net Operating Income	\$517,420	\$603,242	\$948,328	\$582,726
Full Market Value	\$3,734,001	\$4,419,000	\$7,106,000	\$7,284,000
Market Value per SqFt	\$120.30	\$95.90	\$269.35	\$418.62
Distance from Condominium in miles		0.04	0.12	0.21

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00525-7501	1-00504-0036	1-00504-0031	
Condominium Section	0150-R1			
Address	156 BLEECKER STREET	100 SULLIVAN STREET	112 SULLIVAN STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	SOHO	SOHO	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	190	70	60	
Year Built	1910	1920	1920	
Gross SqFt	132,000	53,200	38,880	
Estimated Gross Income	\$3,498,000	\$1,247,289	\$1,149,094	
Gross Income per SqFt	\$26.50	\$23.45	\$29.55	
Estimated Expense	\$1,452,000	\$362,260	\$356,644	
Expense SqFt	\$11.00	\$6.81	\$9.17	
Net Operating Income	\$2,046,000	\$885,029	\$792,450	
Full Market Value	\$14,798,000	\$6,455,000	\$5,941,000	
Market Value per SqFt	\$112.11	\$121.33	\$152.80	
Distance from Condominium in miles		0.19	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00525-7502	1-00543-0048	1-00527-0049	
Condominium Section	0212-R1			
Address	496 LA GUARDIA PLACE	136 WEST 4 STREET	174 WEST HOUSTON STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C7-WALK-UP	
Total Units	11	30	26	
Year Built	1910	1929	1900	
Gross SqFt	6,670	20,874	11,900	
Estimated Gross Income	\$172,553	\$667,901	\$307,087	
Gross Income per SqFt	\$25.87	\$32.00	\$25.81	
Estimated Expense	\$66,700	\$198,944	\$99,988	
Expense SqFt	\$10.00	\$9.53	\$8.40	
Net Operating Income	\$105,853	\$468,957	\$207,099	
Full Market Value	\$766,999	\$3,496,000	\$1,500,000	
Market Value per SqFt	\$114.99	\$167.48	\$126.05	
Distance from Condominium in miles		0.20	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00525-7503	1-00543-0048	1-00504-0031	
Condominium Section	0646-R1			
Address	177 THOMPSON STREET	136 WEST 4 STREET	112 SULLIVAN STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	SOHO	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	30	60	
Year Built	1958	1929	1920	
Gross SqFt	23,688	20,874	38,880	
Estimated Gross Income	\$612,809	\$667,901	\$1,149,094	
Gross Income per SqFt	\$25.87	\$32.00	\$29.55	
Estimated Expense	\$236,880	\$198,944	\$356,644	
Expense SqFt	\$10.00	\$9.53	\$9.17	
Net Operating Income	\$375,929	\$468,957	\$792,450	
Full Market Value	\$2,723,000	\$3,496,000	\$5,941,000	
Market Value per SqFt	\$114.95	\$167.48	\$152.80	
Distance from Condominium in miles		0.17	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00525-7506	1-00527-0027	1-00527-0049	
Condominium Section	1685-R1			
Address	184 THOMPSON STREET	10 DOWNING STREET	174 WEST HOUSTON STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	C7-WALK-UP	
Total Units	144	137	26	
Year Built	1910	1940	1900	
Gross SqFt	85,234	118,467	11,900	
Estimated Gross Income	\$2,635,435	\$4,267,862	\$307,087	
Gross Income per SqFt	\$30.92	\$36.03	\$25.81	
Estimated Expense	\$937,574	\$1,411,316	\$99,988	
Expense SqFt	\$11.00	\$11.91	\$8.40	
Net Operating Income	\$1,697,861	\$2,856,546	\$207,099	
Full Market Value	\$12,685,002	\$21,074,000	\$1,500,000	
Market Value per SqFt	\$148.83	\$177.89	\$126.05	
Distance from Condominium in miles		0.20	0.20	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-7501	1-00582-0020	1-00527-0049	1-00527-0027
Condominium Section	0426-R1			
Address	63 DOWNING STREET	60 LEROY STREET	174 WEST HOUSTON STREET	10 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C7-WALK-UP	D9-ELEVATOR
Total Units	32	37	26	137
Year Built	1986	1941	1900	1940
Gross SqFt	35,225	22,242	11,900	118,467
Estimated Gross Income	\$1,114,519	\$703,764	\$307,087	\$4,267,862
Gross Income per SqFt	\$31.64	\$31.64	\$25.81	\$36.03
Estimated Expense	\$376,908	\$238,072	\$99,988	\$1,411,316
Expense SqFt	\$10.70	\$10.70	\$8.40	\$11.91
Net Operating Income	\$737,611	\$465,692	\$207,099	\$2,856,546
Full Market Value	\$5,502,998	\$3,474,000	\$1,500,000	\$21,074,000
Market Value per SqFt	\$156.22	\$156.19	\$126.05	\$177.89
Distance from Condominium in miles		0.08	0.07	0.07

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-7502	1-00527-0049	1-00582-0020	1-00506-0016
Condominium Section	0495-R1			
Address	3 BEDFORD STREET	174 WEST HOUSTON STREET	60 LEROY STREET	30 CHARLTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	SOHO
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	26	37	86
Year Built	1986	1900	1941	1920
Gross SqFt	15,990	11,900	22,242	44,256
Estimated Gross Income	\$505,924	\$307,087	\$703,764	\$1,643,414
Gross Income per SqFt	\$31.64	\$25.81	\$31.64	\$37.13
Estimated Expense	\$171,093	\$99,988	\$238,072	\$361,155
Expense SqFt	\$10.70	\$8.40	\$10.70	\$8.16
Net Operating Income	\$334,831	\$207,099	\$465,692	\$1,282,259
Full Market Value	\$2,452,998	\$1,500,000	\$3,474,000	\$9,435,000
Market Value per SqFt	\$153.41	\$126.05	\$156.19	\$213.19
Distance from Condominium in miles		0.06	0.11	0.15

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-7502	1-00532-0030	1-00522-0014	
Condominium Section	0494-R1			
Address	7 BOND STREET	81 BLEECKER STREET	640 BROADWAY	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	
Total Units	20	43	31	
Year Built	1904	1900	1900	
Gross SqFt	24,630	26,382	46,080	
Estimated Gross Income	\$742,102	\$1,319,175	\$1,007,446	
Gross Income per SqFt	\$30.13	\$50.00	\$21.86	
Estimated Expense	\$273,886	\$370,847	\$404,204	
Expense SqFt	\$11.12	\$14.06	\$8.77	
Net Operating Income	\$468,216	\$948,328	\$603,242	
Full Market Value	\$3,505,997	\$7,106,000	\$4,419,000	
Market Value per SqFt	\$142.35	\$269.35	\$95.90	
Distance from Condominium in miles		0.06	0.06	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-7503	1-00522-0014	1-00460-0037	
Condominium Section	0581-R1			
Address	17 BOND STREET	640 BROADWAY	77 2 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	C7-WALK-UP	
Total Units	10	31	23	
Year Built	1900	1900	1920	
Gross SqFt	14,608	46,080	16,230	
Estimated Gross Income	\$428,453	\$1,007,446	\$597,163	
Gross Income per SqFt	\$29.33	\$21.86	\$36.79	
Estimated Expense	\$163,610	\$404,204	\$203,037	
Expense SqFt	\$11.20	\$8.77	\$12.51	
Net Operating Income	\$264,843	\$603,242	\$394,126	
Full Market Value	\$1,892,002	\$4,419,000	\$2,902,000	
Market Value per SqFt	\$129.52	\$95.90	\$178.80	
Distance from Condominium in miles		0.06	0.25	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00529-7504	1-00522-0014	1-00532-0030	1-00496-0012
<b>Condominium Section</b>	0631-R1			
<b>Address</b>	1 BOND STREET	640 BROADWAY	81 BLEECKER STREET	101 CROSBY STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	SOHO
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
<b>Total Units</b>	21	31	43	10
<b>Year Built</b>	1900	1900	1900	1900
<b>Gross SqFt</b>	41,990	46,080	26,382	17,400
<b>Estimated Gross Income</b>	\$1,140,868	\$1,007,446	\$1,319,175	\$582,726
<b>Gross Income per SqFt</b>	\$27.17	\$21.86	\$50.00	\$33.49
<b>Estimated Expense</b>	\$440,895	\$404,204	\$370,847	
<b>Expense SqFt</b>	\$10.50	\$8.77	\$14.06	
<b>Net Operating Income</b>	\$699,973	\$603,242	\$948,328	\$582,726
<b>Full Market Value</b>	\$5,051,001	\$4,419,000	\$7,106,000	\$7,284,000
<b>Market Value per SqFt</b>	\$120.29	\$95.90	\$269.35	\$418.62
<b>Distance from Condominium in miles</b>		0.06	0.06	0.26

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00529-7507	1-00521-0001	1-00522-0014	1-00460-0037
<b>Condominium Section</b>	1319-R1			
<b>Address</b>	57 BOND STREET	298 MULBERRY STREET	640 BROADWAY	77 2 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	C7-WALK-UP
<b>Total Units</b>	10	100	31	23
<b>Year Built</b>	2002	1986	1900	1920
<b>Gross SqFt</b>	24,910	86,746	46,080	16,230
<b>Estimated Gross Income</b>	\$916,439	\$4,796,231	\$1,007,446	\$597,163
<b>Gross Income per SqFt</b>	\$36.79	\$55.29	\$21.86	\$36.79
<b>Estimated Expense</b>	\$282,978	\$1,085,778	\$404,204	\$203,037
<b>Expense SqFt</b>	\$11.36	\$12.52	\$8.77	\$12.51
<b>Net Operating Income</b>	\$633,461	\$3,710,453	\$603,242	\$394,126
<b>Full Market Value</b>	\$4,675,001	\$27,675,000	\$4,419,000	\$2,902,000
<b>Market Value per SqFt</b>	\$187.68	\$319.03	\$95.90	\$178.80
<b>Distance from Condominium in miles</b>		0.09	0.08	0.23

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00530-7502	1-00575-0013	1-00532-0025	
Condominium Section	0999-R1			
Address	27 GREAT JONES STREET	82 WEST 12 STREET	643 BROADWAY	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	10	25	19	
Year Built	1900	1900	1920	
Gross SqFt	18,572	20,634	11,250	
Estimated Gross Income	\$480,643	\$618,831	\$393,359	
Gross Income per SqFt	\$25.88	\$29.99	\$34.97	
Estimated Expense	\$198,720	\$259,355	\$88,746	
Expense SqFt	\$10.70	\$12.57	\$7.89	
Net Operating Income	\$281,923	\$359,476	\$304,613	
Full Market Value	\$2,044,001	\$2,200,000	\$1,837,000	
Market Value per SqFt	\$110.06	\$106.62	\$163.29	
Distance from Condominium in miles		0.61	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00530-7503	1-00459-0029	1-00460-0037	1-00522-0014
Condominium Section	1200-R1			
Address	47 GREAT JONES STREET	63 2 AVENUE	77 2 AVENUE	640 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	C7-WALK-UP	D5-ELEVATOR
Total Units	1	45	23	31
Year Built	1910	1920	1920	1900
Gross SqFt	2,527	45,426	16,230	46,080
Estimated Gross Income	\$55,240	\$585,350	\$597,163	\$1,007,446
Gross Income per SqFt	\$21.86	\$12.89	\$36.79	\$21.86
Estimated Expense	\$22,162	\$316,165	\$203,037	\$404,204
Expense SqFt	\$8.77	\$6.96	\$12.51	\$8.77
Net Operating Income	\$33,078	\$269,185	\$394,126	\$603,242
Full Market Value	\$243,000	\$1,716,000	\$2,902,000	\$4,419,000
Market Value per SqFt	\$96.16	\$37.78	\$178.80	\$95.90
Distance from Condominium in miles		0.12	0.14	0.15

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00530-7505	1-00521-0001	1-00460-0001	1-00447-0051
Condominium Section	1721-R1			
Address	40 BOND STREET	298 MULBERRY STREET	1 COOPER SQUARE	313 EAST 5 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	26	100	153	47
Year Built	2006	1986	1985	1940
Gross SqFt	85,000	86,746	122,689	20,600
Estimated Gross Income	\$3,461,200	\$4,796,231	\$2,458,276	\$838,875
Gross Income per SqFt	\$40.72	\$55.29	\$20.04	\$40.72
Estimated Expense	\$1,089,700	\$1,085,778	\$1,106,655	\$242,782
Expense SqFt	\$12.82	\$12.52	\$9.02	\$11.79
Net Operating Income	\$2,371,500	\$3,710,453	\$1,351,621	\$596,093
Full Market Value	\$17,914,001	\$27,675,000	\$7,725,000	\$4,503,000
Market Value per SqFt	\$210.75	\$319.03	\$62.96	\$218.59
Distance from Condominium in miles		0.11	0.14	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00531-7501	1-00522-0014	1-00548-0040	1-00460-0037
Condominium Section	0070-R1			
Address	692 BROADWAY	640 BROADWAY	11 WAVERLY PLACE	77 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	C7-WALK-UP
Total Units	56	31	168	23
Year Built	1912	1900	1929	1920
Gross SqFt	92,500	46,080	80,895	16,230
Estimated Gross Income	\$3,403,075	\$1,007,446	\$4,921,443	\$597,163
Gross Income per SqFt	\$36.79	\$21.86	\$60.84	\$36.79
Estimated Expense	\$1,174,750	\$404,204	\$1,382,958	\$203,037
Expense SqFt	\$12.70	\$8.77	\$17.10	\$12.51
Net Operating Income	\$2,228,325	\$603,242	\$3,538,485	\$394,126
Full Market Value	\$16,410,007	\$4,419,000	\$26,262,000	\$2,902,000
Market Value per SqFt	\$177.41	\$95.90	\$324.64	\$178.80
Distance from Condominium in miles		0.16	0.19	0.21

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00535-7501	1-00522-0014	1-00562-0044	
Condominium Section	0295-R1			
Address	14 WEST 4 STREET	640 BROADWAY	25 EAST 10 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
Total Units	273	31	62	
Year Built	1908	1900	1929	
Gross SqFt	290,492	46,080	45,496	
Estimated Gross Income	\$9,220,216	\$1,007,446	\$1,893,259	
Gross Income per SqFt	\$31.74	\$21.86	\$41.61	
Estimated Expense	\$3,250,605	\$404,204	\$619,008	
Expense SqFt	\$11.19	\$8.77	\$13.61	
Net Operating Income	\$5,969,611	\$603,242	\$1,274,251	
Full Market Value	\$44,526,000	\$4,419,000	\$9,620,000	
Market Value per SqFt	\$153.28	\$95.90	\$211.45	
Distance from Condominium in miles		0.17	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00537-7502	1-00552-0010	1-00553-0041	
Condominium Section	0302-R1			
Address	5420 WEST BROADWAY	82 WEST WASHINGTON PLACE	123 WAVERLY PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	10	35	47	
Year Built	1928	1900	1917	
Gross SqFt	18,064	27,108	37,939	
Estimated Gross Income	\$498,024	\$825,000	\$937,085	
Gross Income per SqFt	\$27.57	\$30.43	\$24.70	
Estimated Expense	\$195,091	\$277,923	\$369,530	
Expense SqFt	\$10.80	\$10.25	\$9.74	
Net Operating Income	\$302,933	\$547,077	\$567,555	
Full Market Value	\$2,123,004	\$4,092,000	\$4,125,000	
Market Value per SqFt	\$117.53	\$150.95	\$108.73	
Distance from Condominium in miles		0.20	0.28	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00540-7501	1-00540-0006	1-00540-0036	
Condominium Section	0567-R1			
Address	173 BLEECKER STREET	114 MAC DOUGAL STREET	171 BLEECKER STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	18	23	18	
Year Built	1900	1900	1910	
Gross SqFt	15,744	11,994	11,310	
Estimated Gross Income	\$428,394	\$349,440	\$326,972	
Gross Income per SqFt	\$27.21	\$29.13	\$28.91	
Estimated Expense	\$181,213	\$156,234	\$127,577	
Expense SqFt	\$11.51	\$13.03	\$11.28	
Net Operating Income	\$247,181	\$193,206	\$199,395	
Full Market Value	\$1,783,000	\$1,450,000	\$1,497,000	
Market Value per SqFt	\$113.25	\$120.89	\$132.36	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00542-7501	1-00540-0036	1-00540-0006	
Condominium Section	0484-R1			
Address	205 BLEECKER STREET	171 BLEECKER STREET	114 MAC DOUGAL STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	24	18	23	
Year Built	1928	1910	1900	
Gross SqFt	17,842	11,310	11,994	
Estimated Gross Income	\$485,481	\$326,972	\$349,440	
Gross Income per SqFt	\$27.21	\$28.91	\$29.13	
Estimated Expense	\$205,361	\$127,577	\$156,234	
Expense SqFt	\$11.51	\$11.28	\$13.03	
Net Operating Income	\$280,120	\$199,395	\$193,206	
Full Market Value	\$2,021,000	\$1,497,000	\$1,450,000	
Market Value per SqFt	\$113.27	\$132.36	\$120.89	
Distance from Condominium in miles		0.05	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00542-7502	1-00543-0048	1-00527-0049	
Condominium Section	0644-R1			
Address	189 BLEECKER STREET	136 WEST 4 STREET	174 WEST HOUSTON STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	C7-WALK-UP	
Total Units	40	30	26	
Year Built	1900	1929	1900	
Gross SqFt	22,777	20,874	11,900	
Estimated Gross Income	\$658,483	\$667,901	\$307,087	
Gross Income per SqFt	\$28.91	\$32.00	\$25.81	
Estimated Expense	\$261,936	\$198,944	\$99,988	
Expense SqFt	\$11.50	\$9.53	\$8.40	
Net Operating Income	\$396,547	\$468,957	\$207,099	
Full Market Value	\$2,871,000	\$3,496,000	\$1,500,000	
Market Value per SqFt	\$126.05	\$167.48	\$126.05	
Distance from Condominium in miles		0.06	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00544-7501	1-00545-0059	1-00460-0001	
Condominium Section	2004-R1			
Address	56 COOPER SQUARE	752 BROADWAY	1 COOPER SQUARE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	
Total Units	25	180	153	
Year Built	1920	1909	1985	
Gross SqFt	88,353	147,773	122,689	
Estimated Gross Income	\$3,299,985	\$8,075,291	\$2,458,276	
Gross Income per SqFt	\$37.35	\$54.65	\$20.04	
Estimated Expense	\$1,054,051	\$2,232,726	\$1,106,655	
Expense SqFt	\$11.93	\$15.11	\$9.02	
Net Operating Income	\$2,245,934	\$5,842,565	\$1,351,621	
Full Market Value	\$16,517,000	\$43,598,000	\$7,725,000	
Market Value per SqFt	\$186.94	\$295.03	\$62.96	
Distance from Condominium in miles		0.12	0.14	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00544-7502	1-00545-0059	1-00556-0001	
Condominium Section	1496-R1			
Address	443 LAFAYETTE STREET	752 BROADWAY	85 4 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
Total Units	39	180	164	
Year Built	2004	1909	1959	
Gross SqFt	116,535	147,773	156,465	
Estimated Gross Income	\$4,944,580	\$8,075,291	\$4,725,251	
Gross Income per SqFt	\$42.43	\$54.65	\$30.20	
Estimated Expense	\$1,514,955	\$2,232,726	\$1,607,446	
Expense SqFt	\$13.00	\$15.11	\$10.27	
Net Operating Income	\$3,429,625	\$5,842,565	\$3,117,805	
Full Market Value	\$25,876,000	\$43,598,000	\$23,346,000	
Market Value per SqFt	\$222.04	\$295.03	\$149.21	
Distance from Condominium in miles		0.12	0.23	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00545-7502	1-00557-0011	1-00556-0001	
Condominium Section	0992-R1			
Address	704 BROADWAY	810 BROADWAY	85 4 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	10	11	164	
Year Built	1895	1907	1959	
Gross SqFt	46,022	21,492	156,465	
Estimated Gross Income	\$1,197,953	\$466,285	\$4,725,251	
Gross Income per SqFt	\$26.03	\$21.70	\$30.20	
Estimated Expense	\$438,129	\$179,024	\$1,607,446	
Expense SqFt	\$9.52	\$8.33	\$10.27	
Net Operating Income	\$759,824	\$287,261	\$3,117,805	
Full Market Value	\$5,508,001	\$2,105,000	\$23,346,000	
Market Value per SqFt	\$119.68	\$97.94	\$149.21	
Distance from Condominium in miles		0.25	0.23	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00545-7503	1-00557-0017	1-00556-0001	1-00557-0011
Condominium Section	1341-R1			
Address	21 ASTOR PLACE	60 EAST 12 STREET	85 4 AVENUE	810 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	C5-WALK-UP	D8-ELEVATOR	D9-ELEVATOR
Total Units	50	137	164	11
Year Built	1930	1962	1959	1907
Gross SqFt	96,566	124,630	156,465	21,492
Estimated Gross Income	\$2,916,293	\$3,782,521	\$4,725,251	\$466,285
Gross Income per SqFt	\$30.20	\$30.35	\$30.20	\$21.70
Estimated Expense	\$1,110,509	\$1,436,984	\$1,607,446	\$179,024
Expense SqFt	\$11.50	\$11.53	\$10.27	\$8.33
Net Operating Income	\$1,805,784	\$2,345,537	\$3,117,805	\$287,261
Full Market Value	\$12,319,993	\$17,545,000	\$23,346,000	\$2,105,000
Market Value per SqFt	\$127.58	\$140.78	\$149.21	\$97.94
Distance from Condominium in miles		0.15	0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00548-7501	1-00548-0001	1-00556-0001	
Condominium Section	0797-R1			
Address	60 EAST 8 STREET	1 UNIVERSITY PLACE	85 4 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	390	272	164	
Year Built	1965	1930	1959	
Gross SqFt	445,151	218,985	156,465	
Estimated Gross Income	\$15,188,552	\$8,330,796	\$4,725,251	
Gross Income per SqFt	\$34.12	\$38.04	\$30.20	
Estimated Expense	\$5,212,718	\$2,880,610	\$1,607,446	
Expense SqFt	\$11.71	\$13.15	\$10.27	
Net Operating Income	\$9,975,834	\$5,450,186	\$3,117,805	
Full Market Value	\$73,939,000	\$41,252,000	\$23,346,000	
Market Value per SqFt	\$166.10	\$188.38	\$149.21	
Distance from Condominium in miles		0.09	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00552-7501	1-00553-0041	1-00552-0010	
Condominium Section	0349-R1			
Address	360 6 AVENUE	123 WAVERLY PLACE	82 WEST WASHINGTON PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	28	47	35	
Year Built	1986	1917	1900	
Gross SqFt	43,106	37,939	27,108	
Estimated Gross Income	\$1,188,432	\$937,085	\$825,000	
Gross Income per SqFt	\$27.57	\$24.70	\$30.43	
Estimated Expense	\$465,545	\$369,530	\$277,923	
Expense SqFt	\$10.80	\$9.74	\$10.25	
Net Operating Income	\$722,887	\$567,555	\$547,077	
Full Market Value	\$5,209,999	\$4,125,000	\$4,092,000	
Market Value per SqFt	\$120.86	\$108.73	\$150.95	
Distance from Condominium in miles		0.05	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00552-7504	1-00552-0010	1-00543-0048	1-00590-0016
Condominium Section	1660-R1			
Address	88 WEST WASHINGTON PLACE	82 WEST WASHINGTON PLACE	136 WEST 4 STREET	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	28	35	30	38
Year Built	1966	1900	1929	1940
Gross SqFt	32,116	27,108	20,874	28,656
Estimated Gross Income	\$1,027,712	\$825,000	\$667,901	\$1,036,078
Gross Income per SqFt	\$32.00	\$30.43	\$32.00	\$36.16
Estimated Expense	\$306,065	\$277,923	\$198,944	\$244,396
Expense SqFt	\$9.53	\$10.25	\$9.53	\$8.53
Net Operating Income	\$721,647	\$547,077	\$468,957	\$791,682
Full Market Value	\$5,380,001	\$4,092,000	\$3,496,000	\$5,839,000
Market Value per SqFt	\$167.52	\$150.95	\$167.48	\$203.76
Distance from Condominium in miles		0.00	0.09	0.11

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00556-7501	1-00557-0011	1-00556-0001	1-00467-0025
Condominium Section	0330-R1			
Address	10430 EAST 12 STREET	810 BROADWAY	85 4 AVENUE	232 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	11	11	164	69
Year Built	1905	1907	1959	1929
Gross SqFt	28,385	21,492	156,465	65,602
Estimated Gross Income	\$816,353	\$466,285	\$4,725,251	\$1,886,714
Gross Income per SqFt	\$28.76	\$21.70	\$30.20	\$28.76
Estimated Expense	\$310,248	\$179,024	\$1,607,446	\$736,054
Expense SqFt	\$10.93	\$8.33	\$10.27	\$11.22
Net Operating Income	\$506,105	\$287,261	\$3,117,805	\$1,150,660
Full Market Value	\$3,800,999	\$2,105,000	\$23,346,000	\$8,641,000
Market Value per SqFt	\$133.91	\$97.94	\$149.21	\$131.72
Distance from Condominium in miles		0.08	0.05	0.12

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00557-7501	1-00557-0011	1-00556-0001	
Condominium Section	0039-R1			
Address	806 BROADWAY	810 BROADWAY	85 4 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	65	11	164	
Year Built	1900	1907	1959	
Gross SqFt	83,089	21,492	156,465	
Estimated Gross Income	\$2,156,160	\$466,285	\$4,725,251	
Gross Income per SqFt	\$25.95	\$21.70	\$30.20	
Estimated Expense	\$772,728	\$179,024	\$1,607,446	
Expense SqFt	\$9.30	\$8.33	\$10.27	
Net Operating Income	\$1,383,432	\$287,261	\$3,117,805	
Full Market Value	\$10,019,000	\$2,105,000	\$23,346,000	
Market Value per SqFt	\$120.58	\$97.94	\$149.21	
Distance from Condominium in miles		0.00	0.09	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00558-7501	1-00556-0001	1-00467-0025	
Condominium Section	0210-R1			
Address	114 EAST 13 STREET	85 4 AVENUE	232 EAST 12 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	41	164	69	
Year Built	1985	1959	1929	
Gross SqFt	56,483	156,465	65,602	
Estimated Gross Income	\$1,665,119	\$4,725,251	\$1,886,714	
Gross Income per SqFt	\$29.48	\$30.20	\$28.76	
Estimated Expense	\$598,720	\$1,607,446	\$736,054	
Expense SqFt	\$10.60	\$10.27	\$11.22	
Net Operating Income	\$1,066,399	\$3,117,805	\$1,150,660	
Full Market Value	\$7,995,999	\$23,346,000	\$8,641,000	
Market Value per SqFt	\$141.56	\$149.21	\$131.72	
Distance from Condominium in miles		0.10	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00558-7502	1-00468-0046	1-00467-0025	
Condominium Section	0446-R1			
Address	115 4 AVENUE	229 EAST 12 STREET	232 EAST 12 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	70	35	69	
Year Built	1905	1920	1929	
Gross SqFt	90,082	27,215	65,602	
Estimated Gross Income	\$2,630,394	\$821,449	\$1,886,714	
Gross Income per SqFt	\$29.20	\$30.18	\$28.76	
Estimated Expense	\$1,001,712	\$216,969	\$736,054	
Expense SqFt	\$11.12	\$7.97	\$11.22	
Net Operating Income	\$1,628,682	\$604,480	\$1,150,660	
Full Market Value	\$12,219,999	\$4,526,000	\$8,641,000	
Market Value per SqFt	\$135.65	\$166.31	\$131.72	
Distance from Condominium in miles		0.12	0.14	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00558-7503	1-00557-0017	1-00468-0046	
Condominium Section	0684-R1			
Address	125 EAST 12 STREET	60 EAST 12 STREET	229 EAST 12 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	C5-WALK-UP	D9-ELEVATOR	
Total Units	44	137	35	
Year Built	1988	1962	1920	
Gross SqFt	57,042	124,630	27,215	
Estimated Gross Income	\$1,711,260	\$3,782,521	\$821,449	
Gross Income per SqFt	\$30.00	\$30.35	\$30.18	
Estimated Expense	\$657,694	\$1,436,984	\$216,969	
Expense SqFt	\$11.53	\$11.53	\$7.97	
Net Operating Income	\$1,053,566	\$2,345,537	\$604,480	
Full Market Value	\$7,502,011	\$17,545,000	\$4,526,000	
Market Value per SqFt	\$131.52	\$140.78	\$166.31	
Distance from Condominium in miles		0.10	0.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00559-7501	1-00559-0009	1-00558-0018	
Condominium Section	1742-R1			
Address	108 3 AVENUE	92 PARK AVENUE SOUTH	122 EAST 13 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	84	220	16	
Year Built	2006	1964	1900	
Gross SqFt	100,500	184,645	10,225	
Estimated Gross Income	\$4,435,065	\$9,248,078	\$440,022	
Gross Income per SqFt	\$44.13	\$50.09	\$43.03	
Estimated Expense	\$1,407,000	\$2,843,399	\$151,268	
Expense SqFt	\$14.00	\$15.40	\$14.79	
Net Operating Income	\$3,028,065	\$6,404,679	\$288,754	
Full Market Value	\$22,801,995	\$47,986,000	\$2,176,000	
Market Value per SqFt	\$226.89	\$259.88	\$212.81	
Distance from Condominium in miles		0.00	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00560-7501	1-00557-0017	1-00557-0011	1-00564-0004
Condominium Section	0306-R1			
Address	21 UNIVERSITY PLACE	60 EAST 12 STREET	810 BROADWAY	107 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R9-CONDOMINIUM	C5-WALK-UP	D9-ELEVATOR	D8-ELEVATOR
Total Units	145	137	11	47
Year Built	1955	1962	1907	1940
Gross SqFt	136,098	124,630	21,492	43,395
Estimated Gross Income	\$3,670,563	\$3,782,521	\$466,285	\$1,170,567
Gross Income per SqFt	\$26.97	\$30.35	\$21.70	\$26.97
Estimated Expense	\$1,467,136	\$1,436,984	\$179,024	\$321,896
Expense SqFt	\$10.78	\$11.53	\$8.33	\$7.42
Net Operating Income	\$2,203,427	\$2,345,537	\$287,261	\$848,671
Full Market Value	\$15,908,000	\$17,545,000	\$2,105,000	\$6,127,000
Market Value per SqFt	\$116.89	\$140.78	\$97.94	\$141.19
Distance from Condominium in miles		0.15	0.15	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00560-7502	1-00557-0017	1-00564-0004	
Condominium Section	0304-R1			
Address	40 EAST 9 STREET	60 EAST 12 STREET	107 UNIVERSITY PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	C5-WALK-UP	D8-ELEVATOR	
Total Units	150	137	47	
Year Built	1959	1962	1940	
Gross SqFt	160,209	124,630	43,395	
Estimated Gross Income	\$4,591,590	\$3,782,521	\$1,170,567	
Gross Income per SqFt	\$28.66	\$30.35	\$26.97	
Estimated Expense	\$1,781,524	\$1,436,984	\$321,896	
Expense SqFt	\$11.12	\$11.53	\$7.42	
Net Operating Income	\$2,810,066	\$2,345,537	\$848,671	
Full Market Value	\$21,010,000	\$17,545,000	\$6,127,000	
Market Value per SqFt	\$131.14	\$140.78	\$141.19	
Distance from Condominium in miles		0.15	0.19	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00560-7503	1-00557-0017	1-00557-0011	1-00564-0004
<b>Condominium Section</b>	0303-R1			
<b>Address</b>	60 EAST 9 STREET	60 EAST 12 STREET	810 BROADWAY	107 UNIVERSITY PLACE
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R9-CONDOMINIUM	C5-WALK-UP	D9-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	213	137	11	47
<b>Year Built</b>	1954	1962	1907	1940
<b>Gross SqFt</b>	140,370	124,630	21,492	43,395
<b>Estimated Gross Income</b>	\$3,785,779	\$3,782,521	\$466,285	\$1,170,567
<b>Gross Income per SqFt</b>	\$26.97	\$30.35	\$21.70	\$26.97
<b>Estimated Expense</b>	\$1,513,176	\$1,436,984	\$179,024	\$321,896
<b>Expense SqFt</b>	\$10.78	\$11.53	\$8.33	\$7.42
<b>Net Operating Income</b>	\$2,272,603	\$2,345,537	\$287,261	\$848,671
<b>Full Market Value</b>	\$16,408,000	\$17,545,000	\$2,105,000	\$6,127,000
<b>Market Value per SqFt</b>	\$116.89	\$140.78	\$97.94	\$141.19
<b>Distance from Condominium in miles</b>		0.15	0.15	0.19

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00561-7501	1-00557-0017	1-00557-0011	1-00564-0004
<b>Condominium Section</b>	0787-R1			
<b>Address</b>	63 EAST 9 STREET	60 EAST 12 STREET	810 BROADWAY	107 UNIVERSITY PLACE
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R9-CONDOMINIUM	C5-WALK-UP	D9-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	229	137	11	47
<b>Year Built</b>	1955	1962	1907	1940
<b>Gross SqFt</b>	209,785	124,630	21,492	43,395
<b>Estimated Gross Income</b>	\$5,657,901	\$3,782,521	\$466,285	\$1,170,567
<b>Gross Income per SqFt</b>	\$26.97	\$30.35	\$21.70	\$26.97
<b>Estimated Expense</b>	\$2,259,384	\$1,436,984	\$179,024	\$321,896
<b>Expense SqFt</b>	\$10.77	\$11.53	\$8.33	\$7.42
<b>Net Operating Income</b>	\$3,398,517	\$2,345,537	\$287,261	\$848,671
<b>Full Market Value</b>	\$24,536,000	\$17,545,000	\$2,105,000	\$6,127,000
<b>Market Value per SqFt</b>	\$116.96	\$140.78	\$97.94	\$141.19
<b>Distance from Condominium in miles</b>		0.11	0.11	0.14



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-7502	1-00557-0017	1-00564-0004	
Condominium Section	2154-R1			
Address	28 EAST 10 STREET	60 EAST 12 STREET	107 UNIVERSITY PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	C5-WALK-UP	D8-ELEVATOR	
Total Units	102	137	47	
Year Built	1928	1962	1940	
Gross SqFt	136,144	124,630	43,395	
Estimated Gross Income	\$3,901,887	\$3,782,521	\$1,170,567	
Gross Income per SqFt	\$28.66	\$30.35	\$26.97	
Estimated Expense	\$1,513,921	\$1,436,984	\$321,896	
Expense SqFt	\$11.12	\$11.53	\$7.42	
Net Operating Income	\$2,387,966	\$2,345,537	\$848,671	
Full Market Value	\$17,280,554	\$17,545,000	\$6,127,000	
Market Value per SqFt	\$126.93	\$140.78	\$141.19	
Distance from Condominium in miles		0.11	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00563-7501	1-00563-0026	1-00564-0004	1-00556-0001
Condominium Section	0298-R1			
Address	44 EAST 12 STREET	40 EAST 12 STREET	107 UNIVERSITY PLACE	85 4 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	44	25	47	164
Year Built	1985	1900	1940	1959
Gross SqFt	43,542	24,198	43,395	156,465
Estimated Gross Income	\$1,314,968	\$940,947	\$1,170,567	\$4,725,251
Gross Income per SqFt	\$30.20	\$38.89	\$26.97	\$30.20
Estimated Expense	\$447,176	\$214,798	\$321,896	\$1,607,446
Expense SqFt	\$10.27	\$8.88	\$7.42	\$10.27
Net Operating Income	\$867,792	\$726,149	\$848,671	\$3,117,805
Full Market Value	\$6,498,003	\$5,493,000	\$6,127,000	\$23,346,000
Market Value per SqFt	\$149.24	\$227.00	\$141.19	\$149.21
Distance from Condominium in miles		0.00	0.05	0.19

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-7501	1-00564-0004	1-00570-0017	1-00557-0011
Condominium Section	1414-R1			
Address	835 BROADWAY	107 UNIVERSITY PLACE	24 EAST 13 STREET	810 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	7	47	25	11
Year Built	1910	1940	1910	1907
Gross SqFt	18,493	43,395	27,760	21,492
Estimated Gross Income	\$498,756	\$1,170,567	\$935,230	\$466,285
Gross Income per SqFt	\$26.97	\$26.97	\$33.69	\$21.70
Estimated Expense	\$199,170	\$321,896	\$315,404	\$179,024
Expense SqFt	\$10.77	\$7.42	\$11.36	\$8.33
Net Operating Income	\$299,586	\$848,671	\$619,826	\$287,261
Full Market Value	\$2,163,001	\$6,127,000	\$4,602,000	\$2,105,000
Market Value per SqFt	\$116.96	\$141.19	\$165.78	\$97.94
Distance from Condominium in miles		0.00	0.09	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00567-7501	1-00567-0005	1-00562-0044	
Condominium Section	1177-R1			
Address	23 5 AVENUE	29 5 AVENUE	25 EAST 10 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	89	17	62	
Year Built	1921	1920	1929	
Gross SqFt	81,875	16,247	45,496	
Estimated Gross Income	\$3,104,700	\$556,098	\$1,893,259	
Gross Income per SqFt	\$37.92	\$34.23	\$41.61	
Estimated Expense	\$1,049,638	\$139,782	\$619,008	
Expense SqFt	\$12.82	\$8.60	\$13.61	
Net Operating Income	\$2,055,062	\$416,316	\$1,274,251	
Full Market Value	\$15,556,006	\$3,085,000	\$9,620,000	
Market Value per SqFt	\$190.00	\$189.88	\$211.45	
Distance from Condominium in miles		0.00	0.12	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00567-7501	1-00567-0005	1-00562-0044	
<b>Condominium Section</b>	1177-R2			
<b>Address</b>	23 5 AVENUE	29 5 AVENUE	25 EAST 10 STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	1	17	62	
<b>Year Built</b>	1921	1920	1929	
<b>Gross SqFt</b>	3,475	16,247	45,496	
<b>Estimated Gross Income</b>	\$131,772	\$556,098	\$1,893,259	
<b>Gross Income per SqFt</b>	\$37.92	\$34.23	\$41.61	
<b>Estimated Expense</b>	\$44,552	\$139,782	\$619,008	
<b>Expense SqFt</b>	\$12.82	\$8.60	\$13.61	
<b>Net Operating Income</b>	\$87,220	\$416,316	\$1,274,251	
<b>Full Market Value</b>	\$660,000	\$3,085,000	\$9,620,000	
<b>Market Value per SqFt</b>	\$189.93	\$189.88	\$211.45	
<b>Distance from Condominium in miles</b>		0.00	0.12	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00569-7501	1-00570-0017	1-00564-0004	1-00574-0015
<b>Condominium Section</b>	0154-R1			
<b>Address</b>	10 EAST 12 STREET	24 EAST 13 STREET	107 UNIVERSITY PLACE	56 WEST 11 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	27	25	47	36
<b>Year Built</b>	1907	1910	1940	1912
<b>Gross SqFt</b>	66,739	27,760	43,395	27,184
<b>Estimated Gross Income</b>	\$1,799,951	\$935,230	\$1,170,567	\$614,267
<b>Gross Income per SqFt</b>	\$26.97	\$33.69	\$26.97	\$22.60
<b>Estimated Expense</b>	\$718,779	\$315,404	\$321,896	\$195,992
<b>Expense SqFt</b>	\$10.77	\$11.36	\$7.42	\$7.21
<b>Net Operating Income</b>	\$1,081,172	\$619,826	\$848,671	\$418,275
<b>Full Market Value</b>	\$7,805,999	\$4,602,000	\$6,127,000	\$3,057,000
<b>Market Value per SqFt</b>	\$116.96	\$165.78	\$141.19	\$112.46
<b>Distance from Condominium in miles</b>		0.05	0.11	0.16

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00569-7502	1-00570-0017	1-00564-0004	1-00557-0011
<b>Condominium Section</b>	0205-R1			
<b>Address</b>	8 EAST 12 STREET	24 EAST 13 STREET	107 UNIVERSITY PLACE	810 BROADWAY
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	12	25	47	11
<b>Year Built</b>	1908	1910	1940	1907
<b>Gross SqFt</b>	28,097	27,760	43,395	21,492
<b>Estimated Gross Income</b>	\$757,776	\$935,230	\$1,170,567	\$466,285
<b>Gross Income per SqFt</b>	\$26.97	\$33.69	\$26.97	\$21.70
<b>Estimated Expense</b>	\$302,580	\$315,404	\$321,896	\$179,024
<b>Expense SqFt</b>	\$10.77	\$11.36	\$7.42	\$8.33
<b>Net Operating Income</b>	\$455,196	\$619,826	\$848,671	\$287,261
<b>Full Market Value</b>	\$3,286,004	\$4,602,000	\$6,127,000	\$2,105,000
<b>Market Value per SqFt</b>	\$116.95	\$165.78	\$141.19	\$97.94
<b>Distance from Condominium in miles</b>		0.05	0.11	0.20

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00569-7503	1-00570-0017	1-00564-0004	1-00576-0076
<b>Condominium Section</b>	0248-R1			
<b>Address</b>	16 EAST 12 STREET	24 EAST 13 STREET	107 UNIVERSITY PLACE	71 WEST 12 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	37	25	47	46
<b>Year Built</b>	1910	1910	1940	1922
<b>Gross SqFt</b>	52,493	27,760	43,395	37,824
<b>Estimated Gross Income</b>	\$1,510,224	\$935,230	\$1,170,567	\$1,088,095
<b>Gross Income per SqFt</b>	\$28.77	\$33.69	\$26.97	\$28.77
<b>Estimated Expense</b>	\$583,722	\$315,404	\$321,896	\$228,499
<b>Expense SqFt</b>	\$11.12	\$11.36	\$7.42	\$6.04
<b>Net Operating Income</b>	\$926,502	\$619,826	\$848,671	\$859,596
<b>Full Market Value</b>	\$6,957,998	\$4,602,000	\$6,127,000	\$6,455,000
<b>Market Value per SqFt</b>	\$132.55	\$165.78	\$141.19	\$170.66
<b>Distance from Condominium in miles</b>		0.05	0.11	0.16

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00569-7504	1-00575-0013	1-00573-0019	
Condominium Section	1028-R1			
Address	13 EAST 11 STREET	82 WEST 12 STREET	42 WEST 10 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	115	25	47	
Year Built	1903	1900	1917	
Gross SqFt	60,860	20,634	39,782	
Estimated Gross Income	\$1,799,630	\$618,831	\$1,159,167	
Gross Income per SqFt	\$29.57	\$29.99	\$29.14	
Estimated Expense	\$678,589	\$259,355	\$449,636	
Expense SqFt	\$11.15	\$12.57	\$11.30	
Net Operating Income	\$1,121,041	\$359,476	\$709,531	
Full Market Value	\$8,404,981	\$2,200,000	\$5,324,000	
Market Value per SqFt	\$138.10	\$106.62	\$133.83	
Distance from Condominium in miles		0.15	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00571-7501	1-00564-0004	1-00575-0013	
Condominium Section	0027-R1			
Address	7 EAST 13 STREET	107 UNIVERSITY PLACE	82 WEST 12 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
Total Units	39	47	25	
Year Built	1928	1940	1900	
Gross SqFt	42,384	43,395	20,634	
Estimated Gross Income	\$1,207,096	\$1,170,567	\$618,831	
Gross Income per SqFt	\$28.48	\$26.97	\$29.99	
Estimated Expense	\$471,310	\$321,896	\$259,355	
Expense SqFt	\$11.12	\$7.42	\$12.57	
Net Operating Income	\$735,786	\$848,671	\$359,476	
Full Market Value	\$5,192,000	\$6,127,000	\$2,200,000	
Market Value per SqFt	\$122.50	\$141.19	\$106.62	
Distance from Condominium in miles		0.11	0.18	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00571-7503	1-00911-0061	1-00478-0027	
Condominium Section	1394-R1			
Address	10 EAST 14 STREET	449 3 AVENUE	178 BOWERY	
Neighborhood	GREENWICH VILLAGE-CENTRAL	MURRAY HILL	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	7	16	9	
Year Built	1930	1910	1900	
Gross SqFt	23,079	7,455	8,528	
Estimated Gross Income	\$560,820	\$151,776	\$332,520	
Gross Income per SqFt	\$24.30	\$20.36	\$38.99	
Estimated Expense	\$230,790	\$43,209	\$58,583	
Expense SqFt	\$10.00	\$5.80	\$6.87	
Net Operating Income	\$330,030	\$108,567	\$273,937	
Full Market Value	\$2,400,999	\$775,000	\$4,406,000	
Market Value per SqFt	\$104.03	\$103.96	\$516.65	
Distance from Condominium in miles		0.91	0.99	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00571-7505	1-00570-0008	1-00846-0001	
Condominium Section	1694-R1			
Address	8 UNION SQUARE SOUTH	6 EAST 13 STREET	97 5 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	FLATIRON	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	
Total Units	20	54	29	
Year Built	2006	1900	1900	
Gross SqFt	36,330	49,408	22,503	
Estimated Gross Income	\$1,718,772	\$1,949,681	\$1,188,993	
Gross Income per SqFt	\$47.31	\$39.46	\$52.84	
Estimated Expense	\$514,796	\$500,971	\$280,294	
Expense SqFt	\$14.17	\$10.14	\$12.46	
Net Operating Income	\$1,203,976	\$1,448,710	\$908,699	
Full Market Value	\$9,045,002	\$10,954,000	\$6,795,000	
Market Value per SqFt	\$248.97	\$221.70	\$301.96	
Distance from Condominium in miles		0.05	0.19	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00572-7501	1-00573-0011	1-00573-0019	1-00553-0041
<b>Condominium Section</b>	0747-R1			
<b>Address</b>	12 WEST 9 STREET	60 WEST 10 STREET	42 WEST 10 STREET	123 WAVERLY PLACE
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	23	27	47	47
<b>Year Built</b>	1952	1910	1917	1917
<b>Gross SqFt</b>	13,256	20,797	39,782	37,939
<b>Estimated Gross Income</b>	\$386,280	\$694,585	\$1,159,167	\$937,085
<b>Gross Income per SqFt</b>	\$29.14	\$33.40	\$29.14	\$24.70
<b>Estimated Expense</b>	\$149,793	\$224,945	\$449,636	\$369,530
<b>Expense SqFt</b>	\$11.30	\$10.82	\$11.30	\$9.74
<b>Net Operating Income</b>	\$236,487	\$469,640	\$709,531	\$567,555
<b>Full Market Value</b>	\$1,672,000	\$3,489,000	\$5,324,000	\$4,125,000
<b>Market Value per SqFt</b>	\$126.13	\$167.76	\$133.83	\$108.73
<b>Distance from Condominium in miles</b>		0.05	0.05	0.07

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00572-7502	1-00573-0011	1-00573-0019	1-00553-0041
<b>Condominium Section</b>	1256-R1			
<b>Address</b>	30 WEST 9 STREET	60 WEST 10 STREET	42 WEST 10 STREET	123 WAVERLY PLACE
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R2-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	18	27	47	47
<b>Year Built</b>	1900	1910	1917	1917
<b>Gross SqFt</b>	14,398	20,797	39,782	37,939
<b>Estimated Gross Income</b>	\$419,558	\$694,585	\$1,159,167	\$937,085
<b>Gross Income per SqFt</b>	\$29.14	\$33.40	\$29.14	\$24.70
<b>Estimated Expense</b>	\$160,106	\$224,945	\$449,636	\$369,530
<b>Expense SqFt</b>	\$11.12	\$10.82	\$11.30	\$9.74
<b>Net Operating Income</b>	\$259,452	\$469,640	\$709,531	\$567,555
<b>Full Market Value</b>	\$1,947,004	\$3,489,000	\$5,324,000	\$4,125,000
<b>Market Value per SqFt</b>	\$135.23	\$167.76	\$133.83	\$108.73
<b>Distance from Condominium in miles</b>		0.05	0.05	0.07

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00573-7502	1-00573-0019	1-00553-0041	
Condominium Section	0089-R1			
Address	69 WEST 9 STREET	42 WEST 10 STREET	123 WAVERLY PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	119	47	47	
Year Built	1959	1917	1917	
Gross SqFt	94,250	39,782	37,939	
Estimated Gross Income	\$2,537,210	\$1,159,167	\$937,085	
Gross Income per SqFt	\$26.92	\$29.14	\$24.70	
Estimated Expense	\$1,036,750	\$449,636	\$369,530	
Expense SqFt	\$11.00	\$11.30	\$9.74	
Net Operating Income	\$1,500,460	\$709,531	\$567,555	
Full Market Value	\$10,842,000	\$5,324,000	\$4,125,000	
Market Value per SqFt	\$115.03	\$133.83	\$108.73	
Distance from Condominium in miles		0.00	0.11	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00575-7501	1-00575-0013	1-00574-0015	
Condominium Section	0515-R1			
Address	53 WEST 11 STREET	82 WEST 12 STREET	56 WEST 11 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	15	25	36	
Year Built	1900	1900	1912	
Gross SqFt	9,380	20,634	27,184	
Estimated Gross Income	\$246,694	\$618,831	\$614,267	
Gross Income per SqFt	\$26.30	\$29.99	\$22.60	
Estimated Expense	\$92,768	\$259,355	\$195,992	
Expense SqFt	\$9.89	\$12.57	\$7.21	
Net Operating Income	\$153,926	\$359,476	\$418,275	
Full Market Value	\$1,114,000	\$2,200,000	\$3,057,000	
Market Value per SqFt	\$118.76	\$106.62	\$112.46	
Distance from Condominium in miles		0.00	0.05	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00575-7502	1-00575-0013	1-00574-0015	
<b>Condominium Section</b>	1895-R1			
<b>Address</b>	31 WEST 11 STREET	82 WEST 12 STREET	56 WEST 11 STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	17	25	36	
<b>Year Built</b>	1912	1900	1912	
<b>Gross SqFt</b>	34,118	20,634	27,184	
<b>Estimated Gross Income</b>	\$897,303	\$618,831	\$614,267	
<b>Gross Income per SqFt</b>	\$26.30	\$29.99	\$22.60	
<b>Estimated Expense</b>	\$337,427	\$259,355	\$195,992	
<b>Expense SqFt</b>	\$9.89	\$12.57	\$7.21	
<b>Net Operating Income</b>	\$559,876	\$359,476	\$418,275	
<b>Full Market Value</b>	\$3,882,996	\$2,200,000	\$3,057,000	
<b>Market Value per SqFt</b>	\$113.81	\$106.62	\$112.46	
<b>Distance from Condominium in miles</b>		0.00	0.05	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00576-7501	1-00576-0076	1-00575-0013	1-00574-0015
<b>Condominium Section</b>	0003-R1			
<b>Address</b>	60 WEST 13 STREET	71 WEST 12 STREET	82 WEST 12 STREET	56 WEST 11 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	70	46	25	36
<b>Year Built</b>	1966	1922	1900	1912
<b>Gross SqFt</b>	82,017	37,824	20,634	27,184
<b>Estimated Gross Income</b>	\$2,359,629	\$1,088,095	\$618,831	\$614,267
<b>Gross Income per SqFt</b>	\$28.77	\$28.77	\$29.99	\$22.60
<b>Estimated Expense</b>	\$926,792	\$228,499	\$259,355	\$195,992
<b>Expense SqFt</b>	\$11.30	\$6.04	\$12.57	\$7.21
<b>Net Operating Income</b>	\$1,432,837	\$859,596	\$359,476	\$418,275
<b>Full Market Value</b>	\$10,760,004	\$6,455,000	\$2,200,000	\$3,057,000
<b>Market Value per SqFt</b>	\$131.19	\$170.66	\$106.62	\$112.46
<b>Distance from Condominium in miles</b>		0.00	0.05	0.10

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00576-7502	1-00575-0077	1-00575-0011	1-00575-0013
<b>Condominium Section</b>	0421-R1			
<b>Address</b>	59 WEST 12 STREET	55 WEST 11 STREET	472 AVENUE OF THE AMERICA	82 WEST 12 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	105	88	47	25
<b>Year Built</b>	1931	1924	1957	1900
<b>Gross SqFt</b>	112,050	63,943	34,485	20,634
<b>Estimated Gross Income</b>	\$4,293,756	\$2,450,267	\$1,556,702	\$618,831
<b>Gross Income per SqFt</b>	\$38.32	\$38.32	\$45.14	\$29.99
<b>Estimated Expense</b>	\$1,470,096	\$838,784	\$438,186	\$259,355
<b>Expense SqFt</b>	\$13.12	\$13.12	\$12.71	\$12.57
<b>Net Operating Income</b>	\$2,823,660	\$1,611,483	\$1,118,516	\$359,476
<b>Full Market Value</b>	\$21,367,002	\$12,194,000	\$8,416,000	\$2,200,000
<b>Market Value per SqFt</b>	\$190.69	\$190.70	\$244.05	\$106.62
<b>Distance from Condominium in miles</b>		0.05	0.05	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00576-7503	1-00576-0076	1-00575-0013	1-00575-0077
<b>Condominium Section</b>	0886-R1			
<b>Address</b>	8 WEST 13 STREET	71 WEST 12 STREET	82 WEST 12 STREET	55 WEST 11 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	30	46	25	88
<b>Year Built</b>	1910	1922	1900	1924
<b>Gross SqFt</b>	34,168	37,824	20,634	63,943
<b>Estimated Gross Income</b>	\$1,024,698	\$1,088,095	\$618,831	\$2,450,267
<b>Gross Income per SqFt</b>	\$29.99	\$28.77	\$29.99	\$38.32
<b>Estimated Expense</b>	\$429,492	\$228,499	\$259,355	\$838,784
<b>Expense SqFt</b>	\$12.57	\$6.04	\$12.57	\$13.12
<b>Net Operating Income</b>	\$595,206	\$859,596	\$359,476	\$1,611,483
<b>Full Market Value</b>	\$4,458,000	\$6,455,000	\$2,200,000	\$12,194,000
<b>Market Value per SqFt</b>	\$130.47	\$170.66	\$106.62	\$190.70
<b>Distance from Condominium in miles</b>		0.00	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-7502	1-00816-0042	1-00575-0077	
Condominium Section	1180-R1			
Address	65 WEST 13 STREET	92 5 AVENUE	55 WEST 11 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	77	223	88	
Year Built	1906	1962	1924	
Gross SqFt	201,330	180,000	63,943	
Estimated Gross Income	\$6,784,821	\$5,232,885	\$2,450,267	
Gross Income per SqFt	\$33.70	\$29.07	\$38.32	
Estimated Expense	\$2,256,909	\$1,673,391	\$838,784	
Expense SqFt	\$11.21	\$9.30	\$13.12	
Net Operating Income	\$4,527,912	\$3,559,494	\$1,611,483	
Full Market Value	\$33,612,001	\$26,713,000	\$12,194,000	
Market Value per SqFt	\$166.95	\$148.41	\$190.70	
Distance from Condominium in miles		0.06	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-7504	1-00574-0005	1-00609-0053	
Condominium Section	2158-R1			
Address	14 WEST 14 STREET	450 AVENUE OF THE AMERICA	115 WEST 13 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	
Total Units	30	35	59	
Year Built	2008	1902	1910	
Gross SqFt	33,170	41,296	34,027	
Estimated Gross Income	\$1,697,641	\$2,313,554	\$1,576,668	
Gross Income per SqFt	\$51.18	\$56.02	\$46.34	
Estimated Expense	\$469,024	\$593,859	\$472,607	
Expense SqFt	\$14.14	\$14.38	\$13.89	
Net Operating Income	\$1,228,617	\$1,719,695	\$1,104,061	
Full Market Value	\$9,230,999	\$12,820,000	\$8,300,000	
Market Value per SqFt	\$278.29	\$310.44	\$243.92	
Distance from Condominium in miles		0.15	0.18	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00584-7501	1-00588-0078	1-00527-0049	
<b>Condominium Section</b>	0743-R1			
<b>Address</b>	442 HUDSON STREET	23 GROVE STREET	174 WEST HOUSTON STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
<b>Building Classification</b>	R9-CONDOMINIUM	D3-ELEVATOR	C7-WALK-UP	
<b>Total Units</b>	169	25	26	
<b>Year Built</b>	1925	1888	1900	
<b>Gross SqFt</b>	100,633	11,838	11,900	
<b>Estimated Gross Income</b>	\$2,727,154	\$335,996	\$307,087	
<b>Gross Income per SqFt</b>	\$27.10	\$28.38	\$25.81	
<b>Estimated Expense</b>	\$1,106,963	\$84,166	\$99,988	
<b>Expense SqFt</b>	\$11.00	\$7.11	\$8.40	
<b>Net Operating Income</b>	\$1,620,191	\$251,830	\$207,099	
<b>Full Market Value</b>	\$11,693,000	\$1,811,000	\$1,500,000	
<b>Market Value per SqFt</b>	\$116.19	\$152.98	\$126.05	
<b>Distance from Condominium in miles</b>		0.12	0.20	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00587-7501	1-00587-0046	1-00587-0007	1-00588-0039
<b>Condominium Section</b>	0293-R1			
<b>Address</b>	76 BEDFORD STREET	53 BARROW STREET	72 BEDFORD STREET	52 BARROW STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R2-CONDOMINIUM	C7-WALK-UP	C5-WALK-UP	C4-WALK-UP
<b>Total Units</b>	30	51	17	20
<b>Year Built</b>	1929	1910	1910	1910
<b>Gross SqFt</b>	19,320	28,635	12,349	10,105
<b>Estimated Gross Income</b>	\$513,139	\$1,174,447	\$178,338	\$268,346
<b>Gross Income per SqFt</b>	\$26.56	\$41.01	\$14.44	\$26.56
<b>Estimated Expense</b>	\$212,520	\$210,649	\$89,206	\$117,217
<b>Expense SqFt</b>	\$11.00	\$7.36	\$7.22	\$11.60
<b>Net Operating Income</b>	\$300,619	\$963,798	\$89,132	\$151,129
<b>Full Market Value</b>	\$2,174,002	\$7,279,000	\$617,000	\$1,093,000
<b>Market Value per SqFt</b>	\$112.53	\$254.20	\$49.96	\$108.16
<b>Distance from Condominium in miles</b>		0.00	0.03	0.03

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00589-7501	1-00543-0048	1-00552-0010	1-00592-0080
<b>Condominium Section</b>	0048-R1			
<b>Address</b>	2 CORNELIA STREET	136 WEST 4 STREET	82 WEST WASHINGTON PLACE	125 WEST WASHINGTON PLACE
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	43	30	35	30
<b>Year Built</b>	1929	1929	1900	1926
<b>Gross SqFt</b>	66,282	20,874	27,108	17,688
<b>Estimated Gross Income</b>	\$2,016,961	\$667,901	\$825,000	\$518,842
<b>Gross Income per SqFt</b>	\$30.43	\$32.00	\$30.43	\$29.33
<b>Estimated Expense</b>	\$764,231	\$198,944	\$277,923	\$134,462
<b>Expense SqFt</b>	\$11.53	\$9.53	\$10.25	\$7.60
<b>Net Operating Income</b>	\$1,252,730	\$468,957	\$547,077	\$384,380
<b>Full Market Value</b>	\$9,369,003	\$3,496,000	\$4,092,000	\$2,883,000
<b>Market Value per SqFt</b>	\$141.35	\$167.48	\$150.95	\$162.99
<b>Distance from Condominium in miles</b>		0.07	0.11	0.14

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00590-7502	1-00592-0080	1-00588-0078	
<b>Condominium Section</b>	0608-R1			
<b>Address</b>	9 BARROW STREET	125 WEST WASHINGTON PLACE	23 GROVE STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	86	30	25	
<b>Year Built</b>	1930	1926	1888	
<b>Gross SqFt</b>	89,510	17,688	11,838	
<b>Estimated Gross Income</b>	\$2,583,259	\$518,842	\$335,996	
<b>Gross Income per SqFt</b>	\$28.86	\$29.33	\$28.38	
<b>Estimated Expense</b>	\$1,015,939	\$134,462	\$84,166	
<b>Expense SqFt</b>	\$11.35	\$7.60	\$7.11	
<b>Net Operating Income</b>	\$1,567,320	\$384,380	\$251,830	
<b>Full Market Value</b>	\$10,703,000	\$2,883,000	\$1,811,000	
<b>Market Value per SqFt</b>	\$119.57	\$162.99	\$152.98	
<b>Distance from Condominium in miles</b>		0.08	0.13	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00592-7501	1-00592-0080	1-00553-0041	1-00543-0048
<b>Condominium Section</b>	0562-R1			
<b>Address</b>	1 SHERIDAN SQUARE	125 WEST WASHINGTON PLACE	123 WAVERLY PLACE	136 WEST 4 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	45	30	47	30
<b>Year Built</b>	1900	1926	1917	1929
<b>Gross SqFt</b>	21,494	17,688	37,939	20,874
<b>Estimated Gross Income</b>	\$630,419	\$518,842	\$937,085	\$667,901
<b>Gross Income per SqFt</b>	\$29.33	\$29.33	\$24.70	\$32.00
<b>Estimated Expense</b>	\$247,181	\$134,462	\$369,530	\$198,944
<b>Expense SqFt</b>	\$11.50	\$7.60	\$9.74	\$9.53
<b>Net Operating Income</b>	\$383,238	\$384,380	\$567,555	\$468,957
<b>Full Market Value</b>	\$2,673,000	\$2,883,000	\$4,125,000	\$3,496,000
<b>Market Value per SqFt</b>	\$124.36	\$162.99	\$108.73	\$167.48
<b>Distance from Condominium in miles</b>		0.05	0.13	0.13

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00593-7501	1-00592-0080	1-00553-0041	
<b>Condominium Section</b>	0663-R1			
<b>Address</b>	10 CHRISTOPHER STREET	125 WEST WASHINGTON PLACE	123 WAVERLY PLACE	
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	30	30	47	
<b>Year Built</b>	1910	1926	1917	
<b>Gross SqFt</b>	21,738	17,688	37,939	
<b>Estimated Gross Income</b>	\$587,361	\$518,842	\$937,085	
<b>Gross Income per SqFt</b>	\$27.02	\$29.33	\$24.70	
<b>Estimated Expense</b>	\$234,118	\$134,462	\$369,530	
<b>Expense SqFt</b>	\$10.77	\$7.60	\$9.74	
<b>Net Operating Income</b>	\$353,243	\$384,380	\$567,555	
<b>Full Market Value</b>	\$2,550,000	\$2,883,000	\$4,125,000	
<b>Market Value per SqFt</b>	\$117.31	\$162.99	\$108.73	
<b>Distance from Condominium in miles</b>		0.07	0.07	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00593-7502	1-00592-0080	1-00592-0062	1-00553-0041
Condominium Section	1678-R1			
Address	147 WAVERLY PLACE	125 WEST WASHINGTON PLACE	140 WAVERLY PLACE	123 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	18	30	23	47
Year Built	1915	1926	1930	1917
Gross SqFt	44,820	17,688	12,144	37,939
Estimated Gross Income	\$1,314,571	\$518,842	\$482,594	\$937,085
Gross Income per SqFt	\$29.33	\$29.33	\$39.74	\$24.70
Estimated Expense	\$380,970	\$134,462	\$139,826	\$369,530
Expense SqFt	\$8.50	\$7.60	\$11.51	\$9.74
Net Operating Income	\$933,601	\$384,380	\$342,768	\$567,555
Full Market Value	\$7,003,000	\$2,883,000	\$2,591,000	\$4,125,000
Market Value per SqFt	\$156.25	\$162.99	\$213.36	\$108.73
Distance from Condominium in miles		0.05	0.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00594-7502	1-00594-0035	1-00489-0007	
Condominium Section	1271-R1			
Address	20 RENWICK STREET	308 SPRING STREET	67 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	
Total Units	10	17	12	
Year Built	1890	1910	1900	
Gross SqFt	5,907	8,395	9,110	
Estimated Gross Income	\$147,439	\$232,137	\$202,918	
Gross Income per SqFt	\$24.96	\$27.65	\$22.27	
Estimated Expense	\$60,665	\$78,833	\$101,573	
Expense SqFt	\$10.27	\$9.39	\$11.15	
Net Operating Income	\$86,774	\$153,304	\$101,345	
Full Market Value	\$632,000	\$1,105,000	\$741,000	
Market Value per SqFt	\$106.99	\$131.63	\$81.34	
Distance from Condominium in miles		0.04	0.24	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00594-7503	1-00224-0001	1-00501-0006	
Condominium Section	1399-R1			
Address	505 GREENWICH STREET	450 WASHINGTON STREET	423 WEST BROADWAY	
Neighborhood	SOHO	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
Total Units	104	286	28	
Year Built	2003	2007	1910	
Gross SqFt	196,695	305,542	20,670	
Estimated Gross Income	\$8,491,323	\$12,050,000	\$969,368	
Gross Income per SqFt	\$43.17	\$39.44	\$46.90	
Estimated Expense	\$2,655,383	\$3,365,279	\$221,865	
Expense SqFt	\$13.50	\$11.01	\$10.73	
Net Operating Income	\$5,835,940	\$8,684,721	\$747,503	
Full Market Value	\$43,975,002	\$65,664,000	\$5,617,000	
Market Value per SqFt	\$223.57	\$214.91	\$271.75	
Distance from Condominium in miles		0.14	0.41	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00594-7504	1-00224-0001	1-00501-0006	
Condominium Section	1379-R1			
Address	491 GREENWICH STREET	450 WASHINGTON STREET	423 WEST BROADWAY	
Neighborhood	SOHO	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
Total Units	22	286	28	
Year Built	1915	2007	1910	
Gross SqFt	65,085	305,542	20,670	
Estimated Gross Income	\$2,809,719	\$12,050,000	\$969,368	
Gross Income per SqFt	\$43.17	\$39.44	\$46.90	
Estimated Expense	\$922,254	\$3,365,279	\$221,865	
Expense SqFt	\$14.17	\$11.01	\$10.73	
Net Operating Income	\$1,887,465	\$8,684,721	\$747,503	
Full Market Value	\$14,222,002	\$65,664,000	\$5,617,000	
Market Value per SqFt	\$218.51	\$214.91	\$271.75	
Distance from Condominium in miles		0.14	0.41	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00594-7505	1-00224-0001	1-00504-0019	
Condominium Section	1585-R1			
Address	255 HUDSON STREET	450 WASHINGTON STREET	202 AVENUE OF THE AMERICA	
Neighborhood	SOHO	TRIBECA	SOHO	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	64	286	37	
Year Built	2005	2007	1910	
Gross SqFt	94,226	305,542	21,740	
Estimated Gross Income	\$3,799,192	\$12,050,000	\$895,746	
Gross Income per SqFt	\$40.32	\$39.44	\$41.20	
Estimated Expense	\$1,224,938	\$3,365,279	\$194,875	
Expense SqFt	\$13.00	\$11.01	\$8.96	
Net Operating Income	\$2,574,254	\$8,684,721	\$700,871	
Full Market Value	\$19,452,008	\$65,664,000	\$5,293,000	
Market Value per SqFt	\$206.44	\$214.91	\$243.47	
Distance from Condominium in miles		0.16	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00594-7506	1-00504-0019	1-00501-0006	
Condominium Section	1580-R1			
Address	304 SPRING STREET	202 AVENUE OF THE AMERICA	423 WEST BROADWAY	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	13	37	28	
Year Built	2005	1910	1910	
Gross SqFt	29,579	21,740	20,670	
Estimated Gross Income	\$1,302,955	\$895,746	\$969,368	
Gross Income per SqFt	\$44.05	\$41.20	\$46.90	
Estimated Expense	\$384,527	\$194,875	\$221,865	
Expense SqFt	\$13.00	\$8.96	\$10.73	
Net Operating Income	\$918,428	\$700,871	\$747,503	
Full Market Value	\$6,915,997	\$5,293,000	\$5,617,000	
Market Value per SqFt	\$233.81	\$243.47	\$271.75	
Distance from Condominium in miles		0.27	0.37	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00594-7508	1-00224-0001	1-00220-0027	1-00506-0016
<b>Condominium Section</b>	1882-R1			
<b>Address</b>	475 GREENWICH STREET	450 WASHINGTON STREET	36 LAIGHT STREET	30 CHARLTON STREET
<b>Neighborhood</b>	SOHO	TRIBECA	TRIBECA	SOHO
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	21	286	13	86
<b>Year Built</b>	2007	2007	1900	1920
<b>Gross SqFt</b>	40,000	305,542	26,712	44,256
<b>Estimated Gross Income</b>	\$1,485,200	\$12,050,000	\$853,854	\$1,643,414
<b>Gross Income per SqFt</b>	\$37.13	\$39.44	\$31.97	\$37.13
<b>Estimated Expense</b>	\$400,000	\$3,365,279	\$271,026	\$361,155
<b>Expense SqFt</b>	\$10.00	\$11.01	\$10.15	\$8.16
<b>Net Operating Income</b>	\$1,085,200	\$8,684,721	\$582,828	\$1,282,259
<b>Full Market Value</b>	\$7,985,000	\$65,664,000	\$4,345,000	\$9,435,000
<b>Market Value per SqFt</b>	\$199.63	\$214.91	\$162.66	\$213.19
<b>Distance from Condominium in miles</b>		0.10	0.17	0.28

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00594-7509	1-00506-0016	1-00504-0019	1-00501-0006
<b>Condominium Section</b>	2041-R1			
<b>Address</b>	22 RENWICK STREET	30 CHARLTON STREET	202 AVENUE OF THE AMERICA	423 WEST BROADWAY
<b>Neighborhood</b>	SOHO	SOHO	SOHO	SOHO
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	19	86	37	28
<b>Year Built</b>	2008	1920	1910	1910
<b>Gross SqFt</b>	31,608	44,256	21,740	20,670
<b>Estimated Gross Income</b>	\$1,302,250	\$1,643,414	\$895,746	\$969,368
<b>Gross Income per SqFt</b>	\$41.20	\$37.13	\$41.20	\$46.90
<b>Estimated Expense</b>	\$283,208	\$361,155	\$194,875	\$221,865
<b>Expense SqFt</b>	\$8.96	\$8.16	\$8.96	\$10.73
<b>Net Operating Income</b>	\$1,019,042	\$1,282,259	\$700,871	\$747,503
<b>Full Market Value</b>	\$7,696,000	\$9,435,000	\$5,293,000	\$5,617,000
<b>Market Value per SqFt</b>	\$243.48	\$213.19	\$243.47	\$271.75
<b>Distance from Condominium in miles</b>		0.22	0.27	0.37

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-7502	1-00220-0027	1-00506-0016	1-00504-0019
Condominium Section	1103-R1			
Address	468 GREENWICH STREET	36 LAIGHT STREET	30 CHARLTON STREET	202 AVENUE OF THE AMERICA
Neighborhood	SOHO	TRIBECA	SOHO	SOHO
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	13	86	37
Year Built	1920	1900	1920	1910
Gross SqFt	24,850	26,712	44,256	21,740
Estimated Gross Income	\$922,681	\$853,854	\$1,643,414	\$895,746
Gross Income per SqFt	\$37.13	\$31.97	\$37.13	\$41.20
Estimated Expense	\$248,500	\$271,026	\$361,155	\$194,875
Expense SqFt	\$10.00	\$10.15	\$8.16	\$8.96
Net Operating Income	\$674,181	\$582,828	\$1,282,259	\$700,871
Full Market Value	\$4,961,001	\$4,345,000	\$9,435,000	\$5,293,000
Market Value per SqFt	\$199.64	\$162.66	\$213.19	\$243.47
Distance from Condominium in miles		0.21	0.31	0.36

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-7503	1-00489-0036	1-00504-0031	
Condominium Section	1238-R1			
Address	459 WASHINGTON STREET	59 THOMPSON STREET	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	12	36	60	
Year Built	1920	1900	1920	
Gross SqFt	31,613	15,918	38,880	
Estimated Gross Income	\$850,390	\$385,865	\$1,149,094	
Gross Income per SqFt	\$26.90	\$24.24	\$29.55	
Estimated Expense	\$347,743	\$156,079	\$356,644	
Expense SqFt	\$11.00	\$9.81	\$9.17	
Net Operating Income	\$502,647	\$229,786	\$792,450	
Full Market Value	\$3,632,000	\$1,672,000	\$5,941,000	
Market Value per SqFt	\$114.89	\$105.04	\$152.80	
Distance from Condominium in miles		0.33	0.36	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-7504	1-00506-0016	1-00501-0006	
Condominium Section	1616-R1			
Address	330 SPRING STREET	30 CHARLTON STREET	423 WEST BROADWAY	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	40	86	28	
Year Built	2005	1920	1910	
Gross SqFt	68,865	44,256	20,670	
Estimated Gross Income	\$2,893,707	\$1,643,414	\$969,368	
Gross Income per SqFt	\$42.02	\$37.13	\$46.90	
Estimated Expense	\$882,849	\$361,155	\$221,865	
Expense SqFt	\$12.82	\$8.16	\$10.73	
Net Operating Income	\$2,010,858	\$1,282,259	\$747,503	
Full Market Value	\$15,175,997	\$9,435,000	\$5,617,000	
Market Value per SqFt	\$220.37	\$213.19	\$271.75	
Distance from Condominium in miles		0.31	0.49	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00597-7501	1-00504-0036	1-00527-0049	
Condominium Section	0890-R1			
Address	95 VANDAM STREET	100 SULLIVAN STREET	174 WEST HOUSTON STREET	
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C7-WALK-UP	
Total Units	10	70	26	
Year Built	1901	1920	1900	
Gross SqFt	19,533	53,200	11,900	
Estimated Gross Income	\$488,911	\$1,247,289	\$307,087	
Gross Income per SqFt	\$25.03	\$23.45	\$25.81	
Estimated Expense	\$205,097	\$362,260	\$99,988	
Expense SqFt	\$10.50	\$6.81	\$8.40	
Net Operating Income	\$283,814	\$885,029	\$207,099	
Full Market Value	\$2,067,000	\$6,455,000	\$1,500,000	
Market Value per SqFt	\$105.82	\$121.33	\$126.05	
Distance from Condominium in miles		0.27	0.30	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00597-7502	1-00582-0020	1-00504-0031	1-00584-0020
Condominium Section	1342-R1			
Address	104 CHARLTON STREET	60 LEROY STREET	112 SULLIVAN STREET	75 BARROW STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	14	37	60	17
Year Built	1920	1941	1920	1926
Gross SqFt	31,930	22,242	38,880	14,784
Estimated Gross Income	\$943,532	\$703,764	\$1,149,094	\$380,871
Gross Income per SqFt	\$29.55	\$31.64	\$29.55	\$25.76
Estimated Expense	\$355,062	\$238,072	\$356,644	\$132,805
Expense SqFt	\$11.12	\$10.70	\$9.17	\$8.98
Net Operating Income	\$588,470	\$465,692	\$792,450	\$248,066
Full Market Value	\$4,412,002	\$3,474,000	\$5,941,000	\$1,797,000
Market Value per SqFt	\$138.18	\$156.19	\$152.80	\$121.55
Distance from Condominium in miles		0.22	0.27	0.32

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00601-7501	1-00584-0020	1-00585-0001	1-00588-0009
Condominium Section	0542-R1			
Address	421 HUDSON STREET	75 BARROW STREET	464 HUDSON STREET	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	184	17	137	42
Year Built	1920	1926	1900	1926
Gross SqFt	212,232	14,784	97,290	22,392
Estimated Gross Income	\$7,046,102	\$380,871	\$3,746,301	\$743,452
Gross Income per SqFt	\$33.20	\$25.76	\$38.51	\$33.20
Estimated Expense	\$2,546,784	\$132,805	\$824,416	\$132,025
Expense SqFt	\$12.00	\$8.98	\$8.47	\$5.90
Net Operating Income	\$4,499,318	\$248,066	\$2,921,885	\$611,427
Full Market Value	\$33,435,001	\$1,797,000	\$22,107,000	\$4,544,000
Market Value per SqFt	\$157.54	\$121.55	\$227.23	\$202.93
Distance from Condominium in miles		0.14	0.18	0.24

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00601-7502	1-00582-0020	1-00528-0063	1-00588-0009
Condominium Section	1352-R1			
Address	43 CLARKSON STREET	60 LEROY STREET	76 CARMINE STREET	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	6	37	21	42
Year Built	1900	1941	1910	1926
Gross SqFt	26,000	22,242	12,690	22,392
Estimated Gross Income	\$863,200	\$703,764	\$445,891	\$743,452
Gross Income per SqFt	\$33.20	\$31.64	\$35.14	\$33.20
Estimated Expense	\$286,000	\$238,072	\$123,633	\$132,025
Expense SqFt	\$11.00	\$10.70	\$9.74	\$5.90
Net Operating Income	\$577,200	\$465,692	\$322,258	\$611,427
Full Market Value	\$4,297,001	\$3,474,000	\$2,384,000	\$4,544,000
Market Value per SqFt	\$165.27	\$156.19	\$187.86	\$202.93
Distance from Condominium in miles		0.09	0.17	0.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00602-7501	1-00631-0001	1-00619-0033	
Condominium Section	1368-R1			
Address	1 MORTON SQUARE	669 WASHINGTON STREET	330 BLEECKER STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
Total Units	142	144	207	
Year Built	2002	1930	1930	
Gross SqFt	310,000	137,589	136,785	
Estimated Gross Income	\$13,953,100	\$4,874,232	\$7,465,235	
Gross Income per SqFt	\$45.01	\$35.43	\$54.58	
Estimated Expense	\$4,402,000	\$1,410,011	\$2,053,968	
Expense SqFt	\$14.20	\$10.25	\$15.02	
Net Operating Income	\$9,551,100	\$3,464,221	\$5,411,267	
Full Market Value	\$71,871,998	\$25,608,000	\$40,383,000	
Market Value per SqFt	\$231.85	\$186.12	\$295.23	
Distance from Condominium in miles		0.23	0.29	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00604-7501	1-00631-0001	1-00635-0026	
Condominium Section	0079-R1			
Address	162 CHRISTOPHER STREET	669 WASHINGTON STREET	772 GREENWICH STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	83	144	90	
Year Built	1920	1930	1950	
Gross SqFt	88,227	137,589	70,350	
Estimated Gross Income	\$2,803,854	\$4,874,232	\$1,978,843	
Gross Income per SqFt	\$31.78	\$35.43	\$28.13	
Estimated Expense	\$1,041,079	\$1,410,011	\$822,370	
Expense SqFt	\$11.80	\$10.25	\$11.69	
Net Operating Income	\$1,762,775	\$3,464,221	\$1,156,473	
Full Market Value	\$13,147,005	\$25,608,000	\$8,323,000	
Market Value per SqFt	\$149.01	\$186.12	\$118.31	
Distance from Condominium in miles		0.14	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00608-7501	1-00559-0009	1-00817-0001	
Condominium Section	0487-R1			
Address	175 WEST 12 STREET	92 PARK AVENUE SOUTH	552 AVENUE OF THE AMERICA	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	FLATIRON	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	214	220	111	
Year Built	1961	1964	1973	
Gross SqFt	165,160	184,645	101,231	
Estimated Gross Income	\$6,650,000	\$9,248,078	\$3,088,232	
Gross Income per SqFt	\$40.26	\$50.09	\$30.51	
Estimated Expense	\$2,250,000	\$2,843,399	\$809,878	
Expense SqFt	\$13.62	\$15.40	\$8.00	
Net Operating Income	\$4,400,000	\$6,404,679	\$2,278,354	
Full Market Value	\$31,141,996	\$47,986,000	\$17,036,000	
Market Value per SqFt	\$188.56	\$259.88	\$168.29	
Distance from Condominium in miles		0.59	0.24	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00609-7502	1-00575-0077	1-00576-0076	1-00765-0047
Condominium Section	0965-R1			
Address	116 WEST 14 STREET	55 WEST 11 STREET	71 WEST 12 STREET	208 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	19	88	46	52
Year Built	1912	1924	1922	1925
Gross SqFt	58,507	63,943	37,824	33,547
Estimated Gross Income	\$1,683,246	\$2,450,267	\$1,088,095	\$963,766
Gross Income per SqFt	\$28.77	\$38.32	\$28.77	\$28.73
Estimated Expense	\$353,382	\$838,784	\$228,499	\$309,198
Expense SqFt	\$6.04	\$13.12	\$6.04	\$9.22
Net Operating Income	\$1,329,864	\$1,611,483	\$859,596	\$654,568
Full Market Value	\$7,468,999	\$12,194,000	\$6,455,000	\$4,916,000
Market Value per SqFt	\$127.66	\$190.70	\$170.66	\$146.54
Distance from Condominium in miles		0.21	0.19	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00610-7501	1-00572-0038	1-00631-0001	
Condominium Section	0366-R1			
Address	45 CHRISTOPHER STREET	20 5 AVENUE	669 WASHINGTON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	
Total Units	113	113	144	
Year Built	1931	1940	1930	
Gross SqFt	120,723	132,420	137,589	
Estimated Gross Income	\$4,467,958	\$5,109,988	\$4,874,232	
Gross Income per SqFt	\$37.01	\$38.59	\$35.43	
Estimated Expense	\$1,041,839	\$926,559	\$1,410,011	
Expense SqFt	\$8.63	\$7.00	\$10.25	
Net Operating Income	\$3,426,119	\$4,183,429	\$3,464,221	
Full Market Value	\$25,215,996	\$31,652,000	\$25,608,000	
Market Value per SqFt	\$208.87	\$239.03	\$186.12	
Distance from Condominium in miles		0.22	0.31	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00612-7501	1-00481-0019	1-00469-0030	
Condominium Section	0530-R1			
Address	22 PERRY STREET	54 SPRING STREET	223 2 AVENUE	
Neighborhood	GREENWICH VILLAGE-WEST	LITTLE ITALY	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	21	11	75	
Year Built	1987	1998	1925	
Gross SqFt	18,780	13,973	63,158	
Estimated Gross Income	\$802,282	\$714,487	\$2,515,280	
Gross Income per SqFt	\$42.72	\$51.13	\$39.83	
Estimated Expense	\$181,978	\$188,918	\$730,891	
Expense SqFt	\$9.69	\$13.52	\$11.57	
Net Operating Income	\$620,304	\$525,569	\$1,784,389	
Full Market Value	\$4,679,002	\$3,935,000	\$13,488,000	
Market Value per SqFt	\$249.15	\$281.61	\$213.56	
Distance from Condominium in miles		0.98	0.86	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00612-7502	1-00411-0058	1-00393-0056	1-00344-0065
Condominium Section	0626-R1			
Address	25 CHARLES STREET	149 ESSEX STREET	355 EAST 10 STREET	93 PITT STREET
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	ALPHABET CITY	LOWER EAST SIDE
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	30	25	33	36
Year Built	1910	1910	1920	1920
Gross SqFt	19,715	30,870	38,520	11,000
Estimated Gross Income	\$713,880	\$1,417,275	\$1,144,863	\$398,311
Gross Income per SqFt	\$36.21	\$45.91	\$29.72	\$36.21
Estimated Expense	\$299,077	\$285,857	\$343,276	\$166,916
Expense SqFt	\$15.17	\$9.26	\$8.91	\$15.17
Net Operating Income	\$414,803	\$1,131,418	\$801,587	\$231,395
Full Market Value	\$3,059,000	\$8,509,000	\$6,008,000	\$1,243,000
Market Value per SqFt	\$155.16	\$275.64	\$155.97	\$113.00
Distance from Condominium in miles		1.28	1.38	1.53

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00612-7503	1-00411-0058	1-00393-0056	
<b>Condominium Section</b>	0698-R1			
<b>Address</b>	259 WEST 4 STREET	149 ESSEX STREET	355 EAST 10 STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	ALPHABET CITY	
<b>Building Classification</b>	R9-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	25	25	33	
<b>Year Built</b>	1905	1910	1920	
<b>Gross SqFt</b>	13,997	30,870	38,520	
<b>Estimated Gross Income</b>	\$529,367	\$1,417,275	\$1,144,863	
<b>Gross Income per SqFt</b>	\$37.82	\$45.91	\$29.72	
<b>Estimated Expense</b>	\$127,373	\$285,857	\$343,276	
<b>Expense SqFt</b>	\$9.10	\$9.26	\$8.91	
<b>Net Operating Income</b>	\$401,994	\$1,131,418	\$801,587	
<b>Full Market Value</b>	\$3,043,000	\$8,509,000	\$6,008,000	
<b>Market Value per SqFt</b>	\$217.40	\$275.64	\$155.97	
<b>Distance from Condominium in miles</b>		1.28	1.38	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00612-7504	1-00559-0009	1-00817-0001	
<b>Condominium Section</b>	0850-R1			
<b>Address</b>	15 CHARLES STREET	92 PARK AVENUE SOUTH	552 AVENUE OF THE AMERICA	
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	FLATIRON	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	122	220	111	
<b>Year Built</b>	1964	1964	1973	
<b>Gross SqFt</b>	92,616	184,645	101,231	
<b>Estimated Gross Income</b>	\$3,600,000	\$9,248,078	\$3,088,232	
<b>Gross Income per SqFt</b>	\$38.87	\$50.09	\$30.51	
<b>Estimated Expense</b>	\$1,240,000	\$2,843,399	\$809,878	
<b>Expense SqFt</b>	\$13.39	\$15.40	\$8.00	
<b>Net Operating Income</b>	\$2,360,000	\$6,404,679	\$2,278,354	
<b>Full Market Value</b>	\$16,715,003	\$47,986,000	\$17,036,000	
<b>Market Value per SqFt</b>	\$180.48	\$259.88	\$168.29	
<b>Distance from Condominium in miles</b>		0.66	0.37	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00612-7505	1-00612-0018	1-00612-0009	1-00612-0029
Condominium Section	2061-R1			
Address	28 PERRY STREET	26 PERRY STREET	44 PERRY STREET	152 7 AVENUE SOUTH
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	17	16	15	14
Year Built	1900	1900	1900	1900
Gross SqFt	9,720	9,880	9,490	7,235
Estimated Gross Income	\$362,264	\$368,233	\$313,415	\$275,834
Gross Income per SqFt	\$37.27	\$37.27	\$33.03	\$38.12
Estimated Expense	\$112,363	\$114,199	\$84,156	\$75,266
Expense SqFt	\$11.56	\$11.56	\$8.87	\$10.40
Net Operating Income	\$249,901	\$254,034	\$229,259	\$200,568
Full Market Value	\$1,837,998	\$1,869,000	\$1,704,000	\$1,518,000
Market Value per SqFt	\$189.09	\$189.17	\$179.56	\$209.81
Distance from Condominium in miles		0.00	0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00616-7501	1-00764-0042	1-00765-0035	
Condominium Section	0445-R1			
Address	2 HORATIO STREET	72 7 AVENUE	78 7 AVENUE	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	241	113	121	
Year Built	1931	1931	1940	
Gross SqFt	209,011	109,669	128,350	
Estimated Gross Income	\$6,002,796	\$3,306,407	\$3,423,200	
Gross Income per SqFt	\$28.72	\$30.15	\$26.67	
Estimated Expense	\$2,142,363	\$1,118,528	\$1,120,868	
Expense SqFt	\$10.25	\$10.20	\$8.73	
Net Operating Income	\$3,860,433	\$2,187,879	\$2,302,332	
Full Market Value	\$28,993,000	\$16,384,000	\$16,646,000	
Market Value per SqFt	\$138.72	\$149.39	\$129.69	
Distance from Condominium in miles		0.13	0.17	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00618-7501	1-00642-0004	1-00772-0018	
Condominium Section	0447-R1			
Address	222 WEST 14 STREET	114 HORATIO STREET	235 WEST 22 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	132	121	150	
Year Built	1987	1987	1974	
Gross SqFt	101,634	85,030	116,586	
Estimated Gross Income	\$4,415,997	\$4,722,566	\$3,640,627	
Gross Income per SqFt	\$43.45	\$55.54	\$31.23	
Estimated Expense	\$1,114,925	\$1,417,450	\$815,472	
Expense SqFt	\$10.97	\$16.67	\$6.99	
Net Operating Income	\$3,301,072	\$3,305,116	\$2,825,155	
Full Market Value	\$24,869,001	\$24,648,000	\$21,094,000	
Market Value per SqFt	\$244.69	\$289.87	\$180.93	
Distance from Condominium in miles		0.39	0.42	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00618-7503	1-00617-0032	1-00618-0046	
Condominium Section	0907-R1			
Address	218 WEST 14 STREET	102 GREENWICH AVENUE	213 WEST 13 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R2-CONDOMINIUM	C5-WALK-UP	C1-WALK-UP	
Total Units	10	14	24	
Year Built	1910	1910	1910	
Gross SqFt	8,739	4,789	13,000	
Estimated Gross Income	\$364,242	\$217,865	\$492,179	
Gross Income per SqFt	\$41.68	\$45.49	\$37.86	
Estimated Expense	\$113,257	\$63,845	\$163,684	
Expense SqFt	\$12.96	\$13.33	\$12.59	
Net Operating Income	\$250,985	\$154,020	\$328,495	
Full Market Value	\$1,770,999	\$1,159,000	\$2,487,000	
Market Value per SqFt	\$202.65	\$242.01	\$191.31	
Distance from Condominium in miles		0.05	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00618-7504	1-00640-0021	1-00717-0077	
Condominium Section	2051-R1			
Address	122 GREENWICH AVENUE	756 WASHINGTON STREET	460 WEST 20 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	30	67	75	
Year Built	2008	2003	1999	
Gross SqFt	62,138	76,549	68,260	
Estimated Gross Income	\$2,490,000	\$3,288,934	\$3,221,669	
Gross Income per SqFt	\$40.07	\$42.97	\$47.20	
Estimated Expense	\$685,000	\$804,962	\$718,653	
Expense SqFt	\$11.02	\$10.52	\$10.53	
Net Operating Income	\$1,805,000	\$2,483,972	\$2,503,016	
Full Market Value	\$13,623,998	\$18,720,000	\$18,806,000	
Market Value per SqFt	\$219.25	\$244.55	\$275.51	
Distance from Condominium in miles		0.41	0.44	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00619-7502	1-00619-0082	1-00619-0067	
Condominium Section	0746-R1			
Address	204 WEST 10 STREET	87 CHRISTOPHER STREET	192 WEST 10 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R9-CONDOMINIUM	C7-WALK-UP	C4-WALK-UP	
Total Units	29	22	27	
Year Built	1910	1905	1910	
Gross SqFt	13,177	10,950	25,955	
Estimated Gross Income	\$426,539	\$374,928	\$838,000	
Gross Income per SqFt	\$32.37	\$34.24	\$32.29	
Estimated Expense	\$124,918	\$131,291	\$252,498	
Expense SqFt	\$9.48	\$11.99	\$9.73	
Net Operating Income	\$301,621	\$243,637	\$585,502	
Full Market Value	\$2,245,000	\$1,805,000	\$4,359,000	
Market Value per SqFt	\$170.37	\$164.84	\$167.94	
Distance from Condominium in miles		0.00	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-7501	1-00798-0066	1-00350-0026	
Condominium Section	1087-R1			
Address	534 HUDSON STREET	142 WEST 23 STREET	19 CLINTON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	22	70	25	
Year Built	1998	1989	2005	
Gross SqFt	41,506	48,680	36,000	
Estimated Gross Income	\$1,713,368	\$2,220,338	\$1,329,829	
Gross Income per SqFt	\$41.28	\$45.61	\$36.94	
Estimated Expense	\$331,633	\$379,804	\$294,256	
Expense SqFt	\$7.99	\$7.80	\$8.17	
Net Operating Income	\$1,381,735	\$1,840,534	\$1,035,573	
Full Market Value	\$10,434,002	\$13,844,000	\$7,623,000	
Market Value per SqFt	\$251.39	\$284.39	\$211.75	
Distance from Condominium in miles		0.82	1.42	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-7502	1-00620-0068	1-00621-0058	
Condominium Section	1459-R1			
Address	223 WEST 10 STREET	236 WEST 4 STREET	56 PERRY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	40	32	38	
Year Built	1893	1900	1880	
Gross SqFt	22,157	21,895	23,296	
Estimated Gross Income	\$723,648	\$643,190	\$837,238	
Gross Income per SqFt	\$32.66	\$29.38	\$35.94	
Estimated Expense	\$251,260	\$230,646	\$282,914	
Expense SqFt	\$11.34	\$10.53	\$12.14	
Net Operating Income	\$472,388	\$412,544	\$554,324	
Full Market Value	\$3,513,999	\$2,673,000	\$4,090,000	
Market Value per SqFt	\$158.60	\$122.08	\$175.57	
Distance from Condominium in miles		0.08	0.09	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00621-7503	1-00620-0012	1-00622-0025	
Condominium Section	1688-R1			
Address	382 BLEECKER STREET	108 CHARLES STREET	95 PERRY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	21	20	20	
Year Built	1914	1901	1901	
Gross SqFt	13,648	7,920	9,015	
Estimated Gross Income	\$526,403	\$352,757	\$293,853	
Gross Income per SqFt	\$38.57	\$44.54	\$32.60	
Estimated Expense	\$168,826	\$116,424	\$115,670	
Expense SqFt	\$12.37	\$14.70	\$12.83	
Net Operating Income	\$357,577	\$236,333	\$178,183	
Full Market Value	\$2,705,002	\$1,779,000	\$1,326,000	
Market Value per SqFt	\$198.20	\$224.62	\$147.09	
Distance from Condominium in miles		0.05	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00623-7501	1-00469-0030	1-00411-0058	1-00393-0056
Condominium Section	0776-R1			
Address	295 WEST 11 STREET	223 2 AVENUE	149 ESSEX STREET	355 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	LOWER EAST SIDE	ALPHABET CITY
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	60	75	25	33
Year Built	1920	1925	1910	1920
Gross SqFt	32,638	63,158	30,870	38,520
Estimated Gross Income	\$1,299,972	\$2,515,280	\$1,417,275	\$1,144,863
Gross Income per SqFt	\$39.83	\$39.83	\$45.91	\$29.72
Estimated Expense	\$377,622	\$730,891	\$285,857	\$343,276
Expense SqFt	\$11.57	\$11.57	\$9.26	\$8.91
Net Operating Income	\$922,350	\$1,784,389	\$1,131,418	\$801,587
Full Market Value	\$6,972,000	\$13,488,000	\$8,509,000	\$6,008,000
Market Value per SqFt	\$213.62	\$213.56	\$275.64	\$155.97
Distance from Condominium in miles		1.03	1.43	1.55

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00624-7502	1-00798-0066	1-00449-0017	1-00935-0053
<b>Condominium Section</b>	0106-R1			
<b>Address</b>	69 BANK STREET	142 WEST 23 STREET	56 ST MARK'S PLACE	312 EAST 30 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	CHELSEA	EAST VILLAGE	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	15	70	24	67
<b>Year Built</b>	1983	1989	2005	1986
<b>Gross SqFt</b>	27,448	48,680	16,454	47,820
<b>Estimated Gross Income</b>	\$1,031,770	\$2,220,338	\$645,820	\$1,656,890
<b>Gross Income per SqFt</b>	\$37.59	\$45.61	\$39.25	\$34.65
<b>Estimated Expense</b>	\$284,361	\$379,804	\$219,661	\$580,343
<b>Expense SqFt</b>	\$10.36	\$7.80	\$13.35	\$12.14
<b>Net Operating Income</b>	\$747,409	\$1,840,534	\$426,159	\$1,076,547
<b>Full Market Value</b>	\$5,494,000	\$13,844,000	\$3,223,000	\$7,971,000
<b>Market Value per SqFt</b>	\$200.16	\$284.39	\$195.88	\$166.69
<b>Distance from Condominium in miles</b>		0.65	1.13	1.47

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00624-7503	1-00618-0033	1-00631-0001	1-00572-0038
<b>Condominium Section</b>	0439-R1			
<b>Address</b>	302 WEST 12 STREET	48 7 AVENUE	669 WASHINGTON STREET	20 5 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	128	164	144	113
<b>Year Built</b>	1910	1931	1930	1940
<b>Gross SqFt</b>	138,934	142,204	137,589	132,420
<b>Estimated Gross Income</b>	\$4,922,432	\$3,880,549	\$4,874,232	\$5,109,988
<b>Gross Income per SqFt</b>	\$35.43	\$27.29	\$35.43	\$38.59
<b>Estimated Expense</b>	\$1,424,074	\$1,463,184	\$1,410,011	\$926,559
<b>Expense SqFt</b>	\$10.25	\$10.29	\$10.25	\$7.00
<b>Net Operating Income</b>	\$3,498,358	\$2,417,365	\$3,464,221	\$4,183,429
<b>Full Market Value</b>	\$25,860,004	\$17,438,000	\$25,608,000	\$31,652,000
<b>Market Value per SqFt</b>	\$186.13	\$122.63	\$186.12	\$239.03
<b>Distance from Condominium in miles</b>		0.20	0.28	0.44



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00624-7504	1-00469-0030	1-00902-0049	1-00927-0038
<b>Condominium Section</b>	0640-R1			
<b>Address</b>	419 BLEECKER STREET	223 2 AVENUE	220 EAST 22 STREET	320 EAST 22 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	EAST VILLAGE	GRAMERCY	KIPS BAY
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	87	75	123	94
<b>Year Built</b>	1939	1925	1930	1948
<b>Gross SqFt</b>	75,154	63,158	77,275	67,048
<b>Estimated Gross Income</b>	\$2,993,384	\$2,515,280	\$4,258,943	\$2,481,933
<b>Gross Income per SqFt</b>	\$39.83	\$39.83	\$55.11	\$37.02
<b>Estimated Expense</b>	\$869,532	\$730,891	\$1,022,560	\$421,819
<b>Expense SqFt</b>	\$11.57	\$11.57	\$13.23	\$6.29
<b>Net Operating Income</b>	\$2,123,852	\$1,784,389	\$3,236,383	\$2,060,114
<b>Full Market Value</b>	\$16,055,000	\$13,488,000	\$24,143,000	\$15,162,000
<b>Market Value per SqFt</b>	\$213.63	\$213.56	\$312.43	\$226.14
<b>Distance from Condominium in miles</b>		1.00	1.13	1.26

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00625-7501	1-00618-0033	1-00631-0001	1-00764-0042
<b>Condominium Section</b>	0363-R1			
<b>Address</b>	299 WEST 12 STREET	48 7 AVENUE	669 WASHINGTON STREET	72 7 AVENUE
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	181	164	144	113
<b>Year Built</b>	1930	1931	1930	1931
<b>Gross SqFt</b>	159,268	142,204	137,589	109,669
<b>Estimated Gross Income</b>	\$4,801,930	\$3,880,549	\$4,874,232	\$3,306,407
<b>Gross Income per SqFt</b>	\$30.15	\$27.29	\$35.43	\$30.15
<b>Estimated Expense</b>	\$1,624,534	\$1,463,184	\$1,410,011	\$1,118,528
<b>Expense SqFt</b>	\$10.20	\$10.29	\$10.25	\$10.20
<b>Net Operating Income</b>	\$3,177,396	\$2,417,365	\$3,464,221	\$2,187,879
<b>Full Market Value</b>	\$23,793,996	\$17,438,000	\$25,608,000	\$16,384,000
<b>Market Value per SqFt</b>	\$149.40	\$122.63	\$186.12	\$149.39
<b>Distance from Condominium in miles</b>		0.20	0.31	0.24

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00629-7501	1-00469-0030	1-00411-0058	1-00393-0056
<b>Condominium Section</b>	0469-R1			
<b>Address</b>	321 WEST 13 STREET	223 2 AVENUE	149 ESSEX STREET	355 EAST 10 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	EAST VILLAGE	LOWER EAST SIDE	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	21	75	25	33
<b>Year Built</b>	1907	1925	1910	1920
<b>Gross SqFt</b>	30,312	63,158	30,870	38,520
<b>Estimated Gross Income</b>	\$1,207,327	\$2,515,280	\$1,417,275	\$1,144,863
<b>Gross Income per SqFt</b>	\$39.83	\$39.83	\$45.91	\$29.72
<b>Estimated Expense</b>	\$350,710	\$730,891	\$285,857	\$343,276
<b>Expense SqFt</b>	\$11.57	\$11.57	\$9.26	\$8.91
<b>Net Operating Income</b>	\$856,617	\$1,784,389	\$1,131,418	\$801,587
<b>Full Market Value</b>	\$6,474,999	\$13,488,000	\$8,509,000	\$6,008,000
<b>Market Value per SqFt</b>	\$213.61	\$213.56	\$275.64	\$155.97
<b>Distance from Condominium in miles</b>		1.05	1.58	1.61

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00629-7502	1-00629-0044	1-00634-0016	
<b>Condominium Section</b>	0544-R1			
<b>Address</b>	350 WEST 14 STREET	305 WEST 13 STREET	110 BANK STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	49	77	61	
<b>Year Built</b>	1962	1964	1957	
<b>Gross SqFt</b>	32,863	56,508	42,258	
<b>Estimated Gross Income</b>	\$1,184,054	\$2,339,956	\$1,231,473	
<b>Gross Income per SqFt</b>	\$36.03	\$41.41	\$29.14	
<b>Estimated Expense</b>	\$283,279	\$646,948	\$297,465	
<b>Expense SqFt</b>	\$8.62	\$11.45	\$7.04	
<b>Net Operating Income</b>	\$900,775	\$1,693,008	\$934,008	
<b>Full Market Value</b>	\$6,645,001	\$12,783,000	\$7,009,000	
<b>Market Value per SqFt</b>	\$202.20	\$226.22	\$165.86	
<b>Distance from Condominium in miles</b>		0.00	0.32	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00629-7503	1-00878-0004	1-00469-0030	
Condominium Section	1057-R1			
Address	345 WEST 13 STREET	295 PARK AVENUE SOUTH	223 2 AVENUE	
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	47	190	75	
Year Built	1920	1900	1925	
Gross SqFt	123,881	145,299	63,158	
Estimated Gross Income	\$5,460,674	\$7,020,404	\$2,515,280	
Gross Income per SqFt	\$44.08	\$48.32	\$39.83	
Estimated Expense	\$1,521,259	\$1,887,171	\$730,891	
Expense SqFt	\$12.28	\$12.99	\$11.57	
Net Operating Income	\$3,939,415	\$5,133,233	\$1,784,389	
Full Market Value	\$29,664,004	\$38,509,000	\$13,488,000	
Market Value per SqFt	\$239.46	\$265.03	\$213.56	
Distance from Condominium in miles		0.94	1.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00629-7504	1-00469-0030	1-00411-0058	
Condominium Section	1120-R1			
Address	77 8 AVENUE	223 2 AVENUE	149 ESSEX STREET	
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	
Total Units	11	75	25	
Year Built	1920	1925	1910	
Gross SqFt	23,425	63,158	30,870	
Estimated Gross Income	\$1,004,230	\$2,515,280	\$1,417,275	
Gross Income per SqFt	\$42.87	\$39.83	\$45.91	
Estimated Expense	\$244,089	\$730,891	\$285,857	
Expense SqFt	\$10.42	\$11.57	\$9.26	
Net Operating Income	\$760,141	\$1,784,389	\$1,131,418	
Full Market Value	\$5,733,001	\$13,488,000	\$8,509,000	
Market Value per SqFt	\$244.74	\$213.56	\$275.64	
Distance from Condominium in miles		1.05	1.58	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00630-7502	1-00481-0019	1-00449-0017	
Condominium Section	0638-R1			
Address	513 HUDSON STREET	54 SPRING STREET	56 ST MARK'S PLACE	
Neighborhood	GREENWICH VILLAGE-WEST	LITTLE ITALY	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	8	11	24	
Year Built	1988	1998	2005	
Gross SqFt	8,129	13,973	16,454	
Estimated Gross Income	\$360,602	\$714,487	\$645,820	
Gross Income per SqFt	\$44.36	\$51.13	\$39.25	
Estimated Expense	\$97,060	\$188,918	\$219,661	
Expense SqFt	\$11.94	\$13.52	\$13.35	
Net Operating Income	\$263,542	\$525,569	\$426,159	
Full Market Value	\$1,860,000	\$3,935,000	\$3,223,000	
Market Value per SqFt	\$228.81	\$281.61	\$195.88	
Distance from Condominium in miles		0.96	1.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00631-7501	1-00631-0001	1-00631-0030	
Condominium Section	0018-R1			
Address	712 GREENWICH STREET	669 WASHINGTON STREET	697 GREENWICH STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	
Total Units	20	144	53	
Year Built	1910	1930	1979	
Gross SqFt	53,943	137,589	51,200	
Estimated Gross Income	\$1,560,000	\$4,874,232	\$2,509,744	
Gross Income per SqFt	\$28.92	\$35.43	\$49.02	
Estimated Expense	\$550,000	\$1,410,011	\$746,192	
Expense SqFt	\$10.20	\$10.25	\$14.57	
Net Operating Income	\$1,010,000	\$3,464,221	\$1,763,552	
Full Market Value	\$7,062,000	\$25,608,000	\$13,223,000	
Market Value per SqFt	\$130.92	\$186.12	\$258.26	
Distance from Condominium in miles		0.00	0.06	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00631-7502	1-00631-0030	1-00634-0047	
Condominium Section	0376-R1			
Address	677 WASHINGTON STREET	697 GREENWICH STREET	337 WEST 11 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	
Total Units	77	53	63	
Year Built	1987	1979	1965	
Gross SqFt	73,176	51,200	53,500	
Estimated Gross Income	\$3,399,025	\$2,509,744	\$2,347,640	
Gross Income per SqFt	\$46.45	\$49.02	\$43.88	
Estimated Expense	\$948,361	\$746,192	\$607,427	
Expense SqFt	\$12.96	\$14.57	\$11.35	
Net Operating Income	\$2,450,664	\$1,763,552	\$1,740,213	
Full Market Value	\$18,422,001	\$13,223,000	\$13,106,000	
Market Value per SqFt	\$251.75	\$258.26	\$244.97	
Distance from Condominium in miles		0.06	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00632-7503	1-00798-0066	1-00481-0019	
Condominium Section	2005-R1			
Address	132 PERRY STREET	142 WEST 23 STREET	54 SPRING STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	9	70	11	
Year Built	1990	1989	1998	
Gross SqFt	22,991	48,680	13,973	
Estimated Gross Income	\$956,426	\$2,220,338	\$714,487	
Gross Income per SqFt	\$41.60	\$45.61	\$51.13	
Estimated Expense	\$208,758	\$379,804	\$188,918	
Expense SqFt	\$9.08	\$7.80	\$13.52	
Net Operating Income	\$747,668	\$1,840,534	\$525,569	
Full Market Value	\$5,291,999	\$13,844,000	\$3,935,000	
Market Value per SqFt	\$230.18	\$284.39	\$281.61	
Distance from Condominium in miles		0.89	1.06	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00635-7501	1-00469-0030	1-00902-0049	1-00927-0038
<b>Condominium Section</b>	0158-R1			
<b>Address</b>	33 BETHUNE STREET	223 2 AVENUE	220 EAST 22 STREET	320 EAST 22 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	EAST VILLAGE	GRAMERCY	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	24	75	123	94
<b>Year Built</b>	1930	1925	1930	1948
<b>Gross SqFt</b>	42,407	63,158	77,275	67,048
<b>Estimated Gross Income</b>	\$1,689,071	\$2,515,280	\$4,258,943	\$2,481,933
<b>Gross Income per SqFt</b>	\$39.83	\$39.83	\$55.11	\$37.02
<b>Estimated Expense</b>	\$490,649	\$730,891	\$1,022,560	\$421,819
<b>Expense SqFt</b>	\$11.57	\$11.57	\$13.23	\$6.29
<b>Net Operating Income</b>	\$1,198,422	\$1,784,389	\$3,236,383	\$2,060,114
<b>Full Market Value</b>	\$9,059,003	\$13,488,000	\$24,143,000	\$15,162,000
<b>Market Value per SqFt</b>	\$213.62	\$213.56	\$312.43	\$226.14
<b>Distance from Condominium in miles</b>		1.13	1.28	1.40

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00636-7501	1-00642-0004	1-00631-0030	
<b>Condominium Section</b>	1011-R1			
<b>Address</b>	296 WEST 10 STREET	114 HORATIO STREET	697 GREENWICH STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D5-ELEVATOR	
<b>Total Units</b>	24	121	53	
<b>Year Built</b>	1997	1987	1979	
<b>Gross SqFt</b>	38,871	85,030	51,200	
<b>Estimated Gross Income</b>	\$2,034,508	\$4,722,566	\$2,509,744	
<b>Gross Income per SqFt</b>	\$52.34	\$55.54	\$49.02	
<b>Estimated Expense</b>	\$573,736	\$1,417,450	\$746,192	
<b>Expense SqFt</b>	\$14.76	\$16.67	\$14.57	
<b>Net Operating Income</b>	\$1,460,772	\$3,305,116	\$1,763,552	
<b>Full Market Value</b>	\$10,926,999	\$24,648,000	\$13,223,000	
<b>Market Value per SqFt</b>	\$281.11	\$289.87	\$258.26	
<b>Distance from Condominium in miles</b>		0.37	0.14	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00636-7502	1-00411-0058	1-00348-0040	
Condominium Section	1542-R1			
Address	3 WEEHAWKEN STREET	149 ESSEX STREET	90 CLINTON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
Total Units	20	25	36	
Year Built	1900	1910	1900	
Gross SqFt	11,852	30,870	38,498	
Estimated Gross Income	\$486,643	\$1,417,275	\$1,366,791	
Gross Income per SqFt	\$41.06	\$45.91	\$35.50	
Estimated Expense	\$144,831	\$285,857	\$355,488	
Expense SqFt	\$12.22	\$9.26	\$9.23	
Net Operating Income	\$341,812	\$1,131,418	\$1,011,303	
Full Market Value	\$2,581,004	\$8,509,000	\$7,475,000	
Market Value per SqFt	\$217.77	\$275.64	\$194.17	
Distance from Condominium in miles		1.42	1.62	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-7501	1-00411-0058	1-00469-0030	1-00393-0056
Condominium Section	0301-R1			
Address	155 PERRY STREET	149 ESSEX STREET	223 2 AVENUE	355 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	EAST VILLAGE	ALPHABET CITY
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	32	25	75	33
Year Built	1913	1910	1925	1920
Gross SqFt	48,708	30,870	63,158	38,520
Estimated Gross Income	\$1,940,040	\$1,417,275	\$2,515,280	\$1,144,863
Gross Income per SqFt	\$39.83	\$45.91	\$39.83	\$29.72
Estimated Expense	\$563,552	\$285,857	\$730,891	\$343,276
Expense SqFt	\$11.57	\$9.26	\$11.57	\$8.91
Net Operating Income	\$1,376,488	\$1,131,418	\$1,784,389	\$801,587
Full Market Value	\$10,405,004	\$8,509,000	\$13,488,000	\$6,008,000
Market Value per SqFt	\$213.62	\$275.64	\$213.56	\$155.97
Distance from Condominium in miles		1.51	1.20	1.70

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-7502	1-00631-0030	1-00642-0004	
Condominium Section	0473-R1			
Address	366 WEST 11 STREET	697 GREENWICH STREET	114 HORATIO STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D3-ELEVATOR	
Total Units	81	53	121	
Year Built	1987	1979	1987	
Gross SqFt	60,200	51,200	85,030	
Estimated Gross Income	\$3,150,868	\$2,509,744	\$4,722,566	
Gross Income per SqFt	\$52.34	\$49.02	\$55.54	
Estimated Expense	\$888,552	\$746,192	\$1,417,450	
Expense SqFt	\$14.76	\$14.57	\$16.67	
Net Operating Income	\$2,262,316	\$1,763,552	\$3,305,116	
Full Market Value	\$16,921,999	\$13,223,000	\$24,648,000	
Market Value per SqFt	\$281.10	\$258.26	\$289.87	
Distance from Condominium in miles		0.13	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-7504	1-00642-0004	1-00631-0030	1-00717-0077
Condominium Section	1229-R1			
Address	176 PERRY STREET	114 HORATIO STREET	697 GREENWICH STREET	460 WEST 20 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	23	121	53	75
Year Built	2001	1987	1979	1999
Gross SqFt	88,141	85,030	51,200	68,260
Estimated Gross Income	\$4,320,672	\$4,722,566	\$2,509,744	\$3,221,669
Gross Income per SqFt	\$49.02	\$55.54	\$49.02	\$47.20
Estimated Expense	\$1,284,214	\$1,417,450	\$746,192	\$718,653
Expense SqFt	\$14.57	\$16.67	\$14.57	\$10.53
Net Operating Income	\$3,036,458	\$3,305,116	\$1,763,552	\$2,503,016
Full Market Value	\$22,767,000	\$24,648,000	\$13,223,000	\$18,806,000
Market Value per SqFt	\$258.30	\$289.87	\$258.26	\$275.51
Distance from Condominium in miles		0.23	0.14	0.70



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-7505	1-00642-0004	1-00631-0030	
Condominium Section	1453-R1			
Address	165 CHARLES STREET	114 HORATIO STREET	697 GREENWICH STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D5-ELEVATOR	
Total Units	29	121	53	
Year Built	2004	1987	1979	
Gross SqFt	72,225	85,030	51,200	
Estimated Gross Income	\$3,780,257	\$4,722,566	\$2,509,744	
Gross Income per SqFt	\$52.34	\$55.54	\$49.02	
Estimated Expense	\$1,066,041	\$1,417,450	\$746,192	
Expense SqFt	\$14.76	\$16.67	\$14.57	
Net Operating Income	\$2,714,216	\$3,305,116	\$1,763,552	
Full Market Value	\$20,302,010	\$24,648,000	\$13,223,000	
Market Value per SqFt	\$281.09	\$289.87	\$258.26	
Distance from Condominium in miles		0.29	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-7508	1-00642-0004	1-00393-0056	
Condominium Section	2097-R1			
Address	166 PERRY STREET	114 HORATIO STREET	355 EAST 10 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	20	121	33	
Year Built	1905	1987	1920	
Gross SqFt	48,620	85,030	38,520	
Estimated Gross Income	\$2,360,000	\$4,722,566	\$1,144,863	
Gross Income per SqFt	\$48.54	\$55.54	\$29.72	
Estimated Expense	\$495,000	\$1,417,450	\$343,276	
Expense SqFt	\$10.18	\$16.67	\$8.91	
Net Operating Income	\$1,865,000	\$3,305,116	\$801,587	
Full Market Value	\$14,003,001	\$24,648,000	\$6,008,000	
Market Value per SqFt	\$288.01	\$289.87	\$155.97	
Distance from Condominium in miles		0.27	1.68	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00638-7501	1-00798-0066	1-00481-0019	
Condominium Section	0576-R1			
Address	164 BANK STREET	142 WEST 23 STREET	54 SPRING STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	24	70	11	
Year Built	1988	1989	1998	
Gross SqFt	21,991	48,680	13,973	
Estimated Gross Income	\$914,826	\$2,220,338	\$714,487	
Gross Income per SqFt	\$41.60	\$45.61	\$51.13	
Estimated Expense	\$199,678	\$379,804	\$188,918	
Expense SqFt	\$9.08	\$7.80	\$13.52	
Net Operating Income	\$715,148	\$1,840,534	\$525,569	
Full Market Value	\$5,398,996	\$13,844,000	\$3,935,000	
Market Value per SqFt	\$245.51	\$284.39	\$281.61	
Distance from Condominium in miles		0.90	1.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00638-7502	1-00798-0066	1-00481-0019	
Condominium Section	1211-R1			
Address	359 WEST 11 STREET	142 WEST 23 STREET	54 SPRING STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	18	70	11	
Year Built	1999	1989	1998	
Gross SqFt	39,213	48,680	13,973	
Estimated Gross Income	\$1,631,261	\$2,220,338	\$714,487	
Gross Income per SqFt	\$41.60	\$45.61	\$51.13	
Estimated Expense	\$356,054	\$379,804	\$188,918	
Expense SqFt	\$9.08	\$7.80	\$13.52	
Net Operating Income	\$1,275,207	\$1,840,534	\$525,569	
Full Market Value	\$9,626,999	\$13,844,000	\$3,935,000	
Market Value per SqFt	\$245.51	\$284.39	\$281.61	
Distance from Condominium in miles		0.90	1.17	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00640-7501	1-00642-0004	1-00619-0026	
Condominium Section	2060-R1			
Address	400 WEST 12 STREET	114 HORATIO STREET	340 BLEECKER STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D8-ELEVATOR	
Total Units	61	121	38	
Year Built	2007	1987	1930	
Gross SqFt	177,550	85,030	23,165	
Estimated Gross Income	\$10,202,023	\$4,722,566	\$1,372,517	
Gross Income per SqFt	\$57.46	\$55.54	\$59.25	
Estimated Expense	\$2,734,270	\$1,417,450	\$367,464	
Expense SqFt	\$15.40	\$16.67	\$15.86	
Net Operating Income	\$7,467,753	\$3,305,116	\$1,005,053	
Full Market Value	\$55,613,000	\$24,648,000	\$7,469,000	
Market Value per SqFt	\$313.22	\$289.87	\$322.43	
Distance from Condominium in miles		0.08	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00641-7501	1-00469-0030	1-00927-0038	
Condominium Section	0329-R1			
Address	88 JANE STREET	223 2 AVENUE	320 EAST 22 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	KIPS BAY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	27	75	94	
Year Built	1910	1925	1948	
Gross SqFt	20,546	63,158	67,048	
Estimated Gross Income	\$789,583	\$2,515,280	\$2,481,933	
Gross Income per SqFt	\$38.43	\$39.83	\$37.02	
Estimated Expense	\$183,476	\$730,891	\$421,819	
Expense SqFt	\$8.93	\$11.57	\$6.29	
Net Operating Income	\$606,107	\$1,784,389	\$2,060,114	
Full Market Value	\$4,585,999	\$13,488,000	\$15,162,000	
Market Value per SqFt	\$223.21	\$213.56	\$226.14	
Distance from Condominium in miles		1.15	1.40	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00641-7503	1-00642-0004	1-00642-0012	
<b>Condominium Section</b>	2087-R1			
<b>Address</b>	385 WEST 12 STREET	114 HORATIO STREET	110 HORATIO STREET	
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	12	121	33	
<b>Year Built</b>	2007	1987	1900	
<b>Gross SqFt</b>	48,890	85,030	26,250	
<b>Estimated Gross Income</b>	\$2,526,635	\$4,722,566	\$1,252,006	
<b>Gross Income per SqFt</b>	\$51.68	\$55.54	\$47.70	
<b>Estimated Expense</b>	\$679,571	\$1,417,450	\$337,618	
<b>Expense SqFt</b>	\$13.90	\$16.67	\$12.86	
<b>Net Operating Income</b>	\$1,847,064	\$3,305,116	\$914,388	
<b>Full Market Value</b>	\$13,823,000	\$24,648,000	\$6,867,000	
<b>Market Value per SqFt</b>	\$282.74	\$289.87	\$261.60	
<b>Distance from Condominium in miles</b>		0.04	0.04	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00642-7502	1-00878-0004	1-00140-0005	1-00372-0060
<b>Condominium Section</b>	1066-R1			
<b>Address</b>	99 JANE STREET	295 PARK AVENUE SOUTH	147 CHAMBERS STREET	274 EAST 2 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GRAMERCY	TRIBECA	ALPHABET CITY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	84	190	123	103
<b>Year Built</b>	1997	1900	1997	1997
<b>Gross SqFt</b>	147,335	145,299	130,568	80,500
<b>Estimated Gross Income</b>	\$6,311,831	\$7,020,404	\$5,593,246	\$2,764,792
<b>Gross Income per SqFt</b>	\$42.84	\$48.32	\$42.84	\$34.35
<b>Estimated Expense</b>	\$1,695,826	\$1,887,171	\$1,503,252	\$660,879
<b>Expense SqFt</b>	\$11.51	\$12.99	\$11.51	\$8.21
<b>Net Operating Income</b>	\$4,616,005	\$5,133,233	\$4,089,994	\$2,103,913
<b>Full Market Value</b>	\$34,817,007	\$38,509,000	\$30,849,000	\$15,587,000
<b>Market Value per SqFt</b>	\$236.31	\$265.03	\$236.27	\$193.63
<b>Distance from Condominium in miles</b>		1.20	1.55	1.95

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00643-7501	1-00626-0001	1-00641-0044	1-00641-0063
<b>Condominium Section</b>	0314-R1			
<b>Address</b>	77 HORATIO STREET	809 GREENWICH STREET	82 JANE STREET	345 WEST 12 STREET
<b>Neighborhood</b>	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
<b>Total Units</b>	12	27	29	12
<b>Year Built</b>	1910	1901	1900	1900
<b>Gross SqFt</b>	11,270	15,250	14,680	5,682
<b>Estimated Gross Income</b>	\$477,848	\$646,661	\$569,048	\$249,365
<b>Gross Income per SqFt</b>	\$42.40	\$42.40	\$38.76	\$43.89
<b>Estimated Expense</b>	\$126,900	\$171,671	\$201,599	\$71,308
<b>Expense SqFt</b>	\$11.26	\$11.26	\$13.73	\$12.55
<b>Net Operating Income</b>	\$350,948	\$474,990	\$367,449	\$178,057
<b>Full Market Value</b>	\$2,648,000	\$3,584,000	\$2,780,000	\$1,221,000
<b>Market Value per SqFt</b>	\$234.96	\$235.02	\$189.37	\$214.89
<b>Distance from Condominium in miles</b>		0.08	0.08	0.08

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00690-7501	1-00798-0066	1-01075-0047	
<b>Condominium Section</b>	1924-R1			
<b>Address</b>	520 WEST 19 STREET	142 WEST 23 STREET	530 WEST 47 STREET	
<b>Neighborhood</b>	CHELSEA	CHELSEA	CLINTON	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	25	70	33	
<b>Year Built</b>	2007	1989	1999	
<b>Gross SqFt</b>	67,671	48,680	22,500	
<b>Estimated Gross Income</b>	\$2,700,073	\$2,220,338	\$769,304	
<b>Gross Income per SqFt</b>	\$39.90	\$45.61	\$34.19	
<b>Estimated Expense</b>	\$607,686	\$379,804	\$228,698	
<b>Expense SqFt</b>	\$8.98	\$7.80	\$10.16	
<b>Net Operating Income</b>	\$2,092,387	\$1,840,534	\$540,606	
<b>Full Market Value</b>	\$15,815,004	\$13,844,000	\$4,006,000	
<b>Market Value per SqFt</b>	\$233.70	\$284.39	\$178.04	
<b>Distance from Condominium in miles</b>		0.68	1.36	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00691-7501	1-00753-0056	1-00701-0062	
Condominium Section	2074-R1			
Address	100 11 AVENUE	324 WEST 30 STREET	534 WEST 30 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
Total Units	55	224	369	
Year Built	2007	1928	2008	
Gross SqFt	137,343	147,888	387,468	
Estimated Gross Income	\$5,500,000	\$7,748,139	\$17,180,331	
Gross Income per SqFt	\$40.05	\$52.39	\$44.34	
Estimated Expense	\$1,665,000	\$1,863,168	\$4,080,038	
Expense SqFt	\$12.12	\$12.60	\$10.53	
Net Operating Income	\$3,835,000	\$5,884,971	\$13,100,293	
Full Market Value	\$28,938,995	\$17,380,000	\$98,632,000	
Market Value per SqFt	\$210.71	\$117.52	\$254.56	
Distance from Condominium in miles		0.58	0.48	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00693-7501	1-00902-0049	1-00469-0030	1-00927-0038
Condominium Section	1134-R1			
Address	532 WEST 22 STREET	220 EAST 22 STREET	223 2 AVENUE	320 EAST 22 STREET
Neighborhood	CHELSEA	GRAMERCY	EAST VILLAGE	KIPS BAY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	123	75	94
Year Built	1930	1930	1925	1948
Gross SqFt	28,207	77,275	63,158	67,048
Estimated Gross Income	\$1,123,485	\$4,258,943	\$2,515,280	\$2,481,933
Gross Income per SqFt	\$39.83	\$55.11	\$39.83	\$37.02
Estimated Expense	\$326,355	\$1,022,560	\$730,891	\$421,819
Expense SqFt	\$11.57	\$13.23	\$11.57	\$6.29
Net Operating Income	\$797,130	\$3,236,383	\$1,784,389	\$2,060,114
Full Market Value	\$6,025,999	\$24,143,000	\$13,488,000	\$15,162,000
Market Value per SqFt	\$213.63	\$312.43	\$213.56	\$226.14
Distance from Condominium in miles		1.40	1.45	1.54

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00694-7501	1-00902-0049	1-00469-0030	1-00927-0038
Condominium Section	0964-R1			
Address	525 WEST 22 STREET	220 EAST 22 STREET	223 2 AVENUE	320 EAST 22 STREET
Neighborhood	CHELSEA	GRAMERCY	EAST VILLAGE	KIPS BAY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	30	123	75	94
Year Built	1930	1930	1925	1948
Gross SqFt	72,274	77,275	63,158	67,048
Estimated Gross Income	\$2,878,673	\$4,258,943	\$2,515,280	\$2,481,933
Gross Income per SqFt	\$39.83	\$55.11	\$39.83	\$37.02
Estimated Expense	\$836,210	\$1,022,560	\$730,891	\$421,819
Expense SqFt	\$11.57	\$13.23	\$11.57	\$6.29
Net Operating Income	\$2,042,463	\$3,236,383	\$1,784,389	\$2,060,114
Full Market Value	\$15,438,999	\$24,143,000	\$13,488,000	\$15,162,000
Market Value per SqFt	\$213.62	\$312.43	\$213.56	\$226.14
Distance from Condominium in miles		1.41	1.47	1.54

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00695-7502	1-00798-0066	1-00469-0030	1-01058-0062
Condominium Section	1019-R1			
Address	521 WEST 23 STREET	142 WEST 23 STREET	223 2 AVENUE	698 10 AVENUE
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE	CLINTON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	6	70	75	10
Year Built	1914	1989	1925	1910
Gross SqFt	23,702	48,680	63,158	9,385
Estimated Gross Income	\$944,051	\$2,220,338	\$2,515,280	\$315,390
Gross Income per SqFt	\$39.83	\$45.61	\$39.83	\$33.61
Estimated Expense	\$274,232	\$379,804	\$730,891	\$126,553
Expense SqFt	\$11.57	\$7.80	\$11.57	\$13.48
Net Operating Income	\$669,819	\$1,840,534	\$1,784,389	\$188,837
Full Market Value	\$4,740,999	\$13,844,000	\$13,488,000	\$3,942,000
Market Value per SqFt	\$200.03	\$284.39	\$213.56	\$420.03
Distance from Condominium in miles		0.68	1.48	1.24

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00695-7503	1-00695-0015	1-00829-0001	
Condominium Section	1466-R1			
Address	555 WEST 23 STREET	527 WEST 23 STREET	796 AVENUE OF THE AMERICA	
Neighborhood	CHELSEA	CHELSEA	FLATIRON	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	336	325	273	
Year Built	2005	2001	2003	
Gross SqFt	272,102	300,000	293,978	
Estimated Gross Income	\$11,841,879	\$13,490,638	\$12,367,980	
Gross Income per SqFt	\$43.52	\$44.97	\$42.07	
Estimated Expense	\$3,308,760	\$3,895,061	\$2,988,510	
Expense SqFt	\$12.16	\$12.98	\$10.17	
Net Operating Income	\$8,533,119	\$9,595,577	\$9,379,470	
Full Market Value	\$64,280,006	\$72,212,000	\$70,783,000	
Market Value per SqFt	\$236.23	\$240.71	\$240.78	
Distance from Condominium in miles		0.00	0.84	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00695-7504	1-00717-0077	1-00720-0045	
Condominium Section	1523-R1			
Address	231 10 AVENUE	460 WEST 20 STREET	401 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	22	75	59	
Year Built	2004	1999	1999	
Gross SqFt	49,658	68,260	58,394	
Estimated Gross Income	\$2,219,713	\$3,221,669	\$2,463,988	
Gross Income per SqFt	\$44.70	\$47.20	\$42.20	
Estimated Expense	\$592,420	\$718,653	\$746,441	
Expense SqFt	\$11.93	\$10.53	\$12.78	
Net Operating Income	\$1,627,293	\$2,503,016	\$1,717,547	
Full Market Value	\$12,247,999	\$18,806,000	\$12,961,000	
Market Value per SqFt	\$246.65	\$275.51	\$221.96	
Distance from Condominium in miles		0.26	0.18	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00695-7505	1-00798-0066	1-01075-0047	1-00481-0019
Condominium Section	1752-R1			
Address	519 WEST 23 STREET	142 WEST 23 STREET	530 WEST 47 STREET	54 SPRING STREET
Neighborhood	CHELSEA	CHELSEA	CLINTON	LITTLE ITALY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	70	33	11
Year Built	2005	1989	1999	1998
Gross SqFt	24,000	48,680	22,500	13,973
Estimated Gross Income	\$1,094,640	\$2,220,338	\$769,304	\$714,487
Gross Income per SqFt	\$45.61	\$45.61	\$34.19	\$51.13
Estimated Expense	\$187,200	\$379,804	\$228,698	\$188,918
Expense SqFt	\$7.80	\$7.80	\$10.16	\$13.52
Net Operating Income	\$907,440	\$1,840,534	\$540,606	\$525,569
Full Market Value	\$6,825,003	\$13,844,000	\$4,006,000	\$3,935,000
Market Value per SqFt	\$284.38	\$284.39	\$178.04	\$281.61
Distance from Condominium in miles		0.68	1.13	1.89

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00695-7506	1-00640-0021	1-00508-0025	
Condominium Section	2026-R1			
Address	200 11 AVENUE	756 WASHINGTON STREET	65 EAST HOUSTON STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	LITTLE ITALY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	16	67	163	
Year Built	2007	2003	1991	
Gross SqFt	60,964	76,549	92,088	
Estimated Gross Income	\$2,203,239	\$3,288,934	\$5,217,006	
Gross Income per SqFt	\$36.14	\$42.97	\$56.65	
Estimated Expense	\$601,105	\$804,962	\$1,259,720	
Expense SqFt	\$9.86	\$10.52	\$13.68	
Net Operating Income	\$1,602,134	\$2,483,972	\$3,957,286	
Full Market Value	\$11,817,000	\$18,720,000	\$29,488,000	
Market Value per SqFt	\$193.84	\$244.55	\$320.22	
Distance from Condominium in miles		0.77	1.80	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00696-7502	1-00775-0009	1-00797-0074	
Condominium Section	1982-R1			
Address	245 10 AVENUE	245 WEST 25 STREET	160 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	18	68	49	
Year Built	2007	1938	2000	
Gross SqFt	49,238	36,500	41,423	
Estimated Gross Income	\$1,658,828	\$1,298,417	\$1,317,459	
Gross Income per SqFt	\$33.69	\$35.57	\$31.81	
Estimated Expense	\$539,156	\$433,392	\$240,635	
Expense SqFt	\$10.95	\$11.87	\$5.81	
Net Operating Income	\$1,119,672	\$865,025	\$1,076,824	
Full Market Value	\$8,298,001	\$6,393,000	\$6,446,000	
Market Value per SqFt	\$168.53	\$175.15	\$155.61	
Distance from Condominium in miles		0.51	0.69	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00714-7501	1-00717-0077	1-00695-0015	1-00772-0056
Condominium Section	1900-R1			
Address	450 WEST 17 STREET	460 WEST 20 STREET	527 WEST 23 STREET	208 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	181	75	325	266
Year Built	2006	1999	2001	1927
Gross SqFt	173,100	68,260	300,000	152,342
Estimated Gross Income	\$7,784,307	\$3,221,669	\$13,490,638	\$6,709,922
Gross Income per SqFt	\$44.97	\$47.20	\$44.97	\$44.05
Estimated Expense	\$2,246,838	\$718,653	\$3,895,061	\$1,592,385
Expense SqFt	\$12.98	\$10.53	\$12.98	\$10.45
Net Operating Income	\$5,537,469	\$2,503,016	\$9,595,577	\$5,117,537
Full Market Value	\$41,672,990	\$18,806,000	\$72,212,000	\$38,536,000
Market Value per SqFt	\$240.75	\$275.51	\$240.71	\$252.96
Distance from Condominium in miles		0.13	0.37	0.44

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00714-7501	1-00719-0020	1-00738-0015	1-00765-0041
<b>Condominium Section</b>	1900-R2			
<b>Address</b>	450 WEST 17 STREET	433 WEST 21 STREET	335 WEST 14 STREET	90 7 AVENUE
<b>Neighborhood</b>	CHELSEA	CHELSEA	CHELSEA	CHELSEA
<b>Building Classification</b>	RR-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	288	70	28	180
<b>Year Built</b>	2006	1930	1900	1930
<b>Gross SqFt</b>	264,402	63,956	28,321	141,491
<b>Estimated Gross Income</b>	\$7,038,381	\$1,724,913	\$753,839	\$3,583,862
<b>Gross Income per SqFt</b>	\$26.62	\$26.97	\$26.62	\$25.33
<b>Estimated Expense</b>	\$2,702,188	\$660,262	\$289,531	\$1,425,561
<b>Expense SqFt</b>	\$10.22	\$10.32	\$10.22	\$10.08
<b>Net Operating Income</b>	\$4,336,193	\$1,064,651	\$464,308	\$2,158,301
<b>Full Market Value</b>	\$21,450,000	\$7,686,000	\$3,357,000	\$15,664,000
<b>Market Value per SqFt</b>	\$81.13	\$120.18	\$118.53	\$110.71
<b>Distance from Condominium in miles</b>		0.23	0.20	0.34

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00716-7501	1-00744-0043	1-00722-0043	1-00717-0077
<b>Condominium Section</b>	1477-R1			
<b>Address</b>	444 WEST 19 STREET	209 8 AVENUE	241 9 AVENUE	460 WEST 20 STREET
<b>Neighborhood</b>	CHELSEA	CHELSEA	CHELSEA	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	42	40	43	75
<b>Year Built</b>	1900	1930	1929	1999
<b>Gross SqFt</b>	49,892	25,924	30,500	68,260
<b>Estimated Gross Income</b>	\$2,383,341	\$1,379,228	\$1,456,924	\$3,221,669
<b>Gross Income per SqFt</b>	\$47.77	\$53.20	\$47.77	\$47.20
<b>Estimated Expense</b>	\$376,685	\$367,904	\$230,252	\$718,653
<b>Expense SqFt</b>	\$7.55	\$14.19	\$7.55	\$10.53
<b>Net Operating Income</b>	\$2,006,656	\$1,011,324	\$1,226,672	\$2,503,016
<b>Full Market Value</b>	\$15,070,997	\$7,560,000	\$9,213,000	\$18,806,000
<b>Market Value per SqFt</b>	\$302.07	\$291.62	\$302.07	\$275.51
<b>Distance from Condominium in miles</b>		0.19	0.29	0.04

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00716-7502	1-00798-0066	1-00469-0030	1-01034-0007
Condominium Section	1566-R1			
Address	452 WEST 19 STREET	142 WEST 23 STREET	223 2 AVENUE	337 WEST 43 STREET
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	70	75	25
Year Built	1920	1989	1925	1988
Gross SqFt	22,920	48,680	63,158	17,600
Estimated Gross Income	\$827,979	\$2,220,338	\$2,515,280	\$581,779
Gross Income per SqFt	\$36.12	\$45.61	\$39.83	\$33.06
Estimated Expense	\$262,089	\$379,804	\$730,891	\$217,833
Expense SqFt	\$11.43	\$7.80	\$11.57	\$12.38
Net Operating Income	\$565,890	\$1,840,534	\$1,784,389	\$363,946
Full Market Value	\$4,176,999	\$13,844,000	\$13,488,000	\$2,233,000
Market Value per SqFt	\$182.24	\$284.39	\$213.56	\$126.88
Distance from Condominium in miles		0.54	1.26	1.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00716-7503	1-00717-0077	1-00720-0045	1-00767-0043
Condominium Section	1871-R1			
Address	447 WEST 18 STREET	460 WEST 20 STREET	401 WEST 22 STREET	128 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	47	75	59	65
Year Built	2007	1999	1999	1959
Gross SqFt	83,950	68,260	58,394	46,812
Estimated Gross Income	\$3,542,690	\$3,221,669	\$2,463,988	\$1,838,192
Gross Income per SqFt	\$42.20	\$47.20	\$42.20	\$39.27
Estimated Expense	\$1,072,881	\$718,653	\$746,441	\$405,481
Expense SqFt	\$12.78	\$10.53	\$12.78	\$8.66
Net Operating Income	\$2,469,809	\$2,503,016	\$1,717,547	\$1,432,711
Full Market Value	\$18,637,000	\$18,806,000	\$12,961,000	\$10,834,000
Market Value per SqFt	\$222.00	\$275.51	\$221.96	\$231.44
Distance from Condominium in miles		0.04	0.19	0.34

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00716-7504	1-00716-0055	1-00717-0077	1-00720-0045
Condominium Section	1939-R1			
Address	459 WEST 18 STREET	434 WEST 19 STREET	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	10	40	75	59
Year Built	2007	1986	1999	1999
Gross SqFt	26,615	21,000	68,260	58,394
Estimated Gross Income	\$1,123,153	\$814,000	\$3,221,669	\$2,463,988
Gross Income per SqFt	\$42.20	\$38.76	\$47.20	\$42.20
Estimated Expense	\$340,140	\$282,136	\$718,653	\$746,441
Expense SqFt	\$12.78	\$13.44	\$10.53	\$12.78
Net Operating Income	\$783,013	\$531,864	\$2,503,016	\$1,717,547
Full Market Value	\$5,550,003	\$4,023,000	\$18,806,000	\$12,961,000
Market Value per SqFt	\$208.53	\$191.57	\$275.51	\$221.96
Distance from Condominium in miles		0.00	0.04	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00716-7505	1-00744-0043	1-00722-0043	
Condominium Section	2201-R1			
Address	456 WEST 19 STREET	209 8 AVENUE	241 9 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	22	40	43	
Year Built	2008	1930	1929	
Gross SqFt	50,490	25,924	30,500	
Estimated Gross Income	\$2,549,240	\$1,379,228	\$1,456,924	
Gross Income per SqFt	\$50.49	\$53.20	\$47.77	
Estimated Expense	\$548,826	\$367,904	\$230,252	
Expense SqFt	\$10.87	\$14.19	\$7.55	
Net Operating Income	\$2,000,414	\$1,011,324	\$1,226,672	
Full Market Value	\$15,008,000	\$7,560,000	\$9,213,000	
Market Value per SqFt	\$297.25	\$291.62	\$302.07	
Distance from Condominium in miles		0.19	0.29	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00717-7501	1-00717-0077	1-00716-0055	1-00720-0045
Condominium Section	0572-R1			
Address	445 WEST 19 STREET	460 WEST 20 STREET	434 WEST 19 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	71	75	40	59
Year Built	1989	1999	1986	1999
Gross SqFt	54,355	68,260	21,000	58,394
Estimated Gross Income	\$2,293,781	\$3,221,669	\$814,000	\$2,463,988
Gross Income per SqFt	\$42.20	\$47.20	\$38.76	\$42.20
Estimated Expense	\$694,657	\$718,653	\$282,136	\$746,441
Expense SqFt	\$12.78	\$10.53	\$13.44	\$12.78
Net Operating Income	\$1,599,124	\$2,503,016	\$531,864	\$1,717,547
Full Market Value	\$12,067,006	\$18,806,000	\$4,023,000	\$12,961,000
Market Value per SqFt	\$222.00	\$275.51	\$191.57	\$221.96
Distance from Condominium in miles		0.00	0.04	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00718-7501	1-00717-0077	1-00720-0045	1-00744-0043
Condominium Section	2067-R1			
Address	177 9 AVENUE	460 WEST 20 STREET	401 WEST 22 STREET	209 8 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	54	75	59	40
Year Built	2008	1999	1999	1930
Gross SqFt	113,082	68,260	58,394	25,924
Estimated Gross Income	\$5,337,470	\$3,221,669	\$2,463,988	\$1,379,228
Gross Income per SqFt	\$47.20	\$47.20	\$42.20	\$53.20
Estimated Expense	\$1,251,818	\$718,653	\$746,441	\$367,904
Expense SqFt	\$11.07	\$10.53	\$12.78	\$14.19
Net Operating Income	\$4,085,652	\$2,503,016	\$1,717,547	\$1,011,324
Full Market Value	\$30,696,000	\$18,806,000	\$12,961,000	\$7,560,000
Market Value per SqFt	\$271.45	\$275.51	\$221.96	\$291.62
Distance from Condominium in miles		0.05	0.09	0.17

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00720-7501	1-00720-0045	1-00716-0055	
Condominium Section	0228-R1			
Address	420 WEST 23 STREET	401 WEST 22 STREET	434 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	39	59	40	
Year Built	1985	1999	1986	
Gross SqFt	37,431	58,394	21,000	
Estimated Gross Income	\$1,515,207	\$2,463,988	\$814,000	
Gross Income per SqFt	\$40.48	\$42.20	\$38.76	
Estimated Expense	\$490,720	\$746,441	\$282,136	
Expense SqFt	\$13.11	\$12.78	\$13.44	
Net Operating Income	\$1,024,487	\$1,717,547	\$531,864	
Full Market Value	\$7,293,015	\$12,961,000	\$4,023,000	
Market Value per SqFt	\$194.84	\$221.96	\$191.57	
Distance from Condominium in miles		0.00	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00720-7502	1-00798-0066	1-01058-0062	1-01034-0007
Condominium Section	0368-R1			
Address	468 WEST 23 STREET	142 WEST 23 STREET	698 10 AVENUE	337 WEST 43 STREET
Neighborhood	CHELSEA	CHELSEA	CLINTON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	11	70	10	25
Year Built	1900	1989	1910	1988
Gross SqFt	8,408	48,680	9,385	17,600
Estimated Gross Income	\$282,593	\$2,220,338	\$315,390	\$581,779
Gross Income per SqFt	\$33.61	\$45.61	\$33.61	\$33.06
Estimated Expense	\$113,340	\$379,804	\$126,553	\$217,833
Expense SqFt	\$13.48	\$7.80	\$13.48	\$12.38
Net Operating Income	\$169,253	\$1,840,534	\$188,837	\$363,946
Full Market Value	\$1,256,998	\$13,844,000	\$3,942,000	\$2,233,000
Market Value per SqFt	\$149.50	\$284.39	\$420.03	\$126.88
Distance from Condominium in miles		0.51	1.28	1.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00721-7501	1-00757-0022	1-00721-0007	1-00695-0015
<b>Condominium Section</b>	0443-R1			
<b>Address</b>	465 WEST 23 STREET	315 WEST 33 STREET	415 WEST 23 STREET	527 WEST 23 STREET
<b>Neighborhood</b>	CHELSEA	FASHION	CHELSEA	CHELSEA
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	713	346	959	325
<b>Year Built</b>	1920	2000	1934	2001
<b>Gross SqFt</b>	616,965	582,270	950,200	300,000
<b>Estimated Gross Income</b>	\$27,720,237	\$26,633,030	\$30,758,405	\$13,490,638
<b>Gross Income per SqFt</b>	\$44.93	\$45.74	\$32.37	\$44.97
<b>Estimated Expense</b>	\$11,234,933	\$8,792,277	\$10,679,923	\$3,895,061
<b>Expense SqFt</b>	\$18.21	\$15.10	\$11.24	\$12.98
<b>Net Operating Income</b>	\$16,485,304	\$17,840,753	\$20,078,482	\$9,595,577
<b>Full Market Value</b>	\$124,062,000	\$134,181,000	\$149,460,000	\$72,212,000
<b>Market Value per SqFt</b>	\$201.08	\$230.44	\$157.29	\$240.71
<b>Distance from Condominium in miles</b>		0.51	0.00	0.17

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00722-7501	1-00720-0045	1-00772-0056	1-00771-0001
<b>Condominium Section</b>	1819-R1			
<b>Address</b>	420 WEST 25 STREET	401 WEST 22 STREET	208 WEST 23 STREET	216 8 AVENUE
<b>Neighborhood</b>	CHELSEA	CHELSEA	CHELSEA	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	79	59	266	39
<b>Year Built</b>	1912	1999	1927	1910
<b>Gross SqFt</b>	97,500	58,394	152,342	32,325
<b>Estimated Gross Income</b>	\$4,294,875	\$2,463,988	\$6,709,922	\$1,495,900
<b>Gross Income per SqFt</b>	\$44.05	\$42.20	\$44.05	\$46.28
<b>Estimated Expense</b>	\$1,562,925	\$746,441	\$1,592,385	\$374,047
<b>Expense SqFt</b>	\$16.03	\$12.78	\$10.45	\$11.57
<b>Net Operating Income</b>	\$2,731,950	\$1,717,547	\$5,117,537	\$1,121,853
<b>Full Market Value</b>	\$20,571,999	\$12,961,000	\$38,536,000	\$8,434,000
<b>Market Value per SqFt</b>	\$210.99	\$221.96	\$252.96	\$260.91
<b>Distance from Condominium in miles</b>		0.10	0.35	0.37



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00723-7501	1-00722-0024	1-00753-0078	
Condominium Section	1499-R1			
Address	263 9 AVENUE	421 WEST 24 STREET	342 9 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	52	35	63	
Year Built	1914	1927	1940	
Gross SqFt	96,088	21,012	45,000	
Estimated Gross Income	\$3,950,178	\$723,740	\$2,166,511	
Gross Income per SqFt	\$41.11	\$34.44	\$48.14	
Estimated Expense	\$826,357	\$202,532	\$476,755	
Expense SqFt	\$8.60	\$9.64	\$10.59	
Net Operating Income	\$3,123,821	\$521,208	\$1,689,756	
Full Market Value	\$23,590,005	\$3,861,000	\$12,687,000	
Market Value per SqFt	\$245.50	\$183.75	\$281.93	
Distance from Condominium in miles		0.05	0.26	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00734-7501	1-00732-0007	1-00786-0042	
Condominium Section	0054-R1			
Address	438 WEST 37 STREET	455 WEST 34 STREET	488 7 AVENUE	
Neighborhood	JAVITS CENTER	JAVITS CENTER	FASHION	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	52	128	108	
Year Built	1915	1929	1902	
Gross SqFt	110,799	97,867	88,872	
Estimated Gross Income	\$2,998,221	\$2,648,591	\$3,068,183	
Gross Income per SqFt	\$27.06	\$27.06	\$34.52	
Estimated Expense	\$1,078,074	\$952,063	\$792,441	
Expense SqFt	\$9.73	\$9.73	\$8.92	
Net Operating Income	\$1,920,147	\$1,696,528	\$2,275,742	
Full Market Value	\$13,859,998	\$12,246,000	\$16,854,000	
Market Value per SqFt	\$125.09	\$125.13	\$189.64	
Distance from Condominium in miles		0.10	0.34	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00738-7501	1-00767-0043	1-00764-0007	
Condominium Section	0615-R1			
Address	85 8 AVENUE	128 7 AVENUE	253 WEST 14 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	117	65	47	
Year Built	1973	1959	1930	
Gross SqFt	110,995	46,812	39,628	
Estimated Gross Income	\$4,192,281	\$1,838,192	\$1,496,883	
Gross Income per SqFt	\$37.77	\$39.27	\$37.77	
Estimated Expense	\$1,348,589	\$405,481	\$481,589	
Expense SqFt	\$12.15	\$8.66	\$12.15	
Net Operating Income	\$2,843,692	\$1,432,711	\$1,015,294	
Full Market Value	\$21,527,000	\$10,834,000	\$7,686,000	
Market Value per SqFt	\$193.95	\$231.44	\$193.95	
Distance from Condominium in miles		0.22	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00738-7502	1-00411-0058	1-00469-0030	1-00927-0038
Condominium Section	1326-R1			
Address	366 WEST 15 STREET	149 ESSEX STREET	223 2 AVENUE	320 EAST 22 STREET
Neighborhood	CHELSEA	LOWER EAST SIDE	EAST VILLAGE	KIPS BAY
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	22	25	75	94
Year Built	1905	1910	1925	1948
Gross SqFt	37,402	30,870	63,158	67,048
Estimated Gross Income	\$1,489,722	\$1,417,275	\$2,515,280	\$2,481,933
Gross Income per SqFt	\$39.83	\$45.91	\$39.83	\$37.02
Estimated Expense	\$432,741	\$285,857	\$730,891	\$421,819
Expense SqFt	\$11.57	\$9.26	\$11.57	\$6.29
Net Operating Income	\$1,056,981	\$1,131,418	\$1,784,389	\$2,060,114
Full Market Value	\$7,990,000	\$8,509,000	\$13,488,000	\$15,162,000
Market Value per SqFt	\$213.62	\$275.64	\$213.56	\$226.14
Distance from Condominium in miles		1.62	1.06	1.24

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00745-7502	1-00768-0059	1-00772-0056	1-00772-0018
Condominium Section	0739-R1			
Address	360 WEST 22 STREET	238 WEST 19 STREET	208 WEST 23 STREET	235 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	218	202	266	150
Year Built	1963	1986	1927	1974
Gross SqFt	196,721	157,364	152,342	116,586
Estimated Gross Income	\$6,143,597	\$4,867,856	\$6,709,922	\$3,640,627
Gross Income per SqFt	\$31.23	\$30.93	\$44.05	\$31.23
Estimated Expense	\$1,375,080	\$1,924,715	\$1,592,385	\$815,472
Expense SqFt	\$6.99	\$12.23	\$10.45	\$6.99
Net Operating Income	\$4,768,517	\$2,943,141	\$5,117,537	\$2,825,155
Full Market Value	\$35,605,000	\$21,988,000	\$38,536,000	\$21,094,000
Market Value per SqFt	\$180.99	\$139.73	\$252.96	\$180.93
Distance from Condominium in miles		0.22	0.17	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00745-7503	1-00720-0045	1-00716-0055	
Condominium Section	1044-R1			
Address	225 8 AVENUE	401 WEST 22 STREET	434 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	70	59	40	
Year Built	1998	1999	1986	
Gross SqFt	66,668	58,394	21,000	
Estimated Gross Income	\$2,610,052	\$2,463,988	\$814,000	
Gross Income per SqFt	\$39.15	\$42.20	\$38.76	
Estimated Expense	\$672,013	\$746,441	\$282,136	
Expense SqFt	\$10.08	\$12.78	\$13.44	
Net Operating Income	\$1,938,039	\$1,717,547	\$531,864	
Full Market Value	\$14,657,000	\$12,961,000	\$4,023,000	
Market Value per SqFt	\$219.85	\$221.96	\$191.57	
Distance from Condominium in miles		0.18	0.22	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-7502	1-01309-0008	1-00935-0053	
Condominium Section	0124-R1			
Address	344 WEST 23 STREET	125 EAST 54 STREET	312 EAST 30 STREET	
Neighborhood	CHELSEA	MIDTOWN CBD	KIPS BAY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	44	66	67	
Year Built	1985	1977	1986	
Gross SqFt	53,937	56,073	47,820	
Estimated Gross Income	\$2,164,492	\$2,703,803	\$1,656,890	
Gross Income per SqFt	\$40.13	\$48.22	\$34.65	
Estimated Expense	\$537,752	\$696,287	\$580,343	
Expense SqFt	\$9.97	\$12.42	\$12.14	
Net Operating Income	\$1,626,740	\$2,007,516	\$1,076,547	
Full Market Value	\$12,294,001	\$15,061,000	\$7,971,000	
Market Value per SqFt	\$227.93	\$268.60	\$166.69	
Distance from Condominium in miles		1.80	1.26	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-7503	1-00772-0018	1-00771-0046	
Condominium Section	0206-R1			
Address	249 8 AVENUE	235 WEST 22 STREET	196 7 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	221	150	85	
Year Built	1931	1974	1940	
Gross SqFt	151,785	116,586	76,450	
Estimated Gross Income	\$4,480,693	\$3,640,627	\$2,126,075	
Gross Income per SqFt	\$29.52	\$31.23	\$27.81	
Estimated Expense	\$941,067	\$815,472	\$850,889	
Expense SqFt	\$6.20	\$6.99	\$11.13	
Net Operating Income	\$3,539,626	\$2,825,155	\$1,275,186	
Full Market Value	\$26,540,000	\$21,094,000	\$9,185,000	
Market Value per SqFt	\$174.85	\$180.93	\$120.14	
Distance from Condominium in miles		0.17	0.18	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-7504	1-00798-0066	1-00469-0030	1-00927-0038
Condominium Section	0309-R1			
Address	305 WEST 22 STREET	142 WEST 23 STREET	223 2 AVENUE	320 EAST 22 STREET
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE	KIPS BAY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	26	70	75	94
Year Built	1920	1989	1925	1948
Gross SqFt	30,908	48,680	63,158	67,048
Estimated Gross Income	\$1,231,066	\$2,220,338	\$2,515,280	\$2,481,933
Gross Income per SqFt	\$39.83	\$45.61	\$39.83	\$37.02
Estimated Expense	\$357,606	\$379,804	\$730,891	\$421,819
Expense SqFt	\$11.57	\$7.80	\$11.57	\$6.29
Net Operating Income	\$873,460	\$1,840,534	\$1,784,389	\$2,060,114
Full Market Value	\$6,602,999	\$13,844,000	\$13,488,000	\$15,162,000
Market Value per SqFt	\$213.63	\$284.39	\$213.56	\$226.14
Distance from Condominium in miles		0.34	1.15	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-7505	1-00798-0066	1-00469-0030	
Condominium Section	0875-R1			
Address	322 WEST 23 STREET	142 WEST 23 STREET	223 2 AVENUE	
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	11	70	75	
Year Built	1911	1989	1925	
Gross SqFt	16,083	48,680	63,158	
Estimated Gross Income	\$687,066	\$2,220,338	\$2,515,280	
Gross Income per SqFt	\$42.72	\$45.61	\$39.83	
Estimated Expense	\$155,844	\$379,804	\$730,891	
Expense SqFt	\$9.69	\$7.80	\$11.57	
Net Operating Income	\$531,222	\$1,840,534	\$1,784,389	
Full Market Value	\$4,006,999	\$13,844,000	\$13,488,000	
Market Value per SqFt	\$249.14	\$284.39	\$213.56	
Distance from Condominium in miles		0.34	1.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-7506	1-00798-0066	1-00927-0038	1-00469-0030
Condominium Section	1441-R1			
Address	312 WEST 23 STREET	142 WEST 23 STREET	320 EAST 22 STREET	223 2 AVENUE
Neighborhood	CHELSEA	CHELSEA	KIPS BAY	EAST VILLAGE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	77	70	94	75
Year Built	1948	1989	1948	1925
Gross SqFt	36,000	48,680	67,048	63,158
Estimated Gross Income	\$1,433,880	\$2,220,338	\$2,481,933	\$2,515,280
Gross Income per SqFt	\$39.83	\$45.61	\$37.02	\$39.83
Estimated Expense	\$416,520	\$379,804	\$421,819	\$730,891
Expense SqFt	\$11.57	\$7.80	\$6.29	\$11.57
Net Operating Income	\$1,017,360	\$1,840,534	\$2,060,114	\$1,784,389
Full Market Value	\$7,689,994	\$13,844,000	\$15,162,000	\$13,488,000
Market Value per SqFt	\$213.61	\$284.39	\$226.14	\$213.56
Distance from Condominium in miles		0.34	1.20	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-7507	1-00764-0051	1-00792-0008	
Condominium Section	2146-R1			
Address	350 WEST 23 STREET	222 WEST 15 STREET	151 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	14	64	76	
Year Built	1910	1928	1962	
Gross SqFt	32,450	38,330	43,770	
Estimated Gross Income	\$1,398,920	\$1,807,570	\$1,710,297	
Gross Income per SqFt	\$43.11	\$47.16	\$39.07	
Estimated Expense	\$344,619	\$390,417	\$483,841	
Expense SqFt	\$10.62	\$10.19	\$11.05	
Net Operating Income	\$1,054,301	\$1,417,153	\$1,226,456	
Full Market Value	\$7,906,999	\$10,648,000	\$9,276,000	
Market Value per SqFt	\$243.67	\$277.80	\$211.93	
Distance from Condominium in miles		0.41	0.43	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00751-7501	1-00798-0066	1-01075-0047	
Condominium Section	1328-R1			
Address	360 WEST 28 STREET	142 WEST 23 STREET	530 WEST 47 STREET	
Neighborhood	CHELSEA	CHELSEA	CLINTON	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	17	70	33	
Year Built	2002	1989	1999	
Gross SqFt	15,480	48,680	22,500	
Estimated Gross Income	\$617,652	\$2,220,338	\$769,304	
Gross Income per SqFt	\$39.90	\$45.61	\$34.19	
Estimated Expense	\$139,010	\$379,804	\$228,698	
Expense SqFt	\$8.98	\$7.80	\$10.16	
Net Operating Income	\$478,642	\$1,840,534	\$540,606	
Full Market Value	\$3,618,000	\$13,844,000	\$4,006,000	
Market Value per SqFt	\$233.72	\$284.39	\$178.04	
Distance from Condominium in miles		0.40	1.01	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00760-7501	1-00732-0058	1-00786-0042	
Condominium Section	1295-R1			
Address	315 WEST 36 STREET	444 WEST 35 STREET	488 7 AVENUE	
Neighborhood	FASHION	JAVITS CENTER	FASHION	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	20	86	108	
Year Built	1926	1989	1902	
Gross SqFt	31,962	64,449	88,872	
Estimated Gross Income	\$1,150,952	\$2,416,825	\$3,068,183	
Gross Income per SqFt	\$36.01	\$37.50	\$34.52	
Estimated Expense	\$316,424	\$700,248	\$792,441	
Expense SqFt	\$9.90	\$10.87	\$8.92	
Net Operating Income	\$834,528	\$1,716,577	\$2,275,742	
Full Market Value	\$6,157,002	\$12,620,000	\$16,854,000	
Market Value per SqFt	\$192.64	\$195.81	\$189.64	
Distance from Condominium in miles		0.20	0.17	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00762-7501	1-00762-0003	1-00763-0076	1-00759-0030
Condominium Section	0095-R1			
Address	319 WEST 38 STREET	506 9 AVENUE	536 9 AVENUE	317 WEST 35 STREET
Neighborhood	FASHION	FASHION	FASHION	FASHION
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	41	18	18
Year Built	1920	1920	1920	1920
Gross SqFt	11,685	20,989	9,575	9,220
Estimated Gross Income	\$353,939	\$635,818	\$361,551	\$278,180
Gross Income per SqFt	\$30.29	\$30.29	\$37.76	\$30.17
Estimated Expense	\$99,089	\$177,979	\$113,817	\$111,876
Expense SqFt	\$8.48	\$8.48	\$11.89	\$12.13
Net Operating Income	\$254,850	\$457,839	\$247,734	\$166,304
Full Market Value	\$1,908,001	\$3,427,000	\$1,875,000	\$1,242,000
Market Value per SqFt	\$163.29	\$163.28	\$195.82	\$134.71
Distance from Condominium in miles		0.00	0.05	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00762-7502	1-00732-0058	1-00999-0054	
Condominium Section	1863-R1			
Address	502 9 AVENUE	444 WEST 35 STREET	150 WEST 47 STREET	
Neighborhood	FASHION	JAVITS CENTER	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	36	86	105	
Year Built	2005	1989	1979	
Gross SqFt	34,168	64,449	66,182	
Estimated Gross Income	\$1,302,484	\$2,416,825	\$2,563,756	
Gross Income per SqFt	\$38.12	\$37.50	\$38.74	
Estimated Expense	\$366,281	\$700,248	\$681,559	
Expense SqFt	\$10.72	\$10.87	\$10.30	
Net Operating Income	\$936,203	\$1,716,577	\$1,882,197	
Full Market Value	\$7,085,000	\$12,620,000	\$14,239,000	
Market Value per SqFt	\$207.36	\$195.81	\$215.15	
Distance from Condominium in miles		0.26	0.52	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00764-7501	1-00764-0067	1-00764-0061	1-00764-0037
Condominium Section	0656-R1			
Address	217 WEST 14 STREET	254 WEST 15 STREET	240 WEST 15 STREET	201 WEST 14 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	22	24	36	19
Year Built	1930	1928	1928	1920
Gross SqFt	16,478	12,276	23,112	11,295
Estimated Gross Income	\$588,429	\$374,364	\$825,366	\$718,814
Gross Income per SqFt	\$35.71	\$30.50	\$35.71	\$63.64
Estimated Expense	\$192,957	\$69,035	\$270,530	\$208,506
Expense SqFt	\$11.71	\$5.62	\$11.71	\$18.46
Net Operating Income	\$395,472	\$305,329	\$554,836	\$510,308
Full Market Value	\$2,921,999	\$2,283,000	\$4,099,000	\$3,778,000
Market Value per SqFt	\$177.33	\$185.97	\$177.35	\$334.48
Distance from Condominium in miles		0.00	0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00764-7502	1-00764-0061	1-00764-0037	1-00764-0057
Condominium Section	0794-R1			
Address	221 WEST 14 STREET	240 WEST 15 STREET	201 WEST 14 STREET	236 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	34	36	19	36
Year Built	1930	1928	1920	1901
Gross SqFt	19,979	23,112	11,295	17,154
Estimated Gross Income	\$713,450	\$825,366	\$718,814	\$608,000
Gross Income per SqFt	\$35.71	\$35.71	\$63.64	\$35.44
Estimated Expense	\$233,954	\$270,530	\$208,506	\$220,922
Expense SqFt	\$11.71	\$11.71	\$18.46	\$12.88
Net Operating Income	\$479,496	\$554,836	\$510,308	\$387,078
Full Market Value	\$3,543,001	\$4,099,000	\$3,778,000	\$2,861,000
Market Value per SqFt	\$177.34	\$177.35	\$334.48	\$166.78
Distance from Condominium in miles		0.00	0.00	0.00

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-7501	1-00767-0043	1-00768-0077	
Condominium Section	0276-R1			
Address	252 WEST 17 STREET	128 7 AVENUE	274 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	16	65	25	
Year Built	1985	1959	1920	
Gross SqFt	19,718	46,812	22,506	
Estimated Gross Income	\$758,946	\$1,838,192	\$848,796	
Gross Income per SqFt	\$38.49	\$39.27	\$37.71	
Estimated Expense	\$166,026	\$405,481	\$183,901	
Expense SqFt	\$8.42	\$8.66	\$8.17	
Net Operating Income	\$592,920	\$1,432,711	\$664,895	
Full Market Value	\$4,485,999	\$10,834,000	\$5,034,000	
Market Value per SqFt	\$227.51	\$231.44	\$223.67	
Distance from Condominium in miles		0.04	0.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-7502	1-00767-0043	1-00792-0008	1-00775-0046
Condominium Section	0629-R1			
Address	124 8 AVENUE	128 7 AVENUE	151 WEST 16 STREET	220 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	156	65	76	129
Year Built	1989	1959	1962	2000
Gross SqFt	141,673	46,812	43,770	136,477
Estimated Gross Income	\$5,535,164	\$1,838,192	\$1,710,297	\$5,157,621
Gross Income per SqFt	\$39.07	\$39.27	\$39.07	\$37.79
Estimated Expense	\$2,139,262	\$405,481	\$483,841	\$1,035,252
Expense SqFt	\$15.10	\$8.66	\$11.05	\$7.59
Net Operating Income	\$3,395,902	\$1,432,711	\$1,226,456	\$4,122,369
Full Market Value	\$25,409,983	\$10,834,000	\$9,276,000	\$31,206,000
Market Value per SqFt	\$179.36	\$231.44	\$211.93	\$228.65
Distance from Condominium in miles		0.04	0.17	0.42

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-7503	1-00791-0078	1-00764-0051	1-00767-0043
Condominium Section	1176-R1			
Address	206 WEST 17 STREET	91 7 AVENUE	222 WEST 15 STREET	128 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	11	69	64	65
Year Built	1910	1920	1928	1959
Gross SqFt	62,304	62,400	38,330	46,812
Estimated Gross Income	\$2,446,678	\$2,420,692	\$1,807,570	\$1,838,192
Gross Income per SqFt	\$39.27	\$38.79	\$47.16	\$39.27
Estimated Expense	\$539,553	\$658,186	\$390,417	\$405,481
Expense SqFt	\$8.66	\$10.55	\$10.19	\$8.66
Net Operating Income	\$1,907,125	\$1,762,506	\$1,417,153	\$1,432,711
Full Market Value	\$14,422,000	\$13,333,000	\$10,648,000	\$10,834,000
Market Value per SqFt	\$231.48	\$213.67	\$277.80	\$231.44
Distance from Condominium in miles		0.18	0.10	0.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-7504	1-00791-0078	1-00768-0077	
Condominium Section	1899-R1			
Address	246 WEST 17 STREET	91 7 AVENUE	274 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	31	69	25	
Year Built	1926	1920	1920	
Gross SqFt	68,206	62,400	22,506	
Estimated Gross Income	\$2,610,926	\$2,420,692	\$848,796	
Gross Income per SqFt	\$38.28	\$38.79	\$37.71	
Estimated Expense	\$774,138	\$658,186	\$183,901	
Expense SqFt	\$11.35	\$10.55	\$8.17	
Net Operating Income	\$1,836,788	\$1,762,506	\$664,895	
Full Market Value	\$13,900,001	\$13,333,000	\$5,034,000	
Market Value per SqFt	\$203.79	\$213.67	\$223.67	
Distance from Condominium in miles		0.18	0.09	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00767-7502	1-00768-0077	1-00791-0078	1-00767-0043
Condominium Section	0943-R1			
Address	257 WEST 17 STREET	274 WEST 19 STREET	91 7 AVENUE	128 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	32	25	69	65
Year Built	1907	1920	1920	1959
Gross SqFt	83,519	22,506	62,400	46,812
Estimated Gross Income	\$3,239,702	\$848,796	\$2,420,692	\$1,838,192
Gross Income per SqFt	\$38.79	\$37.71	\$38.79	\$39.27
Estimated Expense	\$881,125	\$183,901	\$658,186	\$405,481
Expense SqFt	\$10.55	\$8.17	\$10.55	\$8.66
Net Operating Income	\$2,358,577	\$664,895	\$1,762,506	\$1,432,711
Full Market Value	\$10,274,000	\$5,034,000	\$13,333,000	\$10,834,000
Market Value per SqFt	\$123.01	\$223.67	\$213.67	\$231.44
Distance from Condominium in miles		0.05	0.19	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00767-7503	1-00767-0043	1-00717-0077	1-00720-0045
Condominium Section	2000-R1			
Address	201 WEST 17 STREET	128 7 AVENUE	460 WEST 20 STREET	401 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	37	65	75	59
Year Built	2000	1959	1999	1999
Gross SqFt	63,723	46,812	68,260	58,394
Estimated Gross Income	\$2,689,111	\$1,838,192	\$3,221,669	\$2,463,988
Gross Income per SqFt	\$42.20	\$39.27	\$47.20	\$42.20
Estimated Expense	\$814,380	\$405,481	\$718,653	\$746,441
Expense SqFt	\$12.78	\$8.66	\$10.53	\$12.78
Net Operating Income	\$1,874,731	\$1,432,711	\$2,503,016	\$1,717,547
Full Market Value	\$14,147,000	\$10,834,000	\$18,806,000	\$12,961,000
Market Value per SqFt	\$222.01	\$231.44	\$275.51	\$221.96
Distance from Condominium in miles		0.00	0.35	0.41

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00767-7504	1-00717-0077	1-00764-0051	1-00629-0044
Condominium Section	1305-R1			
Address	224 WEST 18 STREET	460 WEST 20 STREET	222 WEST 15 STREET	305 WEST 13 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	GREENWICH VILLAGE-WEST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	31	75	64	77
Year Built	2002	1999	1928	1964
Gross SqFt	52,645	68,260	38,330	56,508
Estimated Gross Income	\$2,482,738	\$3,221,669	\$1,807,570	\$2,339,956
Gross Income per SqFt	\$47.16	\$47.20	\$47.16	\$41.41
Estimated Expense	\$536,453	\$718,653	\$390,417	\$646,948
Expense SqFt	\$10.19	\$10.53	\$10.19	\$11.45
Net Operating Income	\$1,946,285	\$2,503,016	\$1,417,153	\$1,693,008
Full Market Value	\$11,990,012	\$18,806,000	\$10,648,000	\$12,783,000
Market Value per SqFt	\$227.75	\$275.51	\$277.80	\$226.22
Distance from Condominium in miles		0.35	0.14	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00768-7501	1-00767-0043	1-00768-0077	
Condominium Section	0249-R1			
Address	210 WEST 19 STREET	128 7 AVENUE	274 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	69	65	25	
Year Built	1939	1959	1920	
Gross SqFt	51,717	46,812	22,506	
Estimated Gross Income	\$1,990,587	\$1,838,192	\$848,796	
Gross Income per SqFt	\$38.49	\$39.27	\$37.71	
Estimated Expense	\$435,457	\$405,481	\$183,901	
Expense SqFt	\$8.42	\$8.66	\$8.17	
Net Operating Income	\$1,555,130	\$1,432,711	\$664,895	
Full Market Value	\$10,844,996	\$10,834,000	\$5,034,000	
Market Value per SqFt	\$209.70	\$231.44	\$223.67	
Distance from Condominium in miles		0.05	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00768-7502	1-00767-0043	1-00768-0077	
Condominium Section	0479-R1			
Address	140 7 AVENUE	128 7 AVENUE	274 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	109	65	25	
Year Built	1962	1959	1920	
Gross SqFt	99,750	46,812	22,506	
Estimated Gross Income	\$3,839,378	\$1,838,192	\$848,796	
Gross Income per SqFt	\$38.49	\$39.27	\$37.71	
Estimated Expense	\$839,895	\$405,481	\$183,901	
Expense SqFt	\$8.42	\$8.66	\$8.17	
Net Operating Income	\$2,999,483	\$1,432,711	\$664,895	
Full Market Value	\$15,289,997	\$10,834,000	\$5,034,000	
Market Value per SqFt	\$153.28	\$231.44	\$223.67	
Distance from Condominium in miles		0.05	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00768-7504	1-00618-0042	1-00819-0020	1-00768-0077
Condominium Section	1442-R1			
Address	270 WEST 19 STREET	205 WEST 13 STREET	31 WEST 17 STREET	274 WEST 19 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	14	55	14	25
Year Built	2004	1962	2005	1920
Gross SqFt	23,052	26,700	27,600	22,506
Estimated Gross Income	\$877,359	\$1,078,276	\$1,050,343	\$848,796
Gross Income per SqFt	\$38.06	\$40.38	\$38.06	\$37.71
Estimated Expense	\$208,160	\$256,121	\$249,180	\$183,901
Expense SqFt	\$9.03	\$9.59	\$9.03	\$8.17
Net Operating Income	\$669,199	\$822,155	\$801,163	\$664,895
Full Market Value	\$5,064,999	\$6,212,000	\$6,064,000	\$5,034,000
Market Value per SqFt	\$219.72	\$232.66	\$219.71	\$223.67
Distance from Condominium in miles		0.24	0.35	0.00

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00769-7503	1-00767-0043	1-00770-0033	
Condominium Section	0502-R1			
Address	160 7 AVENUE	128 7 AVENUE	209 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	197	65	12	
Year Built	1980	1959	2004	
Gross SqFt	117,094	46,812	8,525	
Estimated Gross Income	\$4,614,675	\$1,838,192	\$337,079	
Gross Income per SqFt	\$39.41	\$39.27	\$39.54	
Estimated Expense	\$900,453	\$405,481	\$57,200	
Expense SqFt	\$7.69	\$8.66	\$6.71	
Net Operating Income	\$3,714,222	\$1,432,711	\$279,879	
Full Market Value	\$27,000,000	\$10,834,000	\$2,116,000	
Market Value per SqFt	\$230.58	\$231.44	\$248.21	
Distance from Condominium in miles		0.09	0.04	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00769-7505	1-00768-0077	1-00767-0043	
Condominium Section	1239-R1			
Address	251 WEST 19 STREET	274 WEST 19 STREET	128 7 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	43	25	65	
Year Built	1910	1920	1959	
Gross SqFt	82,151	22,506	46,812	
Estimated Gross Income	\$3,206,354	\$848,796	\$1,838,192	
Gross Income per SqFt	\$39.03	\$37.71	\$39.27	
Estimated Expense	\$789,471	\$183,901	\$405,481	
Expense SqFt	\$9.61	\$8.17	\$8.66	
Net Operating Income	\$2,416,883	\$664,895	\$1,432,711	
Full Market Value	\$17,850,002	\$5,034,000	\$10,834,000	
Market Value per SqFt	\$217.28	\$223.67	\$231.44	
Distance from Condominium in miles		0.04	0.09	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00769-7506	1-00767-0043	1-00798-0054	
Condominium Section	1269-R1			
Address	217 WEST 19 STREET	128 7 AVENUE	118 WEST 23 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	12	65	44	
Year Built	2002	1959	1987	
Gross SqFt	33,378	46,812	48,539	
Estimated Gross Income	\$1,271,368	\$1,838,192	\$1,791,251	
Gross Income per SqFt	\$38.09	\$39.27	\$36.90	
Estimated Expense	\$322,765	\$405,481	\$518,559	
Expense SqFt	\$9.67	\$8.66	\$10.68	
Net Operating Income	\$948,603	\$1,432,711	\$1,272,692	
Full Market Value	\$7,178,998	\$10,834,000	\$9,370,000	
Market Value per SqFt	\$215.08	\$231.44	\$193.04	
Distance from Condominium in miles		0.09	0.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00769-7508	1-00770-0033	1-00773-0134	1-00798-0054
Condominium Section	1910-R1			
Address	241 WEST 19 STREET	209 WEST 20 STREET	202 WEST 24 STREET	118 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	19	12	180	44
Year Built	2006	2004	2002	1987
Gross SqFt	27,784	8,525	68,879	48,539
Estimated Gross Income	\$1,025,230	\$337,079	\$2,363,190	\$1,791,251
Gross Income per SqFt	\$36.90	\$39.54	\$34.31	\$36.90
Estimated Expense	\$296,733	\$57,200	\$935,057	\$518,559
Expense SqFt	\$10.68	\$6.71	\$13.58	\$10.68
Net Operating Income	\$728,497	\$279,879	\$1,428,133	\$1,272,692
Full Market Value	\$5,363,000	\$2,116,000	\$7,320,000	\$9,370,000
Market Value per SqFt	\$193.02	\$248.21	\$106.27	\$193.04
Distance from Condominium in miles		0.04	0.19	0.22



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00773-7501	1-00798-0054	1-00720-0045	
Condominium Section	1427-R1			
Address	200 WEST 24 STREET	118 WEST 23 STREET	401 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	20	44	59	
Year Built	2004	1987	1999	
Gross SqFt	36,967	48,539	58,394	
Estimated Gross Income	\$1,462,045	\$1,791,251	\$2,463,988	
Gross Income per SqFt	\$39.55	\$36.90	\$42.20	
Estimated Expense	\$433,623	\$518,559	\$746,441	
Expense SqFt	\$11.73	\$10.68	\$12.78	
Net Operating Income	\$1,028,422	\$1,272,692	\$1,717,547	
Full Market Value	\$7,775,001	\$9,370,000	\$12,961,000	
Market Value per SqFt	\$210.32	\$193.04	\$221.96	
Distance from Condominium in miles		0.18	0.34	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00773-7502	1-00771-0001	1-00775-0009	1-00753-0024
Condominium Section	1476-R1			
Address	213 WEST 23 STREET	216 8 AVENUE	245 WEST 25 STREET	321 WEST 29 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	12	39	68	24
Year Built	1900	1910	1938	1900
Gross SqFt	44,800	32,325	36,500	14,900
Estimated Gross Income	\$1,651,328	\$1,495,900	\$1,298,417	\$549,287
Gross Income per SqFt	\$36.86	\$46.28	\$35.57	\$36.86
Estimated Expense	\$579,712	\$374,047	\$433,392	\$192,747
Expense SqFt	\$12.94	\$11.57	\$11.87	\$12.94
Net Operating Income	\$1,071,616	\$1,121,853	\$865,025	\$356,540
Full Market Value	\$7,889,998	\$8,434,000	\$6,393,000	\$2,625,000
Market Value per SqFt	\$176.12	\$260.91	\$175.15	\$176.17
Distance from Condominium in miles		0.10	0.09	0.33

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00774-7501	1-00757-0022	1-00827-0001	1-00775-0044
<b>Condominium Section</b>	1140-R1			
<b>Address</b>	252 7 AVENUE	315 WEST 33 STREET	55 WEST 25 STREET	200 WEST 26 STREET
<b>Neighborhood</b>	CHELSEA	FASHION	FLATIRON	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	351	346	410	234
<b>Year Built</b>	1910	2000	2005	2000
<b>Gross SqFt</b>	552,679	582,270	428,340	264,000
<b>Estimated Gross Income</b>	\$24,666,064	\$26,633,030	\$19,115,775	\$10,384,028
<b>Gross Income per SqFt</b>	\$44.63	\$45.74	\$44.63	\$39.33
<b>Estimated Expense</b>	\$5,399,674	\$8,792,277	\$4,182,746	\$2,273,926
<b>Expense SqFt</b>	\$9.77	\$15.10	\$9.77	\$8.61
<b>Net Operating Income</b>	\$19,266,390	\$17,840,753	\$14,933,029	\$8,110,102
<b>Full Market Value</b>	\$145,023,999	\$134,181,000	\$112,405,000	\$61,324,000
<b>Market Value per SqFt</b>	\$262.40	\$230.44	\$262.42	\$232.29
<b>Distance from Condominium in miles</b>		0.47	0.33	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00778-7501	1-00773-0134	1-00775-0046	1-00798-0054
<b>Condominium Section</b>	1795-R1			
<b>Address</b>	261 WEST 28 STREET	202 WEST 24 STREET	220 WEST 26 STREET	118 WEST 23 STREET
<b>Neighborhood</b>	FASHION	CHELSEA	CHELSEA	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	52	180	129	44
<b>Year Built</b>	2006	2002	2000	1987
<b>Gross SqFt</b>	66,978	68,879	136,477	48,539
<b>Estimated Gross Income</b>	\$2,471,488	\$2,363,190	\$5,157,621	\$1,791,251
<b>Gross Income per SqFt</b>	\$36.90	\$34.31	\$37.79	\$36.90
<b>Estimated Expense</b>	\$715,325	\$935,057	\$1,035,252	\$518,559
<b>Expense SqFt</b>	\$10.68	\$13.58	\$7.59	\$10.68
<b>Net Operating Income</b>	\$1,756,163	\$1,428,133	\$4,122,369	\$1,272,692
<b>Full Market Value</b>	\$12,928,998	\$7,320,000	\$31,206,000	\$9,370,000
<b>Market Value per SqFt</b>	\$193.03	\$106.27	\$228.65	\$193.04
<b>Distance from Condominium in miles</b>		0.24	0.15	0.34

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00779-7501	1-00753-0048	1-00753-0078	1-00775-0009
<b>Condominium Section</b>	0290-R1			
<b>Address</b>	252 WEST 30 STREET	308 WEST 30 STREET	342 9 AVENUE	245 WEST 25 STREET
<b>Neighborhood</b>	FASHION	CHELSEA	CHELSEA	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	24	61	63	68
<b>Year Built</b>	1927	1925	1940	1938
<b>Gross SqFt</b>	52,598	53,449	45,000	36,500
<b>Estimated Gross Income</b>	\$1,870,911	\$1,260,746	\$2,166,511	\$1,298,417
<b>Gross Income per SqFt</b>	\$35.57	\$23.59	\$48.14	\$35.57
<b>Estimated Expense</b>	\$624,338	\$371,384	\$476,755	\$433,392
<b>Expense SqFt</b>	\$11.87	\$6.95	\$10.59	\$11.87
<b>Net Operating Income</b>	\$1,246,573	\$889,362	\$1,689,756	\$865,025
<b>Full Market Value</b>	\$9,213,001	\$6,485,000	\$12,687,000	\$6,393,000
<b>Market Value per SqFt</b>	\$175.16	\$121.33	\$281.93	\$175.15
<b>Distance from Condominium in miles</b>		0.17	0.17	0.19

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00780-7501	1-00753-0024	1-00775-0009	1-00797-0074
<b>Condominium Section</b>	0274-R1			
<b>Address</b>	406 8 AVENUE	321 WEST 29 STREET	245 WEST 25 STREET	160 WEST 22 STREET
<b>Neighborhood</b>	FASHION	CHELSEA	CHELSEA	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	29	24	68	49
<b>Year Built</b>	1986	1900	1938	2000
<b>Gross SqFt</b>	26,864	14,900	36,500	41,423
<b>Estimated Gross Income</b>	\$955,552	\$549,287	\$1,298,417	\$1,317,459
<b>Gross Income per SqFt</b>	\$35.57	\$36.86	\$35.57	\$31.81
<b>Estimated Expense</b>	\$318,876	\$192,747	\$433,392	\$240,635
<b>Expense SqFt</b>	\$11.87	\$12.94	\$11.87	\$5.81
<b>Net Operating Income</b>	\$636,676	\$356,540	\$865,025	\$1,076,824
<b>Full Market Value</b>	\$4,704,995	\$2,625,000	\$6,393,000	\$6,446,000
<b>Market Value per SqFt</b>	\$175.14	\$176.17	\$175.15	\$155.61
<b>Distance from Condominium in miles</b>		0.18	0.24	0.47

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00790-7502	1-00753-0056	1-00701-0062	
Condominium Section	1222-R1			
Address	125 WEST 14 STREET	324 WEST 30 STREET	534 WEST 30 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	RR-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
Total Units	213	224	369	
Year Built	2001	1928	2008	
Gross SqFt	180,281	147,888	387,468	
Estimated Gross Income	\$8,718,389	\$7,748,139	\$17,180,331	
Gross Income per SqFt	\$48.36	\$52.39	\$44.34	
Estimated Expense	\$2,084,048	\$1,863,168	\$4,080,038	
Expense SqFt	\$11.56	\$12.60	\$10.53	
Net Operating Income	\$6,634,341	\$5,884,971	\$13,100,293	
Full Market Value	\$46,757,000	\$17,380,000	\$98,632,000	
Market Value per SqFt	\$259.36	\$117.52	\$254.56	
Distance from Condominium in miles		0.79	0.98	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00790-7502	1-00819-0059	1-00797-0074	
Condominium Section	1222-R2			
Address	120 WEST 15 STREET	30 WEST 18 STREET	160 WEST 22 STREET	
Neighborhood	CHELSEA	FLATIRON	CHELSEA	
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	62	100	49	
Year Built	2001	2005	2000	
Gross SqFt	97,866	98,690	41,423	
Estimated Gross Income	\$3,452,712	\$3,824,599	\$1,317,459	
Gross Income per SqFt	\$35.28	\$38.75	\$31.81	
Estimated Expense	\$785,864	\$1,010,469	\$240,635	
Expense SqFt	\$8.03	\$10.24	\$5.81	
Net Operating Income	\$2,666,848	\$2,814,130	\$1,076,824	
Full Market Value	\$19,721,000	\$21,289,000	\$6,446,000	
Market Value per SqFt	\$201.51	\$215.72	\$155.61	
Distance from Condominium in miles		0.23	0.32	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00792-7503	1-00792-0012	1-00765-0047	
Condominium Section	0467-R1			
Address	130 WEST 17 STREET	141 WEST 16 STREET	208 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	14	49	52	
Year Built	1906	1940	1925	
Gross SqFt	31,650	34,662	33,547	
Estimated Gross Income	\$934,625	\$1,051,149	\$963,766	
Gross Income per SqFt	\$29.53	\$30.33	\$28.73	
Estimated Expense	\$351,793	\$214,423	\$309,198	
Expense SqFt	\$11.12	\$6.19	\$9.22	
Net Operating Income	\$582,832	\$836,726	\$654,568	
Full Market Value	\$4,015,000	\$6,263,000	\$4,916,000	
Market Value per SqFt	\$126.86	\$180.69	\$146.54	
Distance from Condominium in miles		0.00	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00792-7504	1-00765-0035	1-00772-0056	
Condominium Section	0710-R1			
Address	101 7 AVENUE	78 7 AVENUE	208 WEST 23 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	155	121	266	
Year Built	1930	1940	1927	
Gross SqFt	138,320	128,350	152,342	
Estimated Gross Income	\$4,890,995	\$3,423,200	\$6,709,922	
Gross Income per SqFt	\$35.36	\$26.67	\$44.05	
Estimated Expense	\$1,712,402	\$1,120,868	\$1,592,385	
Expense SqFt	\$12.38	\$8.73	\$10.45	
Net Operating Income	\$3,178,593	\$2,302,332	\$5,117,537	
Full Market Value	\$23,500,000	\$16,646,000	\$38,536,000	
Market Value per SqFt	\$169.90	\$129.69	\$252.96	
Distance from Condominium in miles		0.18	0.32	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-7501	1-00790-0028	1-00768-0077	
Condominium Section	0069-R1			
Address	117 WEST 17 STREET	103 WEST 14 STREET	274 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	35	58	25	
Year Built	1900	1950	1920	
Gross SqFt	61,572	55,233	22,506	
Estimated Gross Income	\$1,930,282	\$1,731,590	\$848,796	
Gross Income per SqFt	\$31.35	\$31.35	\$37.71	
Estimated Expense	\$658,205	\$590,696	\$183,901	
Expense SqFt	\$10.69	\$10.69	\$8.17	
Net Operating Income	\$1,272,077	\$1,140,894	\$664,895	
Full Market Value	\$9,494,998	\$8,516,000	\$5,034,000	
Market Value per SqFt	\$154.21	\$154.18	\$223.67	
Distance from Condominium in miles		0.14	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-7502	1-00469-0030	1-00927-0038	
Condominium Section	0432-R1			
Address	120 WEST 18 STREET	223 2 AVENUE	320 EAST 22 STREET	
Neighborhood	CHELSEA	EAST VILLAGE	KIPS BAY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	9	75	94	
Year Built	1907	1925	1948	
Gross SqFt	19,713	63,158	67,048	
Estimated Gross Income	\$757,571	\$2,515,280	\$2,481,933	
Gross Income per SqFt	\$38.43	\$39.83	\$37.02	
Estimated Expense	\$176,037	\$730,891	\$421,819	
Expense SqFt	\$8.93	\$11.57	\$6.29	
Net Operating Income	\$581,534	\$1,784,389	\$2,060,114	
Full Market Value	\$4,122,000	\$13,488,000	\$15,162,000	
Market Value per SqFt	\$209.10	\$213.56	\$226.14	
Distance from Condominium in miles		0.75	0.89	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00793-7505	1-00819-0059	1-00775-0046	1-00772-0018
<b>Condominium Section</b>	1234-R1			
<b>Address</b>	151 WEST 17 STREET	30 WEST 18 STREET	220 WEST 26 STREET	235 WEST 22 STREET
<b>Neighborhood</b>	CHELSEA	FLATIRON	CHELSEA	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	51	100	129	150
<b>Year Built</b>	2001	2005	2000	1974
<b>Gross SqFt</b>	111,514	98,690	136,477	116,586
<b>Estimated Gross Income</b>	\$4,214,114	\$3,824,599	\$5,157,621	\$3,640,627
<b>Gross Income per SqFt</b>	\$37.79	\$38.75	\$37.79	\$31.23
<b>Estimated Expense</b>	\$846,391	\$1,010,469	\$1,035,252	\$815,472
<b>Expense SqFt</b>	\$7.59	\$10.24	\$7.59	\$6.99
<b>Net Operating Income</b>	\$3,367,723	\$2,814,130	\$4,122,369	\$2,825,155
<b>Full Market Value</b>	\$25,494,003	\$21,289,000	\$31,206,000	\$21,094,000
<b>Market Value per SqFt</b>	\$228.62	\$215.72	\$228.65	\$180.93
<b>Distance from Condominium in miles</b>		0.18	0.41	0.28

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00793-7506	1-00469-0030	1-00902-0049	1-00348-0040
<b>Condominium Section</b>	1314-R1			
<b>Address</b>	144 WEST 18 STREET	223 2 AVENUE	220 EAST 22 STREET	90 CLINTON STREET
<b>Neighborhood</b>	CHELSEA	EAST VILLAGE	GRAMERCY	LOWER EAST SIDE
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	18	75	123	36
<b>Year Built</b>	1910	1925	1930	1900
<b>Gross SqFt</b>	54,708	63,158	77,275	38,498
<b>Estimated Gross Income</b>	\$2,179,020	\$2,515,280	\$4,258,943	\$1,366,791
<b>Gross Income per SqFt</b>	\$39.83	\$39.83	\$55.11	\$35.50
<b>Estimated Expense</b>	\$632,972	\$730,891	\$1,022,560	\$355,488
<b>Expense SqFt</b>	\$11.57	\$11.57	\$13.23	\$9.23
<b>Net Operating Income</b>	\$1,546,048	\$1,784,389	\$3,236,383	\$1,011,303
<b>Full Market Value</b>	\$11,686,998	\$13,488,000	\$24,143,000	\$7,475,000
<b>Market Value per SqFt</b>	\$213.63	\$213.56	\$312.43	\$194.17
<b>Distance from Condominium in miles</b>		0.75	0.75	1.61

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-7508	1-00642-0004	1-00819-0059	
Condominium Section	1921-R1			
Address	127 7 AVENUE	114 HORATIO STREET	30 WEST 18 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	FLATIRON	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	38	121	100	
Year Built	2008	1987	2005	
Gross SqFt	70,840	85,030	98,690	
Estimated Gross Income	\$3,500,000	\$4,722,566	\$3,824,599	
Gross Income per SqFt	\$49.41	\$55.54	\$38.75	
Estimated Expense	\$775,000	\$1,417,450	\$1,010,469	
Expense SqFt	\$10.94	\$16.67	\$10.24	
Net Operating Income	\$2,725,000	\$3,305,116	\$2,814,130	
Full Market Value	\$19,178,001	\$24,648,000	\$21,289,000	
Market Value per SqFt	\$270.72	\$289.87	\$215.72	
Distance from Condominium in miles		0.64	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00794-7501	1-00819-0059	1-00801-0034	
Condominium Section	1596-R1			
Address	130 WEST 19 STREET	30 WEST 18 STREET	103 WEST 25 STREET	
Neighborhood	CHELSEA	FLATIRON	CHELSEA	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	64	100	228	
Year Built	2005	2005	2001	
Gross SqFt	118,000	98,690	227,896	
Estimated Gross Income	\$4,960,000	\$3,824,599	\$10,429,500	
Gross Income per SqFt	\$42.03	\$38.75	\$45.76	
Estimated Expense	\$1,360,000	\$1,010,469	\$2,724,420	
Expense SqFt	\$11.53	\$10.24	\$11.95	
Net Operating Income	\$3,600,000	\$2,814,130	\$7,705,080	
Full Market Value	\$25,460,999	\$21,289,000	\$57,950,000	
Market Value per SqFt	\$215.77	\$215.72	\$254.28	
Distance from Condominium in miles		0.19	0.33	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00794-7502	1-00797-0074	1-00794-0062	1-00843-0003
Condominium Section	1638-R1			
Address	163 WEST 18 STREET	160 WEST 22 STREET	140 WEST 19 STREET	75 5 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	26	49	26	74
Year Built	2006	2000	1920	1984
Gross SqFt	45,457	41,423	18,714	63,255
Estimated Gross Income	\$1,898,739	\$1,317,459	\$885,244	\$2,641,970
Gross Income per SqFt	\$41.77	\$31.81	\$47.30	\$41.77
Estimated Expense	\$400,476	\$240,635	\$179,621	\$557,246
Expense SqFt	\$8.81	\$5.81	\$9.60	\$8.81
Net Operating Income	\$1,498,263	\$1,076,824	\$705,623	\$2,084,724
Full Market Value	\$11,309,001	\$6,446,000	\$5,301,000	\$13,200,000
Market Value per SqFt	\$248.78	\$155.61	\$283.26	\$208.68
Distance from Condominium in miles		0.13	0.00	0.36

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00795-7501	1-00902-0049	1-00878-0004	1-00927-0038
Condominium Section	1552-R1			
Address	121 WEST 19 STREET	220 EAST 22 STREET	295 PARK AVENUE SOUTH	320 EAST 22 STREET
Neighborhood	CHELSEA	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	67	123	190	94
Year Built	1903	1930	1900	1948
Gross SqFt	120,050	77,275	145,299	67,048
Estimated Gross Income	\$5,800,816	\$4,258,943	\$7,020,404	\$2,481,933
Gross Income per SqFt	\$48.32	\$55.11	\$48.32	\$37.02
Estimated Expense	\$1,559,450	\$1,022,560	\$1,887,171	\$421,819
Expense SqFt	\$12.99	\$13.23	\$12.99	\$6.29
Net Operating Income	\$4,241,366	\$3,236,383	\$5,133,233	\$2,060,114
Full Market Value	\$31,818,001	\$24,143,000	\$38,509,000	\$15,162,000
Market Value per SqFt	\$265.04	\$312.43	\$265.03	\$226.14
Distance from Condominium in miles		0.73	0.53	0.87

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-7501	1-00797-0074	1-00792-0008	
Condominium Section	0393-R1			
Address	179 7 AVENUE	160 WEST 22 STREET	151 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	45	49	76	
Year Built	1987	2000	1962	
Gross SqFt	31,800	41,423	43,770	
Estimated Gross Income	\$1,126,992	\$1,317,459	\$1,710,297	
Gross Income per SqFt	\$35.44	\$31.81	\$39.07	
Estimated Expense	\$332,628	\$240,635	\$483,841	
Expense SqFt	\$10.46	\$5.81	\$11.05	
Net Operating Income	\$794,364	\$1,076,824	\$1,226,456	
Full Market Value	\$5,871,998	\$6,446,000	\$9,276,000	
Market Value per SqFt	\$184.65	\$155.61	\$211.93	
Distance from Condominium in miles		0.05	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-7502	1-00411-0058	1-00469-0030	1-00927-0038
Condominium Section	0781-R1			
Address	121 WEST 20 STREET	149 ESSEX STREET	223 2 AVENUE	320 EAST 22 STREET
Neighborhood	CHELSEA	LOWER EAST SIDE	EAST VILLAGE	KIPS BAY
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	25	75	94
Year Built	1875	1910	1925	1948
Gross SqFt	41,294	30,870	63,158	67,048
Estimated Gross Income	\$1,644,740	\$1,417,275	\$2,515,280	\$2,481,933
Gross Income per SqFt	\$39.83	\$45.91	\$39.83	\$37.02
Estimated Expense	\$477,772	\$285,857	\$730,891	\$421,819
Expense SqFt	\$11.57	\$9.26	\$11.57	\$6.29
Net Operating Income	\$1,166,968	\$1,131,418	\$1,784,389	\$2,060,114
Full Market Value	\$8,821,002	\$8,509,000	\$13,488,000	\$15,162,000
Market Value per SqFt	\$213.61	\$275.64	\$213.56	\$226.14
Distance from Condominium in miles		1.52	0.80	0.87

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00796-7503	1-00411-0058	1-00469-0030	1-00449-0017
<b>Condominium Section</b>	1116-R1			
<b>Address</b>	129 WEST 20 STREET	149 ESSEX STREET	223 2 AVENUE	56 ST MARK'S PLACE
<b>Neighborhood</b>	CHELSEA	LOWER EAST SIDE	EAST VILLAGE	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	15	25	75	24
<b>Year Built</b>	1905	1910	1925	2005
<b>Gross SqFt</b>	32,085	30,870	63,158	16,454
<b>Estimated Gross Income</b>	\$1,277,946	\$1,417,275	\$2,515,280	\$645,820
<b>Gross Income per SqFt</b>	\$39.83	\$45.91	\$39.83	\$39.25
<b>Estimated Expense</b>	\$371,223	\$285,857	\$730,891	\$219,661
<b>Expense SqFt</b>	\$11.57	\$9.26	\$11.57	\$13.35
<b>Net Operating Income</b>	\$906,723	\$1,131,418	\$1,784,389	\$426,159
<b>Full Market Value</b>	\$6,854,000	\$8,509,000	\$13,488,000	\$3,223,000
<b>Market Value per SqFt</b>	\$213.62	\$275.64	\$213.56	\$195.88
<b>Distance from Condominium in miles</b>		1.52	0.80	1.07

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00796-7504	1-00878-0004	1-00902-0049	1-00469-0030
<b>Condominium Section</b>	1437-R1			
<b>Address</b>	655 6 AVENUE	295 PARK AVENUE SOUTH	220 EAST 22 STREET	223 2 AVENUE
<b>Neighborhood</b>	CHELSEA	GRAMERCY	GRAMERCY	EAST VILLAGE
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	49	190	123	75
<b>Year Built</b>	1900	1900	1930	1925
<b>Gross SqFt</b>	84,890	145,299	77,275	63,158
<b>Estimated Gross Income</b>	\$4,101,885	\$7,020,404	\$4,258,943	\$2,515,280
<b>Gross Income per SqFt</b>	\$48.32	\$48.32	\$55.11	\$39.83
<b>Estimated Expense</b>	\$1,102,721	\$1,887,171	\$1,022,560	\$730,891
<b>Expense SqFt</b>	\$12.99	\$12.99	\$13.23	\$11.57
<b>Net Operating Income</b>	\$2,999,164	\$5,133,233	\$3,236,383	\$1,784,389
<b>Full Market Value</b>	\$20,680,008	\$38,509,000	\$24,143,000	\$13,488,000
<b>Market Value per SqFt</b>	\$243.61	\$265.03	\$312.43	\$213.56
<b>Distance from Condominium in miles</b>		0.52	0.73	0.80

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00797-7501	1-00717-0077	1-00797-0074	
Condominium Section	1839-R1			
Address	125 WEST 21 STREET	460 WEST 20 STREET	160 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	52	75	49	
Year Built	2006	1999	2000	
Gross SqFt	77,419	68,260	41,423	
Estimated Gross Income	\$3,500,000	\$3,221,669	\$1,317,459	
Gross Income per SqFt	\$45.21	\$47.20	\$31.81	
Estimated Expense	\$813,000	\$718,653	\$240,635	
Expense SqFt	\$10.50	\$10.53	\$5.81	
Net Operating Income	\$2,687,000	\$2,503,016	\$1,076,824	
Full Market Value	\$18,963,992	\$18,806,000	\$6,446,000	
Market Value per SqFt	\$244.95	\$275.51	\$155.61	
Distance from Condominium in miles		0.52	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00797-7502	1-00771-0001	1-00773-0056	1-00791-0078
Condominium Section	1122-R1			
Address	126 WEST 22 STREET	216 8 AVENUE	220 WEST 24 STREET	91 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	22	39	118	69
Year Built	1911	1910	1930	1920
Gross SqFt	58,449	32,325	57,207	62,400
Estimated Gross Income	\$2,267,237	\$1,495,900	\$1,547,467	\$2,420,692
Gross Income per SqFt	\$38.79	\$46.28	\$27.05	\$38.79
Estimated Expense	\$616,637	\$374,047	\$606,381	\$658,186
Expense SqFt	\$10.55	\$11.57	\$10.60	\$10.55
Net Operating Income	\$1,650,600	\$1,121,853	\$941,086	\$1,762,506
Full Market Value	\$12,487,002	\$8,434,000	\$6,793,000	\$13,333,000
Market Value per SqFt	\$213.64	\$260.91	\$118.74	\$213.67
Distance from Condominium in miles		0.17	0.20	0.27

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00797-7503	1-00770-0051	1-00771-0001	
Condominium Section	1172-R1			
Address	132 WEST 22 STREET	220 WEST 21 STREET	216 8 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	6	35	39	
Year Built	1913	1920	1910	
Gross SqFt	17,234	25,778	32,325	
Estimated Gross Income	\$654,375	\$764,518	\$1,495,900	
Gross Income per SqFt	\$37.97	\$29.66	\$46.28	
Estimated Expense	\$183,370	\$250,067	\$374,047	
Expense SqFt	\$10.64	\$9.70	\$11.57	
Net Operating Income	\$471,005	\$514,451	\$1,121,853	
Full Market Value	\$3,258,000	\$3,856,000	\$8,434,000	
Market Value per SqFt	\$189.04	\$149.58	\$260.91	
Distance from Condominium in miles		0.18	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00797-7505	1-00797-0074	1-00798-0054	1-00819-0020
Condominium Section	1372-R1			
Address	146 WEST 22 STREET	160 WEST 22 STREET	118 WEST 23 STREET	31 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	13	49	44	14
Year Built	2003	2000	1987	2005
Gross SqFt	37,035	41,423	48,539	27,600
Estimated Gross Income	\$1,366,592	\$1,317,459	\$1,791,251	\$1,050,343
Gross Income per SqFt	\$36.90	\$31.81	\$36.90	\$38.06
Estimated Expense	\$395,534	\$240,635	\$518,559	\$249,180
Expense SqFt	\$10.68	\$5.81	\$10.68	\$9.03
Net Operating Income	\$971,058	\$1,076,824	\$1,272,692	\$801,163
Full Market Value	\$6,661,653	\$6,446,000	\$9,370,000	\$6,064,000
Market Value per SqFt	\$179.87	\$155.61	\$193.04	\$219.71
Distance from Condominium in miles		0.00	0.05	0.25

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00797-7507	1-00818-0010	1-00791-0078	
Condominium Section	1963-R1			
Address	140 WEST 22 STREET	43 WEST 16 STREET	91 7 AVENUE	
Neighborhood	CHELSEA	FLATIRON	CHELSEA	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	52	95	69	
Year Built	1911	1911	1920	
Gross SqFt	68,395	64,049	62,400	
Estimated Gross Income	\$2,890,373	\$2,928,925	\$2,420,692	
Gross Income per SqFt	\$42.26	\$45.73	\$38.79	
Estimated Expense	\$802,957	\$827,202	\$658,186	
Expense SqFt	\$11.74	\$12.92	\$10.55	
Net Operating Income	\$2,087,416	\$2,101,723	\$1,762,506	
Full Market Value	\$15,751,002	\$15,807,000	\$13,333,000	
Market Value per SqFt	\$230.29	\$246.80	\$213.67	
Distance from Condominium in miles		0.29	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-7502	1-00798-0066	1-00902-0049	1-00927-0038
Condominium Section	0177-R1			
Address	215 7 AVENUE	142 WEST 23 STREET	220 EAST 22 STREET	320 EAST 22 STREET
Neighborhood	CHELSEA	CHELSEA	GRAMERCY	KIPS BAY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	120	70	123	94
Year Built	1973	1989	1930	1948
Gross SqFt	80,000	48,680	77,275	67,048
Estimated Gross Income	\$3,648,800	\$2,220,338	\$4,258,943	\$2,481,933
Gross Income per SqFt	\$45.61	\$45.61	\$55.11	\$37.02
Estimated Expense	\$624,000	\$379,804	\$1,022,560	\$421,819
Expense SqFt	\$7.80	\$7.80	\$13.23	\$6.29
Net Operating Income	\$3,024,800	\$1,840,534	\$3,236,383	\$2,060,114
Full Market Value	\$22,750,980	\$13,844,000	\$24,143,000	\$15,162,000
Market Value per SqFt	\$284.39	\$284.39	\$312.43	\$226.14
Distance from Condominium in miles		0.00	0.73	0.87

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-7503	1-00927-0038	1-00393-0056	
Condominium Section	0729-R1			
Address	140 WEST 23 STREET	320 EAST 22 STREET	355 EAST 10 STREET	
Neighborhood	CHELSEA	KIPS BAY	ALPHABET CITY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	20	94	33	
Year Built	1950	1948	1920	
Gross SqFt	28,124	67,048	38,520	
Estimated Gross Income	\$938,498	\$2,481,933	\$1,144,863	
Gross Income per SqFt	\$33.37	\$37.02	\$29.72	
Estimated Expense	\$214,024	\$421,819	\$343,276	
Expense SqFt	\$7.61	\$6.29	\$8.91	
Net Operating Income	\$724,474	\$2,060,114	\$801,587	
Full Market Value	\$5,381,999	\$15,162,000	\$6,008,000	
Market Value per SqFt	\$191.37	\$226.14	\$155.97	
Distance from Condominium in miles		0.87	1.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-7505	1-00717-0077	1-00843-0003	1-00819-0059
Condominium Section	1845-R1			
Address	125 WEST 22 STREET	460 WEST 20 STREET	75 5 AVENUE	30 WEST 18 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON	FLATIRON
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	33	75	74	100
Year Built	2006	1999	1984	2005
Gross SqFt	66,937	68,260	63,255	98,690
Estimated Gross Income	\$2,795,958	\$3,221,669	\$2,641,970	\$3,824,599
Gross Income per SqFt	\$41.77	\$47.20	\$41.77	\$38.75
Estimated Expense	\$589,715	\$718,653	\$557,246	\$1,010,469
Expense SqFt	\$8.81	\$10.53	\$8.81	\$10.24
Net Operating Income	\$2,206,243	\$2,503,016	\$2,084,724	\$2,814,130
Full Market Value	\$16,653,002	\$18,806,000	\$13,200,000	\$21,289,000
Market Value per SqFt	\$248.79	\$275.51	\$208.68	\$215.72
Distance from Condominium in miles		0.53	0.46	0.29

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-7506	1-00819-0059	1-00775-0046	1-00796-0048
Condominium Section	1869-R1			
Address	133 WEST 22 STREET	30 WEST 18 STREET	220 WEST 26 STREET	120 WEST 21 STREET
Neighborhood	CHELSEA	FLATIRON	CHELSEA	CHELSEA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	99	100	129	213
Year Built	2008	2005	2000	2000
Gross SqFt	112,888	98,690	136,477	174,621
Estimated Gross Income	\$4,266,038	\$3,824,599	\$5,157,621	\$5,099,743
Gross Income per SqFt	\$37.79	\$38.75	\$37.79	\$29.20
Estimated Expense	\$856,820	\$1,010,469	\$1,035,252	\$1,242,281
Expense SqFt	\$7.59	\$10.24	\$7.59	\$7.11
Net Operating Income	\$3,409,218	\$2,814,130	\$4,122,369	\$3,857,462
Full Market Value	\$25,807,998	\$21,289,000	\$31,206,000	\$22,220,000
Market Value per SqFt	\$228.62	\$215.72	\$228.65	\$127.25
Distance from Condominium in miles		0.29	0.22	0.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00799-7501	1-00902-0049	1-00469-0030	
Condominium Section	1770-R1			
Address	124 WEST 24 STREET	220 EAST 22 STREET	223 2 AVENUE	
Neighborhood	CHELSEA	GRAMERCY	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	20	123	75	
Year Built	1920	1930	1925	
Gross SqFt	23,621	77,275	63,158	
Estimated Gross Income	\$1,121,289	\$4,258,943	\$2,515,280	
Gross Income per SqFt	\$47.47	\$55.11	\$39.83	
Estimated Expense	\$292,900	\$1,022,560	\$730,891	
Expense SqFt	\$12.40	\$13.23	\$11.57	
Net Operating Income	\$828,389	\$3,236,383	\$1,784,389	
Full Market Value	\$6,223,001	\$24,143,000	\$13,488,000	
Market Value per SqFt	\$263.45	\$312.43	\$213.56	
Distance from Condominium in miles		0.73	0.87	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00800-7501	1-00771-0001	1-00818-0010	1-00775-0009
Condominium Section	0970-R1			
Address	245 7 AVENUE	216 8 AVENUE	43 WEST 16 STREET	245 WEST 25 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	33	39	95	68
Year Built	1911	1910	1911	1938
Gross SqFt	75,929	32,325	64,049	36,500
Estimated Gross Income	\$3,472,233	\$1,495,900	\$2,928,925	\$1,298,417
Gross Income per SqFt	\$45.73	\$46.28	\$45.73	\$35.57
Estimated Expense	\$981,003	\$374,047	\$827,202	\$433,392
Expense SqFt	\$12.92	\$11.57	\$12.92	\$11.87
Net Operating Income	\$2,491,230	\$1,121,853	\$2,101,723	\$865,025
Full Market Value	\$18,736,999	\$8,434,000	\$15,807,000	\$6,393,000
Market Value per SqFt	\$246.77	\$260.91	\$246.80	\$175.15
Distance from Condominium in miles		0.23	0.42	0.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00800-7502	1-00794-0062	1-00771-0001	1-00827-0063
Condominium Section	1221-R1			
Address	108 WEST 25 STREET	140 WEST 19 STREET	216 8 AVENUE	28 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	FLATIRON
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	10	26	39	32
Year Built	1913	1920	1910	1925
Gross SqFt	27,100	18,714	32,325	14,217
Estimated Gross Income	\$1,254,188	\$885,244	\$1,495,900	\$442,971
Gross Income per SqFt	\$46.28	\$47.30	\$46.28	\$31.16
Estimated Expense	\$313,547	\$179,621	\$374,047	\$105,323
Expense SqFt	\$11.57	\$9.60	\$11.57	\$7.41
Net Operating Income	\$940,641	\$705,623	\$1,121,853	\$337,648
Full Market Value	\$6,639,000	\$5,301,000	\$8,434,000	\$2,521,000
Market Value per SqFt	\$244.98	\$283.26	\$260.91	\$177.32
Distance from Condominium in miles		0.28	0.23	0.16

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00800-7504	1-00885-0042	1-00695-0015	
Condominium Section	1851-R1			
Address	101 WEST 24 STREET	155 EAST 29 STREET	527 WEST 23 STREET	
Neighborhood	CHELSEA	MURRAY HILL	CHELSEA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	203	284	325	
Year Built	2006	1981	2001	
Gross SqFt	334,205	251,848	300,000	
Estimated Gross Income	\$15,674,215	\$12,294,262	\$13,490,638	
Gross Income per SqFt	\$46.90	\$48.82	\$44.97	
Estimated Expense	\$4,391,454	\$3,347,976	\$3,895,061	
Expense SqFt	\$13.14	\$13.29	\$12.98	
Net Operating Income	\$11,282,761	\$8,946,286	\$9,595,577	
Full Market Value	\$84,787,998	\$67,089,000	\$72,212,000	
Market Value per SqFt	\$253.70	\$266.39	\$240.71	
Distance from Condominium in miles		0.66	0.68	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00801-7502	1-00902-0049	1-00469-0030	1-00927-0038
Condominium Section	1195-R1			
Address	150 WEST 26 STREET	220 EAST 22 STREET	223 2 AVENUE	320 EAST 22 STREET
Neighborhood	CHELSEA	GRAMERCY	EAST VILLAGE	KIPS BAY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	123	75	94
Year Built	1922	1930	1925	1948
Gross SqFt	48,276	77,275	63,158	67,048
Estimated Gross Income	\$1,922,833	\$4,258,943	\$2,515,280	\$2,481,933
Gross Income per SqFt	\$39.83	\$55.11	\$39.83	\$37.02
Estimated Expense	\$558,553	\$1,022,560	\$730,891	\$421,819
Expense SqFt	\$11.57	\$13.23	\$11.57	\$6.29
Net Operating Income	\$1,364,280	\$3,236,383	\$1,784,389	\$2,060,114
Full Market Value	\$10,313,002	\$24,143,000	\$13,488,000	\$15,162,000
Market Value per SqFt	\$213.63	\$312.43	\$213.56	\$226.14
Distance from Condominium in miles		0.75	0.93	0.89

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00802-7501	1-00850-0064	1-00858-0014	1-00773-0027
<b>Condominium Section</b>	0848-R1			
<b>Address</b>	144 WEST 27 STREET	12 EAST 22 STREET	80 MADISON AVENUE	225 WEST 23 STREET
<b>Neighborhood</b>	CHELSEA	FLATIRON	MURRAY HILL	CHELSEA
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	24	87	61	138
<b>Year Built</b>	1911	1911	1923	1930
<b>Gross SqFt</b>	70,181	78,646	60,110	66,524
<b>Estimated Gross Income</b>	\$3,121,651	\$3,548,932	\$2,673,759	\$1,845,723
<b>Gross Income per SqFt</b>	\$44.48	\$45.13	\$44.48	\$27.75
<b>Estimated Expense</b>	\$1,158,688	\$962,364	\$992,660	\$689,397
<b>Expense SqFt</b>	\$16.51	\$12.24	\$16.51	\$10.36
<b>Net Operating Income</b>	\$1,962,963	\$2,586,568	\$1,681,099	\$1,156,326
<b>Full Market Value</b>	\$14,777,002	\$19,463,000	\$12,655,000	\$8,330,000
<b>Market Value per SqFt</b>	\$210.56	\$247.48	\$210.53	\$125.22
<b>Distance from Condominium in miles</b>		0.46	0.34	0.22

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00802-7502	1-00902-0049	1-00469-0030	1-00927-0038
<b>Condominium Section</b>	1126-R1			
<b>Address</b>	291 7 AVENUE	220 EAST 22 STREET	223 2 AVENUE	320 EAST 22 STREET
<b>Neighborhood</b>	CHELSEA	GRAMERCY	EAST VILLAGE	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	8	123	75	94
<b>Year Built</b>	1905	1930	1925	1948
<b>Gross SqFt</b>	28,339	77,275	63,158	67,048
<b>Estimated Gross Income</b>	\$1,128,742	\$4,258,943	\$2,515,280	\$2,481,933
<b>Gross Income per SqFt</b>	\$39.83	\$55.11	\$39.83	\$37.02
<b>Estimated Expense</b>	\$327,882	\$1,022,560	\$730,891	\$421,819
<b>Expense SqFt</b>	\$11.57	\$13.23	\$11.57	\$6.29
<b>Net Operating Income</b>	\$800,860	\$3,236,383	\$1,784,389	\$2,060,114
<b>Full Market Value</b>	\$5,672,000	\$24,143,000	\$13,488,000	\$15,162,000
<b>Market Value per SqFt</b>	\$200.15	\$312.43	\$213.56	\$226.14
<b>Distance from Condominium in miles</b>		0.77	0.96	0.90

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00803-7501	1-00753-0056	1-00850-0039	1-00858-0014
Condominium Section	0766-R1			
Address	315 7 AVENUE	324 WEST 30 STREET	268 PARK AVENUE SOUTH	80 MADISON AVENUE
Neighborhood	CHELSEA	CHELSEA	FLATIRON	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	93	224	77	61
Year Built	1926	1928	1927	1923
Gross SqFt	94,649	147,888	99,750	60,110
Estimated Gross Income	\$4,364,265	\$7,748,139	\$4,599,769	\$2,673,759
Gross Income per SqFt	\$46.11	\$52.39	\$46.11	\$44.48
Estimated Expense	\$1,160,397	\$1,863,168	\$1,223,201	\$992,660
Expense SqFt	\$12.26	\$12.60	\$12.26	\$16.51
Net Operating Income	\$3,203,868	\$5,884,971	\$3,376,568	\$1,681,099
Full Market Value	\$24,090,997	\$17,380,000	\$25,390,000	\$12,655,000
Market Value per SqFt	\$254.53	\$117.52	\$254.54	\$210.53
Distance from Condominium in miles		0.35	0.49	0.33

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00803-7503	1-00798-0066	1-00469-0030	
Condominium Section	1527-R1			
Address	145 WEST 27 STREET	142 WEST 23 STREET	223 2 AVENUE	
Neighborhood	CHELSEA	CHELSEA	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	10	70	75	
Year Built	1902	1989	1925	
Gross SqFt	16,720	48,680	63,158	
Estimated Gross Income	\$714,278	\$2,220,338	\$2,515,280	
Gross Income per SqFt	\$42.72	\$45.61	\$39.83	
Estimated Expense	\$162,017	\$379,804	\$730,891	
Expense SqFt	\$9.69	\$7.80	\$11.57	
Net Operating Income	\$552,261	\$1,840,534	\$1,784,389	
Full Market Value	\$3,898,001	\$13,844,000	\$13,488,000	
Market Value per SqFt	\$233.13	\$284.39	\$213.56	
Distance from Condominium in miles		0.25	0.99	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00804-7502	1-00886-0063	1-00927-0038	1-00935-0053
Condominium Section	1198-R1			
Address	111 WEST 28 STREET	171 LEXINGTON AVENUE	320 EAST 22 STREET	312 EAST 30 STREET
Neighborhood	FASHION	MURRAY HILL	KIPS BAY	KIPS BAY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	10	41	94	67
Year Built	1920	2002	1948	1986
Gross SqFt	14,295	42,000	67,048	47,820
Estimated Gross Income	\$495,322	\$439,726	\$2,481,933	\$1,656,890
Gross Income per SqFt	\$34.65	\$10.47	\$37.02	\$34.65
Estimated Expense	\$173,541	\$258,759	\$421,819	\$580,343
Expense SqFt	\$12.14	\$6.16	\$6.29	\$12.14
Net Operating Income	\$321,781	\$180,967	\$2,060,114	\$1,076,547
Full Market Value	\$2,386,000	\$1,124,000	\$15,162,000	\$7,971,000
Market Value per SqFt	\$166.91	\$26.76	\$226.14	\$166.69
Distance from Condominium in miles		0.62	0.93	0.87

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00805-7501	1-00753-0056	1-00772-0056	
Condominium Section	1349-R1			
Address	130 WEST 30 STREET	324 WEST 30 STREET	208 WEST 23 STREET	
Neighborhood	FASHION	CHELSEA	CHELSEA	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	
Total Units	45	224	266	
Year Built	1929	1928	1927	
Gross SqFt	120,453	147,888	152,342	
Estimated Gross Income	\$5,808,244	\$7,748,139	\$6,709,922	
Gross Income per SqFt	\$48.22	\$52.39	\$44.05	
Estimated Expense	\$1,724,887	\$1,863,168	\$1,592,385	
Expense SqFt	\$14.32	\$12.60	\$10.45	
Net Operating Income	\$4,083,357	\$5,884,971	\$5,117,537	
Full Market Value	\$30,635,000	\$17,380,000	\$38,536,000	
Market Value per SqFt	\$254.33	\$117.52	\$252.96	
Distance from Condominium in miles		0.34	0.38	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00807-7501	1-00701-0062	1-00801-0034	
Condominium Section	1641-R1			
Address	125 WEST 31 STREET	534 WEST 30 STREET	103 WEST 25 STREET	
Neighborhood	FASHION	CHELSEA	CHELSEA	
Building Classification	RR-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	365	369	228	
Year Built	2005	2008	2001	
Gross SqFt	341,960	387,468	227,896	
Estimated Gross Income	\$15,405,298	\$17,180,331	\$10,429,500	
Gross Income per SqFt	\$45.05	\$44.34	\$45.76	
Estimated Expense	\$3,843,630	\$4,080,038	\$2,724,420	
Expense SqFt	\$11.24	\$10.53	\$11.95	
Net Operating Income	\$11,561,668	\$13,100,293	\$7,705,080	
Full Market Value	\$86,741,000	\$98,632,000	\$57,950,000	
Market Value per SqFt	\$253.66	\$254.56	\$254.28	
Distance from Condominium in miles		0.68	0.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00807-7501	1-00602-0010	1-00829-0001	
Condominium Section	1641-R2			
Address	125 WEST 31 STREET	600 WASHINGTON STREET	796 AVENUE OF THE AMERICA	
Neighborhood	FASHION	GREENWICH VILLAGE-WEST	FLATIRON	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	93	137	273	
Year Built	2005	2003	2003	
Gross SqFt	75,799	109,060	293,978	
Estimated Gross Income	\$3,363,960	\$5,925,984	\$12,367,980	
Gross Income per SqFt	\$44.38	\$54.34	\$42.07	
Estimated Expense	\$760,000	\$1,642,405	\$2,988,510	
Expense SqFt	\$10.03	\$15.06	\$10.17	
Net Operating Income	\$2,603,960	\$4,283,579	\$9,379,470	
Full Market Value	\$19,624,000	\$31,972,000	\$70,783,000	
Market Value per SqFt	\$258.90	\$293.16	\$240.78	
Distance from Condominium in miles		1.57	0.24	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00807-7502	1-00832-0066	1-00775-0017	1-00754-0031
Condominium Section	2199-R1			
Address	885 AVENUE OF THE AMERICA	1226 BROADWAY	231 WEST 25 STREET	313 WEST 30 STREET
Neighborhood	FASHION	FASHION	CHELSEA	FASHION
Building Classification	RR-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	337	265	69	47
Year Built	2008	1969	1961	1987
Gross SqFt	345,294	133,394	50,029	31,512
Estimated Gross Income	\$9,744,197	\$4,268,935	\$1,411,784	\$840,909
Gross Income per SqFt	\$28.22	\$32.00	\$28.22	\$26.69
Estimated Expense	\$2,686,387	\$1,887,923	\$389,006	\$343,710
Expense SqFt	\$7.78	\$14.15	\$7.78	\$10.91
Net Operating Income	\$7,057,810	\$2,381,012	\$1,022,778	\$497,199
Full Market Value	\$50,963,000	\$17,750,000	\$7,359,000	\$3,595,000
Market Value per SqFt	\$147.59	\$133.06	\$147.09	\$114.08
Distance from Condominium in miles		0.22	0.34	0.34

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00814-7501	1-00862-0009	1-00999-0054	
Condominium Section	1559-R1			
Address	1031 6 AVENUE	9 EAST 32 STREET	150 WEST 47 STREET	
Neighborhood	FASHION	MURRAY HILL	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	89	77	105	
Year Built	2004	1930	1979	
Gross SqFt	97,349	39,740	66,182	
Estimated Gross Income	\$4,123,704	\$1,827,000	\$2,563,756	
Gross Income per SqFt	\$42.36	\$45.97	\$38.74	
Estimated Expense	\$1,120,487	\$495,256	\$681,559	
Expense SqFt	\$11.51	\$12.46	\$10.30	
Net Operating Income	\$3,003,217	\$1,331,744	\$1,882,197	
Full Market Value	\$22,658,993	\$10,015,000	\$14,239,000	
Market Value per SqFt	\$232.76	\$252.01	\$215.15	
Distance from Condominium in miles		0.41	0.40	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-7501	1-00843-0003	1-00818-0010	
Condominium Section	0678-R1			
Address	22 WEST 15 STREET	75 5 AVENUE	43 WEST 16 STREET	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	133	74	95	
Year Built	1989	1984	1911	
Gross SqFt	136,255	63,255	64,049	
Estimated Gross Income	\$5,507,427	\$2,641,970	\$2,928,925	
Gross Income per SqFt	\$40.42	\$41.77	\$45.73	
Estimated Expense	\$1,353,012	\$557,246	\$827,202	
Expense SqFt	\$9.93	\$8.81	\$12.92	
Net Operating Income	\$4,154,415	\$2,084,724	\$2,101,723	
Full Market Value	\$31,389,999	\$13,200,000	\$15,807,000	
Market Value per SqFt	\$230.38	\$208.68	\$246.80	
Distance from Condominium in miles		0.16	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-7503	1-00843-0003	1-00818-0010	1-00791-0078
Condominium Section	1965-R1			
Address	50 WEST 15 STREET	75 5 AVENUE	43 WEST 16 STREET	91 7 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	47	74	95	69
Year Built	2008	1984	1911	1920
Gross SqFt	66,363	63,255	64,049	62,400
Estimated Gross Income	\$2,771,983	\$2,641,970	\$2,928,925	\$2,420,692
Gross Income per SqFt	\$41.77	\$41.77	\$45.73	\$38.79
Estimated Expense	\$584,658	\$557,246	\$827,202	\$658,186
Expense SqFt	\$8.81	\$8.81	\$12.92	\$10.55
Net Operating Income	\$2,187,325	\$2,084,724	\$2,101,723	\$1,762,506
Full Market Value	\$16,511,002	\$13,200,000	\$15,807,000	\$13,333,000
Market Value per SqFt	\$248.80	\$208.68	\$246.80	\$213.67
Distance from Condominium in miles		0.16	0.10	0.19



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00817-7501	1-00843-0003	1-00819-0059	1-00819-0020
<b>Condominium Section</b>	0359-R1			
<b>Address</b>	108 5 AVENUE	75 5 AVENUE	30 WEST 18 STREET	31 WEST 17 STREET
<b>Neighborhood</b>	FLATIRON	FLATIRON	FLATIRON	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	51	74	100	14
<b>Year Built</b>	1986	1984	2005	2005
<b>Gross SqFt</b>	64,600	63,255	98,690	27,600
<b>Estimated Gross Income</b>	\$2,503,250	\$2,641,970	\$3,824,599	\$1,050,343
<b>Gross Income per SqFt</b>	\$38.75	\$41.77	\$38.75	\$38.06
<b>Estimated Expense</b>	\$661,504	\$557,246	\$1,010,469	\$249,180
<b>Expense SqFt</b>	\$10.24	\$8.81	\$10.24	\$9.03
<b>Net Operating Income</b>	\$1,841,746	\$2,084,724	\$2,814,130	\$801,163
<b>Full Market Value</b>	\$13,933,001	\$13,200,000	\$21,289,000	\$6,064,000
<b>Market Value per SqFt</b>	\$215.68	\$208.68	\$215.72	\$219.71
<b>Distance from Condominium in miles</b>		0.15	0.09	0.09

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00819-7501	1-00819-0020	1-00818-0019	1-00818-0010
<b>Condominium Section</b>	0109-R1			
<b>Address</b>	12 WEST 18 STREET	31 WEST 17 STREET	27 WEST 16 STREET	43 WEST 16 STREET
<b>Neighborhood</b>	FLATIRON	FLATIRON	FLATIRON	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	15	14	63	95
<b>Year Built</b>	1910	2005	1907	1911
<b>Gross SqFt</b>	28,804	27,600	41,300	64,049
<b>Estimated Gross Income</b>	\$1,284,370	\$1,050,343	\$1,841,747	\$2,928,925
<b>Gross Income per SqFt</b>	\$44.59	\$38.06	\$44.59	\$45.73
<b>Estimated Expense</b>	\$381,941	\$249,180	\$547,499	\$827,202
<b>Expense SqFt</b>	\$13.26	\$9.03	\$13.26	\$12.92
<b>Net Operating Income</b>	\$902,429	\$801,163	\$1,294,248	\$2,101,723
<b>Full Market Value</b>	\$6,793,005	\$6,064,000	\$9,742,000	\$15,807,000
<b>Market Value per SqFt</b>	\$235.84	\$219.71	\$235.88	\$246.80
<b>Distance from Condominium in miles</b>		0.00	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00819-7502	1-00792-0008	1-00818-0019	1-00793-0001
Condominium Section	1330-R1			
Address	63 WEST 17 STREET	151 WEST 16 STREET	27 WEST 16 STREET	119 7 AVENUE
Neighborhood	FLATIRON	CHELSEA	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	17	76	63	59
Year Built	1961	1962	1907	1950
Gross SqFt	38,359	43,770	41,300	53,123
Estimated Gross Income	\$1,498,686	\$1,710,297	\$1,841,747	\$1,235,522
Gross Income per SqFt	\$39.07	\$39.07	\$44.59	\$23.26
Estimated Expense	\$423,867	\$483,841	\$547,499	\$380,466
Expense SqFt	\$11.05	\$11.05	\$13.26	\$7.16
Net Operating Income	\$1,074,819	\$1,226,456	\$1,294,248	\$855,056
Full Market Value	\$8,129,000	\$9,276,000	\$9,742,000	\$6,239,000
Market Value per SqFt	\$211.92	\$211.93	\$235.88	\$117.44
Distance from Condominium in miles		0.18	0.05	0.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00819-7503	1-00818-0010	1-00818-0019	1-00791-0078
Condominium Section	1693-R1			
Address	32 WEST 18 STREET	43 WEST 16 STREET	27 WEST 16 STREET	91 7 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	21	95	63	69
Year Built	1908	1911	1907	1920
Gross SqFt	69,315	64,049	41,300	62,400
Estimated Gross Income	\$3,090,756	\$2,928,925	\$1,841,747	\$2,420,692
Gross Income per SqFt	\$44.59	\$45.73	\$44.59	\$38.79
Estimated Expense	\$919,117	\$827,202	\$547,499	\$658,186
Expense SqFt	\$13.26	\$12.92	\$13.26	\$10.55
Net Operating Income	\$2,171,639	\$2,101,723	\$1,294,248	\$1,762,506
Full Market Value	\$16,346,998	\$15,807,000	\$9,742,000	\$13,333,000
Market Value per SqFt	\$235.84	\$246.80	\$235.88	\$213.67
Distance from Condominium in miles		0.05	0.05	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00819-7504	1-00846-0001	1-00818-0010	
Condominium Section	1810-R1			
Address	15 WEST 17 STREET	97 5 AVENUE	43 WEST 16 STREET	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	10	29	95	
Year Built	1906	1900	1911	
Gross SqFt	23,591	22,503	64,049	
Estimated Gross Income	\$1,065,370	\$1,188,993	\$2,928,925	
Gross Income per SqFt	\$45.16	\$52.84	\$45.73	
Estimated Expense	\$308,806	\$280,294	\$827,202	
Expense SqFt	\$13.09	\$12.46	\$12.92	
Net Operating Income	\$756,564	\$908,699	\$2,101,723	
Full Market Value	\$5,347,000	\$6,795,000	\$15,807,000	
Market Value per SqFt	\$226.65	\$301.96	\$246.80	
Distance from Condominium in miles		0.15	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00820-7501	1-00818-0019	1-00818-0010	1-00821-0040
Condominium Section	0632-R1			
Address	140 5 AVENUE	27 WEST 16 STREET	43 WEST 16 STREET	146 5 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	21	63	95	25
Year Built	1901	1907	1911	1935
Gross SqFt	35,253	41,300	64,049	14,110
Estimated Gross Income	\$1,612,120	\$1,841,747	\$2,928,925	\$658,379
Gross Income per SqFt	\$45.73	\$44.59	\$45.73	\$46.66
Estimated Expense	\$455,469	\$547,499	\$827,202	\$157,061
Expense SqFt	\$12.92	\$13.26	\$12.92	\$11.13
Net Operating Income	\$1,156,651	\$1,294,248	\$2,101,723	\$501,318
Full Market Value	\$8,250,000	\$9,742,000	\$15,807,000	\$3,768,000
Market Value per SqFt	\$234.02	\$235.88	\$246.80	\$267.04
Distance from Condominium in miles		0.09	0.09	0.04

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00820-7503	1-00846-0001	1-00821-0040	
Condominium Section	1173-R1			
Address	8 WEST 19 STREET	97 5 AVENUE	146 5 AVENUE	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	7	29	25	
Year Built	1900	1900	1935	
Gross SqFt	26,461	22,503	14,110	
Estimated Gross Income	\$1,207,415	\$1,188,993	\$658,379	
Gross Income per SqFt	\$45.63	\$52.84	\$46.66	
Estimated Expense	\$273,342	\$280,294	\$157,061	
Expense SqFt	\$10.33	\$12.46	\$11.13	
Net Operating Income	\$934,073	\$908,699	\$501,318	
Full Market Value	\$5,147,997	\$6,795,000	\$3,768,000	
Market Value per SqFt	\$194.55	\$301.96	\$267.04	
Distance from Condominium in miles		0.15	0.04	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00820-7504	1-00794-0062	1-00821-0040	1-00818-0010
Condominium Section	1659-R1			
Address	16 WEST 19 STREET	140 WEST 19 STREET	146 5 AVENUE	43 WEST 16 STREET
Neighborhood	FLATIRON	CHELSEA	FLATIRON	FLATIRON
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	57	26	25	95
Year Built	1906	1920	1935	1911
Gross SqFt	62,219	18,714	14,110	64,049
Estimated Gross Income	\$2,903,139	\$885,244	\$658,379	\$2,928,925
Gross Income per SqFt	\$46.66	\$47.30	\$46.66	\$45.73
Estimated Expense	\$460,421	\$179,621	\$157,061	\$827,202
Expense SqFt	\$7.40	\$9.60	\$11.13	\$12.92
Net Operating Income	\$2,442,718	\$705,623	\$501,318	\$2,101,723
Full Market Value	\$18,358,996	\$5,301,000	\$3,768,000	\$15,807,000
Market Value per SqFt	\$295.07	\$283.26	\$267.04	\$246.80
Distance from Condominium in miles		0.18	0.04	0.09

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00821-7502	1-00798-0066	1-00878-0004	
Condominium Section	1405-R1			
Address	29 WEST 19 STREET	142 WEST 23 STREET	295 PARK AVENUE SOUTH	
Neighborhood	FLATIRON	CHELSEA	GRAMERCY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	5	70	190	
Year Built	1910	1989	1900	
Gross SqFt	11,036	48,680	145,299	
Estimated Gross Income	\$518,361	\$2,220,338	\$7,020,404	
Gross Income per SqFt	\$46.97	\$45.61	\$48.32	
Estimated Expense	\$114,774	\$379,804	\$1,887,171	
Expense SqFt	\$10.40	\$7.80	\$12.99	
Net Operating Income	\$403,587	\$1,840,534	\$5,133,233	
Full Market Value	\$1,980,002	\$13,844,000	\$38,509,000	
Market Value per SqFt	\$179.41	\$284.39	\$265.03	
Distance from Condominium in miles		0.23	0.37	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00821-7503	1-00818-0010	1-00850-0064	1-00850-0039
Condominium Section	1709-R1			
Address	650 6 AVENUE	43 WEST 16 STREET	12 EAST 22 STREET	268 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	67	95	87	77
Year Built	1906	1911	1911	1927
Gross SqFt	95,000	64,049	78,646	99,750
Estimated Gross Income	\$4,344,350	\$2,928,925	\$3,548,932	\$4,599,769
Gross Income per SqFt	\$45.73	\$45.73	\$45.13	\$46.11
Estimated Expense	\$1,227,400	\$827,202	\$962,364	\$1,223,201
Expense SqFt	\$12.92	\$12.92	\$12.24	\$12.26
Net Operating Income	\$3,116,950	\$2,101,723	\$2,586,568	\$3,376,568
Full Market Value	\$22,110,014	\$15,807,000	\$19,463,000	\$25,390,000
Market Value per SqFt	\$232.74	\$246.80	\$247.48	\$254.54
Distance from Condominium in miles		0.13	0.23	0.23

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00821-7504	1-00844-0008	1-00819-0020	
Condominium Section	1731-R1			
Address	32 WEST 20 STREET	9 EAST 16 STREET	31 WEST 17 STREET	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	18	16	14	
Year Built	1912	1900	2005	
Gross SqFt	37,400	30,680	27,600	
Estimated Gross Income	\$1,450,372	\$1,211,840	\$1,050,343	
Gross Income per SqFt	\$38.78	\$39.50	\$38.06	
Estimated Expense	\$384,098	\$337,800	\$249,180	
Expense SqFt	\$10.27	\$11.01	\$9.03	
Net Operating Income	\$1,066,274	\$874,040	\$801,163	
Full Market Value	\$8,066,000	\$6,608,000	\$6,064,000	
Market Value per SqFt	\$215.67	\$215.38	\$219.71	
Distance from Condominium in miles		0.20	0.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00821-7505	1-00819-0020	1-00873-0015	
Condominium Section	1906-R1			
Address	27 WEST 19 STREET	31 WEST 17 STREET	51 IRVING PLACE	
Neighborhood	FLATIRON	FLATIRON	GRAMERCY	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	13	14	58	
Year Built	2007	2005	1969	
Gross SqFt	24,091	27,600	42,476	
Estimated Gross Income	\$1,060,245	\$1,050,343	\$1,964,306	
Gross Income per SqFt	\$44.01	\$38.06	\$46.25	
Estimated Expense	\$283,310	\$249,180	\$624,548	
Expense SqFt	\$11.76	\$9.03	\$14.70	
Net Operating Income	\$776,935	\$801,163	\$1,339,758	
Full Market Value	\$5,851,000	\$6,064,000	\$10,073,000	
Market Value per SqFt	\$242.87	\$219.71	\$237.15	
Distance from Condominium in miles		0.09	0.34	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00822-7503	1-00821-0040	1-00846-0001	1-00794-0062
Condominium Section	1226-R1			
Address	9 WEST 20 STREET	146 5 AVENUE	97 5 AVENUE	140 WEST 19 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	CHELSEA
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	11	25	29	26
Year Built	1910	1935	1900	1920
Gross SqFt	28,333	14,110	22,503	18,714
Estimated Gross Income	\$1,322,018	\$658,379	\$1,188,993	\$885,244
Gross Income per SqFt	\$46.66	\$46.66	\$52.84	\$47.30
Estimated Expense	\$209,664	\$157,061	\$280,294	\$179,621
Expense SqFt	\$7.40	\$11.13	\$12.46	\$9.60
Net Operating Income	\$1,112,354	\$501,318	\$908,699	\$705,623
Full Market Value	\$8,339,999	\$3,768,000	\$6,795,000	\$5,301,000
Market Value per SqFt	\$294.36	\$267.04	\$301.96	\$283.26
Distance from Condominium in miles		0.05	0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00822-7504	1-00821-0040	1-00818-0010	1-00846-0001
Condominium Section	1726-R1			
Address	15 WEST 20 STREET	146 5 AVENUE	43 WEST 16 STREET	97 5 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	17	25	95	29
Year Built	1906	1935	1911	1900
Gross SqFt	41,659	14,110	64,049	22,503
Estimated Gross Income	\$1,905,066	\$658,379	\$2,928,925	\$1,188,993
Gross Income per SqFt	\$45.73	\$46.66	\$45.73	\$52.84
Estimated Expense	\$538,234	\$157,061	\$827,202	\$280,294
Expense SqFt	\$12.92	\$11.13	\$12.92	\$12.46
Net Operating Income	\$1,366,832	\$501,318	\$2,101,723	\$908,699
Full Market Value	\$10,279,999	\$3,768,000	\$15,807,000	\$6,795,000
Market Value per SqFt	\$246.77	\$267.04	\$246.80	\$301.96
Distance from Condominium in miles		0.05	0.18	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00823-7502	1-00818-0019	1-00821-0040	1-00846-0001
Condominium Section	1094-R1			
Address	170 5 AVENUE	27 WEST 16 STREET	146 5 AVENUE	97 5 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	63	25	29
Year Built	1904	1907	1935	1900
Gross SqFt	32,641	41,300	14,110	22,503
Estimated Gross Income	\$1,455,462	\$1,841,747	\$658,379	\$1,188,993
Gross Income per SqFt	\$44.59	\$44.59	\$46.66	\$52.84
Estimated Expense	\$432,820	\$547,499	\$157,061	\$280,294
Expense SqFt	\$13.26	\$13.26	\$11.13	\$12.46
Net Operating Income	\$1,022,642	\$1,294,248	\$501,318	\$908,699
Full Market Value	\$7,698,001	\$9,742,000	\$3,768,000	\$6,795,000
Market Value per SqFt	\$235.84	\$235.88	\$267.04	\$301.96
Distance from Condominium in miles		0.22	0.09	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00823-7503	1-00818-0010	1-00850-0064	1-00821-0040
Condominium Section	1215-R1			
Address	31 WEST 21 STREET	43 WEST 16 STREET	12 EAST 22 STREET	146 5 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	11	95	87	25
Year Built	1910	1911	1911	1935
Gross SqFt	58,439	64,049	78,646	14,110
Estimated Gross Income	\$2,637,352	\$2,928,925	\$3,548,932	\$658,379
Gross Income per SqFt	\$45.13	\$45.73	\$45.13	\$46.66
Estimated Expense	\$715,293	\$827,202	\$962,364	\$157,061
Expense SqFt	\$12.24	\$12.92	\$12.24	\$11.13
Net Operating Income	\$1,922,059	\$2,101,723	\$2,586,568	\$501,318
Full Market Value	\$14,461,999	\$15,807,000	\$19,463,000	\$3,768,000
Market Value per SqFt	\$247.47	\$246.80	\$247.48	\$267.04
Distance from Condominium in miles		0.22	0.21	0.09



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00824-7501	1-00821-0040	1-00828-0063	1-00850-0062
<b>Condominium Section</b>	1802-R1			
<b>Address</b>	186 5 AVENUE	146 5 AVENUE	26 WEST 27 STREET	20 EAST 22 STREET
<b>Neighborhood</b>	FLATIRON	FLATIRON	FLATIRON	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	4	25	27	23
<b>Year Built</b>	1883	1935	1925	1925
<b>Gross SqFt</b>	9,599	14,110	13,825	10,512
<b>Estimated Gross Income</b>	\$343,260	\$658,379	\$494,396	\$476,194
<b>Gross Income per SqFt</b>	\$35.76	\$46.66	\$35.76	\$45.30
<b>Estimated Expense</b>	\$105,493	\$157,061	\$151,971	\$138,233
<b>Expense SqFt</b>	\$10.99	\$11.13	\$10.99	\$13.15
<b>Net Operating Income</b>	\$237,767	\$501,318	\$342,425	\$337,961
<b>Full Market Value</b>	\$1,652,000	\$3,768,000	\$2,530,000	\$2,543,000
<b>Market Value per SqFt</b>	\$172.10	\$267.04	\$183.00	\$241.91
<b>Distance from Condominium in miles</b>		0.14	0.20	0.22

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00833-7502	1-00801-0034	1-00858-0008	1-01033-0009
<b>Condominium Section</b>	1429-R1			
<b>Address</b>	9 WEST 31 STREET	103 WEST 25 STREET	7 EAST 28 STREET	349 WEST 42 STREET
<b>Neighborhood</b>	FASHION	CHELSEA	MURRAY HILL	MIDTOWN WEST
<b>Building Classification</b>	RR-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	283	228	398	272
<b>Year Built</b>	2004	2001	1998	2003
<b>Gross SqFt</b>	243,948	227,896	388,946	230,000
<b>Estimated Gross Income</b>	\$9,964,000	\$10,429,500	\$17,246,259	\$10,585,081
<b>Gross Income per SqFt</b>	\$40.84	\$45.76	\$44.34	\$46.02
<b>Estimated Expense</b>	\$2,685,000	\$2,724,420	\$4,095,557	\$3,013,964
<b>Expense SqFt</b>	\$11.01	\$11.95	\$10.53	\$13.10
<b>Net Operating Income</b>	\$7,279,000	\$7,705,080	\$13,150,702	\$7,571,117
<b>Full Market Value</b>	\$51,555,000	\$57,950,000	\$99,011,000	\$56,934,000
<b>Market Value per SqFt</b>	\$211.34	\$254.28	\$254.56	\$247.54
<b>Distance from Condominium in miles</b>		0.36	0.19	0.76

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00839-7502	1-00753-0056	1-00701-0062	
Condominium Section	1464-R1			
Address	66 WEST 38 STREET	324 WEST 30 STREET	534 WEST 30 STREET	
Neighborhood	FASHION	CHELSEA	CHELSEA	
Building Classification	RR-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	
Total Units	299	224	369	
Year Built	2001	1928	2008	
Gross SqFt	211,923	147,888	387,468	
Estimated Gross Income	\$10,248,596	\$7,748,139	\$17,180,331	
Gross Income per SqFt	\$48.36	\$52.39	\$44.34	
Estimated Expense	\$2,449,830	\$1,863,168	\$4,080,038	
Expense SqFt	\$11.56	\$12.60	\$10.53	
Net Operating Income	\$7,798,766	\$5,884,971	\$13,100,293	
Full Market Value	\$54,694,000	\$17,380,000	\$98,632,000	
Market Value per SqFt	\$258.08	\$117.52	\$254.56	
Distance from Condominium in miles		0.65	0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00839-7502	1-00862-0009	1-00999-0054	1-00865-0032
Condominium Section	1464-R2			
Address	66 WEST 38 STREET	9 EAST 32 STREET	150 WEST 47 STREET	20 PARK AVENUE
Neighborhood	FASHION	MURRAY HILL	MIDTOWN WEST	MURRAY HILL
Building Classification	RR-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	75	77	105	102
Year Built	1984	1930	1979	1939
Gross SqFt	48,861	39,740	66,182	101,306
Estimated Gross Income	\$612,000	\$1,827,000	\$2,563,756	\$3,485,232
Gross Income per SqFt	\$12.53	\$45.97	\$38.74	\$34.40
Estimated Expense	\$351,000	\$495,256	\$681,559	\$1,145,125
Expense SqFt	\$7.18	\$12.46	\$10.30	\$11.30
Net Operating Income	\$261,000	\$1,331,744	\$1,882,197	\$2,340,107
Full Market Value	\$1,562,000	\$10,015,000	\$14,239,000	\$17,335,000
Market Value per SqFt	\$31.97	\$252.01	\$215.15	\$171.12
Distance from Condominium in miles		0.29	0.48	0.25

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00842-7501	1-00843-0003	1-00819-0059	1-00873-0015
Condominium Section	0690-R1			
Address	69 5 AVENUE	75 5 AVENUE	30 WEST 18 STREET	51 IRVING PLACE
Neighborhood	FLATIRON	FLATIRON	FLATIRON	GRAMERCY
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	153	74	100	58
Year Built	1961	1984	2005	1969
Gross SqFt	158,565	63,255	98,690	42,476
Estimated Gross Income	\$6,623,260	\$2,641,970	\$3,824,599	\$1,964,306
Gross Income per SqFt	\$41.77	\$41.77	\$38.75	\$46.25
Estimated Expense	\$1,396,958	\$557,246	\$1,010,469	\$624,548
Expense SqFt	\$8.81	\$8.81	\$10.24	\$14.70
Net Operating Income	\$5,226,302	\$2,084,724	\$2,814,130	\$1,339,758
Full Market Value	\$37,650,000	\$13,200,000	\$21,289,000	\$10,073,000
Market Value per SqFt	\$237.44	\$208.68	\$215.72	\$237.15
Distance from Condominium in miles		0.05	0.21	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00842-7502	1-00818-0010	1-00850-0039	
Condominium Section	2035-R1			
Address	15 UNION SQUARE WEST	43 WEST 16 STREET	268 PARK AVENUE SOUTH	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	36	95	77	
Year Built	1900	1911	1927	
Gross SqFt	92,152	64,049	99,750	
Estimated Gross Income	\$4,231,620	\$2,928,925	\$4,599,769	
Gross Income per SqFt	\$45.92	\$45.73	\$46.11	
Estimated Expense	\$1,160,194	\$827,202	\$1,223,201	
Expense SqFt	\$12.59	\$12.92	\$12.26	
Net Operating Income	\$3,071,426	\$2,101,723	\$3,376,568	
Full Market Value	\$23,099,000	\$15,807,000	\$25,390,000	
Market Value per SqFt	\$250.66	\$246.80	\$254.54	
Distance from Condominium in miles		0.18	0.33	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00843-7501	1-00818-0019	1-00570-0008	1-00846-0041
Condominium Section	0859-R1			
Address	73 5 AVENUE	27 WEST 16 STREET	6 EAST 13 STREET	220 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	R9-CONDOMINIUM	D5-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	17	63	54	36
Year Built	1907	1907	1900	1900
Gross SqFt	46,424	41,300	49,408	33,638
Estimated Gross Income	\$1,947,023	\$1,841,747	\$1,949,681	\$1,410,829
Gross Income per SqFt	\$41.94	\$44.59	\$39.46	\$41.94
Estimated Expense	\$810,099	\$547,499	\$500,971	\$586,952
Expense SqFt	\$17.45	\$13.26	\$10.14	\$17.45
Net Operating Income	\$1,136,924	\$1,294,248	\$1,448,710	\$823,877
Full Market Value	\$8,327,000	\$9,742,000	\$10,954,000	\$6,218,000
Market Value per SqFt	\$179.37	\$235.88	\$221.70	\$184.85
Distance from Condominium in miles		0.16	0.16	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00843-7502	1-00872-0052	1-00872-0051	
Condominium Section	1498-R1			
Address	15 EAST 15 STREET	132 EAST 17 STREET	134 EAST 17 STREET	
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	2	24	25	
Year Built	1910	1910	1910	
Gross SqFt	3,278	10,458	10,458	
Estimated Gross Income	\$157,147	\$518,334	\$484,410	
Gross Income per SqFt	\$47.94	\$49.56	\$46.32	
Estimated Expense	\$41,008	\$118,060	\$143,553	
Expense SqFt	\$12.51	\$11.29	\$13.73	
Net Operating Income	\$116,139	\$400,274	\$340,857	
Full Market Value	\$821,000	\$3,000,000	\$2,563,000	
Market Value per SqFt	\$250.46	\$286.86	\$245.08	
Distance from Condominium in miles		0.28	0.28	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00844-7503	1-00846-0001	1-00846-0041	1-00818-0019
<b>Condominium Section</b>	1492-R1			
<b>Address</b>	13 EAST 16 STREET	97 5 AVENUE	220 PARK AVENUE SOUTH	27 WEST 16 STREET
<b>Neighborhood</b>	FLATIRON	FLATIRON	FLATIRON	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	3	29	36	63
<b>Year Built</b>	1910	1900	1900	1907
<b>Gross SqFt</b>	6,202	22,503	33,638	41,300
<b>Estimated Gross Income</b>	\$260,112	\$1,188,993	\$1,410,829	\$1,841,747
<b>Gross Income per SqFt</b>	\$41.94	\$52.84	\$41.94	\$44.59
<b>Estimated Expense</b>	\$108,225	\$280,294	\$586,952	\$547,499
<b>Expense SqFt</b>	\$17.45	\$12.46	\$17.45	\$13.26
<b>Net Operating Income</b>	\$151,887	\$908,699	\$823,877	\$1,294,248
<b>Full Market Value</b>	\$1,077,000	\$6,795,000	\$6,218,000	\$9,742,000
<b>Market Value per SqFt</b>	\$173.65	\$301.96	\$184.85	\$235.88
<b>Distance from Condominium in miles</b>		0.04	0.10	0.15

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00846-7502	1-00846-0001	1-00846-0041	1-00818-0019
<b>Condominium Section</b>	1911-R1			
<b>Address</b>	7 EAST 17 STREET	97 5 AVENUE	220 PARK AVENUE SOUTH	27 WEST 16 STREET
<b>Neighborhood</b>	FLATIRON	FLATIRON	FLATIRON	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	14	29	36	63
<b>Year Built</b>	1903	1900	1900	1907
<b>Gross SqFt</b>	36,638	22,503	33,638	41,300
<b>Estimated Gross Income</b>	\$1,536,598	\$1,188,993	\$1,410,829	\$1,841,747
<b>Gross Income per SqFt</b>	\$41.94	\$52.84	\$41.94	\$44.59
<b>Estimated Expense</b>	\$639,333	\$280,294	\$586,952	\$547,499
<b>Expense SqFt</b>	\$17.45	\$12.46	\$17.45	\$13.26
<b>Net Operating Income</b>	\$897,265	\$908,699	\$823,877	\$1,294,248
<b>Full Market Value</b>	\$6,772,000	\$6,795,000	\$6,218,000	\$9,742,000
<b>Market Value per SqFt</b>	\$184.84	\$301.96	\$184.85	\$235.88
<b>Distance from Condominium in miles</b>		0.00	0.10	0.15

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00848-7501	1-00850-0062	1-00850-0018	1-00875-0040
Condominium Section	0179-R1			
Address	47 EAST 19 STREET	20 EAST 22 STREET	19 EAST 21 STREET	226 3 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON	GRAMERCY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	1	23	21	22
Year Built	1920	1925	1925	1912
Gross SqFt	1,800	10,512	12,844	12,816
Estimated Gross Income	\$65,178	\$476,194	\$465,136	\$543,863
Gross Income per SqFt	\$36.21	\$45.30	\$36.21	\$42.44
Estimated Expense	\$17,928	\$138,233	\$127,888	\$174,891
Expense SqFt	\$9.96	\$13.15	\$9.96	\$13.65
Net Operating Income	\$47,250	\$337,961	\$337,248	\$368,972
Full Market Value	\$328,000	\$2,543,000	\$2,487,000	\$2,784,000
Market Value per SqFt	\$182.22	\$241.91	\$193.63	\$217.23
Distance from Condominium in miles		0.09	0.09	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00848-7503	1-00875-0003	1-00850-0064	1-00875-0079
Condominium Section	1324-R1			
Address	42 EAST 20 STREET	239 PARK AVENUE SOUTH	12 EAST 22 STREET	245 PARK AVENUE SOUTH
Neighborhood	FLATIRON	GRAMERCY	FLATIRON	GRAMERCY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	22	46	87	63
Year Built	1910	1911	1911	1940
Gross SqFt	45,692	51,122	78,646	44,713
Estimated Gross Income	\$2,062,080	\$2,043,866	\$3,548,932	\$2,368,850
Gross Income per SqFt	\$45.13	\$39.98	\$45.13	\$52.98
Estimated Expense	\$559,270	\$582,257	\$962,364	\$737,360
Expense SqFt	\$12.24	\$11.39	\$12.24	\$16.49
Net Operating Income	\$1,502,810	\$1,461,609	\$2,586,568	\$1,631,490
Full Market Value	\$11,308,000	\$11,047,000	\$19,463,000	\$12,198,000
Market Value per SqFt	\$247.48	\$216.09	\$247.48	\$272.81
Distance from Condominium in miles		0.11	0.09	0.11

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00848-7505	1-00873-0015	1-00850-0039	1-00850-0064
<b>Condominium Section</b>	1864-R1			
<b>Address</b>	240 PARK AVENUE SOUTH	51 IRVING PLACE	268 PARK AVENUE SOUTH	12 EAST 22 STREET
<b>Neighborhood</b>	FLATIRON	GRAMERCY	FLATIRON	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	51	58	77	87
<b>Year Built</b>	2007	1969	1927	1911
<b>Gross SqFt</b>	84,733	42,476	99,750	78,646
<b>Estimated Gross Income</b>	\$3,907,039	\$1,964,306	\$4,599,769	\$3,548,932
<b>Gross Income per SqFt</b>	\$46.11	\$46.25	\$46.11	\$45.13
<b>Estimated Expense</b>	\$1,038,827	\$624,548	\$1,223,201	\$962,364
<b>Expense SqFt</b>	\$12.26	\$14.70	\$12.26	\$12.24
<b>Net Operating Income</b>	\$2,868,212	\$1,339,758	\$3,376,568	\$2,586,568
<b>Full Market Value</b>	\$21,567,006	\$10,073,000	\$25,390,000	\$19,463,000
<b>Market Value per SqFt</b>	\$254.53	\$237.15	\$254.54	\$247.48
<b>Distance from Condominium in miles</b>		0.14	0.09	0.09

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00849-7501	1-00850-0062	1-00846-0001	1-00875-0040
<b>Condominium Section</b>	0194-R1			
<b>Address</b>	39 EAST 20 STREET	20 EAST 22 STREET	97 5 AVENUE	226 3 AVENUE
<b>Neighborhood</b>	FLATIRON	FLATIRON	FLATIRON	GRAMERCY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	2	23	29	22
<b>Year Built</b>	1907	1925	1900	1912
<b>Gross SqFt</b>	2,850	10,512	22,503	12,816
<b>Estimated Gross Income</b>	\$120,954	\$476,194	\$1,188,993	\$543,863
<b>Gross Income per SqFt</b>	\$42.44	\$45.30	\$52.84	\$42.44
<b>Estimated Expense</b>	\$38,903	\$138,233	\$280,294	\$174,891
<b>Expense SqFt</b>	\$13.65	\$13.15	\$12.46	\$13.65
<b>Net Operating Income</b>	\$82,051	\$337,961	\$908,699	\$368,972
<b>Full Market Value</b>	\$582,000	\$2,543,000	\$6,795,000	\$2,784,000
<b>Market Value per SqFt</b>	\$204.21	\$241.91	\$301.96	\$217.23
<b>Distance from Condominium in miles</b>		0.05	0.16	0.21

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00849-7502	1-00850-0018	1-00850-0064	
Condominium Section	0402-R1			
Address	7 EAST 20 STREET	19 EAST 21 STREET	12 EAST 22 STREET	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	
Total Units	15	21	87	
Year Built	1908	1925	1911	
Gross SqFt	29,631	12,844	78,646	
Estimated Gross Income	\$1,013,880	\$465,136	\$3,548,932	
Gross Income per SqFt	\$34.22	\$36.21	\$45.13	
Estimated Expense	\$278,880	\$127,888	\$962,364	
Expense SqFt	\$9.41	\$9.96	\$12.24	
Net Operating Income	\$735,000	\$337,248	\$2,586,568	
Full Market Value	\$5,420,000	\$2,487,000	\$19,463,000	
Market Value per SqFt	\$182.92	\$193.63	\$247.48	
Distance from Condominium in miles		0.10	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00849-7503	1-00850-0018	1-00850-0062	1-00846-0001
Condominium Section	0971-R1			
Address	40 EAST 21 STREET	19 EAST 21 STREET	20 EAST 22 STREET	97 5 AVENUE
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	21	23	29
Year Built	1906	1925	1925	1900
Gross SqFt	21,375	12,844	10,512	22,503
Estimated Gross Income	\$896,468	\$465,136	\$476,194	\$1,188,993
Gross Income per SqFt	\$41.94	\$36.21	\$45.30	\$52.84
Estimated Expense	\$372,994	\$127,888	\$138,233	\$280,294
Expense SqFt	\$17.45	\$9.96	\$13.15	\$12.46
Net Operating Income	\$523,474	\$337,248	\$337,961	\$908,699
Full Market Value	\$3,951,000	\$2,487,000	\$2,543,000	\$6,795,000
Market Value per SqFt	\$184.84	\$193.63	\$241.91	\$301.96
Distance from Condominium in miles		0.05	0.05	0.16



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00849-7504	1-00850-0039	1-00850-0064	
Condominium Section	1493-R1			
Address	260 PARK AVENUE SOUTH	268 PARK AVENUE SOUTH	12 EAST 22 STREET	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	
Total Units	109	77	87	
Year Built	1913	1927	1911	
Gross SqFt	191,318	99,750	78,646	
Estimated Gross Income	\$8,727,927	\$4,599,769	\$3,548,932	
Gross Income per SqFt	\$45.62	\$46.11	\$45.13	
Estimated Expense	\$2,343,646	\$1,223,201	\$962,364	
Expense SqFt	\$12.25	\$12.26	\$12.24	
Net Operating Income	\$6,384,281	\$3,376,568	\$2,586,568	
Full Market Value	\$36,300,053	\$25,390,000	\$19,463,000	
Market Value per SqFt	\$189.74	\$254.54	\$247.48	
Distance from Condominium in miles		0.05	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00849-7505	1-00850-0064	1-00850-0039	1-00818-0010
Condominium Section	1612-R1			
Address	141 5 AVENUE	12 EAST 22 STREET	268 PARK AVENUE SOUTH	43 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	43	87	77	95
Year Built	1900	1911	1927	1911
Gross SqFt	78,900	78,646	99,750	64,049
Estimated Gross Income	\$3,608,097	\$3,548,932	\$4,599,769	\$2,928,925
Gross Income per SqFt	\$45.73	\$45.13	\$46.11	\$45.73
Estimated Expense	\$1,019,388	\$962,364	\$1,223,201	\$827,202
Expense SqFt	\$12.92	\$12.24	\$12.26	\$12.92
Net Operating Income	\$2,588,709	\$2,586,568	\$3,376,568	\$2,101,723
Full Market Value	\$19,470,002	\$19,463,000	\$25,390,000	\$15,807,000
Market Value per SqFt	\$246.77	\$247.48	\$254.54	\$246.80
Distance from Condominium in miles		0.10	0.10	0.22

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00849-7508	1-00850-0039	1-00850-0064	1-00875-0003
<b>Condominium Section</b>	2046-R1			
<b>Address</b>	254 PARK AVENUE SOUTH	268 PARK AVENUE SOUTH	12 EAST 22 STREET	239 PARK AVENUE SOUTH
<b>Neighborhood</b>	FLATIRON	FLATIRON	FLATIRON	GRAMERCY
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	124	77	87	46
<b>Year Built</b>	1913	1927	1911	1911
<b>Gross SqFt</b>	138,922	99,750	78,646	51,122
<b>Estimated Gross Income</b>	\$6,269,550	\$4,599,769	\$3,548,932	\$2,043,866
<b>Gross Income per SqFt</b>	\$45.13	\$46.11	\$45.13	\$39.98
<b>Estimated Expense</b>	\$1,700,405	\$1,223,201	\$962,364	\$582,257
<b>Expense SqFt</b>	\$12.24	\$12.26	\$12.24	\$11.39
<b>Net Operating Income</b>	\$4,569,145	\$3,376,568	\$2,586,568	\$1,461,609
<b>Full Market Value</b>	\$34,380,003	\$25,390,000	\$19,463,000	\$11,047,000
<b>Market Value per SqFt</b>	\$247.48	\$254.54	\$247.48	\$216.09
<b>Distance from Condominium in miles</b>		0.05	0.05	0.12

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00850-7503	1-00850-0039	1-00907-0025	1-00829-0001
<b>Condominium Section</b>	0459-R1			
<b>Address</b>	280 PARK AVENUE SOUTH	268 PARK AVENUE SOUTH	240 EAST 27 STREET	796 AVENUE OF THE AMERICA
<b>Neighborhood</b>	FLATIRON	FLATIRON	GRAMERCY	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	259	77	332	273
<b>Year Built</b>	1986	1927	1977	2003
<b>Gross SqFt</b>	282,900	99,750	348,386	293,978
<b>Estimated Gross Income</b>	\$12,436,284	\$4,599,769	\$15,315,736	\$12,367,980
<b>Gross Income per SqFt</b>	\$43.96	\$46.11	\$43.96	\$42.07
<b>Estimated Expense</b>	\$2,444,256	\$1,223,201	\$3,008,976	\$2,988,510
<b>Expense SqFt</b>	\$8.64	\$12.26	\$8.64	\$10.17
<b>Net Operating Income</b>	\$9,992,028	\$3,376,568	\$12,306,760	\$9,379,470
<b>Full Market Value</b>	\$75,246,997	\$25,390,000	\$92,678,000	\$70,783,000
<b>Market Value per SqFt</b>	\$265.98	\$254.54	\$266.02	\$240.78
<b>Distance from Condominium in miles</b>		0.00	0.42	0.38

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00850-7506	1-00850-0064	1-00850-0039	1-00875-0003
<b>Condominium Section</b>	1381-R1			
<b>Address</b>	49 EAST 21 STREET	12 EAST 22 STREET	268 PARK AVENUE SOUTH	239 PARK AVENUE SOUTH
<b>Neighborhood</b>	FLATIRON	FLATIRON	FLATIRON	GRAMERCY
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	43	87	77	46
<b>Year Built</b>	1913	1911	1927	1911
<b>Gross SqFt</b>	60,609	78,646	99,750	51,122
<b>Estimated Gross Income</b>	\$2,735,284	\$3,548,932	\$4,599,769	\$2,043,866
<b>Gross Income per SqFt</b>	\$45.13	\$45.13	\$46.11	\$39.98
<b>Estimated Expense</b>	\$741,854	\$962,364	\$1,223,201	\$582,257
<b>Expense SqFt</b>	\$12.24	\$12.24	\$12.26	\$11.39
<b>Net Operating Income</b>	\$1,993,430	\$2,586,568	\$3,376,568	\$1,461,609
<b>Full Market Value</b>	\$14,999,000	\$19,463,000	\$25,390,000	\$11,047,000
<b>Market Value per SqFt</b>	\$247.47	\$247.48	\$254.54	\$216.09
<b>Distance from Condominium in miles</b>		0.00	0.00	0.15

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00851-7501	1-00827-0001	1-00907-0025	1-00829-0001
<b>Condominium Section</b>	0077-R1			
<b>Address</b>	5 EAST 22 STREET	55 WEST 25 STREET	240 EAST 27 STREET	796 AVENUE OF THE AMERICA
<b>Neighborhood</b>	FLATIRON	FLATIRON	GRAMERCY	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	423	410	332	273
<b>Year Built</b>	1985	2005	1977	2003
<b>Gross SqFt</b>	380,448	428,340	348,386	293,978
<b>Estimated Gross Income</b>	\$16,724,494	\$19,115,775	\$15,315,736	\$12,367,980
<b>Gross Income per SqFt</b>	\$43.96	\$44.63	\$43.96	\$42.07
<b>Estimated Expense</b>	\$3,287,071	\$4,182,746	\$3,008,976	\$2,988,510
<b>Expense SqFt</b>	\$8.64	\$9.77	\$8.64	\$10.17
<b>Net Operating Income</b>	\$13,437,423	\$14,933,029	\$12,306,760	\$9,379,470
<b>Full Market Value</b>	\$101,192,989	\$112,405,000	\$92,678,000	\$70,783,000
<b>Market Value per SqFt</b>	\$265.98	\$262.42	\$266.02	\$240.78
<b>Distance from Condominium in miles</b>		0.27	0.40	0.35

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00851-7502	1-00850-0018	1-00850-0062	1-00850-0064
<b>Condominium Section</b>	0133-R1			
<b>Address</b>	27 EAST 22 STREET	19 EAST 21 STREET	20 EAST 22 STREET	12 EAST 22 STREET
<b>Neighborhood</b>	FLATIRON	FLATIRON	FLATIRON	FLATIRON
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	10	21	23	87
<b>Year Built</b>	1902	1925	1925	1911
<b>Gross SqFt</b>	27,065	12,844	10,512	78,646
<b>Estimated Gross Income</b>	\$1,135,106	\$465,136	\$476,194	\$3,548,932
<b>Gross Income per SqFt</b>	\$41.94	\$36.21	\$45.30	\$45.13
<b>Estimated Expense</b>	\$472,284	\$127,888	\$138,233	\$962,364
<b>Expense SqFt</b>	\$17.45	\$9.96	\$13.15	\$12.24
<b>Net Operating Income</b>	\$662,822	\$337,248	\$337,961	\$2,586,568
<b>Full Market Value</b>	\$4,697,997	\$2,487,000	\$2,543,000	\$19,463,000
<b>Market Value per SqFt</b>	\$173.58	\$193.63	\$241.91	\$247.48
<b>Distance from Condominium in miles</b>		0.05	0.05	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00851-7504	1-00850-0018	1-00879-0017	1-00875-0003
<b>Condominium Section</b>	1850-R1			
<b>Address</b>	29 EAST 22 STREET	19 EAST 21 STREET	131 EAST 23 STREET	239 PARK AVENUE SOUTH
<b>Neighborhood</b>	FLATIRON	FLATIRON	GRAMERCY	GRAMERCY
<b>Building Classification</b>	R9-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	20	21	67	46
<b>Year Built</b>	1907	1925	1925	1911
<b>Gross SqFt</b>	56,554	12,844	56,670	51,122
<b>Estimated Gross Income</b>	\$2,261,029	\$465,136	\$2,305,902	\$2,043,866
<b>Gross Income per SqFt</b>	\$39.98	\$36.21	\$40.69	\$39.98
<b>Estimated Expense</b>	\$644,150	\$127,888	\$784,313	\$582,257
<b>Expense SqFt</b>	\$11.39	\$9.96	\$13.84	\$11.39
<b>Net Operating Income</b>	\$1,616,879	\$337,248	\$1,521,589	\$1,461,609
<b>Full Market Value</b>	\$12,220,000	\$2,487,000	\$11,494,000	\$11,047,000
<b>Market Value per SqFt</b>	\$216.08	\$193.63	\$202.82	\$216.09
<b>Distance from Condominium in miles</b>		0.05	0.14	0.19

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00851-7505	1-00829-0001	1-00819-0059	
Condominium Section	1987-R1			
Address	23 EAST 22 STREET	796 AVENUE OF THE AMERICA	30 WEST 18 STREET	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	78	273	100	
Year Built	2008	2003	2005	
Gross SqFt	215,976	293,978	98,690	
Estimated Gross Income	\$6,545,690	\$12,367,980	\$3,824,599	
Gross Income per SqFt	\$30.31	\$42.07	\$38.75	
Estimated Expense	\$1,653,840	\$2,988,510	\$1,010,469	
Expense SqFt	\$7.66	\$10.17	\$10.24	
Net Operating Income	\$4,891,850	\$9,379,470	\$2,814,130	
Full Market Value	\$36,960,998	\$70,783,000	\$21,289,000	
Market Value per SqFt	\$171.13	\$240.78	\$215.72	
Distance from Condominium in miles		0.35	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00855-7501	1-00884-0048	1-00850-0039	
Condominium Section	0300-R1			
Address	43 EAST 25 STREET	402 3 AVENUE	268 PARK AVENUE SOUTH	
Neighborhood	FLATIRON	MURRAY HILL	FLATIRON	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	119	150	77	
Year Built	1987	1974	1927	
Gross SqFt	123,200	137,628	99,750	
Estimated Gross Income	\$5,219,984	\$5,316,735	\$4,599,769	
Gross Income per SqFt	\$42.37	\$38.63	\$46.11	
Estimated Expense	\$1,464,848	\$1,585,522	\$1,223,201	
Expense SqFt	\$11.89	\$11.52	\$12.26	
Net Operating Income	\$3,755,136	\$3,731,213	\$3,376,568	
Full Market Value	\$28,331,998	\$28,228,000	\$25,390,000	
Market Value per SqFt	\$229.97	\$205.10	\$254.54	
Distance from Condominium in miles		0.24	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00856-7501	1-00858-0014	1-00828-0063	
Condominium Section	1460-R1			
Address	50 MADISON AVENUE	80 MADISON AVENUE	26 WEST 27 STREET	
Neighborhood	FLATIRON	MURRAY HILL	FLATIRON	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	9	61	27	
Year Built	1910	1923	1925	
Gross SqFt	26,794	60,110	13,825	
Estimated Gross Income	\$985,215	\$2,673,759	\$494,396	
Gross Income per SqFt	\$36.77	\$44.48	\$35.76	
Estimated Expense	\$266,600	\$992,660	\$151,971	
Expense SqFt	\$9.95	\$16.51	\$10.99	
Net Operating Income	\$718,615	\$1,681,099	\$342,425	
Full Market Value	\$4,973,000	\$12,655,000	\$2,530,000	
Market Value per SqFt	\$185.60	\$210.53	\$183.00	
Distance from Condominium in miles		0.10	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00856-7502	1-00829-0001	1-00889-0068	1-00907-0025
Condominium Section	1533-R1			
Address	225 5 AVENUE	796 AVENUE OF THE AMERICA	120 EAST 34 STREET	240 EAST 27 STREET
Neighborhood	FLATIRON	FLATIRON	MURRAY HILL	GRAMERCY
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	190	273	282	332
Year Built	1910	2003	1962	1977
Gross SqFt	301,945	293,978	310,860	348,386
Estimated Gross Income	\$12,702,826	\$12,367,980	\$10,655,762	\$15,315,736
Gross Income per SqFt	\$42.07	\$42.07	\$34.28	\$43.96
Estimated Expense	\$3,070,781	\$2,988,510	\$2,969,917	\$3,008,976
Expense SqFt	\$10.17	\$10.17	\$9.55	\$8.64
Net Operating Income	\$9,632,045	\$9,379,470	\$7,685,845	\$12,306,760
Full Market Value	\$72,689,001	\$70,783,000	\$56,949,000	\$92,678,000
Market Value per SqFt	\$240.74	\$240.78	\$183.20	\$266.02
Distance from Condominium in miles		0.19	0.39	0.41

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00856-7503	1-00882-0021	1-00858-0014	1-00850-0064
Condominium Section	1870-R1			
Address	15 EAST 26 STREET	88 LEXINGTON AVENUE	80 MADISON AVENUE	12 EAST 22 STREET
Neighborhood	FLATIRON	GRAMERCY	MURRAY HILL	FLATIRON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	72	180	61	87
Year Built	1912	1927	1923	1911
Gross SqFt	180,112	152,310	60,110	78,646
Estimated Gross Income	\$8,011,382	\$5,222,358	\$2,673,759	\$3,548,932
Gross Income per SqFt	\$44.48	\$34.29	\$44.48	\$45.13
Estimated Expense	\$2,973,649	\$1,584,953	\$992,660	\$962,364
Expense SqFt	\$16.51	\$10.41	\$16.51	\$12.24
Net Operating Income	\$5,037,733	\$3,637,405	\$1,681,099	\$2,586,568
Full Market Value	\$37,922,995	\$26,952,000	\$12,655,000	\$19,463,000
Market Value per SqFt	\$210.55	\$176.95	\$210.53	\$247.48
Distance from Condominium in miles		0.19	0.10	0.26

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00857-7501	1-00858-0014	1-00879-0017	
Condominium Section	1636-R1			
Address	76 MADISON AVENUE	80 MADISON AVENUE	131 EAST 23 STREET	
Neighborhood	FLATIRON	MURRAY HILL	GRAMERCY	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	31	61	67	
Year Built	1911	1923	1925	
Gross SqFt	61,182	60,110	56,670	
Estimated Gross Income	\$2,400,782	\$2,673,759	\$2,305,902	
Gross Income per SqFt	\$39.24	\$44.48	\$40.69	
Estimated Expense	\$548,191	\$992,660	\$784,313	
Expense SqFt	\$8.96	\$16.51	\$13.84	
Net Operating Income	\$1,852,591	\$1,681,099	\$1,521,589	
Full Market Value	\$14,008,998	\$12,655,000	\$11,494,000	
Market Value per SqFt	\$228.97	\$210.53	\$202.82	
Distance from Condominium in miles		0.05	0.27	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00858-7501	1-00860-0015	1-00858-0014	1-00862-0009
<b>Condominium Section</b>	1664-R1			
<b>Address</b>	31 EAST 28 STREET	118 MADISON AVENUE	80 MADISON AVENUE	9 EAST 32 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	22	13	61	77
<b>Year Built</b>	1913	1920	1923	1930
<b>Gross SqFt</b>	42,940	34,545	60,110	39,740
<b>Estimated Gross Income</b>	\$1,909,971	\$1,305,224	\$2,673,759	\$1,827,000
<b>Gross Income per SqFt</b>	\$44.48	\$37.78	\$44.48	\$45.97
<b>Estimated Expense</b>	\$708,939	\$307,371	\$992,660	\$495,256
<b>Expense SqFt</b>	\$16.51	\$8.90	\$16.51	\$12.46
<b>Net Operating Income</b>	\$1,201,032	\$997,853	\$1,681,099	\$1,331,744
<b>Full Market Value</b>	\$9,041,002	\$7,554,000	\$12,655,000	\$10,015,000
<b>Market Value per SqFt</b>	\$210.55	\$218.67	\$210.53	\$252.01
<b>Distance from Condominium in miles</b>		0.13	0.09	0.21

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00859-7501	1-00829-0001	1-00835-0015	1-00889-0039
<b>Condominium Section</b>	1806-R1			
<b>Address</b>	11 EAST 29 STREET	796 AVENUE OF THE AMERICA	35 WEST 33 STREET	166 EAST 34 STREET
<b>Neighborhood</b>	MURRAY HILL	FLATIRON	FASHION	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	139	273	171	223
<b>Year Built</b>	2005	2003	2002	1975
<b>Gross SqFt</b>	238,818	293,978	160,126	182,767
<b>Estimated Gross Income</b>	\$10,047,073	\$12,367,980	\$4,989,611	\$8,251,095
<b>Gross Income per SqFt</b>	\$42.07	\$42.07	\$31.16	\$45.15
<b>Estimated Expense</b>	\$2,428,779	\$2,988,510	\$1,441,891	\$2,285,092
<b>Expense SqFt</b>	\$10.17	\$10.17	\$9.00	\$12.50
<b>Net Operating Income</b>	\$7,618,294	\$9,379,470	\$3,547,720	\$5,966,003
<b>Full Market Value</b>	\$57,491,997	\$70,783,000	\$26,493,000	\$44,891,000
<b>Market Value per SqFt</b>	\$240.74	\$240.78	\$165.45	\$245.62
<b>Distance from Condominium in miles</b>		0.21	0.24	0.35



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00859-7502	1-00884-0048	1-00887-0023	1-00889-0039
<b>Condominium Section</b>	1930-R1			
<b>Address</b>	39 EAST 29 STREET	402 3 AVENUE	184 LEXINGTON AVENUE	166 EAST 34 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	142	150	100	223
<b>Year Built</b>	2008	1974	1984	1975
<b>Gross SqFt</b>	161,752	137,628	97,414	182,767
<b>Estimated Gross Income</b>	\$7,303,103	\$5,316,735	\$4,562,855	\$8,251,095
<b>Gross Income per SqFt</b>	\$45.15	\$38.63	\$46.84	\$45.15
<b>Estimated Expense</b>	\$2,021,900	\$1,585,522	\$953,682	\$2,285,092
<b>Expense SqFt</b>	\$12.50	\$11.52	\$9.79	\$12.50
<b>Net Operating Income</b>	\$5,281,203	\$3,731,213	\$3,609,173	\$5,966,003
<b>Full Market Value</b>	\$39,737,997	\$28,228,000	\$27,124,000	\$44,891,000
<b>Market Value per SqFt</b>	\$245.67	\$205.10	\$278.44	\$245.62
<b>Distance from Condominium in miles</b>		0.20	0.14	0.28

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00860-7501	1-00860-0015	1-00887-0014	1-00858-0014
<b>Condominium Section</b>	1472-R1			
<b>Address</b>	43 EAST 30 STREET	118 MADISON AVENUE	121 EAST 31 STREET	80 MADISON AVENUE
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	40	13	96	61
<b>Year Built</b>	1922	1920	1930	1923
<b>Gross SqFt</b>	40,299	34,545	58,321	60,110
<b>Estimated Gross Income</b>	\$1,522,496	\$1,305,224	\$2,050,910	\$2,673,759
<b>Gross Income per SqFt</b>	\$37.78	\$37.78	\$35.17	\$44.48
<b>Estimated Expense</b>	\$358,661	\$307,371	\$580,070	\$992,660
<b>Expense SqFt</b>	\$8.90	\$8.90	\$9.95	\$16.51
<b>Net Operating Income</b>	\$1,163,835	\$997,853	\$1,470,840	\$1,681,099
<b>Full Market Value</b>	\$8,809,998	\$7,554,000	\$10,879,000	\$12,655,000
<b>Market Value per SqFt</b>	\$218.62	\$218.67	\$186.54	\$210.53
<b>Distance from Condominium in miles</b>		0.09	0.11	0.13

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00862-7502	1-00862-0009	1-00860-0015	1-00858-0014
Condominium Section	0930-R1			
Address	14 EAST 33 STREET	9 EAST 32 STREET	118 MADISON AVENUE	80 MADISON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	18	77	13	61
Year Built	1920	1930	1920	1923
Gross SqFt	32,085	39,740	34,545	60,110
Estimated Gross Income	\$1,212,171	\$1,827,000	\$1,305,224	\$2,673,759
Gross Income per SqFt	\$37.78	\$45.97	\$37.78	\$44.48
Estimated Expense	\$285,557	\$495,256	\$307,371	\$992,660
Expense SqFt	\$8.90	\$12.46	\$8.90	\$16.51
Net Operating Income	\$926,614	\$1,331,744	\$997,853	\$1,681,099
Full Market Value	\$7,013,997	\$10,015,000	\$7,554,000	\$12,655,000
Market Value per SqFt	\$218.61	\$252.01	\$218.67	\$210.53
Distance from Condominium in miles		0.00	0.10	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00862-7503	1-00827-0001	1-00889-0039	
Condominium Section	1583-R1			
Address	321 5 AVENUE	55 WEST 25 STREET	166 EAST 34 STREET	
Neighborhood	MURRAY HILL	FLATIRON	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	250	410	223	
Year Built	2005	2005	1975	
Gross SqFt	392,410	428,340	182,767	
Estimated Gross Income	\$17,615,285	\$19,115,775	\$8,251,095	
Gross Income per SqFt	\$44.89	\$44.63	\$45.15	
Estimated Expense	\$4,371,447	\$4,182,746	\$2,285,092	
Expense SqFt	\$11.14	\$9.77	\$12.50	
Net Operating Income	\$13,243,838	\$14,933,029	\$5,966,003	
Full Market Value	\$99,668,024	\$112,405,000	\$44,891,000	
Market Value per SqFt	\$253.99	\$262.42	\$245.62	
Distance from Condominium in miles		0.38	0.29	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00864-7501	1-00866-0035	1-00865-0024	1-00865-0040
Condominium Section	0096-R1			
Address	20 EAST 35 STREET	40 PARK AVENUE	35 EAST 35 STREET	30 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	169	160	135	247
Year Built	1938	1950	1955	1955
Gross SqFt	182,166	153,398	132,955	236,315
Estimated Gross Income	\$6,038,803	\$5,085,102	\$4,016,575	\$7,934,506
Gross Income per SqFt	\$33.15	\$33.15	\$30.21	\$33.58
Estimated Expense	\$1,876,310	\$1,579,746	\$942,407	\$2,788,207
Expense SqFt	\$10.30	\$10.30	\$7.09	\$11.80
Net Operating Income	\$4,162,493	\$3,505,356	\$3,074,168	\$5,146,299
Full Market Value	\$30,934,000	\$26,051,000	\$23,017,000	\$38,214,000
Market Value per SqFt	\$169.81	\$169.83	\$173.12	\$161.71
Distance from Condominium in miles		0.10	0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00865-7501	1-00890-0005	1-00894-0052	
Condominium Section	0320-R1			
Address	211 MADISON AVENUE	15 PARK AVENUE	150 EAST 39 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	40	102	140	
Year Built	1985	1924	1928	
Gross SqFt	86,314	71,115	90,871	
Estimated Gross Income	\$3,735,670	\$3,594,669	\$3,756,801	
Gross Income per SqFt	\$43.28	\$50.55	\$41.34	
Estimated Expense	\$1,116,903	\$1,009,793	\$1,105,063	
Expense SqFt	\$12.94	\$14.20	\$12.16	
Net Operating Income	\$2,618,767	\$2,584,876	\$2,651,738	
Full Market Value	\$19,731,999	\$19,359,000	\$20,022,000	
Market Value per SqFt	\$228.61	\$272.22	\$220.33	
Distance from Condominium in miles		0.11	0.24	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00865-7502	1-00865-0032	1-00865-0024	1-00835-0015
<b>Condominium Section</b>	1734-R1			
<b>Address</b>	1 EAST 35 STREET	20 PARK AVENUE	35 EAST 35 STREET	35 WEST 33 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	FASHION
<b>Building Classification</b>	RR-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	182	102	135	171
<b>Year Built</b>	2005	1939	1955	2002
<b>Gross SqFt</b>	92,176	101,306	132,955	160,126
<b>Estimated Gross Income</b>	\$807,000	\$3,485,232	\$4,016,575	\$4,989,611
<b>Gross Income per SqFt</b>	\$8.75	\$34.40	\$30.21	\$31.16
<b>Estimated Expense</b>	\$390,000	\$1,145,125	\$942,407	\$1,441,891
<b>Expense SqFt</b>	\$4.23	\$11.30	\$7.09	\$9.00
<b>Net Operating Income</b>	\$417,000	\$2,340,107	\$3,074,168	\$3,547,720
<b>Full Market Value</b>	\$2,280,000	\$17,335,000	\$23,017,000	\$26,493,000
<b>Market Value per SqFt</b>	\$24.74	\$171.12	\$173.12	\$165.45
<b>Distance from Condominium in miles</b>		0.09	0.09	0.18

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00866-7501	1-00865-0032	1-00862-0009	1-00894-0052
<b>Condominium Section</b>	1617-R1			
<b>Address</b>	11 EAST 36 STREET	20 PARK AVENUE	9 EAST 32 STREET	150 EAST 39 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	67	102	77	140
<b>Year Built</b>	1912	1939	1930	1928
<b>Gross SqFt</b>	72,464	101,306	39,740	90,871
<b>Estimated Gross Income</b>	\$2,877,545	\$3,485,232	\$1,827,000	\$3,756,801
<b>Gross Income per SqFt</b>	\$39.71	\$34.40	\$45.97	\$41.34
<b>Estimated Expense</b>	\$1,165,946	\$1,145,125	\$495,256	\$1,105,063
<b>Expense SqFt</b>	\$16.09	\$11.30	\$12.46	\$12.16
<b>Net Operating Income</b>	\$1,711,599	\$2,340,107	\$1,331,744	\$2,651,738
<b>Full Market Value</b>	\$12,939,008	\$17,335,000	\$10,015,000	\$20,022,000
<b>Market Value per SqFt</b>	\$178.56	\$171.12	\$252.01	\$220.33
<b>Distance from Condominium in miles</b>		0.10	0.21	0.30

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00866-7502	1-00865-0032	1-00891-0039	
Condominium Section	1613-R1			
Address	30 EAST 37 STREET	20 PARK AVENUE	165 EAST 35 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	101	102	131	
Year Built	1952	1939	1955	
Gross SqFt	87,697	101,306	96,102	
Estimated Gross Income	\$3,121,136	\$3,485,232	\$3,457,073	
Gross Income per SqFt	\$35.59	\$34.40	\$35.97	
Estimated Expense	\$971,683	\$1,145,125	\$1,033,940	
Expense SqFt	\$11.08	\$11.30	\$10.76	
Net Operating Income	\$2,149,453	\$2,340,107	\$2,423,133	
Full Market Value	\$15,884,007	\$17,335,000	\$17,879,000	
Market Value per SqFt	\$181.12	\$171.12	\$186.04	
Distance from Condominium in miles		0.05	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00867-7501	1-00862-0009	1-00892-0037	
Condominium Section	1169-R1			
Address	52 PARK AVENUE	9 EAST 32 STREET	163 EAST 36 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	17	77	23	
Year Built	1998	1930	1910	
Gross SqFt	30,371	39,740	14,577	
Estimated Gross Income	\$1,401,622	\$1,827,000	\$732,932	
Gross Income per SqFt	\$46.15	\$45.97	\$50.28	
Estimated Expense	\$374,171	\$495,256	\$234,544	
Expense SqFt	\$12.32	\$12.46	\$16.09	
Net Operating Income	\$1,027,451	\$1,331,744	\$498,388	
Full Market Value	\$7,725,000	\$10,015,000	\$3,734,000	
Market Value per SqFt	\$254.35	\$252.01	\$256.16	
Distance from Condominium in miles		0.27	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00868-7501	1-00890-0005	1-00894-0052	1-00919-0034
Condominium Section	0019-R1			
Address	35 EAST 38 STREET	15 PARK AVENUE	150 EAST 39 STREET	713 2 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	113	102	140	172
Year Built	1961	1924	1928	1955
Gross SqFt	88,230	71,115	90,871	111,570
Estimated Gross Income	\$3,503,613	\$3,594,669	\$3,756,801	\$4,294,294
Gross Income per SqFt	\$39.71	\$50.55	\$41.34	\$38.49
Estimated Expense	\$1,419,621	\$1,009,793	\$1,105,063	\$1,211,001
Expense SqFt	\$16.09	\$14.20	\$12.16	\$10.85
Net Operating Income	\$2,083,992	\$2,584,876	\$2,651,738	\$3,083,293
Full Market Value	\$15,754,000	\$19,359,000	\$20,022,000	\$23,330,000
Market Value per SqFt	\$178.56	\$272.22	\$220.33	\$209.11
Distance from Condominium in miles		0.22	0.20	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00868-7502	1-00866-0035	1-00889-0039	
Condominium Section	0101-R1			
Address	80 PARK AVENUE	40 PARK AVENUE	166 EAST 34 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	224	160	223	
Year Built	1956	1950	1975	
Gross SqFt	212,756	153,398	182,767	
Estimated Gross Income	\$8,376,204	\$5,085,102	\$8,251,095	
Gross Income per SqFt	\$39.37	\$33.15	\$45.15	
Estimated Expense	\$2,584,985	\$1,579,746	\$2,285,092	
Expense SqFt	\$12.15	\$10.30	\$12.50	
Net Operating Income	\$5,791,219	\$3,505,356	\$5,966,003	
Full Market Value	\$43,789,993	\$26,051,000	\$44,891,000	
Market Value per SqFt	\$205.82	\$169.83	\$245.62	
Distance from Condominium in miles		0.10	0.32	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00868-7503	1-00890-0011	1-00889-0039	1-00884-0048
Condominium Section	1343-R1			
Address	425 5 AVENUE	115 EAST 34 STREET	166 EAST 34 STREET	402 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	172	196	223	150
Year Built	2003	1980	1975	1974
Gross SqFt	162,488	164,073	182,767	137,628
Estimated Gross Income	\$7,336,333	\$8,508,843	\$8,251,095	\$5,316,735
Gross Income per SqFt	\$45.15	\$51.86	\$45.15	\$38.63
Estimated Expense	\$2,031,100	\$2,322,392	\$2,285,092	\$1,585,522
Expense SqFt	\$12.50	\$14.15	\$12.50	\$11.52
Net Operating Income	\$5,305,233	\$6,186,451	\$5,966,003	\$3,731,213
Full Market Value	\$39,489,994	\$46,292,000	\$44,891,000	\$28,228,000
Market Value per SqFt	\$243.03	\$282.14	\$245.62	\$205.10
Distance from Condominium in miles		0.27	0.38	0.57

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00869-7501	1-00889-0039	1-01300-0050	
Condominium Section	0266-R1			
Address	441 5 AVENUE	166 EAST 34 STREET	140 EAST 46 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	174	223	202	
Year Built	1986	1975	1924	
Gross SqFt	134,519	182,767	131,175	
Estimated Gross Income	\$5,513,934	\$8,251,095	\$4,831,016	
Gross Income per SqFt	\$40.99	\$45.15	\$36.83	
Estimated Expense	\$1,536,207	\$2,285,092	\$1,354,602	
Expense SqFt	\$11.42	\$12.50	\$10.33	
Net Operating Income	\$3,977,727	\$5,966,003	\$3,476,414	
Full Market Value	\$30,042,971	\$44,891,000	\$25,598,000	
Market Value per SqFt	\$223.34	\$245.62	\$195.14	
Distance from Condominium in miles		0.41	0.42	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00870-7501	1-00827-0001	1-00757-0022	1-00816-0007
Condominium Section	0449-R1			
Address	10 UNION SQUARE EAST	55 WEST 25 STREET	315 WEST 33 STREET	53 WEST 14 STREET
Neighborhood	GRAMERCY	FLATIRON	FASHION	FLATIRON
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	645	410	346	245
Year Built	1987	2005	2000	1965
Gross SqFt	575,077	428,340	582,270	310,000
Estimated Gross Income	\$25,665,687	\$19,115,775	\$26,633,030	\$6,718,745
Gross Income per SqFt	\$44.63	\$44.63	\$45.74	\$21.67
Estimated Expense	\$5,618,502	\$4,182,746	\$8,792,277	\$2,803,566
Expense SqFt	\$9.77	\$9.77	\$15.10	\$9.04
Net Operating Income	\$20,047,185	\$14,933,029	\$17,840,753	\$3,915,179
Full Market Value	\$150,901,014	\$112,405,000	\$134,181,000	\$28,695,000
Market Value per SqFt	\$262.40	\$262.42	\$230.44	\$92.56
Distance from Condominium in miles		0.63	1.24	0.34

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00874-7501	1-00874-0021	1-00873-0028	1-00873-0015
Condominium Section	0775-R1			
Address	157 EAST 18 STREET	70 IRVING PLACE	135 EAST 17 STREET	51 IRVING PLACE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	53	35	45	58
Year Built	1955	1949	1963	1969
Gross SqFt	40,279	21,840	22,512	42,476
Estimated Gross Income	\$1,777,512	\$685,107	\$993,495	\$1,964,306
Gross Income per SqFt	\$44.13	\$31.37	\$44.13	\$46.25
Estimated Expense	\$460,792	\$268,312	\$257,503	\$624,548
Expense SqFt	\$11.44	\$12.29	\$11.44	\$14.70
Net Operating Income	\$1,316,720	\$416,795	\$735,992	\$1,339,758
Full Market Value	\$9,000,000	\$3,111,000	\$5,542,000	\$10,073,000
Market Value per SqFt	\$223.44	\$142.45	\$246.18	\$237.15
Distance from Condominium in miles		0.00	0.05	0.11



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00876-7501	1-00875-0003	1-00875-0040	1-00877-0053
Condominium Section	0286-R1			
Address	7 GRAMERCY PARK WEST	239 PARK AVENUE SOUTH	226 3 AVENUE	152 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	24	46	22	45
Year Built	1913	1911	1912	1930
Gross SqFt	30,260	51,122	12,816	24,486
Estimated Gross Income	\$1,284,234	\$2,043,866	\$543,863	\$1,109,143
Gross Income per SqFt	\$42.44	\$39.98	\$42.44	\$45.30
Estimated Expense	\$413,049	\$582,257	\$174,891	\$321,873
Expense SqFt	\$13.65	\$11.39	\$13.65	\$13.15
Net Operating Income	\$871,185	\$1,461,609	\$368,972	\$787,270
Full Market Value	\$5,422,993	\$11,047,000	\$2,784,000	\$5,923,000
Market Value per SqFt	\$179.21	\$216.09	\$217.23	\$241.89
Distance from Condominium in miles		0.05	0.12	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00876-7502	1-00877-0053	1-00877-0057	1-00875-0040
Condominium Section	0609-R1			
Address	151 EAST 20 STREET	152 EAST 22 STREET	144 EAST 22 STREET	226 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	23	45	47	22
Year Built	1956	1930	1925	1912
Gross SqFt	8,053	24,486	24,894	12,816
Estimated Gross Income	\$341,769	\$1,109,143	\$749,557	\$543,863
Gross Income per SqFt	\$42.44	\$45.30	\$30.11	\$42.44
Estimated Expense	\$109,923	\$321,873	\$202,646	\$174,891
Expense SqFt	\$13.65	\$13.15	\$8.14	\$13.65
Net Operating Income	\$231,846	\$787,270	\$546,911	\$368,972
Full Market Value	\$1,528,992	\$5,923,000	\$4,096,000	\$2,784,000
Market Value per SqFt	\$189.87	\$241.89	\$164.54	\$217.23
Distance from Condominium in miles		0.05	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00876-7503	1-00877-0053	1-00875-0040	1-00877-0060
Condominium Section	2209-R1			
Address	36 GRAMERCY PARK EAST	152 EAST 22 STREET	226 3 AVENUE	134 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	51	45	22	96
Year Built	1909	1930	1912	1977
Gross SqFt	61,406	24,486	12,816	57,538
Estimated Gross Income	\$2,606,071	\$1,109,143	\$543,863	\$2,284,880
Gross Income per SqFt	\$42.44	\$45.30	\$42.44	\$39.71
Estimated Expense	\$838,192	\$321,873	\$174,891	\$581,959
Expense SqFt	\$13.65	\$13.15	\$13.65	\$10.11
Net Operating Income	\$1,767,879	\$787,270	\$368,972	\$1,702,921
Full Market Value	\$13,333,001	\$5,923,000	\$2,784,000	\$11,110,000
Market Value per SqFt	\$217.13	\$241.89	\$217.23	\$193.09
Distance from Condominium in miles		0.05	0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00879-7501	1-00879-0017	1-00904-0040	1-00902-0051
Condominium Section	1445-R1			
Address	119 EAST 23 STREET	131 EAST 23 STREET	220 EAST 24 STREET	210 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	95	67	74	88
Year Built	2004	1925	1985	1982
Gross SqFt	87,310	56,670	45,446	49,207
Estimated Gross Income	\$4,408,282	\$2,305,902	\$2,294,793	\$2,904,276
Gross Income per SqFt	\$50.49	\$40.69	\$50.49	\$59.02
Estimated Expense	\$1,203,132	\$784,313	\$626,068	\$703,852
Expense SqFt	\$13.78	\$13.84	\$13.78	\$14.30
Net Operating Income	\$3,205,150	\$1,521,589	\$1,668,725	\$2,200,424
Full Market Value	\$21,230,013	\$11,494,000	\$12,499,000	\$16,356,000
Market Value per SqFt	\$243.16	\$202.82	\$275.03	\$332.39
Distance from Condominium in miles		0.00	0.21	0.24

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00880-7501	1-00880-0006	1-00879-0070	1-00879-0017
<b>Condominium Section</b>	0245-R1			
<b>Address</b>	117 EAST 24 STREET	105 EAST 24 STREET	124 EAST 24 STREET	131 EAST 23 STREET
<b>Neighborhood</b>	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	11	43	60	67
<b>Year Built</b>	1920	1939	1939	1925
<b>Gross SqFt</b>	36,270	26,142	40,266	56,670
<b>Estimated Gross Income</b>	\$1,242,973	\$777,385	\$1,379,990	\$2,305,902
<b>Gross Income per SqFt</b>	\$34.27	\$29.74	\$34.27	\$40.69
<b>Estimated Expense</b>	\$464,981	\$242,519	\$516,401	\$784,313
<b>Expense SqFt</b>	\$12.82	\$9.28	\$12.82	\$13.84
<b>Net Operating Income</b>	\$777,992	\$534,866	\$863,589	\$1,521,589
<b>Full Market Value</b>	\$5,575,770	\$4,009,000	\$6,399,000	\$11,494,000
<b>Market Value per SqFt</b>	\$153.73	\$153.35	\$158.92	\$202.82
<b>Distance from Condominium in miles</b>		0.00	0.05	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00881-7501	1-00882-0038	1-00882-0028	1-00877-0053
<b>Condominium Section</b>	0704-R1			
<b>Address</b>	61 LEXINGTON AVENUE	151 EAST 26 STREET	95 LEXINGTON AVENUE	152 EAST 22 STREET
<b>Neighborhood</b>	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	40	24	77	45
<b>Year Built</b>	1930	1910	1939	1930
<b>Gross SqFt</b>	22,300	9,865	52,092	24,486
<b>Estimated Gross Income</b>	\$834,689	\$369,207	\$1,640,972	\$1,109,143
<b>Gross Income per SqFt</b>	\$37.43	\$37.43	\$31.50	\$45.30
<b>Estimated Expense</b>	\$271,391	\$120,044	\$460,218	\$321,873
<b>Expense SqFt</b>	\$12.17	\$12.17	\$8.83	\$13.15
<b>Net Operating Income</b>	\$563,298	\$249,163	\$1,180,754	\$787,270
<b>Full Market Value</b>	\$3,432,000	\$1,832,000	\$8,811,000	\$5,923,000
<b>Market Value per SqFt</b>	\$153.90	\$185.71	\$169.14	\$241.89
<b>Distance from Condominium in miles</b>		0.05	0.05	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00884-7501	1-00888-0031	1-00879-0017	
Condominium Section	1420-R1			
Address	118 EAST 29 STREET	153 EAST 32 STREET	131 EAST 23 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	
Total Units	25	71	67	
Year Built	1920	1920	1925	
Gross SqFt	53,181	62,188	56,670	
Estimated Gross Income	\$2,072,464	\$2,461,481	\$2,305,902	
Gross Income per SqFt	\$38.97	\$39.58	\$40.69	
Estimated Expense	\$684,439	\$815,478	\$784,313	
Expense SqFt	\$12.87	\$13.11	\$13.84	
Net Operating Income	\$1,388,025	\$1,646,003	\$1,521,589	
Full Market Value	\$10,499,002	\$12,444,000	\$11,494,000	
Market Value per SqFt	\$197.42	\$200.10	\$202.82	
Distance from Condominium in miles		0.22	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00885-7501	1-00885-0033	1-00886-0041	1-00885-0066
Condominium Section	1740-R1			
Address	117 EAST 29 STREET	137 EAST 29 STREET	155 EAST 30 STREET	151 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	29	25	24	53
Year Built	1920	1920	1925	1945
Gross SqFt	25,354	18,234	13,000	28,240
Estimated Gross Income	\$1,124,450	\$788,000	\$659,000	\$1,252,321
Gross Income per SqFt	\$44.35	\$43.22	\$50.69	\$44.35
Estimated Expense	\$316,164	\$262,402	\$204,936	\$352,288
Expense SqFt	\$12.47	\$14.39	\$15.76	\$12.47
Net Operating Income	\$808,286	\$525,598	\$454,064	\$900,033
Full Market Value	\$4,556,654	\$3,960,000	\$3,400,000	\$6,776,000
Market Value per SqFt	\$179.72	\$217.18	\$261.54	\$239.94
Distance from Condominium in miles		0.09	0.11	0.09

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00885-7502	1-00916-0035	1-00885-0066	1-00885-0051
<b>Condominium Section</b>	1929-R1			
<b>Address</b>	143 LEXINGTON AVENUE	655 2 AVENUE	151 LEXINGTON AVENUE	150 EAST 30 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	12	23	53	48
<b>Year Built</b>	2006	1982	1945	1962
<b>Gross SqFt</b>	23,122	14,463	28,240	20,660
<b>Estimated Gross Income</b>	\$1,025,461	\$497,527	\$1,252,321	\$811,107
<b>Gross Income per SqFt</b>	\$44.35	\$34.40	\$44.35	\$39.26
<b>Estimated Expense</b>	\$288,331	\$163,432	\$352,288	\$232,132
<b>Expense SqFt</b>	\$12.47	\$11.30	\$12.47	\$11.24
<b>Net Operating Income</b>	\$737,130	\$334,095	\$900,033	\$578,975
<b>Full Market Value</b>	\$5,550,000	\$2,475,000	\$6,776,000	\$4,378,000
<b>Market Value per SqFt</b>	\$240.03	\$171.13	\$239.94	\$211.91
<b>Distance from Condominium in miles</b>		0.32	0.00	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00886-7501	1-00887-0014	1-00911-0008	1-00908-0009
<b>Condominium Section</b>	0147-R1			
<b>Address</b>	111 EAST 30 STREET	121 EAST 31 STREET	207 EAST 30 STREET	207 EAST 27 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	GRAMERCY
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	52	96	79	82
<b>Year Built</b>	1984	1930	1985	1985
<b>Gross SqFt</b>	65,112	58,321	47,903	38,465
<b>Estimated Gross Income</b>	\$2,600,573	\$2,050,910	\$1,675,311	\$1,915,691
<b>Gross Income per SqFt</b>	\$39.94	\$35.17	\$34.97	\$49.80
<b>Estimated Expense</b>	\$904,406	\$580,070	\$514,672	\$596,729
<b>Expense SqFt</b>	\$13.89	\$9.95	\$10.74	\$15.51
<b>Net Operating Income</b>	\$1,696,167	\$1,470,840	\$1,160,639	\$1,318,962
<b>Full Market Value</b>	\$12,820,997	\$10,879,000	\$8,588,000	\$9,884,000
<b>Market Value per SqFt</b>	\$196.91	\$186.54	\$179.28	\$256.96
<b>Distance from Condominium in miles</b>		0.05	0.21	0.25

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00886-7502	1-00911-0008	1-00910-0061	1-00883-0047
<b>Condominium Section</b>	0388-R1			
<b>Address</b>	159 EAST 30 STREET	207 EAST 30 STREET	425 3 AVENUE	382 3 AVENUE
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	GRAMERCY
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	53	79	105	37
<b>Year Built</b>	1987	1985	1967	1984
<b>Gross SqFt</b>	55,715	47,903	66,403	30,800
<b>Estimated Gross Income</b>	\$1,948,354	\$1,675,311	\$1,953,567	\$1,082,500
<b>Gross Income per SqFt</b>	\$34.97	\$34.97	\$29.42	\$35.15
<b>Estimated Expense</b>	\$598,379	\$514,672	\$729,318	\$366,706
<b>Expense SqFt</b>	\$10.74	\$10.74	\$10.98	\$11.91
<b>Net Operating Income</b>	\$1,349,975	\$1,160,639	\$1,224,249	\$715,794
<b>Full Market Value</b>	\$9,989,001	\$8,588,000	\$9,181,000	\$5,294,000
<b>Market Value per SqFt</b>	\$179.29	\$179.28	\$138.26	\$171.88
<b>Distance from Condominium in miles</b>		0.12	0.13	0.14

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00886-7503	1-00911-0008	1-00887-0014	1-00910-0046
<b>Condominium Section</b>	0587-R1			
<b>Address</b>	127 EAST 30 STREET	207 EAST 30 STREET	121 EAST 31 STREET	226 EAST 30 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	71	79	96	126
<b>Year Built</b>	1988	1985	1930	1989
<b>Gross SqFt</b>	77,154	47,903	58,321	109,417
<b>Estimated Gross Income</b>	\$2,863,956	\$1,675,311	\$2,050,910	\$4,061,101
<b>Gross Income per SqFt</b>	\$37.12	\$34.97	\$35.17	\$37.12
<b>Estimated Expense</b>	\$793,143	\$514,672	\$580,070	\$1,124,516
<b>Expense SqFt</b>	\$10.28	\$10.74	\$9.95	\$10.28
<b>Net Operating Income</b>	\$2,070,813	\$1,160,639	\$1,470,840	\$2,936,585
<b>Full Market Value</b>	\$15,237,997	\$8,588,000	\$10,879,000	\$21,608,000
<b>Market Value per SqFt</b>	\$197.50	\$179.28	\$186.54	\$197.48
<b>Distance from Condominium in miles</b>		0.21	0.05	0.22

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00887-7501	1-00886-0041	1-00889-0065	1-00885-0033
Condominium Section	1892-R1			
Address	107 EAST 31 STREET	155 EAST 30 STREET	231 LEXINGTON AVENUE	137 EAST 29 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	24	18	25
Year Built	1920	1925	1920	1920
Gross SqFt	14,000	13,000	13,614	18,234
Estimated Gross Income	\$530,040	\$659,000	\$409,178	\$788,000
Gross Income per SqFt	\$37.86	\$50.69	\$30.06	\$43.22
Estimated Expense	\$142,940	\$204,936	\$102,005	\$262,402
Expense SqFt	\$10.21	\$15.76	\$7.49	\$14.39
Net Operating Income	\$387,100	\$454,064	\$307,173	\$525,598
Full Market Value	\$2,930,000	\$3,400,000	\$2,301,000	\$3,960,000
Market Value per SqFt	\$209.29	\$261.54	\$169.02	\$217.18
Distance from Condominium in miles		0.11	0.13	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00888-7501	1-00890-0005	1-00916-0035	
Condominium Section	0436-R1			
Address	157 EAST 32 STREET	15 PARK AVENUE	655 2 AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	79	102	23	
Year Built	1988	1924	1982	
Gross SqFt	71,011	71,115	14,463	
Estimated Gross Income	\$3,278,578	\$3,594,669	\$497,527	
Gross Income per SqFt	\$46.17	\$50.55	\$34.40	
Estimated Expense	\$858,523	\$1,009,793	\$163,432	
Expense SqFt	\$12.09	\$14.20	\$11.30	
Net Operating Income	\$2,420,055	\$2,584,876	\$334,095	
Full Market Value	\$18,196,001	\$19,359,000	\$2,475,000	
Market Value per SqFt	\$256.24	\$272.22	\$171.13	
Distance from Condominium in miles		0.14	0.19	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00890-7501	1-00889-0068	1-00889-0039	
Condominium Section	0340-R1			
Address	155 EAST 34 STREET	120 EAST 34 STREET	166 EAST 34 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	330	282	223	
Year Built	1961	1962	1975	
Gross SqFt	270,870	310,860	182,767	
Estimated Gross Income	\$10,758,956	\$10,655,762	\$8,251,095	
Gross Income per SqFt	\$39.72	\$34.28	\$45.15	
Estimated Expense	\$2,987,696	\$2,969,917	\$2,285,092	
Expense SqFt	\$11.03	\$9.55	\$12.50	
Net Operating Income	\$7,771,260	\$7,685,845	\$5,966,003	
Full Market Value	\$58,748,990	\$56,949,000	\$44,891,000	
Market Value per SqFt	\$216.89	\$183.20	\$245.62	
Distance from Condominium in miles		0.11	0.06	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00890-7503	1-00911-0008	1-00916-0037	
Condominium Section	1250-R1			
Address	143 EAST 34 STREET	207 EAST 30 STREET	657 2 AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	28	79	45	
Year Built	2002	1985	1960	
Gross SqFt	38,960	47,903	23,200	
Estimated Gross Income	\$1,589,568	\$1,675,311	\$1,074,718	
Gross Income per SqFt	\$40.80	\$34.97	\$46.32	
Estimated Expense	\$463,624	\$514,672	\$282,471	
Expense SqFt	\$11.90	\$10.74	\$12.18	
Net Operating Income	\$1,125,944	\$1,160,639	\$792,247	
Full Market Value	\$8,505,000	\$8,588,000	\$5,956,000	
Market Value per SqFt	\$218.30	\$179.28	\$256.72	
Distance from Condominium in miles		0.23	0.13	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00892-7501	1-00893-0064	1-00892-0037	1-00918-0007
<b>Condominium Section</b>	0273-R1			
<b>Address</b>	148 EAST 37 STREET	309 LEXINGTON AVENUE	163 EAST 36 STREET	207 EAST 37 STREET
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	78	90	23	35
<b>Year Built</b>	1963	1928	1910	1925
<b>Gross SqFt</b>	45,116	52,936	14,577	36,020
<b>Estimated Gross Income</b>	\$1,622,823	\$1,827,486	\$732,932	\$1,273,103
<b>Gross Income per SqFt</b>	\$35.97	\$34.52	\$50.28	\$35.34
<b>Estimated Expense</b>	\$485,448	\$487,466	\$234,544	\$345,791
<b>Expense SqFt</b>	\$10.76	\$9.21	\$16.09	\$9.60
<b>Net Operating Income</b>	\$1,137,375	\$1,340,020	\$498,388	\$927,312
<b>Full Market Value</b>	\$8,392,006	\$9,924,000	\$3,734,000	\$6,856,000
<b>Market Value per SqFt</b>	\$186.01	\$187.47	\$256.16	\$190.34
<b>Distance from Condominium in miles</b>		0.05	0.00	0.13

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00892-7503	1-00887-0023	1-00939-0038	
<b>Condominium Section</b>	1757-R1			
<b>Address</b>	45 PARK AVENUE	184 LEXINGTON AVENUE	340 EAST 34 STREET	
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	KIPS BAY	
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	101	100	201	
<b>Year Built</b>	2006	1984	1962	
<b>Gross SqFt</b>	136,474	97,414	142,260	
<b>Estimated Gross Income</b>	\$6,325,570	\$4,562,855	\$6,524,494	
<b>Gross Income per SqFt</b>	\$46.35	\$46.84	\$45.86	
<b>Estimated Expense</b>	\$1,535,333	\$953,682	\$1,742,790	
<b>Expense SqFt</b>	\$11.25	\$9.79	\$12.25	
<b>Net Operating Income</b>	\$4,790,237	\$3,609,173	\$4,781,704	
<b>Full Market Value</b>	\$36,011,001	\$27,124,000	\$35,961,000	
<b>Market Value per SqFt</b>	\$263.87	\$278.44	\$252.78	
<b>Distance from Condominium in miles</b>		0.25	0.38	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00894-7501	1-00866-0035	1-00894-0052	1-00892-0001
<b>Condominium Section</b>	0009-R1			
<b>Address</b>	77 PARK AVENUE	40 PARK AVENUE	150 EAST 39 STREET	41 PARK AVENUE
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	109	160	140	119
<b>Year Built</b>	1924	1950	1928	1950
<b>Gross SqFt</b>	158,571	153,398	90,871	115,221
<b>Estimated Gross Income</b>	\$5,581,699	\$5,085,102	\$3,756,801	\$4,055,779
<b>Gross Income per SqFt</b>	\$35.20	\$33.15	\$41.34	\$35.20
<b>Estimated Expense</b>	\$1,807,709	\$1,579,746	\$1,105,063	\$1,419,523
<b>Expense SqFt</b>	\$11.40	\$10.30	\$12.16	\$12.32
<b>Net Operating Income</b>	\$3,773,990	\$3,505,356	\$2,651,738	\$2,636,256
<b>Full Market Value</b>	\$27,912,001	\$26,051,000	\$20,022,000	\$19,497,000
<b>Market Value per SqFt</b>	\$176.02	\$169.83	\$220.33	\$169.21
<b>Distance from Condominium in miles</b>		0.14	0.09	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00894-7502	1-00919-0034	1-00892-0001	1-00891-0027
<b>Condominium Section</b>	0361-R1			
<b>Address</b>	155 EAST 38 STREET	713 2 AVENUE	41 PARK AVENUE	261 LEXINGTON AVENUE
<b>Neighborhood</b>	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	176	172	119	155
<b>Year Built</b>	1960	1955	1950	1940
<b>Gross SqFt</b>	128,571	111,570	115,221	130,272
<b>Estimated Gross Income</b>	\$4,525,699	\$4,294,294	\$4,055,779	\$3,533,598
<b>Gross Income per SqFt</b>	\$35.20	\$38.49	\$35.20	\$27.12
<b>Estimated Expense</b>	\$1,465,709	\$1,211,001	\$1,419,523	\$1,327,051
<b>Expense SqFt</b>	\$11.40	\$10.85	\$12.32	\$10.19
<b>Net Operating Income</b>	\$3,059,990	\$3,083,293	\$2,636,256	\$2,206,547
<b>Full Market Value</b>	\$22,630,999	\$23,330,000	\$19,497,000	\$15,925,000
<b>Market Value per SqFt</b>	\$176.02	\$209.11	\$169.21	\$122.24
<b>Distance from Condominium in miles</b>		0.12	0.13	0.15

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00894-7503	1-00894-0052	1-00892-0037	
Condominium Section	0817-R1			
Address	71 PARK AVENUE	150 EAST 39 STREET	163 EAST 36 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	43	140	23	
Year Built	1924	1928	1910	
Gross SqFt	51,562	90,871	14,577	
Estimated Gross Income	\$2,246,041	\$3,756,801	\$732,932	
Gross Income per SqFt	\$43.56	\$41.34	\$50.28	
Estimated Expense	\$765,696	\$1,105,063	\$234,544	
Expense SqFt	\$14.85	\$12.16	\$16.09	
Net Operating Income	\$1,480,345	\$2,651,738	\$498,388	
Full Market Value	\$11,151,001	\$20,022,000	\$3,734,000	
Market Value per SqFt	\$216.26	\$220.33	\$256.16	
Distance from Condominium in miles		0.09	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00896-7501	1-00896-0024	1-00897-0044	
Condominium Section	1788-R1			
Address	240 EAST 15 STREET	235 2 AVENUE	175 3 AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C4-WALK-UP	
Total Units	8	20	15	
Year Built	1920	1910	1930	
Gross SqFt	10,036	14,712	12,192	
Estimated Gross Income	\$290,643	\$562,064	\$545,524	
Gross Income per SqFt	\$28.96	\$38.20	\$44.74	
Estimated Expense	\$105,779	\$150,947	\$155,937	
Expense SqFt	\$10.54	\$10.26	\$12.79	
Net Operating Income	\$184,864	\$411,117	\$389,587	
Full Market Value	\$1,386,000	\$3,111,000	\$2,932,000	
Market Value per SqFt	\$138.10	\$211.46	\$240.49	
Distance from Condominium in miles		0.00	0.10	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00896-7501	1-00897-0044	1-00896-0024	
Condominium Section	1788-R2			
Address	242 EAST 15 STREET	175 3 AVENUE	235 2 AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C7-WALK-UP	
Total Units	8	15	20	
Year Built	1920	1930	1910	
Gross SqFt	8,700	12,192	14,712	
Estimated Gross Income	\$251,952	\$545,524	\$562,064	
Gross Income per SqFt	\$28.96	\$44.74	\$38.20	
Estimated Expense	\$91,698	\$155,937	\$150,947	
Expense SqFt	\$10.54	\$12.79	\$10.26	
Net Operating Income	\$160,254	\$389,587	\$411,117	
Full Market Value	\$1,201,000	\$2,932,000	\$3,111,000	
Market Value per SqFt	\$138.05	\$240.49	\$211.46	
Distance from Condominium in miles		0.10	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00897-7501	1-00896-0015	1-00875-0003	
Condominium Section	1537-R1			
Address	203 EAST 16 STREET	231 EAST 14 STREET	239 PARK AVENUE SOUTH	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	
Total Units	32	16	46	
Year Built	1915	1915	1911	
Gross SqFt	51,136	13,788	51,122	
Estimated Gross Income	\$2,178,394	\$623,440	\$2,043,866	
Gross Income per SqFt	\$42.60	\$45.22	\$39.98	
Estimated Expense	\$554,314	\$141,869	\$582,257	
Expense SqFt	\$10.84	\$10.29	\$11.39	
Net Operating Income	\$1,624,080	\$481,571	\$1,461,609	
Full Market Value	\$12,252,001	\$3,623,000	\$11,047,000	
Market Value per SqFt	\$239.60	\$262.76	\$216.09	
Distance from Condominium in miles		0.10	0.23	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00898-7501	1-00928-0040	1-00875-0003	
Condominium Section	0437-R1			
Address	305 2 AVENUE	320 EAST 23 STREET	239 PARK AVENUE SOUTH	
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	127	213	46	
Year Built	1901	1965	1911	
Gross SqFt	174,042	153,800	51,122	
Estimated Gross Income	\$7,280,177	\$6,737,659	\$2,043,866	
Gross Income per SqFt	\$41.83	\$43.81	\$39.98	
Estimated Expense	\$2,225,997	\$2,035,577	\$582,257	
Expense SqFt	\$12.79	\$13.24	\$11.39	
Net Operating Income	\$5,054,180	\$4,702,082	\$1,461,609	
Full Market Value	\$38,150,999	\$35,415,000	\$11,047,000	
Market Value per SqFt	\$219.21	\$230.27	\$216.09	
Distance from Condominium in miles		0.27	0.23	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00898-7502	1-00927-0038	1-00878-0004	
Condominium Section	1676-R1			
Address	233 EAST 17 STREET	320 EAST 22 STREET	295 PARK AVENUE SOUTH	
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	13	94	190	
Year Built	1948	1948	1900	
Gross SqFt	30,116	67,048	145,299	
Estimated Gross Income	\$1,148,925	\$2,481,933	\$7,020,404	
Gross Income per SqFt	\$38.15	\$37.02	\$48.32	
Estimated Expense	\$322,844	\$421,819	\$1,887,171	
Expense SqFt	\$10.72	\$6.29	\$12.99	
Net Operating Income	\$826,081	\$2,060,114	\$5,133,233	
Full Market Value	\$4,785,004	\$15,162,000	\$38,509,000	
Market Value per SqFt	\$158.89	\$226.14	\$265.03	
Distance from Condominium in miles		0.23	0.32	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00903-7501	1-00902-0030	1-00903-0013	1-00879-0033
Condominium Section	0127-R1			
Address	205 EAST 22 STREET	371 2 AVENUE	217 EAST 22 STREET	155 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D2-ELEVATOR	D9-ELEVATOR
Total Units	64	94	35	58
Year Built	1920	1930	1920	1910
Gross SqFt	81,685	77,640	17,526	41,883
Estimated Gross Income	\$3,069,722	\$2,626,322	\$658,649	\$1,711,505
Gross Income per SqFt	\$37.58	\$33.83	\$37.58	\$40.86
Estimated Expense	\$1,052,103	\$933,788	\$225,694	\$350,447
Expense SqFt	\$12.88	\$12.03	\$12.88	\$8.37
Net Operating Income	\$2,017,619	\$1,692,534	\$432,955	\$1,361,058
Full Market Value	\$12,539,999	\$12,561,000	\$3,182,000	\$10,281,000
Market Value per SqFt	\$153.52	\$161.79	\$181.56	\$245.47
Distance from Condominium in miles		0.05	0.00	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00903-7502	1-00913-0001	1-00882-0021	
Condominium Section	0148-R1			
Address	381 2 AVENUE	471 3 AVENUE	88 LEXINGTON AVENUE	
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	329	311	180	
Year Built	1931	1972	1927	
Gross SqFt	321,079	351,560	152,310	
Estimated Gross Income	\$11,260,241	\$12,598,191	\$5,222,358	
Gross Income per SqFt	\$35.07	\$35.84	\$34.29	
Estimated Expense	\$3,156,207	\$3,249,539	\$1,584,953	
Expense SqFt	\$9.83	\$9.24	\$10.41	
Net Operating Income	\$8,104,034	\$9,348,652	\$3,637,405	
Full Market Value	\$59,950,000	\$69,050,000	\$26,952,000	
Market Value per SqFt	\$186.71	\$196.41	\$176.95	
Distance from Condominium in miles		0.49	0.29	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00908-7501	1-00909-0046	1-00906-0042	1-00883-0031
Condominium Section	0503-R1			
Address	200 EAST 28 STREET	216 EAST 29 STREET	220 EAST 26 STREET	139 EAST 27 STREET
Neighborhood	GRAMERCY	MURRAY HILL	GRAMERCY	GRAMERCY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	54	90	32
Year Built	1965	1960	1963	1967
Gross SqFt	29,535	24,600	48,300	15,360
Estimated Gross Income	\$981,743	\$754,805	\$1,613,369	\$510,555
Gross Income per SqFt	\$33.24	\$30.68	\$33.40	\$33.24
Estimated Expense	\$278,220	\$208,822	\$427,915	\$144,702
Expense SqFt	\$9.42	\$8.49	\$8.86	\$9.42
Net Operating Income	\$703,523	\$545,983	\$1,185,454	\$365,853
Full Market Value	\$4,543,013	\$4,081,000	\$8,806,000	\$2,718,000
Market Value per SqFt	\$153.82	\$165.89	\$182.32	\$176.95
Distance from Condominium in miles		0.05	0.10	0.12

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00908-7502	1-00908-0009	1-00904-0043	1-00883-0047
Condominium Section	1953-R1			
Address	385 3 AVENUE	207 EAST 27 STREET	214 EAST 24 STREET	382 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	RR-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	49	82	72	37
Year Built	2006	1985	1980	1984
Gross SqFt	60,117	38,465	57,800	30,800
Estimated Gross Income	\$2,401,073	\$1,915,691	\$2,015,121	\$1,082,500
Gross Income per SqFt	\$39.94	\$49.80	\$34.86	\$35.15
Estimated Expense	\$835,025	\$596,729	\$633,977	\$366,706
Expense SqFt	\$13.89	\$15.51	\$10.97	\$11.91
Net Operating Income	\$1,566,048	\$1,318,962	\$1,381,144	\$715,794
Full Market Value	\$11,837,000	\$9,884,000	\$10,222,000	\$5,294,000
Market Value per SqFt	\$196.90	\$256.96	\$176.85	\$171.88
Distance from Condominium in miles		0.00	0.19	0.12

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00910-7501	1-00910-0046	1-00908-0009	
Condominium Section	1320-R1			
Address	250 EAST 30 STREET	226 EAST 30 STREET	207 EAST 27 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	80	126	82	
Year Built	2001	1989	1985	
Gross SqFt	79,132	109,417	38,465	
Estimated Gross Income	\$3,433,537	\$4,061,101	\$1,915,691	
Gross Income per SqFt	\$43.39	\$37.12	\$49.80	
Estimated Expense	\$936,923	\$1,124,516	\$596,729	
Expense SqFt	\$11.84	\$10.28	\$15.51	
Net Operating Income	\$2,496,614	\$2,936,585	\$1,318,962	
Full Market Value	\$18,810,001	\$21,608,000	\$9,884,000	
Market Value per SqFt	\$237.70	\$197.48	\$256.96	
Distance from Condominium in miles		0.00	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00911-7501	1-00911-0001	1-00888-0055	
Condominium Section	0082-R1			
Address	242 EAST 31 STREET	431 3 AVENUE	142 EAST 33 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	30	58	49	
Year Built	1925	1920	1927	
Gross SqFt	41,297	45,947	26,280	
Estimated Gross Income	\$1,391,296	\$1,475,582	\$927,000	
Gross Income per SqFt	\$33.69	\$32.11	\$35.27	
Estimated Expense	\$466,656	\$504,730	\$305,183	
Expense SqFt	\$11.30	\$10.99	\$11.61	
Net Operating Income	\$924,640	\$970,852	\$621,817	
Full Market Value	\$6,863,994	\$7,236,000	\$4,598,000	
Market Value per SqFt	\$166.21	\$157.49	\$174.96	
Distance from Condominium in miles		0.00	0.15	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00911-7502	1-00911-0064	1-00908-0009	
Condominium Section	0119-R1			
Address	250 EAST 31 STREET	443 3 AVENUE	207 EAST 27 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	25	73	82	
Year Built	1983	1980	1985	
Gross SqFt	27,950	64,245	38,465	
Estimated Gross Income	\$1,049,523	\$2,565,732	\$1,915,691	
Gross Income per SqFt	\$37.55	\$39.94	\$49.80	
Estimated Expense	\$360,555	\$892,059	\$596,729	
Expense SqFt	\$12.90	\$13.89	\$15.51	
Net Operating Income	\$688,968	\$1,673,673	\$1,318,962	
Full Market Value	\$5,064,000	\$5,808,000	\$9,884,000	
Market Value per SqFt	\$181.18	\$90.40	\$256.96	
Distance from Condominium in miles		0.00	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00912-7502	1-00889-0039	1-00884-0048	
Condominium Section	0844-R1			
Address	200 EAST 32 STREET	166 EAST 34 STREET	402 3 AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	165	223	150	
Year Built	1990	1975	1974	
Gross SqFt	198,838	182,767	137,628	
Estimated Gross Income	\$8,329,324	\$8,251,095	\$5,316,735	
Gross Income per SqFt	\$41.89	\$45.15	\$38.63	
Estimated Expense	\$2,388,044	\$2,285,092	\$1,585,522	
Expense SqFt	\$12.01	\$12.50	\$11.52	
Net Operating Income	\$5,941,280	\$5,966,003	\$3,731,213	
Full Market Value	\$44,842,997	\$44,891,000	\$28,228,000	
Market Value per SqFt	\$225.53	\$245.62	\$205.10	
Distance from Condominium in miles		0.15	0.19	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00915-7501	1-00889-0039	1-00885-0042	
Condominium Section	1765-R1			
Address	225 EAST 34 STREET	166 EAST 34 STREET	155 EAST 29 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	191	223	284	
Year Built	2007	1975	1981	
Gross SqFt	222,784	182,767	251,848	
Estimated Gross Income	\$10,468,620	\$8,251,095	\$12,294,262	
Gross Income per SqFt	\$46.99	\$45.15	\$48.82	
Estimated Expense	\$2,873,914	\$2,285,092	\$3,347,976	
Expense SqFt	\$12.90	\$12.50	\$13.29	
Net Operating Income	\$7,594,706	\$5,966,003	\$8,946,286	
Full Market Value	\$57,068,992	\$44,891,000	\$67,089,000	
Market Value per SqFt	\$256.16	\$245.62	\$266.39	
Distance from Condominium in miles		0.13	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00916-7501	1-00916-0019	1-00927-0038	
Condominium Section	1708-R1			
Address	649 2 AVENUE	229 EAST 35 STREET	320 EAST 22 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	KIPS BAY	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	44	12	94	
Year Built	1960	2003	1948	
Gross SqFt	23,653	8,176	67,048	
Estimated Gross Income	\$847,724	\$276,238	\$2,481,933	
Gross Income per SqFt	\$35.84	\$33.79	\$37.02	
Estimated Expense	\$218,081	\$43,984	\$421,819	
Expense SqFt	\$9.22	\$5.38	\$6.29	
Net Operating Income	\$629,643	\$232,254	\$2,060,114	
Full Market Value	\$4,651,000	\$1,724,000	\$15,162,000	
Market Value per SqFt	\$196.63	\$210.86	\$226.14	
Distance from Condominium in miles		0.00	0.70	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00917-7501	1-00916-0041	1-00919-0034	1-00891-0039
Condominium Section	0191-R1			
Address	201 EAST 36 STREET	236 EAST 36 STREET	713 2 AVENUE	165 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	118	145	172	131
Year Built	1963	1963	1955	1955
Gross SqFt	123,404	95,057	111,570	96,102
Estimated Gross Income	\$4,438,842	\$3,186,414	\$4,294,294	\$3,457,073
Gross Income per SqFt	\$35.97	\$33.52	\$38.49	\$35.97
Estimated Expense	\$1,327,827	\$948,901	\$1,211,001	\$1,033,940
Expense SqFt	\$10.76	\$9.98	\$10.85	\$10.76
Net Operating Income	\$3,111,015	\$2,237,513	\$3,083,293	\$2,423,133
Full Market Value	\$22,954,002	\$16,616,000	\$23,330,000	\$17,879,000
Market Value per SqFt	\$186.01	\$174.80	\$209.11	\$186.04
Distance from Condominium in miles		0.05	0.10	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00920-7501	1-00885-0042	1-00919-0034	1-00889-0068
Condominium Section	0597-R1			
Address	250 EAST 40 STREET	155 EAST 29 STREET	713 2 AVENUE	120 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	234	284	172	282
Year Built	1988	1981	1955	1962
Gross SqFt	235,948	251,848	111,570	310,860
Estimated Gross Income	\$9,081,639	\$12,294,262	\$4,294,294	\$10,655,762
Gross Income per SqFt	\$38.49	\$48.82	\$38.49	\$34.28
Estimated Expense	\$2,560,036	\$3,347,976	\$1,211,001	\$2,969,917
Expense SqFt	\$10.85	\$13.29	\$10.85	\$9.55
Net Operating Income	\$6,521,603	\$8,946,286	\$3,083,293	\$7,685,845
Full Market Value	\$49,345,997	\$67,089,000	\$23,330,000	\$56,949,000
Market Value per SqFt	\$209.14	\$266.39	\$209.11	\$183.20
Distance from Condominium in miles		0.51	0.05	0.37

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00924-7501	1-00927-0038	1-00935-0053	
Condominium Section	0676-R1			
Address	302 EAST 19 STREET	320 EAST 22 STREET	312 EAST 30 STREET	
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	9	94	67	
Year Built	1910	1948	1986	
Gross SqFt	7,335	67,048	47,820	
Estimated Gross Income	\$262,886	\$2,481,933	\$1,656,890	
Gross Income per SqFt	\$35.84	\$37.02	\$34.65	
Estimated Expense	\$67,629	\$421,819	\$580,343	
Expense SqFt	\$9.22	\$6.29	\$12.14	
Net Operating Income	\$195,257	\$2,060,114	\$1,076,547	
Full Market Value	\$1,447,999	\$15,162,000	\$7,971,000	
Market Value per SqFt	\$197.41	\$226.14	\$166.69	
Distance from Condominium in miles		0.14	0.53	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00927-7501	1-00927-0038	1-00929-0050	1-00935-0053
Condominium Section	0937-R1			
Address	312 EAST 22 STREET	320 EAST 22 STREET	310 EAST 24 STREET	312 EAST 30 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	94	70	67
Year Built	1910	1948	1975	1986
Gross SqFt	20,425	67,048	44,835	47,820
Estimated Gross Income	\$707,726	\$2,481,933	\$1,005,097	\$1,656,890
Gross Income per SqFt	\$34.65	\$37.02	\$22.42	\$34.65
Estimated Expense	\$247,960	\$421,819	\$320,916	\$580,343
Expense SqFt	\$12.14	\$6.29	\$7.16	\$12.14
Net Operating Income	\$459,766	\$2,060,114	\$684,181	\$1,076,547
Full Market Value	\$3,404,001	\$15,162,000	\$5,002,000	\$7,971,000
Market Value per SqFt	\$166.66	\$226.14	\$111.56	\$166.69
Distance from Condominium in miles		0.00	0.11	0.39

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00928-7502	1-00902-0030	1-00928-0009	1-00927-0009
Condominium Section	0580-R1			
Address	310 EAST 23 STREET	371 2 AVENUE	321 EAST 22 STREET	311 EAST 21 STREET
Neighborhood	KIPS BAY	GRAMERCY	KIPS BAY	KIPS BAY
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	98	94	116	76
Year Built	1905	1930	1968	1967
Gross SqFt	65,393	77,640	81,500	44,919
Estimated Gross Income	\$2,346,301	\$2,626,322	\$3,110,174	\$1,633,901
Gross Income per SqFt	\$35.88	\$33.83	\$38.16	\$36.37
Estimated Expense	\$452,520	\$933,788	\$814,630	\$466,808
Expense SqFt	\$6.92	\$12.03	\$10.00	\$10.39
Net Operating Income	\$1,893,781	\$1,692,534	\$2,295,544	\$1,167,093
Full Market Value	\$13,976,000	\$12,561,000	\$17,373,000	\$8,603,000
Market Value per SqFt	\$213.72	\$161.79	\$213.17	\$191.52
Distance from Condominium in miles		0.15	0.00	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00928-7502	1-00927-0009	1-00925-0060	
Condominium Section	0580-R2			
Address	312 EAST 23 STREET	311 EAST 21 STREET	304 EAST 20 STREET	
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	36	76	70	
Year Built	1905	1967	1948	
Gross SqFt	49,157	44,919	56,310	
Estimated Gross Income	\$1,776,042	\$1,633,901	\$2,020,212	
Gross Income per SqFt	\$36.13	\$36.37	\$35.88	
Estimated Expense	\$425,700	\$466,808	\$389,440	
Expense SqFt	\$8.66	\$10.39	\$6.92	
Net Operating Income	\$1,350,342	\$1,167,093	\$1,630,772	
Full Market Value	\$9,960,000	\$8,603,000	\$12,035,000	
Market Value per SqFt	\$202.62	\$191.52	\$213.73	
Distance from Condominium in miles		0.05	0.14	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00928-7503	1-00927-0037	1-00559-0009	
Condominium Section	1815-R1			
Address	340 EAST 23 STREET	332 EAST 22 STREET	92 PARK AVENUE SOUTH	
Neighborhood	KIPS BAY	KIPS BAY	GREENWICH VILLAGE-CENTRAL	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	207	14	220	
Year Built	2007	2008	1964	
Gross SqFt	233,744	11,813	184,645	
Estimated Gross Income	\$11,294,510	\$531,585	\$9,248,078	
Gross Income per SqFt	\$48.32	\$45.00	\$50.09	
Estimated Expense	\$2,940,500	\$136,990	\$2,843,399	
Expense SqFt	\$12.58	\$11.60	\$15.40	
Net Operating Income	\$8,354,010	\$394,595	\$6,404,679	
Full Market Value	\$62,671,008	\$2,969,000	\$47,986,000	
Market Value per SqFt	\$268.12	\$251.33	\$259.88	
Distance from Condominium in miles		0.05	0.52	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00935-7501	1-00909-0028	1-00889-0022	1-00916-0041
Condominium Section	0064-R1			
Address	350 EAST 30 STREET	501 2 AVENUE	141 EAST 33 STREET	236 EAST 36 STREET
Neighborhood	KIPS BAY	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	128	130	125	145
Year Built	1956	1978	1960	1963
Gross SqFt	125,776	108,614	102,487	95,057
Estimated Gross Income	\$4,216,012	\$4,312,447	\$3,108,376	\$3,186,414
Gross Income per SqFt	\$33.52	\$39.70	\$30.33	\$33.52
Estimated Expense	\$1,255,244	\$1,123,852	\$1,032,724	\$948,901
Expense SqFt	\$9.98	\$10.35	\$10.08	\$9.98
Net Operating Income	\$2,960,768	\$3,188,595	\$2,075,652	\$2,237,513
Full Market Value	\$21,986,993	\$24,105,000	\$15,537,000	\$16,616,000
Market Value per SqFt	\$174.81	\$221.93	\$151.60	\$174.80
Distance from Condominium in miles		0.15	0.32	0.33

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00936-7501	1-00934-0001	1-00966-0001	1-00835-0001
<b>Condominium Section</b>	0040-R1			
<b>Address</b>	333 EAST 30 STREET	500 2 AVENUE	606 1 AVENUE	1282 BROADWAY
<b>Neighborhood</b>	KIPS BAY	KIPS BAY	KIPS BAY	FASHION
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	1,121	900	707	697
<b>Year Built</b>	1962	1975	1985	1912
<b>Gross SqFt</b>	1,171,064	829,024	835,279	886,042
<b>Estimated Gross Income</b>	\$40,158,762	\$30,792,800	\$29,482,116	\$31,333,899
<b>Gross Income per SqFt</b>	\$34.29	\$37.14	\$35.30	\$35.36
<b>Estimated Expense</b>	\$13,981,299	\$11,227,762	\$8,464,113	\$10,703,883
<b>Expense SqFt</b>	\$11.94	\$13.54	\$10.13	\$12.08
<b>Net Operating Income</b>	\$26,177,463	\$19,565,038	\$21,018,003	\$20,630,016
<b>Full Market Value</b>	\$149,834,719	\$143,956,000	\$150,700,000	\$152,521,000
<b>Market Value per SqFt</b>	\$127.95	\$173.65	\$180.42	\$172.14
<b>Distance from Condominium in miles</b>		0.18	0.19	0.69

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00940-7501	1-00939-0028	1-00916-0041	1-00944-0001
<b>Condominium Section</b>	1345-R1			
<b>Address</b>	333 EAST 34 STREET	347 EAST 33 STREET	236 EAST 36 STREET	710 2 AVENUE
<b>Neighborhood</b>	KIPS BAY	KIPS BAY	MURRAY HILL	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	205	212	145	157
<b>Year Built</b>	1961	1998	1963	1930
<b>Gross SqFt</b>	194,733	213,549	95,057	122,247
<b>Estimated Gross Income</b>	\$6,527,450	\$10,212,652	\$3,186,414	\$3,859,313
<b>Gross Income per SqFt</b>	\$33.52	\$47.82	\$33.52	\$31.57
<b>Estimated Expense</b>	\$1,943,435	\$2,534,830	\$948,901	\$985,095
<b>Expense SqFt</b>	\$9.98	\$11.87	\$9.98	\$8.06
<b>Net Operating Income</b>	\$4,584,015	\$7,677,822	\$2,237,513	\$2,874,218
<b>Full Market Value</b>	\$34,041,006	\$53,350,000	\$16,616,000	\$21,445,000
<b>Market Value per SqFt</b>	\$174.81	\$249.83	\$174.80	\$175.42
<b>Distance from Condominium in miles</b>		0.06	0.15	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00943-7501	1-00944-0010	1-00939-0001	1-00966-0001
<b>Condominium Section</b>	0528-R1			
<b>Address</b>	330 EAST 38 STREET	330 EAST 39 STREET	604 2 AVENUE	606 1 AVENUE
<b>Neighborhood</b>	KIPS BAY	KIPS BAY	KIPS BAY	KIPS BAY
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	818	511	370	707
<b>Year Built</b>	1986	1980	1974	1985
<b>Gross SqFt</b>	842,317	438,635	366,200	835,279
<b>Estimated Gross Income</b>	\$36,623,943	\$19,278,245	\$16,189,751	\$29,482,116
<b>Gross Income per SqFt</b>	\$43.48	\$43.95	\$44.21	\$35.30
<b>Estimated Expense</b>	\$12,617,909	\$5,727,874	\$5,074,358	\$8,464,113
<b>Expense SqFt</b>	\$14.98	\$13.06	\$13.86	\$10.13
<b>Net Operating Income</b>	\$24,006,034	\$13,550,371	\$11,115,393	\$21,018,003
<b>Full Market Value</b>	\$150,700,011	\$102,044,000	\$83,694,000	\$150,700,000
<b>Market Value per SqFt</b>	\$178.91	\$232.64	\$228.55	\$180.42
<b>Distance from Condominium in miles</b>		0.05	0.20	0.19

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00944-7501	1-00919-0034	1-01317-0030	1-01338-0035
<b>Condominium Section</b>	0137-R1			
<b>Address</b>	311 EAST 38 STREET	713 2 AVENUE	230 EAST 44 STREET	330 EAST 46 STREET
<b>Neighborhood</b>	KIPS BAY	MURRAY HILL	MIDTOWN EAST	MIDTOWN EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	118	172	166	206
<b>Year Built</b>	1984	1955	1963	1961
<b>Gross SqFt</b>	119,395	111,570	135,315	133,828
<b>Estimated Gross Income</b>	\$4,595,514	\$4,294,294	\$4,455,640	\$5,262,298
<b>Gross Income per SqFt</b>	\$38.49	\$38.49	\$32.93	\$39.32
<b>Estimated Expense</b>	\$1,295,436	\$1,211,001	\$1,261,075	\$1,566,613
<b>Expense SqFt</b>	\$10.85	\$10.85	\$9.32	\$11.71
<b>Net Operating Income</b>	\$3,300,078	\$3,083,293	\$3,194,565	\$3,695,685
<b>Full Market Value</b>	\$24,970,015	\$23,330,000	\$23,753,000	\$27,947,000
<b>Market Value per SqFt</b>	\$209.14	\$209.11	\$175.54	\$208.83
<b>Distance from Condominium in miles</b>		0.14	0.28	0.35



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00945-7501	1-00966-0001	1-00939-0001	1-00934-0001
<b>Condominium Section</b>	0790-R1			
<b>Address</b>	300 EAST 40 STREET	606 1 AVENUE	604 2 AVENUE	500 2 AVENUE
<b>Neighborhood</b>	KIPS BAY	KIPS BAY	KIPS BAY	KIPS BAY
<b>Building Classification</b>	R9-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	586	707	370	900
<b>Year Built</b>	1967	1985	1974	1975
<b>Gross SqFt</b>	605,018	835,279	366,200	829,024
<b>Estimated Gross Income</b>	\$22,470,369	\$29,482,116	\$16,189,751	\$30,792,800
<b>Gross Income per SqFt</b>	\$37.14	\$35.30	\$44.21	\$37.14
<b>Estimated Expense</b>	\$8,191,944	\$8,464,113	\$5,074,358	\$11,227,762
<b>Expense SqFt</b>	\$13.54	\$10.13	\$13.86	\$13.54
<b>Net Operating Income</b>	\$14,278,425	\$21,018,003	\$11,115,393	\$19,565,038
<b>Full Market Value</b>	\$105,058,000	\$150,700,000	\$83,694,000	\$143,956,000
<b>Market Value per SqFt</b>	\$173.64	\$180.42	\$228.55	\$173.65
<b>Distance from Condominium in miles</b>		0.27	0.30	0.58

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-00968-7501	1-00939-0001	1-01314-0021	1-00913-0001
<b>Condominium Section</b>	0195-R1			
<b>Address</b>	630 1 AVENUE	604 2 AVENUE	747 2 AVENUE	471 3 AVENUE
<b>Neighborhood</b>	KIPS BAY	KIPS BAY	MIDTOWN EAST	MURRAY HILL
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	485	370	276	311
<b>Year Built</b>	1984	1974	1972	1972
<b>Gross SqFt</b>	508,026	366,200	387,761	351,560
<b>Estimated Gross Income</b>	\$18,207,652	\$16,189,751	\$12,289,373	\$12,598,191
<b>Gross Income per SqFt</b>	\$35.84	\$44.21	\$31.69	\$35.84
<b>Estimated Expense</b>	\$4,694,160	\$5,074,358	\$3,996,990	\$3,249,539
<b>Expense SqFt</b>	\$9.24	\$13.86	\$10.31	\$9.24
<b>Net Operating Income</b>	\$13,513,492	\$11,115,393	\$8,292,383	\$9,348,652
<b>Full Market Value</b>	\$99,811,929	\$83,694,000	\$61,856,000	\$69,050,000
<b>Market Value per SqFt</b>	\$196.47	\$228.55	\$159.52	\$196.41
<b>Distance from Condominium in miles</b>		0.19	0.32	0.32

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00969-7501	1-00939-0001	1-00966-0001	
Condominium Section	0570-R1			
Address	415 EAST 37 STREET	604 2 AVENUE	606 1 AVENUE	
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	411	370	707	
Year Built	1989	1974	1985	
Gross SqFt	510,770	366,200	835,279	
Estimated Gross Income	\$20,119,230	\$16,189,751	\$29,482,116	
Gross Income per SqFt	\$39.39	\$44.21	\$35.30	
Estimated Expense	\$6,415,271	\$5,074,358	\$8,464,113	
Expense SqFt	\$12.56	\$13.86	\$10.13	
Net Operating Income	\$13,703,959	\$11,115,393	\$21,018,003	
Full Market Value	\$103,622,004	\$83,694,000	\$150,700,000	
Market Value per SqFt	\$202.87	\$228.55	\$180.42	
Distance from Condominium in miles		0.23	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01003-7501	1-01026-0049	1-01274-0006	
Condominium Section	0347-R1			
Address	150 WEST 51 STREET	230 WEST 55 STREET	39 WEST 58 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	445	237	338	
Year Built	1927	1979	1948	
Gross SqFt	328,716	210,213	269,346	
Estimated Gross Income	\$15,702,763	\$10,143,987	\$12,733,536	
Gross Income per SqFt	\$47.77	\$48.26	\$47.28	
Estimated Expense	\$4,615,173	\$2,851,454	\$3,794,155	
Expense SqFt	\$14.04	\$13.56	\$14.09	
Net Operating Income	\$11,087,590	\$7,292,533	\$8,939,381	
Full Market Value	\$83,270,992	\$54,708,000	\$67,163,000	
Market Value per SqFt	\$253.32	\$260.25	\$249.36	
Distance from Condominium in miles		0.28	0.43	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01006-7501	1-01008-0029	1-01023-0061	1-01272-0001
<b>Condominium Section</b>	0130-R1			
<b>Address</b>	825 7 AVENUE	1361 AVENUE OF THE AMERIC	260 WEST 52 STREET	1380 AVENUE OF THE AMERIC
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	212	169	217	252
<b>Year Built</b>	1968	1925	1987	1963
<b>Gross SqFt</b>	223,307	243,671	190,289	303,642
<b>Estimated Gross Income</b>	\$8,851,889	\$10,738,875	\$6,871,120	\$12,035,171
<b>Gross Income per SqFt</b>	\$39.64	\$44.07	\$36.11	\$39.64
<b>Estimated Expense</b>	\$2,465,309	\$2,864,090	\$1,693,275	\$3,351,487
<b>Expense SqFt</b>	\$11.04	\$11.75	\$8.90	\$11.04
<b>Net Operating Income</b>	\$6,386,580	\$7,874,785	\$5,177,845	\$8,683,684
<b>Full Market Value</b>	\$48,284,003	\$59,298,000	\$38,193,000	\$65,651,000
<b>Market Value per SqFt</b>	\$216.22	\$243.35	\$200.71	\$216.21
<b>Distance from Condominium in miles</b>		0.10	0.22	0.23

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01008-7501	1-01007-0001	1-01271-0007	1-01008-0026
<b>Condominium Section</b>	0084-R1			
<b>Address</b>	108 WEST 56 STREET	841 7 AVENUE	57 WEST 55 STREET	105 WEST 55 STREET
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	50	59	105	55
<b>Year Built</b>	1982	1923	1962	1917
<b>Gross SqFt</b>	96,492	85,309	112,000	54,838
<b>Estimated Gross Income</b>	\$3,438,010	\$3,069,766	\$4,018,994	\$1,877,056
<b>Gross Income per SqFt</b>	\$35.63	\$35.98	\$35.88	\$34.23
<b>Estimated Expense</b>	\$984,218	\$956,457	\$1,350,053	\$347,772
<b>Expense SqFt</b>	\$10.20	\$11.21	\$12.05	\$6.34
<b>Net Operating Income</b>	\$2,453,792	\$2,113,309	\$2,668,941	\$1,529,284
<b>Full Market Value</b>	\$18,132,014	\$15,593,000	\$19,697,000	\$11,332,000
<b>Market Value per SqFt</b>	\$187.91	\$182.78	\$175.87	\$206.65
<b>Distance from Condominium in miles</b>		0.05	0.18	0.00

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01008-7502	1-01007-0001	1-01008-0026	
Condominium Section	0534-R1			
Address	162 WEST 56 STREET	841 7 AVENUE	105 WEST 55 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	65	59	55	
Year Built	1926	1923	1917	
Gross SqFt	74,422	85,309	54,838	
Estimated Gross Income	\$2,665,052	\$3,069,766	\$1,877,056	
Gross Income per SqFt	\$35.81	\$35.98	\$34.23	
Estimated Expense	\$797,060	\$956,457	\$347,772	
Expense SqFt	\$10.71	\$11.21	\$6.34	
Net Operating Income	\$1,867,992	\$2,113,309	\$1,529,284	
Full Market Value	\$13,797,999	\$15,593,000	\$11,332,000	
Market Value per SqFt	\$185.40	\$182.78	\$206.65	
Distance from Condominium in miles		0.05	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01008-7503	1-01020-0005	1-01028-0017	
Condominium Section	0540-R1			
Address	150 WEST 56 STREET	227 WEST 48 STREET	1752 BROADWAY	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	340	487	406	
Year Built	1987	1989	1979	
Gross SqFt	494,266	475,327	311,689	
Estimated Gross Income	\$21,100,216	\$22,039,713	\$12,506,118	
Gross Income per SqFt	\$42.69	\$46.37	\$40.12	
Estimated Expense	\$6,277,178	\$6,283,865	\$3,311,152	
Expense SqFt	\$12.70	\$13.22	\$10.62	
Net Operating Income	\$14,823,038	\$15,755,848	\$9,194,966	
Full Market Value	\$111,813,001	\$118,447,000	\$69,490,000	
Market Value per SqFt	\$226.22	\$249.19	\$222.95	
Distance from Condominium in miles		0.39	0.14	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01009-7501	1-01030-0058	1-01048-0020	1-01028-0017
Condominium Section	0364-R1			
Address	146 WEST 57 STREET	240 CENTRAL PARK SOUTH	315 WEST 57 STREET	1752 BROADWAY
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	247	340	372	406
Year Built	1986	1940	1965	1979
Gross SqFt	399,221	387,428	396,834	311,689
Estimated Gross Income	\$16,088,606	\$14,066,581	\$17,891,043	\$12,506,118
Gross Income per SqFt	\$40.30	\$36.31	\$45.08	\$40.12
Estimated Expense	\$5,860,564	\$5,333,606	\$4,255,336	\$3,311,152
Expense SqFt	\$14.68	\$13.77	\$10.72	\$10.62
Net Operating Income	\$10,228,042	\$8,732,975	\$13,635,707	\$9,194,966
Full Market Value	\$77,286,005	\$64,383,000	\$102,609,000	\$69,490,000
Market Value per SqFt	\$193.59	\$166.18	\$258.57	\$222.95
Distance from Condominium in miles		0.18	0.34	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01010-7501	1-01008-0026	1-01043-0046	
Condominium Section	0165-R1			
Address	140 WEST 58 STREET	105 WEST 55 STREET	328 WEST 53 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	
Total Units	38	55	41	
Year Built	1916	1917	1920	
Gross SqFt	43,765	54,838	29,422	
Estimated Gross Income	\$1,531,708	\$1,877,056	\$1,670,875	
Gross Income per SqFt	\$35.00	\$34.23	\$56.79	
Estimated Expense	\$488,620	\$347,772	\$501,351	
Expense SqFt	\$11.16	\$6.34	\$17.04	
Net Operating Income	\$1,043,088	\$1,529,284	\$1,169,524	
Full Market Value	\$7,721,000	\$11,332,000	\$5,520,000	
Market Value per SqFt	\$176.42	\$206.65	\$187.61	
Distance from Condominium in miles		0.10	0.42	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01010-7502	1-01043-0046	1-01008-0026	
Condominium Section	0513-R1			
Address	120 WEST 58 STREET	328 WEST 53 STREET	105 WEST 55 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	
Total Units	33	41	55	
Year Built	1923	1920	1917	
Gross SqFt	32,796	29,422	54,838	
Estimated Gross Income	\$1,248,216	\$1,670,875	\$1,877,056	
Gross Income per SqFt	\$38.06	\$56.79	\$34.23	
Estimated Expense	\$290,245	\$501,351	\$347,772	
Expense SqFt	\$8.85	\$17.04	\$6.34	
Net Operating Income	\$957,971	\$1,169,524	\$1,529,284	
Full Market Value	\$6,870,000	\$5,520,000	\$11,332,000	
Market Value per SqFt	\$209.48	\$187.61	\$206.65	
Distance from Condominium in miles		0.42	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01010-7504	1-01274-0016	1-01007-0001	1-01008-0026
Condominium Section	1153-R1			
Address	171 WEST 57 STREET	21 WEST 58 STREET	841 7 AVENUE	105 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	35	71	59	55
Year Built	1922	1926	1923	1917
Gross SqFt	88,288	59,701	85,309	54,838
Estimated Gross Income	\$3,167,773	\$2,244,643	\$3,069,766	\$1,877,056
Gross Income per SqFt	\$35.88	\$37.60	\$35.98	\$34.23
Estimated Expense	\$1,063,870	\$767,546	\$956,457	\$347,772
Expense SqFt	\$12.05	\$12.86	\$11.21	\$6.34
Net Operating Income	\$2,103,903	\$1,477,097	\$2,113,309	\$1,529,284
Full Market Value	\$15,526,997	\$10,856,000	\$15,593,000	\$11,332,000
Market Value per SqFt	\$175.87	\$181.84	\$182.78	\$206.65
Distance from Condominium in miles		0.17	0.15	0.10

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01010-7505	1-01007-0001	1-01030-0019	
Condominium Section	1524-R1			
Address	100 WEST 58 STREET	841 7 AVENUE	217 WEST 58 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	103	59	132	
Year Built	1926	1923	1954	
Gross SqFt	121,921	85,309	165,078	
Estimated Gross Income	\$4,852,456	\$3,069,766	\$6,933,276	
Gross Income per SqFt	\$39.80	\$35.98	\$42.00	
Estimated Expense	\$1,515,478	\$956,457	\$1,979,107	
Expense SqFt	\$12.43	\$11.21	\$11.99	
Net Operating Income	\$3,336,978	\$2,113,309	\$4,954,169	
Full Market Value	\$23,760,039	\$15,593,000	\$34,000,000	
Market Value per SqFt	\$194.88	\$182.78	\$205.96	
Distance from Condominium in miles		0.15	0.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-7501	1-01026-0049	1-01274-0006	1-01008-0029
Condominium Section	0011-R1			
Address	160 CENTRAL PARK SOUTH	230 WEST 55 STREET	39 WEST 58 STREET	1361 AVENUE OF THE AMERIC
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	183	237	338	169
Year Built	1930	1979	1948	1925
Gross SqFt	187,345	210,213	269,346	243,671
Estimated Gross Income	\$8,857,672	\$10,143,987	\$12,733,536	\$10,738,875
Gross Income per SqFt	\$47.28	\$48.26	\$47.28	\$44.07
Estimated Expense	\$2,718,376	\$2,851,454	\$3,794,155	\$2,864,090
Expense SqFt	\$14.51	\$13.56	\$14.09	\$11.75
Net Operating Income	\$6,139,296	\$7,292,533	\$8,939,381	\$7,874,785
Full Market Value	\$46,124,996	\$54,708,000	\$67,163,000	\$59,298,000
Market Value per SqFt	\$246.20	\$260.25	\$249.36	\$243.35
Distance from Condominium in miles		0.29	0.16	0.15

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-7502	1-01028-0017	1-01008-0029	
Condominium Section	0496-R1			
Address	106 CENTRAL PARK SOUTH	1752 BROADWAY	1361 AVENUE OF THE AMERIC	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	420	406	169	
Year Built	1930	1979	1925	
Gross SqFt	340,000	311,689	243,671	
Estimated Gross Income	\$14,314,000	\$12,506,118	\$10,738,875	
Gross Income per SqFt	\$42.10	\$40.12	\$44.07	
Estimated Expense	\$3,804,600	\$3,311,152	\$2,864,090	
Expense SqFt	\$11.19	\$10.62	\$11.75	
Net Operating Income	\$10,509,400	\$9,194,966	\$7,874,785	
Full Market Value	\$73,480,085	\$69,490,000	\$59,298,000	
Market Value per SqFt	\$216.12	\$222.95	\$243.35	
Distance from Condominium in miles		0.16	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-7503	1-01030-0019	1-01274-0016	1-01007-0001
Condominium Section	0696-R1			
Address	116 CENTRAL PARK SOUTH	217 WEST 58 STREET	21 WEST 58 STREET	841 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	79	132	71	59
Year Built	1950	1954	1926	1923
Gross SqFt	78,236	165,078	59,701	85,309
Estimated Gross Income	\$2,941,674	\$6,933,276	\$2,244,643	\$3,069,766
Gross Income per SqFt	\$37.60	\$42.00	\$37.60	\$35.98
Estimated Expense	\$1,006,115	\$1,979,107	\$767,546	\$956,457
Expense SqFt	\$12.86	\$11.99	\$12.86	\$11.21
Net Operating Income	\$1,935,559	\$4,954,169	\$1,477,097	\$2,113,309
Full Market Value	\$14,225,999	\$34,000,000	\$10,856,000	\$15,593,000
Market Value per SqFt	\$181.83	\$205.96	\$181.84	\$182.78
Distance from Condominium in miles		0.15	0.16	0.20



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-7504	1-01011-0025	1-01010-0046	1-01274-0016
Condominium Section	0767-R1			
Address	135 WEST 58 STREET	117 WEST 58 STREET	134 WEST 58 STREET	21 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	34	102	121	71
Year Built	1912	1900	1930	1926
Gross SqFt	35,328	66,173	61,791	59,701
Estimated Gross Income	\$1,128,376	\$2,091,041	\$1,887,336	\$2,244,643
Gross Income per SqFt	\$31.94	\$31.60	\$30.54	\$37.60
Estimated Expense	\$374,830	\$669,458	\$554,759	\$767,546
Expense SqFt	\$10.61	\$10.12	\$8.98	\$12.86
Net Operating Income	\$753,546	\$1,421,583	\$1,332,577	\$1,477,097
Full Market Value	\$5,618,000	\$10,606,000	\$9,964,000	\$10,856,000
Market Value per SqFt	\$159.02	\$160.28	\$161.25	\$181.84
Distance from Condominium in miles		0.00	0.05	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-7505	1-01030-0019	1-01274-0016	1-01007-0001
Condominium Section	1018-R1			
Address	1431 6 AVENUE	217 WEST 58 STREET	21 WEST 58 STREET	841 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	80	132	71	59
Year Built	1918	1954	1926	1923
Gross SqFt	87,821	165,078	59,701	85,309
Estimated Gross Income	\$3,302,070	\$6,933,276	\$2,244,643	\$3,069,766
Gross Income per SqFt	\$37.60	\$42.00	\$37.60	\$35.98
Estimated Expense	\$1,129,378	\$1,979,107	\$767,546	\$956,457
Expense SqFt	\$12.86	\$11.99	\$12.86	\$11.21
Net Operating Income	\$2,172,692	\$4,954,169	\$1,477,097	\$2,113,309
Full Market Value	\$15,969,000	\$34,000,000	\$10,856,000	\$15,593,000
Market Value per SqFt	\$181.84	\$205.96	\$181.84	\$182.78
Distance from Condominium in miles		0.15	0.16	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01018-7502	1-01008-0029	1-01028-0017	
Condominium Section	1875-R1			
Address	247 WEST 46 STREET	1361 AVENUE OF THE AMERIC	1752 BROADWAY	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	218	169	406	
Year Built	2006	1925	1979	
Gross SqFt	293,691	243,671	311,689	
Estimated Gross Income	\$12,390,823	\$10,738,875	\$12,506,118	
Gross Income per SqFt	\$42.19	\$44.07	\$40.12	
Estimated Expense	\$3,882,595	\$2,864,090	\$3,311,152	
Expense SqFt	\$13.22	\$11.75	\$10.62	
Net Operating Income	\$8,508,228	\$7,874,785	\$9,194,966	
Full Market Value	\$64,203,002	\$59,298,000	\$69,490,000	
Market Value per SqFt	\$218.61	\$243.35	\$222.95	
Distance from Condominium in miles		0.48	0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01020-7502	1-01062-0019	1-01026-0049	1-01041-0011
Condominium Section	1519-R1			
Address	1600 BROADWAY	419 WEST 52 STREET	230 WEST 55 STREET	335 WEST 50 STREET
Neighborhood	MIDTOWN WEST	CLINTON	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	137	220	237	151
Year Built	2005	1987	1979	1930
Gross SqFt	165,323	166,518	210,213	150,000
Estimated Gross Income	\$7,641,229	\$7,697,270	\$10,143,987	\$6,116,532
Gross Income per SqFt	\$46.22	\$46.22	\$48.26	\$40.78
Estimated Expense	\$2,264,925	\$2,281,272	\$2,851,454	\$1,984,011
Expense SqFt	\$13.70	\$13.70	\$13.56	\$13.23
Net Operating Income	\$5,376,304	\$5,415,998	\$7,292,533	\$4,132,521
Full Market Value	\$40,422,990	\$40,722,000	\$54,708,000	\$19,800,000
Market Value per SqFt	\$244.51	\$244.55	\$260.25	\$132.00
Distance from Condominium in miles		0.45	0.31	0.25

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01025-7501	1-01007-0061	1-01007-0001	1-01029-0036
Condominium Section	0606-R1			
Address	828 7 AVENUE	853 7 AVENUE	841 7 AVENUE	910 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	129	103	59	66
Year Built	1916	1906	1923	1913
Gross SqFt	128,513	158,617	85,309	94,166
Estimated Gross Income	\$4,148,400	\$4,290,929	\$3,069,766	\$3,039,352
Gross Income per SqFt	\$32.28	\$27.05	\$35.98	\$32.28
Estimated Expense	\$1,222,159	\$1,547,739	\$956,457	\$895,319
Expense SqFt	\$9.51	\$9.76	\$11.21	\$9.51
Net Operating Income	\$2,926,241	\$2,743,190	\$2,113,309	\$2,144,033
Full Market Value	\$21,786,000	\$19,801,000	\$15,593,000	\$15,962,000
Market Value per SqFt	\$169.52	\$124.84	\$182.78	\$169.51
Distance from Condominium in miles		0.12	0.12	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01025-7502	1-01041-0019	1-01006-0063	
Condominium Section	1903-R1			
Address	890 8 AVENUE	311 WEST 50 STREET	162 WEST 54 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	90	104	83	
Year Built	2003	2001	1911	
Gross SqFt	73,690	81,050	98,616	
Estimated Gross Income	\$3,532,000	\$4,129,753	\$3,992,592	
Gross Income per SqFt	\$47.93	\$50.95	\$40.49	
Estimated Expense	\$662,000	\$863,542	\$1,006,113	
Expense SqFt	\$8.98	\$10.65	\$10.20	
Net Operating Income	\$2,870,000	\$3,266,211	\$2,986,479	
Full Market Value	\$20,241,000	\$24,457,000	\$22,563,000	
Market Value per SqFt	\$274.68	\$301.75	\$228.80	
Distance from Condominium in miles		0.20	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01025-7502	1-01026-0049	1-01048-0020	
Condominium Section	1903-R2			
Address	890 8 AVENUE	230 WEST 55 STREET	315 WEST 57 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	304	237	372	
Year Built	2003	1979	1965	
Gross SqFt	268,626	210,213	396,834	
Estimated Gross Income	\$12,708,696	\$10,143,987	\$17,891,043	
Gross Income per SqFt	\$47.31	\$48.26	\$45.08	
Estimated Expense	\$3,322,904	\$2,851,454	\$4,255,336	
Expense SqFt	\$12.37	\$13.56	\$10.72	
Net Operating Income	\$9,385,792	\$7,292,533	\$13,635,707	
Full Market Value	\$66,195,000	\$54,708,000	\$102,609,000	
Market Value per SqFt	\$246.42	\$260.25	\$258.57	
Distance from Condominium in miles		0.05	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01027-7504	1-01026-0049	1-01041-0029	
Condominium Section	1278-R1			
Address	230 WEST 56 STREET	230 WEST 55 STREET	831 8 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	108	237	295	
Year Built	2002	1979	1997	
Gross SqFt	210,177	210,213	270,161	
Estimated Gross Income	\$9,943,474	\$10,143,987	\$12,527,366	
Gross Income per SqFt	\$47.31	\$48.26	\$46.37	
Estimated Expense	\$2,599,889	\$2,851,454	\$3,020,400	
Expense SqFt	\$12.37	\$13.56	\$11.18	
Net Operating Income	\$7,343,585	\$7,292,533	\$9,506,966	
Full Market Value	\$55,094,999	\$54,708,000	\$71,470,000	
Market Value per SqFt	\$262.14	\$260.25	\$264.55	
Distance from Condominium in miles		0.05	0.27	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01028-7501	1-01048-0020	1-01113-0001	1-01139-0001
<b>Condominium Section</b>	0416-R1			
<b>Address</b>	235 WEST 56 STREET	315 WEST 57 STREET	45 WEST 60 STREET	145 WEST 67 STREET
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	RR-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	484	372	325	453
<b>Year Built</b>	1987	1965	1981	1986
<b>Gross SqFt</b>	538,783	396,834	408,644	568,001
<b>Estimated Gross Income</b>	\$21,314,000	\$17,891,043	\$19,039,072	\$25,139,281
<b>Gross Income per SqFt</b>	\$39.56	\$45.08	\$46.59	\$44.26
<b>Estimated Expense</b>	\$8,111,000	\$4,255,336	\$4,777,413	\$6,219,744
<b>Expense SqFt</b>	\$15.05	\$10.72	\$11.69	\$10.95
<b>Net Operating Income</b>	\$13,203,000	\$13,635,707	\$14,261,659	\$18,919,537
<b>Full Market Value</b>	\$93,512,000	\$102,609,000	\$107,198,000	\$142,445,000
<b>Market Value per SqFt</b>	\$173.56	\$258.57	\$262.33	\$250.78
<b>Distance from Condominium in miles</b>		0.13	0.25	0.64

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01032-7501	1-01020-0005	1-00757-0022	1-01019-0001
<b>Condominium Section</b>	1531-R1			
<b>Address</b>	350 WEST 42 STREET	227 WEST 48 STREET	315 WEST 33 STREET	770 8 AVENUE
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	FASHION	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	528	487	346	465
<b>Year Built</b>	2004	1989	2000	2001
<b>Gross SqFt</b>	604,403	475,327	582,270	463,143
<b>Estimated Gross Income</b>	\$26,750,877	\$22,039,713	\$26,633,030	\$18,390,435
<b>Gross Income per SqFt</b>	\$44.26	\$46.37	\$45.74	\$39.71
<b>Estimated Expense</b>	\$6,618,213	\$6,283,865	\$8,792,277	\$4,312,590
<b>Expense SqFt</b>	\$10.95	\$13.22	\$15.10	\$9.31
<b>Net Operating Income</b>	\$20,132,664	\$15,755,848	\$17,840,753	\$14,077,845
<b>Full Market Value</b>	\$151,578,964	\$118,447,000	\$134,181,000	\$106,425,000
<b>Market Value per SqFt</b>	\$250.79	\$249.19	\$230.44	\$229.79
<b>Distance from Condominium in miles</b>		0.44	0.35	0.45

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01038-7501	1-01026-0049	1-01062-0019	1-01036-0010
Condominium Section	2011-R1			
Address	306 WEST 48 STREET	230 WEST 55 STREET	419 WEST 52 STREET	341 WEST 45 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	122	237	220	90
Year Built	2007	1979	1987	1939
Gross SqFt	125,813	210,213	166,518	42,396
Estimated Gross Income	\$5,815,077	\$10,143,987	\$7,697,270	\$1,887,634
Gross Income per SqFt	\$46.22	\$48.26	\$46.22	\$44.52
Estimated Expense	\$1,723,638	\$2,851,454	\$2,281,272	\$487,157
Expense SqFt	\$13.70	\$13.56	\$13.70	\$11.49
Net Operating Income	\$4,091,439	\$7,292,533	\$5,415,998	\$1,400,477
Full Market Value	\$30,763,001	\$54,708,000	\$40,722,000	\$10,543,000
Market Value per SqFt	\$244.51	\$260.25	\$244.55	\$248.68
Distance from Condominium in miles		0.37	0.30	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01040-7501	1-01020-0005	1-01019-0001	
Condominium Section	0633-R1			
Address	350 WEST 50 STREET	227 WEST 48 STREET	770 8 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	704	487	465	
Year Built	1989	1989	2001	
Gross SqFt	551,052	475,327	463,143	
Estimated Gross Income	\$23,882,594	\$22,039,713	\$18,390,435	
Gross Income per SqFt	\$43.34	\$46.37	\$39.71	
Estimated Expense	\$7,125,102	\$6,283,865	\$4,312,590	
Expense SqFt	\$12.93	\$13.22	\$9.31	
Net Operating Income	\$16,757,492	\$15,755,848	\$14,077,845	
Full Market Value	\$126,251,989	\$118,447,000	\$106,425,000	
Market Value per SqFt	\$229.11	\$249.19	\$229.79	
Distance from Condominium in miles		0.16	0.26	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01042-7502	1-01026-0049	1-01062-0019	1-01008-0029
Condominium Section	1626-R1			
Address	310 WEST 52 STREET	230 WEST 55 STREET	419 WEST 52 STREET	1361 AVENUE OF THE AMERIC
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	215	237	220	169
Year Built	2005	1979	1987	1925
Gross SqFt	249,339	210,213	166,518	243,671
Estimated Gross Income	\$11,524,449	\$10,143,987	\$7,697,270	\$10,738,875
Gross Income per SqFt	\$46.22	\$48.26	\$46.22	\$44.07
Estimated Expense	\$3,415,944	\$2,851,454	\$2,281,272	\$2,864,090
Expense SqFt	\$13.70	\$13.56	\$13.70	\$11.75
Net Operating Income	\$8,108,505	\$7,292,533	\$5,415,998	\$7,874,785
Full Market Value	\$60,965,998	\$54,708,000	\$40,722,000	\$59,298,000
Market Value per SqFt	\$244.51	\$260.25	\$244.55	\$243.35
Distance from Condominium in miles		0.20	0.18	0.39

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01043-7501	1-01043-0046	1-01045-0050	1-01041-0038
Condominium Section	0288-R1			
Address	87177 8 AVENUE	328 WEST 53 STREET	330 WEST 55 STREET	306 WEST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	41	62	38
Year Built	1942	1920	1954	1945
Gross SqFt	54,785	29,422	38,542	25,482
Estimated Gross Income	\$1,710,936	\$1,670,875	\$1,095,785	\$795,858
Gross Income per SqFt	\$31.23	\$56.79	\$28.43	\$31.23
Estimated Expense	\$402,670	\$501,351	\$402,321	\$187,254
Expense SqFt	\$7.35	\$17.04	\$10.44	\$7.35
Net Operating Income	\$1,308,266	\$1,169,524	\$693,464	\$608,604
Full Market Value	\$9,768,001	\$5,520,000	\$4,986,000	\$4,544,000
Market Value per SqFt	\$178.30	\$187.61	\$129.37	\$178.32
Distance from Condominium in miles		0.00	0.10	0.10

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01043-7502	1-01045-0050	1-01043-0046	1-01041-0038
<b>Condominium Section</b>	0280-R1			
<b>Address</b>	879 8 AVENUE	330 WEST 55 STREET	328 WEST 53 STREET	306 WEST 51 STREET
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	65	62	41	38
<b>Year Built</b>	1947	1954	1920	1945
<b>Gross SqFt</b>	54,655	38,542	29,422	25,482
<b>Estimated Gross Income</b>	\$1,706,876	\$1,095,785	\$1,670,875	\$795,858
<b>Gross Income per SqFt</b>	\$31.23	\$28.43	\$56.79	\$31.23
<b>Estimated Expense</b>	\$401,714	\$402,321	\$501,351	\$187,254
<b>Expense SqFt</b>	\$7.35	\$10.44	\$17.04	\$7.35
<b>Net Operating Income</b>	\$1,305,162	\$693,464	\$1,169,524	\$608,604
<b>Full Market Value</b>	\$9,745,001	\$4,986,000	\$5,520,000	\$4,544,000
<b>Market Value per SqFt</b>	\$178.30	\$129.37	\$187.61	\$178.32
<b>Distance from Condominium in miles</b>		0.10	0.00	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01043-7503	1-01042-0012	1-01042-0020	1-01043-0005
<b>Condominium Section</b>	1461-R1			
<b>Address</b>	350 WEST 53 STREET	343 WEST 51 STREET	325 WEST 51 STREET	369 WEST 52 STREET
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	66	24	22	48
<b>Year Built</b>	2005	1986	1987	1940
<b>Gross SqFt</b>	56,935	20,000	16,130	37,030
<b>Estimated Gross Income</b>	\$2,412,905	\$743,211	\$683,625	\$1,432,276
<b>Gross Income per SqFt</b>	\$42.38	\$37.16	\$42.38	\$38.68
<b>Estimated Expense</b>	\$675,818	\$181,320	\$191,384	\$411,437
<b>Expense SqFt</b>	\$11.87	\$9.07	\$11.87	\$11.11
<b>Net Operating Income</b>	\$1,737,087	\$561,891	\$492,241	\$1,020,839
<b>Full Market Value</b>	\$13,105,995	\$4,134,000	\$3,714,000	\$7,723,000
<b>Market Value per SqFt</b>	\$230.19	\$206.70	\$230.25	\$208.56
<b>Distance from Condominium in miles</b>		0.05	0.05	0.00



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01047-7501	1-01030-0058	1-01020-0005	
Condominium Section	0115-R1			
Address	340 WEST 57 STREET	240 CENTRAL PARK SOUTH	227 WEST 48 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	576	340	487	
Year Built	1931	1940	1989	
Gross SqFt	609,127	387,428	475,327	
Estimated Gross Income	\$24,791,469	\$14,066,581	\$22,039,713	
Gross Income per SqFt	\$40.70	\$36.31	\$46.37	
Estimated Expense	\$7,461,806	\$5,333,606	\$6,283,865	
Expense SqFt	\$12.25	\$13.77	\$13.22	
Net Operating Income	\$17,329,663	\$8,732,975	\$15,755,848	
Full Market Value	\$130,907,993	\$64,383,000	\$118,447,000	
Market Value per SqFt	\$214.91	\$166.18	\$249.19	
Distance from Condominium in miles		0.21	0.42	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01047-7503	1-01139-0001	1-01048-0020	1-01113-0001
Condominium Section	1750-R1			
Address	322 WEST 57 STREET	145 WEST 67 STREET	315 WEST 57 STREET	45 WEST 60 STREET
Neighborhood	MIDTOWN WEST	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	595	453	372	325
Year Built	1978	1986	1965	1981
Gross SqFt	706,825	568,001	396,834	408,644
Estimated Gross Income	\$32,775,475	\$25,139,281	\$17,891,043	\$19,039,072
Gross Income per SqFt	\$46.37	\$44.26	\$45.08	\$46.59
Estimated Expense	\$7,902,304	\$6,219,744	\$4,255,336	\$4,777,413
Expense SqFt	\$11.18	\$10.95	\$10.72	\$11.69
Net Operating Income	\$24,873,171	\$18,919,537	\$13,635,707	\$14,261,659
Full Market Value	\$186,988,005	\$142,445,000	\$102,609,000	\$107,198,000
Market Value per SqFt	\$264.55	\$250.78	\$258.57	\$262.33
Distance from Condominium in miles		0.59	0.06	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01048-7501	1-01046-0047	1-01028-0017	1-01048-0020
Condominium Section	0058-R1			
Address	347 WEST 57 STREET	330 WEST 56 STREET	1752 BROADWAY	315 WEST 57 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	261	275	406	372
Year Built	1982	1974	1979	1965
Gross SqFt	263,995	229,973	311,689	396,834
Estimated Gross Income	\$10,638,999	\$7,516,343	\$12,506,118	\$17,891,043
Gross Income per SqFt	\$40.30	\$32.68	\$40.12	\$45.08
Estimated Expense	\$3,875,447	\$2,077,441	\$3,311,152	\$4,255,336
Expense SqFt	\$14.68	\$9.03	\$10.62	\$10.72
Net Operating Income	\$6,763,552	\$5,438,902	\$9,194,966	\$13,635,707
Full Market Value	\$51,106,994	\$40,459,000	\$69,490,000	\$102,609,000
Market Value per SqFt	\$193.59	\$175.93	\$222.95	\$258.57
Distance from Condominium in miles		0.11	0.21	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01048-7503	1-01028-0017	1-01048-0020	1-01105-0029
Condominium Section	0538-R1			
Address	301 WEST 57 STREET	1752 BROADWAY	315 WEST 57 STREET	839 11 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	CLINTON
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	296	406	372	601
Year Built	1987	1979	1965	2003
Gross SqFt	314,941	311,689	396,834	375,121
Estimated Gross Income	\$14,197,540	\$12,506,118	\$17,891,043	\$18,981,691
Gross Income per SqFt	\$45.08	\$40.12	\$45.08	\$50.60
Estimated Expense	\$3,376,168	\$3,311,152	\$4,255,336	\$5,038,018
Expense SqFt	\$10.72	\$10.62	\$10.72	\$13.43
Net Operating Income	\$10,821,372	\$9,194,966	\$13,635,707	\$13,943,673
Full Market Value	\$81,431,008	\$69,490,000	\$102,609,000	\$64,631,000
Market Value per SqFt	\$258.56	\$222.95	\$258.57	\$172.29
Distance from Condominium in miles		0.21	0.00	0.51

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01048-7503	1-01030-0019	1-01048-0025	1-01043-0005
Condominium Section	0538-R2			
Address	301 WEST 57 STREET	217 WEST 58 STREET	313 WEST 57 STREET	369 WEST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	20	132	19	48
Year Built	1987	1954	1920	1940
Gross SqFt	15,764	165,078	13,810	37,030
Estimated Gross Income	\$662,088	\$6,933,276	\$578,550	\$1,432,276
Gross Income per SqFt	\$42.00	\$42.00	\$41.89	\$38.68
Estimated Expense	\$189,010	\$1,979,107	\$156,860	\$411,437
Expense SqFt	\$11.99	\$11.99	\$11.36	\$11.11
Net Operating Income	\$473,078	\$4,954,169	\$421,690	\$1,020,839
Full Market Value	\$3,569,999	\$34,000,000	\$3,183,000	\$7,723,000
Market Value per SqFt	\$226.47	\$205.96	\$230.49	\$208.56
Distance from Condominium in miles		0.19	0.00	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01048-7504	1-01030-0019	1-01048-0026	1-01045-0061
Condominium Section	0800-R1			
Address	333 WEST 57 STREET	217 WEST 58 STREET	307 WEST 57 STREET	840 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	188	132	125	109
Year Built	1940	1954	1928	1942
Gross SqFt	158,478	165,078	75,617	100,000
Estimated Gross Income	\$6,383,494	\$6,933,276	\$2,272,731	\$3,350,696
Gross Income per SqFt	\$40.28	\$42.00	\$30.06	\$33.51
Estimated Expense	\$1,709,978	\$1,979,107	\$755,320	\$1,200,410
Expense SqFt	\$10.79	\$11.99	\$9.99	\$12.00
Net Operating Income	\$4,673,516	\$4,954,169	\$1,517,411	\$2,150,286
Full Market Value	\$35,314,000	\$34,000,000	\$11,365,000	\$15,969,000
Market Value per SqFt	\$222.83	\$205.96	\$150.30	\$159.69
Distance from Condominium in miles		0.19	0.00	0.15

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01049-7501	1-01048-0020	1-01048-0025	1-01030-0058
Condominium Section	1311-R1			
Address	1 CENTRAL PARK	315 WEST 57 STREET	313 WEST 57 STREET	240 CENTRAL PARK SOUTH
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	165	372	19	340
Year Built	1955	1965	1920	1940
Gross SqFt	377,444	396,834	13,810	387,428
Estimated Gross Income	\$15,811,129	\$17,891,043	\$578,550	\$14,066,581
Gross Income per SqFt	\$41.89	\$45.08	\$41.89	\$36.31
Estimated Expense	\$4,287,764	\$4,255,336	\$156,860	\$5,333,606
Expense SqFt	\$11.36	\$10.72	\$11.36	\$13.77
Net Operating Income	\$11,523,365	\$13,635,707	\$421,690	\$8,732,975
Full Market Value	\$86,975,006	\$102,609,000	\$3,183,000	\$64,383,000
Market Value per SqFt	\$230.43	\$258.57	\$230.49	\$166.18
Distance from Condominium in miles		0.07	0.07	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01049-7501	1-01026-0049	1-01041-0029	1-01274-0006
Condominium Section	1311-R2			
Address	80 COLUMBUS CIRCLE	230 WEST 55 STREET	831 8 AVENUE	39 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	65	237	295	338
Year Built	1955	1979	1997	1948
Gross SqFt	217,897	210,213	270,161	269,346
Estimated Gross Income	\$10,302,170	\$10,143,987	\$12,527,366	\$12,733,536
Gross Income per SqFt	\$47.28	\$48.26	\$46.37	\$47.28
Estimated Expense	\$2,436,088	\$2,851,454	\$3,020,400	\$3,794,155
Expense SqFt	\$11.18	\$13.56	\$11.18	\$14.09
Net Operating Income	\$7,866,082	\$7,292,533	\$9,506,966	\$8,939,381
Full Market Value	\$58,806,997	\$54,708,000	\$71,470,000	\$67,163,000
Market Value per SqFt	\$269.88	\$260.25	\$264.55	\$249.36
Distance from Condominium in miles		0.26	0.41	0.51

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01051-7501	1-01071-0001	1-01062-0019	1-01064-0036
<b>Condominium Section</b>	2008-R1			
<b>Address</b>	420 WEST 42 STREET	555 WEST 42 STREET	419 WEST 52 STREET	831 9 AVENUE
<b>Neighborhood</b>	CLINTON	CLINTON	CLINTON	CLINTON
<b>Building Classification</b>	RR-CONDOMINIUM	D8-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	262	423	220	149
<b>Year Built</b>	2000	1987	1987	2003
<b>Gross SqFt</b>	245,000	388,273	166,518	170,440
<b>Estimated Gross Income</b>	\$9,868,600	\$14,995,189	\$7,697,270	\$6,865,052
<b>Gross Income per SqFt</b>	\$40.28	\$38.62	\$46.22	\$40.28
<b>Estimated Expense</b>	\$2,643,550	\$3,968,671	\$2,281,272	\$1,839,217
<b>Expense SqFt</b>	\$10.79	\$10.22	\$13.70	\$10.79
<b>Net Operating Income</b>	\$7,225,050	\$11,026,518	\$5,415,998	\$5,025,835
<b>Full Market Value</b>	\$54,595,000	\$83,420,000	\$40,722,000	\$37,977,000
<b>Market Value per SqFt</b>	\$222.84	\$214.85	\$244.55	\$222.82
<b>Distance from Condominium in miles</b>		0.17	0.54	0.64

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01053-7503	1-01036-0010	1-01036-0029	1-01078-0016
<b>Condominium Section</b>	1775-R1			
<b>Address</b>	464 WEST 44 STREET	341 WEST 45 STREET	717 8 AVENUE	525 WEST 49 STREET
<b>Neighborhood</b>	CLINTON	MIDTOWN WEST	MIDTOWN WEST	CLINTON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	58	90	182	47
<b>Year Built</b>	2007	1939	1966	1940
<b>Gross SqFt</b>	54,027	42,396	126,778	26,500
<b>Estimated Gross Income</b>	\$2,405,282	\$1,887,634	\$4,895,774	\$1,199,247
<b>Gross Income per SqFt</b>	\$44.52	\$44.52	\$38.62	\$45.25
<b>Estimated Expense</b>	\$620,770	\$487,157	\$1,591,725	\$326,168
<b>Expense SqFt</b>	\$11.49	\$11.49	\$12.56	\$12.31
<b>Net Operating Income</b>	\$1,784,512	\$1,400,477	\$3,304,049	\$873,079
<b>Full Market Value</b>	\$13,434,003	\$10,543,000	\$24,997,000	\$6,569,000
<b>Market Value per SqFt</b>	\$248.65	\$248.68	\$197.17	\$247.89
<b>Distance from Condominium in miles</b>		0.20	0.20	0.34

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01054-7502	1-01053-0018	1-01078-0016	1-01078-0053
Condominium Section	1706-R1			
Address	406 WEST 45 STREET	433 WEST 43 STREET	525 WEST 49 STREET	540 WEST 50 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	21	34	47	27
Year Built	1920	1900	1940	2005
Gross SqFt	26,041	26,009	26,500	25,398
Estimated Gross Income	\$967,684	\$886,255	\$1,199,247	\$943,677
Gross Income per SqFt	\$37.16	\$34.07	\$45.25	\$37.16
Estimated Expense	\$282,024	\$286,366	\$326,168	\$229,329
Expense SqFt	\$10.83	\$11.01	\$12.31	\$9.03
Net Operating Income	\$685,660	\$599,889	\$873,079	\$714,348
Full Market Value	\$4,675,009	\$4,447,000	\$6,569,000	\$5,256,000
Market Value per SqFt	\$179.52	\$170.98	\$247.89	\$206.95
Distance from Condominium in miles		0.05	0.29	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-7501	1-01056-0019	1-01053-0018	
Condominium Section	0474-R1			
Address	447 WEST 45 STREET	425 WEST 46 STREET	433 WEST 43 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	34	61	34	
Year Built	1986	1910	1900	
Gross SqFt	28,692	29,308	26,009	
Estimated Gross Income	\$924,743	\$890,633	\$886,255	
Gross Income per SqFt	\$32.23	\$30.39	\$34.07	
Estimated Expense	\$300,118	\$290,079	\$286,366	
Expense SqFt	\$10.46	\$9.90	\$11.01	
Net Operating Income	\$624,625	\$600,554	\$599,889	
Full Market Value	\$4,650,999	\$4,492,000	\$4,447,000	
Market Value per SqFt	\$162.10	\$153.27	\$170.98	
Distance from Condominium in miles		0.05	0.10	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01056-7501	1-01056-0019	1-01053-0018	1-01042-0007
<b>Condominium Section</b>	0354-R1			
<b>Address</b>	446 WEST 47 STREET	425 WEST 46 STREET	433 WEST 43 STREET	355 WEST 51 STREET
<b>Neighborhood</b>	CLINTON	CLINTON	CLINTON	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	28	61	34	40
<b>Year Built</b>	1920	1910	1900	1920
<b>Gross SqFt</b>	20,655	29,308	26,009	24,848
<b>Estimated Gross Income</b>	\$703,716	\$890,633	\$886,255	\$893,475
<b>Gross Income per SqFt</b>	\$34.07	\$30.39	\$34.07	\$35.96
<b>Estimated Expense</b>	\$227,412	\$290,079	\$286,366	\$285,537
<b>Expense SqFt</b>	\$11.01	\$9.90	\$11.01	\$11.49
<b>Net Operating Income</b>	\$476,304	\$600,554	\$599,889	\$607,938
<b>Full Market Value</b>	\$3,530,998	\$4,492,000	\$4,447,000	\$4,486,000
<b>Market Value per SqFt</b>	\$170.95	\$153.27	\$170.98	\$180.54
<b>Distance from Condominium in miles</b>		0.00	0.15	0.30

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01058-7501	1-01061-0060	1-01075-0047	1-01124-0051
<b>Condominium Section</b>	0660-R1			
<b>Address</b>	715 9 AVENUE	458 WEST 52 STREET	530 WEST 47 STREET	32 WEST 72 STREET
<b>Neighborhood</b>	CLINTON	CLINTON	CLINTON	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	16	26	33	18
<b>Year Built</b>	1901	1910	1999	1926
<b>Gross SqFt</b>	7,812	21,000	22,500	9,185
<b>Estimated Gross Income</b>	\$262,561	\$642,073	\$769,304	\$336,549
<b>Gross Income per SqFt</b>	\$33.61	\$30.57	\$34.19	\$36.64
<b>Estimated Expense</b>	\$105,306	\$188,156	\$228,698	\$74,931
<b>Expense SqFt</b>	\$13.48	\$8.96	\$10.16	\$8.16
<b>Net Operating Income</b>	\$157,255	\$453,917	\$540,606	\$261,618
<b>Full Market Value</b>	\$1,168,000	\$3,394,000	\$4,006,000	\$1,927,000
<b>Market Value per SqFt</b>	\$149.51	\$161.62	\$178.04	\$209.80
<b>Distance from Condominium in miles</b>		0.15	0.20	1.15

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01063-7501	1-01042-0012	1-01042-0020	1-01045-0050
Condominium Section	0389-R1			
Address	414 WEST 54 STREET	343 WEST 51 STREET	325 WEST 51 STREET	330 WEST 55 STREET
Neighborhood	CLINTON	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	34	24	22	62
Year Built	1986	1986	1987	1954
Gross SqFt	30,457	20,000	16,130	38,542
Estimated Gross Income	\$981,629	\$743,211	\$683,625	\$1,095,785
Gross Income per SqFt	\$32.23	\$37.16	\$42.38	\$28.43
Estimated Expense	\$192,488	\$181,320	\$191,384	\$402,321
Expense SqFt	\$6.32	\$9.07	\$11.87	\$10.44
Net Operating Income	\$789,141	\$561,891	\$492,241	\$693,464
Full Market Value	\$5,876,000	\$4,134,000	\$3,714,000	\$4,986,000
Market Value per SqFt	\$192.93	\$206.70	\$230.25	\$129.37
Distance from Condominium in miles		0.19	0.19	0.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01063-7502	1-01510-0017		
Condominium Section	2197-R1			
Address	425 WEST 53 STREET	1200 LEXINGTON AVENUE		
Neighborhood	CLINTON	UPPER EAST SIDE (79-96)		
Building Classification	R4-CONDOMINIUM	C7-WALK-UP		
Total Units	83	18		
Year Built	2007	1910		
Gross SqFt	169,323	12,104		
Estimated Gross Income	\$10,347,329	\$739,675		
Gross Income per SqFt	\$61.11	\$61.11		
Estimated Expense	\$1,998,011	\$214,483		
Expense SqFt	\$11.80	\$17.72		
Net Operating Income	\$8,349,318	\$525,192		
Full Market Value	\$62,080,991	\$3,897,000		
Market Value per SqFt	\$366.64	\$321.96		
Distance from Condominium in miles		1.75		



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01063-7503	1-01062-0019	1-01064-0036	
Condominium Section	2200-R1			
Address	800 10 AVENUE	419 WEST 52 STREET	831 9 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	95	220	149	
Year Built	2008	1987	2003	
Gross SqFt	125,313	166,518	170,440	
Estimated Gross Income	\$5,047,608	\$7,697,270	\$6,865,052	
Gross Income per SqFt	\$40.28	\$46.22	\$40.28	
Estimated Expense	\$1,352,127	\$2,281,272	\$1,839,217	
Expense SqFt	\$10.79	\$13.70	\$10.79	
Net Operating Income	\$3,695,481	\$5,415,998	\$5,025,835	
Full Market Value	\$27,976,996	\$40,722,000	\$37,977,000	
Market Value per SqFt	\$223.26	\$244.55	\$222.82	
Distance from Condominium in miles		0.05	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01064-7501	1-01042-0012	1-01042-0020	1-01045-0050
Condominium Section	0331-R1			
Address	445 WEST 54 STREET	343 WEST 51 STREET	325 WEST 51 STREET	330 WEST 55 STREET
Neighborhood	CLINTON	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	29	24	22	62
Year Built	1986	1986	1987	1954
Gross SqFt	32,906	20,000	16,130	38,542
Estimated Gross Income	\$1,060,560	\$743,211	\$683,625	\$1,095,785
Gross Income per SqFt	\$32.23	\$37.16	\$42.38	\$28.43
Estimated Expense	\$207,966	\$181,320	\$191,384	\$402,321
Expense SqFt	\$6.32	\$9.07	\$11.87	\$10.44
Net Operating Income	\$852,594	\$561,891	\$492,241	\$693,464
Full Market Value	\$6,347,998	\$4,134,000	\$3,714,000	\$4,986,000
Market Value per SqFt	\$192.91	\$206.70	\$230.25	\$129.37
Distance from Condominium in miles		0.22	0.22	0.17

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01064-7502	1-01064-0036	1-01066-0029	
Condominium Section	1642-R1			
Address	421 WEST 54 STREET	831 9 AVENUE	863 9 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D8-ELEVATOR	
Total Units	27	149	95	
Year Built	1928	2003	1963	
Gross SqFt	56,495	170,440	63,528	
Estimated Gross Income	\$2,443,409	\$6,865,052	\$2,958,119	
Gross Income per SqFt	\$43.25	\$40.28	\$46.56	
Estimated Expense	\$692,064	\$1,839,217	\$932,398	
Expense SqFt	\$12.25	\$10.79	\$14.68	
Net Operating Income	\$1,751,345	\$5,025,835	\$2,025,721	
Full Market Value	\$10,999,974	\$37,977,000	\$15,226,000	
Market Value per SqFt	\$194.71	\$222.82	\$239.67	
Distance from Condominium in miles		0.00	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-7501	1-01066-0029	1-01029-0036	
Condominium Section	0655-R1			
Address	477 WEST 57 STREET	863 9 AVENUE	910 7 AVENUE	
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST	
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	98	95	66	
Year Built	1986	1963	1913	
Gross SqFt	97,365	63,528	94,166	
Estimated Gross Income	\$3,881,943	\$2,958,119	\$3,039,352	
Gross Income per SqFt	\$39.87	\$46.56	\$32.28	
Estimated Expense	\$1,251,140	\$932,398	\$895,319	
Expense SqFt	\$12.85	\$14.68	\$9.51	
Net Operating Income	\$2,630,803	\$2,025,721	\$2,144,033	
Full Market Value	\$19,885,000	\$15,226,000	\$15,962,000	
Market Value per SqFt	\$204.23	\$239.67	\$169.51	
Distance from Condominium in miles		0.06	0.36	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-7502	1-01045-0054	1-01086-0031	
Condominium Section	1505-R1			
Address	426 WEST 58 STREET	350 WEST 55 STREET	879 10 AVENUE	
Neighborhood	CLINTON	MIDTOWN WEST	CLINTON	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	16	126	39	
Year Built	1910	1912	1945	
Gross SqFt	52,794	75,926	31,540	
Estimated Gross Income	\$1,788,133	\$2,428,876	\$1,127,288	
Gross Income per SqFt	\$33.87	\$31.99	\$35.74	
Estimated Expense	\$526,884	\$888,285	\$260,399	
Expense SqFt	\$9.98	\$11.70	\$8.26	
Net Operating Income	\$1,261,249	\$1,540,591	\$866,889	
Full Market Value	\$9,360,001	\$11,485,000	\$6,404,000	
Market Value per SqFt	\$177.29	\$151.27	\$203.04	
Distance from Condominium in miles		0.23	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-7503	1-01066-0029	1-01064-0036	1-01045-0061
Condominium Section	2076-R1			
Address	462 WEST 58 STREET	863 9 AVENUE	831 9 AVENUE	840 9 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	67	95	149	109
Year Built	2008	1963	2003	1942
Gross SqFt	96,337	63,528	170,440	100,000
Estimated Gross Income	\$3,880,454	\$2,958,119	\$6,865,052	\$3,350,696
Gross Income per SqFt	\$40.28	\$46.56	\$40.28	\$33.51
Estimated Expense	\$1,039,476	\$932,398	\$1,839,217	\$1,200,410
Expense SqFt	\$10.79	\$14.68	\$10.79	\$12.00
Net Operating Income	\$2,840,978	\$2,025,721	\$5,025,835	\$2,150,286
Full Market Value	\$21,466,995	\$15,226,000	\$37,977,000	\$15,969,000
Market Value per SqFt	\$222.83	\$239.67	\$222.82	\$159.69
Distance from Condominium in miles		0.06	0.15	0.23

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01070-7501	1-01078-0053	1-01075-0047	
Condominium Section	1258-R1			
Address	500 WEST 42 STREET	540 WEST 50 STREET	530 WEST 47 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	25	27	33	
Year Built	2001	2005	1999	
Gross SqFt	22,475	25,398	22,500	
Estimated Gross Income	\$187,000	\$943,677	\$769,304	
Gross Income per SqFt	\$8.32	\$37.16	\$34.19	
Estimated Expense	\$74,800	\$229,329	\$228,698	
Expense SqFt	\$3.33	\$9.03	\$10.16	
Net Operating Income	\$112,200	\$714,348	\$540,606	
Full Market Value	\$615,000	\$5,256,000	\$4,006,000	
Market Value per SqFt	\$27.36	\$206.95	\$178.04	
Distance from Condominium in miles		0.40	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01071-7501	1-01062-0019	1-01064-0036	1-00775-0044
Condominium Section	0625-R1			
Address	500 WEST 43 STREET	419 WEST 52 STREET	831 9 AVENUE	200 WEST 26 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CHELSEA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	311	220	149	234
Year Built	1988	1987	2003	2000
Gross SqFt	257,680	166,518	170,440	264,000
Estimated Gross Income	\$10,379,350	\$7,697,270	\$6,865,052	\$10,384,028
Gross Income per SqFt	\$40.28	\$46.22	\$40.28	\$39.33
Estimated Expense	\$2,780,367	\$2,281,272	\$1,839,217	\$2,273,926
Expense SqFt	\$10.79	\$13.70	\$10.79	\$8.61
Net Operating Income	\$7,598,983	\$5,415,998	\$5,025,835	\$8,110,102
Full Market Value	\$57,420,002	\$40,722,000	\$37,977,000	\$61,324,000
Market Value per SqFt	\$222.83	\$244.55	\$222.82	\$232.29
Distance from Condominium in miles		0.52	0.61	0.97

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01071-7502	1-01022-0061	1-01041-0011	1-01035-0047
Condominium Section	1227-R1			
Address	529 WEST 42 STREET	834 8 AVENUE	335 WEST 50 STREET	330 WEST 45 STREET
Neighborhood	CLINTON	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	160	285	151	133
Year Built	1912	1925	1930	1964
Gross SqFt	208,598	215,099	150,000	121,156
Estimated Gross Income	\$6,950,485	\$8,026,979	\$6,116,532	\$2,631,059
Gross Income per SqFt	\$33.32	\$37.32	\$40.78	\$21.72
Estimated Expense	\$1,923,274	\$1,905,037	\$1,984,011	\$1,005,677
Expense SqFt	\$9.22	\$8.86	\$13.23	\$8.30
Net Operating Income	\$5,027,211	\$6,121,942	\$4,132,521	\$1,625,382
Full Market Value	\$37,349,000	\$20,790,000	\$19,800,000	\$11,912,000
Market Value per SqFt	\$179.05	\$96.65	\$132.00	\$98.32
Distance from Condominium in miles		0.63	0.52	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01071-7503	1-00732-0058	1-01035-0047	1-01053-0044
Condominium Section	1777-R1			
Address	521 WEST 42 STREET	444 WEST 35 STREET	330 WEST 45 STREET	414 WEST 44 STREET
Neighborhood	CLINTON	JAVITS CENTER	MIDTOWN WEST	CLINTON
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	72	86	133	52
Year Built	2005	1989	1964	1930
Gross SqFt	91,749	64,449	121,156	33,250
Estimated Gross Income	\$679,000	\$2,416,825	\$2,631,059	\$827,093
Gross Income per SqFt	\$7.40	\$37.50	\$21.72	\$24.87
Estimated Expense	\$356,000	\$700,248	\$1,005,677	\$303,575
Expense SqFt	\$3.88	\$10.87	\$8.30	\$9.13
Net Operating Income	\$323,000	\$1,716,577	\$1,625,382	\$523,518
Full Market Value	\$1,776,000	\$12,620,000	\$11,912,000	\$3,804,000
Market Value per SqFt	\$19.36	\$195.81	\$98.32	\$114.41
Distance from Condominium in miles		0.42	0.35	0.18

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01075-7501	1-01036-0029	1-01064-0036	1-01039-0032
<b>Condominium Section</b>	1500-R1			
<b>Address</b>	516 WEST 47 STREET	717 8 AVENUE	831 9 AVENUE	799 8 AVENUE
<b>Neighborhood</b>	CLINTON	MIDTOWN WEST	CLINTON	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	151	182	149	115
<b>Year Built</b>	2003	1966	2003	1910
<b>Gross SqFt</b>	116,904	126,778	170,440	95,026
<b>Estimated Gross Income</b>	\$4,708,893	\$4,895,774	\$6,865,052	\$3,831,828
<b>Gross Income per SqFt</b>	\$40.28	\$38.62	\$40.28	\$40.32
<b>Estimated Expense</b>	\$1,261,394	\$1,591,725	\$1,839,217	\$1,098,175
<b>Expense SqFt</b>	\$10.79	\$12.56	\$10.79	\$11.56
<b>Net Operating Income</b>	\$3,447,499	\$3,304,049	\$5,025,835	\$2,733,653
<b>Full Market Value</b>	\$22,770,014	\$24,997,000	\$37,977,000	\$20,656,000
<b>Market Value per SqFt</b>	\$194.78	\$197.17	\$222.82	\$217.37
<b>Distance from Condominium in miles</b>		0.34	0.43	0.35

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01075-7502	1-01078-0053	1-01078-0016	1-01042-0012
<b>Condominium Section</b>	1787-R1			
<b>Address</b>	517 WEST 46 STREET	540 WEST 50 STREET	525 WEST 49 STREET	343 WEST 51 STREET
<b>Neighborhood</b>	CLINTON	CLINTON	CLINTON	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	45	27	47	24
<b>Year Built</b>	2006	2005	1940	1986
<b>Gross SqFt</b>	40,594	25,398	26,500	20,000
<b>Estimated Gross Income</b>	\$1,508,473	\$943,677	\$1,199,247	\$743,211
<b>Gross Income per SqFt</b>	\$37.16	\$37.16	\$45.25	\$37.16
<b>Estimated Expense</b>	\$368,188	\$229,329	\$326,168	\$181,320
<b>Expense SqFt</b>	\$9.07	\$9.03	\$12.31	\$9.07
<b>Net Operating Income</b>	\$1,140,285	\$714,348	\$873,079	\$561,891
<b>Full Market Value</b>	\$7,282,013	\$5,256,000	\$6,569,000	\$4,134,000
<b>Market Value per SqFt</b>	\$179.39	\$206.95	\$247.89	\$206.70
<b>Distance from Condominium in miles</b>		0.15	0.15	0.42

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01076-7501	1-01078-0053	1-01066-0029	
Condominium Section	2066-R1			
Address	505 WEST 47 STREET	540 WEST 50 STREET	863 9 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D8-ELEVATOR	
Total Units	108	27	95	
Year Built	2008	2005	1963	
Gross SqFt	73,634	25,398	63,528	
Estimated Gross Income	\$3,019,730	\$943,677	\$2,958,119	
Gross Income per SqFt	\$41.01	\$37.16	\$46.56	
Estimated Expense	\$823,228	\$229,329	\$932,398	
Expense SqFt	\$11.18	\$9.03	\$14.68	
Net Operating Income	\$2,196,502	\$714,348	\$2,025,721	
Full Market Value	\$16,588,999	\$5,256,000	\$15,226,000	
Market Value per SqFt	\$225.29	\$206.95	\$239.67	
Distance from Condominium in miles		0.10	0.48	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01080-7501	1-01078-0053	1-01042-0012	1-01042-0020
Condominium Section	1933-R1			
Address	510 WEST 52 STREET	540 WEST 50 STREET	343 WEST 51 STREET	325 WEST 51 STREET
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST	MIDTOWN WEST
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	58	27	24	22
Year Built	2005	2005	1986	1987
Gross SqFt	36,933	25,398	20,000	16,130
Estimated Gross Income	\$1,312,000	\$943,677	\$743,211	\$683,625
Gross Income per SqFt	\$35.52	\$37.16	\$37.16	\$42.38
Estimated Expense	\$349,000	\$229,329	\$181,320	\$191,384
Expense SqFt	\$9.45	\$9.03	\$9.07	\$11.87
Net Operating Income	\$963,000	\$714,348	\$561,891	\$492,241
Full Market Value	\$6,683,000	\$5,256,000	\$4,134,000	\$3,714,000
Market Value per SqFt	\$180.95	\$206.95	\$206.70	\$230.25
Distance from Condominium in miles		0.10	0.34	0.34

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01080-7501	1-01064-0036	1-01046-0047	1-01067-0012
<b>Condominium Section</b>	1933-R2			
<b>Address</b>	510 WEST 52 STREET	831 9 AVENUE	330 WEST 56 STREET	435 WEST 57 STREET
<b>Neighborhood</b>	CLINTON	CLINTON	MIDTOWN WEST	CLINTON
<b>Building Classification</b>	RR-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	233	149	275	276
<b>Year Built</b>	2005	2003	1974	1962
<b>Gross SqFt</b>	236,187	170,440	229,973	207,080
<b>Estimated Gross Income</b>	\$8,389,000	\$6,865,052	\$7,516,343	\$5,373,684
<b>Gross Income per SqFt</b>	\$35.52	\$40.28	\$32.68	\$25.95
<b>Estimated Expense</b>	\$2,233,000	\$1,839,217	\$2,077,441	\$2,010,964
<b>Expense SqFt</b>	\$9.45	\$10.79	\$9.03	\$9.71
<b>Net Operating Income</b>	\$6,156,000	\$5,025,835	\$5,438,902	\$3,362,720
<b>Full Market Value</b>	\$42,723,000	\$37,977,000	\$40,459,000	\$24,353,000
<b>Market Value per SqFt</b>	\$180.89	\$222.82	\$175.93	\$117.60
<b>Distance from Condominium in miles</b>		0.22	0.39	0.35

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01081-7502	1-01084-0025	1-01105-0029	1-01045-0029
<b>Condominium Section</b>	1866-R1			
<b>Address</b>	500 WEST 53 STREET	511 WEST 55 STREET	839 11 AVENUE	911 8 AVENUE
<b>Neighborhood</b>	CLINTON	CLINTON	CLINTON	MIDTOWN WEST
<b>Building Classification</b>	RR-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	281	375	601	360
<b>Year Built</b>	2005	2002	2003	1964
<b>Gross SqFt</b>	300,239	390,953	375,121	325,163
<b>Estimated Gross Income</b>	\$9,877,000	\$15,512,917	\$18,981,691	\$9,128,479
<b>Gross Income per SqFt</b>	\$32.90	\$39.68	\$50.60	\$28.07
<b>Estimated Expense</b>	\$2,691,000	\$4,605,726	\$5,038,018	\$2,940,734
<b>Expense SqFt</b>	\$8.96	\$11.78	\$13.43	\$9.04
<b>Net Operating Income</b>	\$7,186,000	\$10,907,191	\$13,943,673	\$6,187,745
<b>Full Market Value</b>	\$39,901,999	\$82,455,000	\$64,631,000	\$44,539,000
<b>Market Value per SqFt</b>	\$132.90	\$210.91	\$172.29	\$136.97
<b>Distance from Condominium in miles</b>		0.15	0.31	0.35



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01081-7502	1-01078-0053	1-01078-0016	
Condominium Section	1866-R2			
Address	500 WEST 53 STREET	540 WEST 50 STREET	525 WEST 49 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D5-ELEVATOR	
Total Units	68	27	47	
Year Built	2005	2005	1940	
Gross SqFt	41,598	25,398	26,500	
Estimated Gross Income	\$1,713,838	\$943,677	\$1,199,247	
Gross Income per SqFt	\$41.20	\$37.16	\$45.25	
Estimated Expense	\$443,851	\$229,329	\$326,168	
Expense SqFt	\$10.67	\$9.03	\$12.31	
Net Operating Income	\$1,269,987	\$714,348	\$873,079	
Full Market Value	\$8,963,000	\$5,256,000	\$6,569,000	
Market Value per SqFt	\$215.47	\$206.95	\$247.89	
Distance from Condominium in miles		0.15	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01081-7503	1-01078-0053	1-01067-0052	
Condominium Section	2027-R1			
Address	501 WEST 52 STREET	540 WEST 50 STREET	448 WEST 58 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	27	27	53	
Year Built	1910	2005	1926	
Gross SqFt	31,779	25,398	32,665	
Estimated Gross Income	\$215,000	\$943,677	\$1,052,648	
Gross Income per SqFt	\$6.77	\$37.16	\$32.23	
Estimated Expense	\$53,750	\$229,329	\$355,355	
Expense SqFt	\$1.69	\$9.03	\$10.88	
Net Operating Income	\$161,250	\$714,348	\$697,293	
Full Market Value	\$1,200,000	\$5,256,000	\$5,192,000	
Market Value per SqFt	\$37.76	\$206.95	\$158.95	
Distance from Condominium in miles		0.15	0.31	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01082-7501	1-01090-0023	1-01062-0019	
Condominium Section	2167-R1			
Address	552 WEST 54 STREET	605 WEST 42 STREET	419 WEST 52 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	222	764	220	
Year Built	2009	2008	1987	
Gross SqFt	620,611	1,077,000	166,518	
Estimated Gross Income	\$23,285,325	\$31,039,140	\$7,697,270	
Gross Income per SqFt	\$37.52	\$28.82	\$46.22	
Estimated Expense	\$6,845,339	\$9,542,220	\$2,281,272	
Expense SqFt	\$11.03	\$8.86	\$13.70	
Net Operating Income	\$16,439,986	\$21,496,920	\$5,415,998	
Full Market Value	\$102,711,025	\$15,837,000	\$40,722,000	
Market Value per SqFt	\$165.50	\$14.70	\$244.55	
Distance from Condominium in miles		0.57	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01089-7501	1-00732-0058	1-00754-0001	1-00732-0007
Condominium Section	2012-R1			
Address	601 WEST 41 STREET	444 WEST 35 STREET	363 WEST 30 STREET	455 WEST 34 STREET
Neighborhood	CLINTON	JAVITS CENTER	FASHION	JAVITS CENTER
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	83	86	80	128
Year Built	2005	1989	2000	1929
Gross SqFt	80,136	64,449	82,853	97,867
Estimated Gross Income	\$2,406,484	\$2,416,825	\$2,430,646	\$2,648,591
Gross Income per SqFt	\$30.03	\$37.50	\$29.34	\$27.06
Estimated Expense	\$710,806	\$700,248	\$626,395	\$952,063
Expense SqFt	\$8.87	\$10.87	\$7.56	\$9.73
Net Operating Income	\$1,695,678	\$1,716,577	\$1,804,251	\$1,696,528
Full Market Value	\$12,104,000	\$12,620,000	\$13,533,000	\$12,246,000
Market Value per SqFt	\$151.04	\$195.81	\$163.34	\$125.13
Distance from Condominium in miles		0.47	0.73	0.47

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01089-7502	1-01083-0037	1-01076-0043	
Condominium Section	2036-R1			
Address	533 11 AVENUE	508 WEST 55 STREET	520 WEST 48 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	107	58	109	
Year Built	2005	2000	2002	
Gross SqFt	75,593	53,472	90,107	
Estimated Gross Income	\$1,179,000	\$1,922,853	\$2,975,356	
Gross Income per SqFt	\$15.60	\$35.96	\$33.02	
Estimated Expense	\$471,600	\$814,299	\$774,234	
Expense SqFt	\$6.24	\$15.23	\$8.59	
Net Operating Income	\$707,400	\$1,108,554	\$2,201,122	
Full Market Value	\$4,567,000	\$8,180,000	\$16,363,000	
Market Value per SqFt	\$60.42	\$152.98	\$181.60	
Distance from Condominium in miles		0.67	0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01089-7502	1-01089-0001	1-00721-0007	1-00835-0001
Condominium Section	2036-R2			
Address	533 11 AVENUE	640 WEST 42 STREET	415 WEST 23 STREET	1282 BROADWAY
Neighborhood	CLINTON	CLINTON	CHELSEA	FASHION
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	1,171	927	959	697
Year Built	2005	1999	1934	1912
Gross SqFt	994,310	887,879	950,200	886,042
Estimated Gross Income	\$33,160,239	\$29,606,561	\$30,758,405	\$31,333,899
Gross Income per SqFt	\$33.35	\$33.35	\$32.37	\$35.36
Estimated Expense	\$10,480,027	\$9,356,990	\$10,679,923	\$10,703,883
Expense SqFt	\$10.54	\$10.54	\$11.24	\$12.08
Net Operating Income	\$22,680,212	\$20,249,571	\$20,078,482	\$20,630,016
Full Market Value	\$168,488,000	\$150,431,000	\$149,460,000	\$152,521,000
Market Value per SqFt	\$169.45	\$169.43	\$157.29	\$172.14
Distance from Condominium in miles		0.00	0.93	1.10

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01090-7501	1-01071-0001	1-01019-0001	1-01084-0025
Condominium Section	1630-R1			
Address	621 WEST 42 STREET	555 WEST 42 STREET	770 8 AVENUE	511 WEST 55 STREET
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST	CLINTON
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	478	423	465	375
Year Built	2005	1987	2001	2002
Gross SqFt	467,344	388,273	463,143	390,953
Estimated Gross Income	\$18,558,230	\$14,995,189	\$18,390,435	\$15,512,917
Gross Income per SqFt	\$39.71	\$38.62	\$39.71	\$39.68
Estimated Expense	\$4,350,973	\$3,968,671	\$4,312,590	\$4,605,726
Expense SqFt	\$9.31	\$10.22	\$9.31	\$11.78
Net Operating Income	\$14,207,257	\$11,026,518	\$14,077,845	\$10,907,191
Full Market Value	\$106,039,889	\$83,420,000	\$106,425,000	\$82,455,000
Market Value per SqFt	\$226.90	\$214.85	\$229.79	\$210.91
Distance from Condominium in miles		0.16	0.78	0.66

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01113-7501	1-01046-0047	1-01030-0019	1-01064-0036
Condominium Section	0062-R1			
Address	30 WEST 61 STREET	330 WEST 56 STREET	217 WEST 58 STREET	831 9 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	CLINTON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	166	275	132	149
Year Built	1982	1974	1954	2003
Gross SqFt	202,235	229,973	165,078	170,440
Estimated Gross Income	\$8,146,026	\$7,516,343	\$6,933,276	\$6,865,052
Gross Income per SqFt	\$40.28	\$32.68	\$42.00	\$40.28
Estimated Expense	\$2,182,116	\$2,077,441	\$1,979,107	\$1,839,217
Expense SqFt	\$10.79	\$9.03	\$11.99	\$10.79
Net Operating Income	\$5,963,910	\$5,438,902	\$4,954,169	\$5,025,835
Full Market Value	\$45,065,001	\$40,459,000	\$34,000,000	\$37,977,000
Market Value per SqFt	\$222.83	\$175.93	\$205.96	\$222.82
Distance from Condominium in miles		0.25	0.24	0.33

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01113-7502	1-01117-0001	1-01105-0029	
Condominium Section	0953-R1			
Address	1 CENTRAL PARK WEST	1930 BROADWAY	839 11 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	CLINTON	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	158	235	601	
Year Built	1960	2002	2003	
Gross SqFt	415,113	460,000	375,121	
Estimated Gross Income	\$22,059,105	\$25,612,314	\$18,981,691	
Gross Income per SqFt	\$53.14	\$55.68	\$50.60	
Estimated Expense	\$4,943,996	\$4,777,989	\$5,038,018	
Expense SqFt	\$11.91	\$10.39	\$13.43	
Net Operating Income	\$17,115,109	\$20,834,325	\$13,943,673	
Full Market Value	\$98,670,004	\$155,353,000	\$64,631,000	
Market Value per SqFt	\$237.69	\$337.72	\$172.29	
Distance from Condominium in miles		0.21	0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01114-7501	1-01030-0019	1-01124-0059	1-01158-0033
Condominium Section	0184-R1			
Address	43 WEST 61 STREET	217 WEST 58 STREET	50 WEST 72 STREET	212 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	94	132	213	233
Year Built	1930	1954	1927	1926
Gross SqFt	125,900	165,078	143,791	160,049
Estimated Gross Income	\$4,508,479	\$6,933,276	\$5,072,576	\$6,325,208
Gross Income per SqFt	\$35.81	\$42.00	\$35.28	\$39.52
Estimated Expense	\$916,552	\$1,979,107	\$1,698,857	\$2,064,037
Expense SqFt	\$7.28	\$11.99	\$11.81	\$12.90
Net Operating Income	\$3,591,927	\$4,954,169	\$3,373,719	\$4,261,171
Full Market Value	\$26,532,006	\$34,000,000	\$24,948,000	\$32,218,000
Market Value per SqFt	\$210.74	\$205.96	\$173.50	\$201.30
Distance from Condominium in miles		0.27	0.49	0.44

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01114-7502	1-01064-0036	1-01062-0019	
Condominium Section	0941-R1			
Address	62 WEST 62 STREET	831 9 AVENUE	419 WEST 52 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	CLINTON	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	120	149	220	
Year Built	1987	2003	1987	
Gross SqFt	146,748	170,440	166,518	
Estimated Gross Income	\$6,473,054	\$6,865,052	\$7,697,270	
Gross Income per SqFt	\$44.11	\$40.28	\$46.22	
Estimated Expense	\$1,885,712	\$1,839,217	\$2,281,272	
Expense SqFt	\$12.85	\$10.79	\$13.70	
Net Operating Income	\$4,587,342	\$5,025,835	\$5,415,998	
Full Market Value	\$34,542,996	\$37,977,000	\$40,722,000	
Market Value per SqFt	\$235.39	\$222.82	\$244.55	
Distance from Condominium in miles		0.37	0.46	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01114-7503	1-01348-0049	1-01117-0001	
Condominium Section	1653-R1			
Address	15 CENTRAL PARK WEST	1044 2 AVENUE	1930 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN EAST	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	202	460	235	
Year Built	2005	1975	2002	
Gross SqFt	730,068	580,480	460,000	
Estimated Gross Income	\$41,314,548	\$33,377,600	\$25,612,314	
Gross Income per SqFt	\$56.59	\$57.50	\$55.68	
Estimated Expense	\$10,111,442	\$10,013,280	\$4,777,989	
Expense SqFt	\$13.85	\$17.25	\$10.39	
Net Operating Income	\$31,203,106	\$23,364,320	\$20,834,325	
Full Market Value	\$232,529,002	\$173,997,000	\$155,353,000	
Market Value per SqFt	\$318.50	\$299.75	\$337.72	
Distance from Condominium in miles		1.19	0.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01115-7501	1-01139-0001	1-01113-0001	1-01171-0129
Condominium Section	0612-R1			
Address	25 CENTRAL PARK WEST	145 WEST 67 STREET	45 WEST 60 STREET	180 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	425	453	325	523
Year Built	1932	1986	1981	1998
Gross SqFt	598,316	568,001	408,644	589,670
Estimated Gross Income	\$26,481,466	\$25,139,281	\$19,039,072	\$19,481,001
Gross Income per SqFt	\$44.26	\$44.26	\$46.59	\$33.04
Estimated Expense	\$6,551,560	\$6,219,744	\$4,777,413	\$5,222,503
Expense SqFt	\$10.95	\$10.95	\$11.69	\$8.86
Net Operating Income	\$19,929,906	\$18,919,537	\$14,261,659	\$14,258,498
Full Market Value	\$150,000,023	\$142,445,000	\$107,198,000	\$105,995,000
Market Value per SqFt	\$250.70	\$250.78	\$262.33	\$179.75
Distance from Condominium in miles		0.34	0.13	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01115-7502	1-01028-0017	1-01046-0047	1-01272-0001
Condominium Section	1219-R1			
Address	61 WEST 62 STREET	1752 BROADWAY	330 WEST 56 STREET	1380 AVENUE OF THE AMERIC
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	277	406	275	252
Year Built	1981	1979	1974	1963
Gross SqFt	276,911	311,689	229,973	303,642
Estimated Gross Income	\$10,976,752	\$12,506,118	\$7,516,343	\$12,035,171
Gross Income per SqFt	\$39.64	\$40.12	\$32.68	\$39.64
Estimated Expense	\$3,057,097	\$3,311,152	\$2,077,441	\$3,351,487
Expense SqFt	\$11.04	\$10.62	\$9.03	\$11.04
Net Operating Income	\$7,919,655	\$9,194,966	\$5,438,902	\$8,683,684
Full Market Value	\$59,875,000	\$69,490,000	\$40,459,000	\$65,651,000
Market Value per SqFt	\$216.22	\$222.95	\$175.93	\$216.21
Distance from Condominium in miles		0.40	0.35	0.65

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01115-7503	1-01048-0020	1-01348-0049	
Condominium Section	2084-R1			
Address	30 WEST 63 STREET	315 WEST 57 STREET	1044 2 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	549	372	460	
Year Built	1979	1965	1975	
Gross SqFt	591,835	396,834	580,480	
Estimated Gross Income	\$29,816,647	\$17,891,043	\$33,377,600	
Gross Income per SqFt	\$50.38	\$45.08	\$57.50	
Estimated Expense	\$6,249,778	\$4,255,336	\$10,013,280	
Expense SqFt	\$10.56	\$10.72	\$17.25	
Net Operating Income	\$23,566,869	\$13,635,707	\$23,364,320	
Full Market Value	\$113,235,845	\$102,609,000	\$173,997,000	
Market Value per SqFt	\$191.33	\$258.57	\$299.75	
Distance from Condominium in miles		0.25	1.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01116-7501	1-01139-0001	1-01171-0129	1-01113-0001
Condominium Section	0125-R1			
Address	20 WEST 64 STREET	145 WEST 67 STREET	180 RIVERSIDE BOULEVARD	45 WEST 60 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	655	453	523	325
Year Built	1970	1986	1998	1981
Gross SqFt	806,195	568,001	589,670	408,644
Estimated Gross Income	\$35,682,191	\$25,139,281	\$19,481,001	\$19,039,072
Gross Income per SqFt	\$44.26	\$44.26	\$33.04	\$46.59
Estimated Expense	\$8,827,835	\$6,219,744	\$5,222,503	\$4,777,413
Expense SqFt	\$10.95	\$10.95	\$8.86	\$11.69
Net Operating Income	\$26,854,356	\$18,919,537	\$14,258,498	\$14,261,659
Full Market Value	\$202,186,010	\$142,445,000	\$105,995,000	\$107,198,000
Market Value per SqFt	\$250.79	\$250.78	\$179.75	\$262.33
Distance from Condominium in miles		0.30	0.68	0.17



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01116-7502	1-01026-0049	1-01062-0019	1-01118-9001
Condominium Section	2001-R1			
Address	15 WEST 63 STREET	230 WEST 55 STREET	419 WEST 52 STREET	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	CLINTON	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	53	237	220	325
Year Built	1999	1979	1987	1974
Gross SqFt	146,262	210,213	166,518	301,000
Estimated Gross Income	\$6,760,230	\$10,143,987	\$7,697,270	\$13,972,420
Gross Income per SqFt	\$46.22	\$48.26	\$46.22	\$46.42
Estimated Expense	\$2,003,789	\$2,851,454	\$2,281,272	\$4,611,320
Expense SqFt	\$13.70	\$13.56	\$13.70	\$15.32
Net Operating Income	\$4,756,441	\$7,292,533	\$5,415,998	\$9,361,100
Full Market Value	\$33,220,008	\$54,708,000	\$40,722,000	\$70,374,000
Market Value per SqFt	\$227.13	\$260.25	\$244.55	\$233.80
Distance from Condominium in miles		0.47	0.59	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-7501	1-01124-0051	1-01058-0062	1-01517-0006
Condominium Section	0107-R1			
Address	8 WEST 65 STREET	32 WEST 72 STREET	698 10 AVENUE	105 EAST 88 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	CLINTON	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	11	18	10	12
Year Built	1983	1926	1910	1925
Gross SqFt	9,335	9,185	9,385	9,950
Estimated Gross Income	\$325,325	\$336,549	\$315,390	\$346,763
Gross Income per SqFt	\$34.85	\$36.64	\$33.61	\$34.85
Estimated Expense	\$62,264	\$74,931	\$126,553	\$66,398
Expense SqFt	\$6.67	\$8.16	\$13.48	\$6.67
Net Operating Income	\$263,061	\$261,618	\$188,837	\$280,365
Full Market Value	\$1,946,998	\$1,927,000	\$3,942,000	\$2,075,000
Market Value per SqFt	\$208.57	\$209.80	\$420.03	\$208.54
Distance from Condominium in miles		0.34	0.82	1.49

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-7502	1-01162-0046	1-01122-0022	
Condominium Section	1303-R1			
Address	43 WEST 64 STREET	228 WEST 71 STREET	19 WEST 69 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D3-ELEVATOR	
Total Units	65	170	83	
Year Built	1911	1917	1916	
Gross SqFt	87,712	106,920	42,642	
Estimated Gross Income	\$4,157,549	\$5,128,337	\$1,996,804	
Gross Income per SqFt	\$47.40	\$47.96	\$46.83	
Estimated Expense	\$1,323,574	\$1,655,073	\$626,991	
Expense SqFt	\$15.09	\$15.48	\$14.70	
Net Operating Income	\$2,833,975	\$3,473,264	\$1,369,813	
Full Market Value	\$18,873,983	\$26,081,000	\$10,295,000	
Market Value per SqFt	\$215.18	\$243.93	\$241.43	
Distance from Condominium in miles		0.45	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01118-7501	1-01309-0008	1-01235-0009	
Condominium Section	0241-R1			
Address	29 WEST 65 STREET	125 EAST 54 STREET	265 WEST 87 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN CBD	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	54	66	29	
Year Built	1939	1977	1950	
Gross SqFt	40,545	56,073	19,931	
Estimated Gross Income	\$1,442,997	\$2,703,803	\$736,991	
Gross Income per SqFt	\$35.59	\$48.22	\$36.98	
Estimated Expense	\$396,125	\$696,287	\$186,865	
Expense SqFt	\$9.77	\$12.42	\$9.38	
Net Operating Income	\$1,046,872	\$2,007,516	\$550,126	
Full Market Value	\$6,237,003	\$15,061,000	\$2,376,000	
Market Value per SqFt	\$153.83	\$268.60	\$119.21	
Distance from Condominium in miles		1.01	1.18	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01118-7502	1-01122-0022	1-01066-0029	1-01126-0038
<b>Condominium Section</b>	0913-R1			
<b>Address</b>	22 WEST 66 STREET	19 WEST 69 STREET	863 9 AVENUE	8 WEST 74 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	CLINTON	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	26	83	95	86
<b>Year Built</b>	1986	1916	1963	1941
<b>Gross SqFt</b>	58,898	42,642	63,528	71,890
<b>Estimated Gross Income</b>	\$2,742,291	\$1,996,804	\$2,958,119	\$3,178,795
<b>Gross Income per SqFt</b>	\$46.56	\$46.83	\$46.56	\$44.22
<b>Estimated Expense</b>	\$864,623	\$626,991	\$932,398	\$794,441
<b>Expense SqFt</b>	\$14.68	\$14.70	\$14.68	\$11.05
<b>Net Operating Income</b>	\$1,877,668	\$1,369,813	\$2,025,721	\$2,384,354
<b>Full Market Value</b>	\$13,310,000	\$10,295,000	\$15,226,000	\$17,953,000
<b>Market Value per SqFt</b>	\$225.98	\$241.43	\$239.67	\$249.73
<b>Distance from Condominium in miles</b>		0.19	0.48	0.40

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01120-7501	1-01158-0033	1-01030-0019	1-01126-0038
<b>Condominium Section</b>	0126-R1			
<b>Address</b>	45 WEST 67 STREET	212 AMSTERDAM AVENUE	217 WEST 58 STREET	8 WEST 74 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	175	233	132	86
<b>Year Built</b>	1983	1926	1954	1941
<b>Gross SqFt</b>	154,328	160,049	165,078	71,890
<b>Estimated Gross Income</b>	\$6,481,776	\$6,325,208	\$6,933,276	\$3,178,795
<b>Gross Income per SqFt</b>	\$42.00	\$39.52	\$42.00	\$44.22
<b>Estimated Expense</b>	\$1,850,393	\$2,064,037	\$1,979,107	\$794,441
<b>Expense SqFt</b>	\$11.99	\$12.90	\$11.99	\$11.05
<b>Net Operating Income</b>	\$4,631,383	\$4,261,171	\$4,954,169	\$2,384,354
<b>Full Market Value</b>	\$29,256,726	\$32,218,000	\$34,000,000	\$17,953,000
<b>Market Value per SqFt</b>	\$189.57	\$201.30	\$205.96	\$249.73
<b>Distance from Condominium in miles</b>		0.34	0.48	0.30

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-7501	1-01124-0059	1-01144-0001	1-01128-0001
Condominium Section	0181-R1			
Address	34 WEST 72 STREET	50 WEST 72 STREET	261 AMSTERDAM AVENUE	321 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	142	213	65	95
Year Built	1926	1927	1906	1900
Gross SqFt	114,510	143,791	111,997	111,854
Estimated Gross Income	\$4,039,913	\$5,072,576	\$3,603,673	\$4,811,602
Gross Income per SqFt	\$35.28	\$35.28	\$32.18	\$43.02
Estimated Expense	\$1,352,363	\$1,698,857	\$896,271	\$1,519,056
Expense SqFt	\$11.81	\$11.81	\$8.00	\$13.58
Net Operating Income	\$2,687,550	\$3,373,719	\$2,707,402	\$3,292,546
Full Market Value	\$18,810,000	\$24,948,000	\$20,161,000	\$24,812,000
Market Value per SqFt	\$164.27	\$173.50	\$180.01	\$221.82
Distance from Condominium in miles		0.00	0.18	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01125-7501	1-01124-0059	1-01128-0001	
Condominium Section	1201-R1			
Address	41 WEST 72 STREET	50 WEST 72 STREET	321 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	132	213	95	
Year Built	1928	1927	1900	
Gross SqFt	139,400	143,791	111,854	
Estimated Gross Income	\$5,457,510	\$5,072,576	\$4,811,602	
Gross Income per SqFt	\$39.15	\$35.28	\$43.02	
Estimated Expense	\$1,770,380	\$1,698,857	\$1,519,056	
Expense SqFt	\$12.70	\$11.81	\$13.58	
Net Operating Income	\$3,687,130	\$3,373,719	\$3,292,546	
Full Market Value	\$27,884,001	\$24,948,000	\$24,812,000	
Market Value per SqFt	\$200.03	\$173.50	\$221.82	
Distance from Condominium in miles		0.06	0.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01125-7502	1-01126-0029	1-01167-0011	
<b>Condominium Section</b>	1607-R1			
<b>Address</b>	27 WEST 72 STREET	135 CENTRAL PARK WEST	2139 BROADWAY	
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	158	64	224	
<b>Year Built</b>	1924	1906	1901	
<b>Gross SqFt</b>	239,122	217,280	224,803	
<b>Estimated Gross Income</b>	\$10,793,967	\$11,187,747	\$9,487,411	
<b>Gross Income per SqFt</b>	\$45.14	\$51.49	\$42.20	
<b>Estimated Expense</b>	\$3,687,261	\$3,580,774	\$2,864,467	
<b>Expense SqFt</b>	\$15.42	\$16.48	\$12.74	
<b>Net Operating Income</b>	\$7,106,706	\$7,606,973	\$6,622,944	
<b>Full Market Value</b>	\$53,473,998	\$56,934,000	\$49,977,000	
<b>Market Value per SqFt</b>	\$223.63	\$262.03	\$222.31	
<b>Distance from Condominium in miles</b>		0.05	0.41	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01126-7502	1-01128-0061	1-01127-0001	1-01125-0061
<b>Condominium Section</b>	0763-R1			
<b>Address</b>	54 WEST 74 STREET	331 COLUMBUS AVENUE	301 COLUMBUS AVENUE	46 WEST 73 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	62	57	27	36
<b>Year Built</b>	1900	1900	1900	1925
<b>Gross SqFt</b>	57,627	62,434	32,956	22,788
<b>Estimated Gross Income</b>	\$1,925,894	\$2,086,828	\$1,313,563	\$761,565
<b>Gross Income per SqFt</b>	\$33.42	\$33.42	\$39.86	\$33.42
<b>Estimated Expense</b>	\$605,660	\$740,771	\$233,853	\$239,587
<b>Expense SqFt</b>	\$10.51	\$11.86	\$7.10	\$10.51
<b>Net Operating Income</b>	\$1,320,234	\$1,346,057	\$1,079,710	\$521,978
<b>Full Market Value</b>	\$8,855,006	\$9,998,000	\$8,161,000	\$3,877,000
<b>Market Value per SqFt</b>	\$153.66	\$160.14	\$247.63	\$170.13
<b>Distance from Condominium in miles</b>		0.10	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01128-7502	1-01128-0055	1-01128-0026	1-01128-0039
<b>Condominium Section</b>	0677-R1			
<b>Address</b>	40 WEST 76 STREET	42 WEST 76 STREET	5 WEST 75 STREET	8 WEST 76 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R2-CONDOMINIUM	C5-WALK-UP	C5-WALK-UP	D9-ELEVATOR
<b>Total Units</b>	13	12	12	16
<b>Year Built</b>	1910	1910	1900	1900
<b>Gross SqFt</b>	8,625	7,106	8,558	9,810
<b>Estimated Gross Income</b>	\$327,405	\$274,183	\$271,137	\$442,235
<b>Gross Income per SqFt</b>	\$37.96	\$38.58	\$31.68	\$45.08
<b>Estimated Expense</b>	\$68,396	\$75,912	\$95,362	\$145,973
<b>Expense SqFt</b>	\$7.93	\$10.68	\$11.14	\$14.88
<b>Net Operating Income</b>	\$259,009	\$198,271	\$175,775	\$296,262
<b>Full Market Value</b>	\$1,507,003	\$1,267,000	\$1,311,000	\$1,620,000
<b>Market Value per SqFt</b>	\$174.72	\$178.30	\$153.19	\$165.14
<b>Distance from Condominium in miles</b>		0.00	0.00	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01129-7501	1-01128-0026	1-01128-0039	1-01128-0055
<b>Condominium Section</b>	0634-R1			
<b>Address</b>	53 WEST 76 STREET	5 WEST 75 STREET	8 WEST 76 STREET	42 WEST 76 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R2-CONDOMINIUM	C5-WALK-UP	D9-ELEVATOR	C5-WALK-UP
<b>Total Units</b>	13	12	16	12
<b>Year Built</b>	1900	1900	1900	1910
<b>Gross SqFt</b>	6,641	8,558	9,810	7,106
<b>Estimated Gross Income</b>	\$252,092	\$271,137	\$442,235	\$274,183
<b>Gross Income per SqFt</b>	\$37.96	\$31.68	\$45.08	\$38.58
<b>Estimated Expense</b>	\$52,663	\$95,362	\$145,973	\$75,912
<b>Expense SqFt</b>	\$7.93	\$11.14	\$14.88	\$10.68
<b>Net Operating Income</b>	\$199,429	\$175,775	\$296,262	\$198,271
<b>Full Market Value</b>	\$1,509,997	\$1,311,000	\$1,620,000	\$1,267,000
<b>Market Value per SqFt</b>	\$227.37	\$153.19	\$165.14	\$178.30
<b>Distance from Condominium in miles</b>		0.05	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01131-7501	1-01026-0049	1-01062-0019	1-01008-0029
<b>Condominium Section</b>	1055-R1			
<b>Address</b>	2 COLUMBUS AVENUE	230 WEST 55 STREET	419 WEST 52 STREET	1361 AVENUE OF THE AMERIC
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	MIDTOWN WEST	CLINTON	MIDTOWN WEST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	133	237	220	169
<b>Year Built</b>	1998	1979	1987	1925
<b>Gross SqFt</b>	239,035	210,213	166,518	243,671
<b>Estimated Gross Income</b>	\$11,136,641	\$10,143,987	\$7,697,270	\$10,738,875
<b>Gross Income per SqFt</b>	\$46.59	\$48.26	\$46.22	\$44.07
<b>Estimated Expense</b>	\$2,794,319	\$2,851,454	\$2,281,272	\$2,864,090
<b>Expense SqFt</b>	\$11.69	\$13.56	\$13.70	\$11.75
<b>Net Operating Income</b>	\$8,342,322	\$7,292,533	\$5,415,998	\$7,874,785
<b>Full Market Value</b>	\$54,230,013	\$54,708,000	\$40,722,000	\$59,298,000
<b>Market Value per SqFt</b>	\$226.87	\$260.25	\$244.55	\$243.35
<b>Distance from Condominium in miles</b>		0.39	0.35	0.54

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01131-7502	1-01113-0001	1-01048-0020	1-01084-0025
<b>Condominium Section</b>	1759-R1			
<b>Address</b>	124 WEST 60 STREET	45 WEST 60 STREET	315 WEST 57 STREET	511 WEST 55 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	CLINTON
<b>Building Classification</b>	RR-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	498	325	372	375
<b>Year Built</b>	1986	1981	1965	2002
<b>Gross SqFt</b>	441,871	408,644	396,834	390,953
<b>Estimated Gross Income</b>	\$20,285,000	\$19,039,072	\$17,891,043	\$15,512,917
<b>Gross Income per SqFt</b>	\$45.91	\$46.59	\$45.08	\$39.68
<b>Estimated Expense</b>	\$5,360,000	\$4,777,413	\$4,255,336	\$4,605,726
<b>Expense SqFt</b>	\$12.13	\$11.69	\$10.72	\$11.78
<b>Net Operating Income</b>	\$14,925,000	\$14,261,659	\$13,635,707	\$10,907,191
<b>Full Market Value</b>	\$105,410,000	\$107,198,000	\$102,609,000	\$82,455,000
<b>Market Value per SqFt</b>	\$238.55	\$262.33	\$258.57	\$210.91
<b>Distance from Condominium in miles</b>		0.14	0.19	0.27

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01132-7501	1-01118-9001	1-01028-0017	
Condominium Section	0492-R1			
Address	161 WEST 61 STREET	139 COLUMBUS AVENUE	1752 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	222	325	406	
Year Built	1988	1974	1979	
Gross SqFt	269,253	301,000	311,689	
Estimated Gross Income	\$11,120,149	\$13,972,420	\$12,506,118	
Gross Income per SqFt	\$41.30	\$46.42	\$40.12	
Estimated Expense	\$3,642,993	\$4,611,320	\$3,311,152	
Expense SqFt	\$13.53	\$15.32	\$10.62	
Net Operating Income	\$7,477,156	\$9,361,100	\$9,194,966	
Full Market Value	\$56,460,998	\$70,374,000	\$69,490,000	
Market Value per SqFt	\$209.69	\$233.80	\$222.95	
Distance from Condominium in miles		0.28	0.43	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01137-7501	1-01113-0001	1-01139-0001	1-01048-0020
Condominium Section	0760-R1			
Address	160 WEST 66 STREET	45 WEST 60 STREET	145 WEST 67 STREET	315 WEST 57 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	347	325	453	372
Year Built	1989	1981	1986	1965
Gross SqFt	442,560	408,644	568,001	396,834
Estimated Gross Income	\$19,950,605	\$19,039,072	\$25,139,281	\$17,891,043
Gross Income per SqFt	\$45.08	\$46.59	\$44.26	\$45.08
Estimated Expense	\$4,744,243	\$4,777,413	\$6,219,744	\$4,255,336
Expense SqFt	\$10.72	\$11.69	\$10.95	\$10.72
Net Operating Income	\$15,206,362	\$14,261,659	\$18,919,537	\$13,635,707
Full Market Value	\$114,428,002	\$107,198,000	\$142,445,000	\$102,609,000
Market Value per SqFt	\$258.56	\$262.33	\$250.78	\$258.57
Distance from Condominium in miles		0.29	0.10	0.43



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01138-7501	1-01118-9001	1-01113-0001	
Condominium Section	0921-R1			
Address	144 COLUMBUS AVENUE	139 COLUMBUS AVENUE	45 WEST 60 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	143	325	325	
Year Built	1995	1974	1981	
Gross SqFt	271,808	301,000	408,644	
Estimated Gross Income	\$12,103,610	\$13,972,420	\$19,039,072	
Gross Income per SqFt	\$44.53	\$46.42	\$46.59	
Estimated Expense	\$3,821,620	\$4,611,320	\$4,777,413	
Expense SqFt	\$14.06	\$15.32	\$11.69	
Net Operating Income	\$8,281,990	\$9,361,100	\$14,261,659	
Full Market Value	\$62,345,995	\$70,374,000	\$107,198,000	
Market Value per SqFt	\$229.38	\$233.80	\$262.33	
Distance from Condominium in miles		0.12	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01138-7502	1-01118-9001	1-01171-0133	1-01113-0001
Condominium Section	0966-R1			
Address	1965 BROADWAY	139 COLUMBUS AVENUE	140 RIVERSIDE BOULEVARD	45 WEST 60 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	199	325	357	325
Year Built	1997	1974	2002	1981
Gross SqFt	320,750	301,000	367,786	408,644
Estimated Gross Income	\$14,196,395	\$13,972,420	\$16,276,949	\$19,039,072
Gross Income per SqFt	\$44.26	\$46.42	\$44.26	\$46.59
Estimated Expense	\$3,592,400	\$4,611,320	\$4,117,857	\$4,777,413
Expense SqFt	\$11.20	\$15.32	\$11.20	\$11.69
Net Operating Income	\$10,603,995	\$9,361,100	\$12,159,092	\$14,261,659
Full Market Value	\$76,229,980	\$70,374,000	\$91,546,000	\$107,198,000
Market Value per SqFt	\$237.66	\$233.80	\$248.91	\$262.33
Distance from Condominium in miles		0.21	0.46	0.34

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01139-7501	1-01139-0001	1-01158-0033	1-01162-0046
Condominium Section	0351-R1			
Address	1991 BROADWAY	145 WEST 67 STREET	212 AMSTERDAM AVENUE	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	75	453	233	170
Year Built	1985	1986	1926	1917
Gross SqFt	68,609	568,001	160,049	106,920
Estimated Gross Income	\$3,036,634	\$25,139,281	\$6,325,208	\$5,128,337
Gross Income per SqFt	\$44.26	\$44.26	\$39.52	\$47.96
Estimated Expense	\$751,269	\$6,219,744	\$2,064,037	\$1,655,073
Expense SqFt	\$10.95	\$10.95	\$12.90	\$15.48
Net Operating Income	\$2,285,365	\$18,919,537	\$4,261,171	\$3,473,264
Full Market Value	\$17,205,997	\$142,445,000	\$32,218,000	\$26,081,000
Market Value per SqFt	\$250.78	\$250.78	\$201.30	\$243.93
Distance from Condominium in miles		0.00	0.13	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01139-7503	1-01105-0029	1-01113-0001	
Condominium Section	0893-R1			
Address	1992 BROADWAY	839 11 AVENUE	45 WEST 60 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	281	601	325	
Year Built	1992	2003	1981	
Gross SqFt	325,921	375,121	408,644	
Estimated Gross Income	\$15,839,761	\$18,981,691	\$19,039,072	
Gross Income per SqFt	\$48.60	\$50.60	\$46.59	
Estimated Expense	\$4,093,568	\$5,038,018	\$4,777,413	
Expense SqFt	\$12.56	\$13.43	\$11.69	
Net Operating Income	\$11,746,193	\$13,943,673	\$14,261,659	
Full Market Value	\$77,439,913	\$64,631,000	\$107,198,000	
Market Value per SqFt	\$237.60	\$172.29	\$262.33	
Distance from Condominium in miles		0.63	0.36	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01140-7501	1-01139-0001	1-01234-0019	1-01118-9001
Condominium Section	0160-R1			
Address	2001 BROADWAY	145 WEST 67 STREET	2360 BROADWAY	139 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	680	453	218	325
Year Built	1965	1986	1920	1974
Gross SqFt	665,236	568,001	665,741	301,000
Estimated Gross Income	\$28,252,573	\$25,139,281	\$23,397,288	\$13,972,420
Gross Income per SqFt	\$42.47	\$44.26	\$35.14	\$46.42
Estimated Expense	\$10,929,827	\$6,219,744	\$6,616,510	\$4,611,320
Expense SqFt	\$16.43	\$10.95	\$9.94	\$15.32
Net Operating Income	\$17,322,746	\$18,919,537	\$16,780,778	\$9,361,100
Full Market Value	\$126,500,004	\$142,445,000	\$124,118,000	\$70,374,000
Market Value per SqFt	\$190.16	\$250.78	\$186.44	\$233.80
Distance from Condominium in miles		0.10	0.93	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01140-7502	1-01118-9001	1-01126-0029	1-01167-0011
Condominium Section	0417-R1			
Address	2000 BROADWAY	139 COLUMBUS AVENUE	135 CENTRAL PARK WEST	2139 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	161	325	64	224
Year Built	1987	1974	1906	1901
Gross SqFt	239,435	301,000	217,280	224,803
Estimated Gross Income	\$10,168,804	\$13,972,420	\$11,187,747	\$9,487,411
Gross Income per SqFt	\$42.47	\$46.42	\$51.49	\$42.20
Estimated Expense	\$3,933,917	\$4,611,320	\$3,580,774	\$2,864,467
Expense SqFt	\$16.43	\$15.32	\$16.48	\$12.74
Net Operating Income	\$6,234,887	\$9,361,100	\$7,606,973	\$6,622,944
Full Market Value	\$47,037,994	\$70,374,000	\$56,934,000	\$49,977,000
Market Value per SqFt	\$196.45	\$233.80	\$262.03	\$222.31
Distance from Condominium in miles		0.27	0.34	0.39

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01141-7501	1-01141-0013	1-01162-0046	1-01128-0001
<b>Condominium Section</b>	0031-R1			
<b>Address</b>	210 COLUMBUS AVENUE	2020 BROADWAY	228 WEST 71 STREET	321 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	83	64	170	95
<b>Year Built</b>	1903	1900	1917	1900
<b>Gross SqFt</b>	95,930	48,606	106,920	111,854
<b>Estimated Gross Income</b>	\$4,126,909	\$1,808,507	\$5,128,337	\$4,811,602
<b>Gross Income per SqFt</b>	\$43.02	\$37.21	\$47.96	\$43.02
<b>Estimated Expense</b>	\$1,302,729	\$581,033	\$1,655,073	\$1,519,056
<b>Expense SqFt</b>	\$13.58	\$11.95	\$15.48	\$13.58
<b>Net Operating Income</b>	\$2,824,180	\$1,227,474	\$3,473,264	\$3,292,546
<b>Full Market Value</b>	\$21,176,538	\$9,030,000	\$26,081,000	\$24,812,000
<b>Market Value per SqFt</b>	\$220.75	\$185.78	\$243.93	\$221.82
<b>Distance from Condominium in miles</b>		0.00	0.20	0.33

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01141-7502	1-01158-0033	1-01118-9001	1-01124-0059
<b>Condominium Section</b>	0601-R1			
<b>Address</b>	2021 BROADWAY	212 AMSTERDAM AVENUE	139 COLUMBUS AVENUE	50 WEST 72 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	272	233	325	213
<b>Year Built</b>	1977	1926	1974	1927
<b>Gross SqFt</b>	218,992	160,049	301,000	143,791
<b>Estimated Gross Income</b>	\$8,654,564	\$6,325,208	\$13,972,420	\$5,072,576
<b>Gross Income per SqFt</b>	\$39.52	\$39.52	\$46.42	\$35.28
<b>Estimated Expense</b>	\$2,824,997	\$2,064,037	\$4,611,320	\$1,698,857
<b>Expense SqFt</b>	\$12.90	\$12.90	\$15.32	\$11.81
<b>Net Operating Income</b>	\$5,829,567	\$4,261,171	\$9,361,100	\$3,373,719
<b>Full Market Value</b>	\$44,077,000	\$32,218,000	\$70,374,000	\$24,948,000
<b>Market Value per SqFt</b>	\$201.27	\$201.30	\$233.80	\$173.50
<b>Distance from Condominium in miles</b>		0.12	0.31	0.26

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01142-7501	1-01144-0001	1-01124-0059	1-01162-0046
Condominium Section	0081-R1			
Address	135 WEST 70 STREET	261 AMSTERDAM AVENUE	50 WEST 72 STREET	228 WEST 71 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	87	65	213	170
Year Built	1926	1906	1927	1917
Gross SqFt	119,000	111,997	143,791	106,920
Estimated Gross Income	\$4,198,320	\$3,603,673	\$5,072,576	\$5,128,337
Gross Income per SqFt	\$35.28	\$32.18	\$35.28	\$47.96
Estimated Expense	\$1,405,390	\$896,271	\$1,698,857	\$1,655,073
Expense SqFt	\$11.81	\$8.00	\$11.81	\$15.48
Net Operating Income	\$2,792,930	\$2,707,402	\$3,373,719	\$3,473,264
Full Market Value	\$20,653,000	\$20,161,000	\$24,948,000	\$26,081,000
Market Value per SqFt	\$173.55	\$180.01	\$173.50	\$243.93
Distance from Condominium in miles		0.10	0.16	0.19

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01142-7502	1-01124-0059	1-01158-0033	
Condominium Section	0688-R1			
Address	155 WEST 70 STREET	50 WEST 72 STREET	212 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	122	213	233	
Year Built	1989	1927	1926	
Gross SqFt	179,380	143,791	160,049	
Estimated Gross Income	\$6,708,812	\$5,072,576	\$6,325,208	
Gross Income per SqFt	\$37.40	\$35.28	\$39.52	
Estimated Expense	\$2,217,137	\$1,698,857	\$2,064,037	
Expense SqFt	\$12.36	\$11.81	\$12.90	
Net Operating Income	\$4,491,675	\$3,373,719	\$4,261,171	
Full Market Value	\$33,028,999	\$24,948,000	\$32,218,000	
Market Value per SqFt	\$184.13	\$173.50	\$201.30	
Distance from Condominium in miles		0.16	0.22	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-7502	1-01141-0013	1-01125-0061	
Condominium Section	0431-R1			
Address	155 WEST 71 STREET	2020 BROADWAY	46 WEST 73 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	55	64	36	
Year Built	1940	1900	1925	
Gross SqFt	43,578	48,606	22,788	
Estimated Gross Income	\$1,539,175	\$1,808,507	\$761,565	
Gross Income per SqFt	\$35.32	\$37.21	\$33.42	
Estimated Expense	\$489,381	\$581,033	\$239,587	
Expense SqFt	\$11.23	\$11.95	\$10.51	
Net Operating Income	\$1,049,794	\$1,227,474	\$521,978	
Full Market Value	\$7,761,992	\$9,030,000	\$3,877,000	
Market Value per SqFt	\$178.12	\$185.78	\$170.13	
Distance from Condominium in miles		0.10	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-7503	1-01235-0009	1-01075-0047	
Condominium Section	0523-R1			
Address	100 WEST 72 STREET	265 WEST 87 STREET	530 WEST 47 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	CLINTON	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	35	29	33	
Year Built	1900	1950	1999	
Gross SqFt	36,236	19,931	22,500	
Estimated Gross Income	\$1,218,617	\$736,991	\$769,304	
Gross Income per SqFt	\$33.63	\$36.98	\$34.19	
Estimated Expense	\$408,380	\$186,865	\$228,698	
Expense SqFt	\$11.27	\$9.38	\$10.16	
Net Operating Income	\$810,237	\$550,126	\$540,606	
Full Market Value	\$6,016,000	\$2,376,000	\$4,006,000	
Market Value per SqFt	\$166.02	\$119.21	\$178.04	
Distance from Condominium in miles		0.85	1.25	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-7504	1-01143-0027	1-01141-0013	
Condominium Section	0579-R1			
Address	112 WEST 72 STREET	113 WEST 71 STREET	2020 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	66	38	64	
Year Built	1905	1913	1900	
Gross SqFt	46,142	36,364	48,606	
Estimated Gross Income	\$1,524,993	\$1,030,791	\$1,808,507	
Gross Income per SqFt	\$33.05	\$28.35	\$37.21	
Estimated Expense	\$459,574	\$201,995	\$581,033	
Expense SqFt	\$9.96	\$5.55	\$11.95	
Net Operating Income	\$1,065,419	\$828,796	\$1,227,474	
Full Market Value	\$7,919,998	\$5,961,000	\$9,030,000	
Market Value per SqFt	\$171.64	\$163.93	\$185.78	
Distance from Condominium in miles		0.00	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-7505	1-01147-0030	1-01124-0062	
Condominium Section	1827-R1			
Address	120 WEST 72 STREET	322 COLUMBUS AVENUE	58 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	17	66	29	
Year Built	2007	1926	1920	
Gross SqFt	45,900	36,258	25,080	
Estimated Gross Income	\$2,179,332	\$1,744,744	\$1,427,064	
Gross Income per SqFt	\$47.48	\$48.12	\$56.90	
Estimated Expense	\$599,913	\$414,836	\$403,222	
Expense SqFt	\$13.07	\$11.44	\$16.08	
Net Operating Income	\$1,579,419	\$1,329,908	\$1,023,842	
Full Market Value	\$11,865,001	\$9,985,000	\$4,180,000	
Market Value per SqFt	\$258.50	\$275.39	\$166.67	
Distance from Condominium in miles		0.21	0.17	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01144-7501	1-01143-0027	1-01141-0013	1-01147-0030
<b>Condominium Section</b>	0327-R1			
<b>Address</b>	105 WEST 72 STREET	113 WEST 71 STREET	2020 BROADWAY	322 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	34	38	64	66
<b>Year Built</b>	1913	1913	1900	1926
<b>Gross SqFt</b>	50,284	36,364	48,606	36,258
<b>Estimated Gross Income</b>	\$1,871,068	\$1,030,791	\$1,808,507	\$1,744,744
<b>Gross Income per SqFt</b>	\$37.21	\$28.35	\$37.21	\$48.12
<b>Estimated Expense</b>	\$600,894	\$201,995	\$581,033	\$414,836
<b>Expense SqFt</b>	\$11.95	\$5.55	\$11.95	\$11.44
<b>Net Operating Income</b>	\$1,270,174	\$828,796	\$1,227,474	\$1,329,908
<b>Full Market Value</b>	\$7,732,972	\$5,961,000	\$9,030,000	\$9,985,000
<b>Market Value per SqFt</b>	\$153.79	\$163.93	\$185.78	\$275.39
<b>Distance from Condominium in miles</b>		0.06	0.15	0.15

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01146-7501	1-01126-0038	1-01125-0009	1-01210-0012
<b>Condominium Section</b>	0270-R1			
<b>Address</b>	306 COLUMBUS AVENUE	8 WEST 74 STREET	37 WEST 72 STREET	147 WEST 79 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	62	86	94	61
<b>Year Built</b>	1952	1941	1929	1926
<b>Gross SqFt</b>	70,100	71,890	80,281	76,193
<b>Estimated Gross Income</b>	\$2,292,270	\$3,178,795	\$2,281,698	\$2,491,263
<b>Gross Income per SqFt</b>	\$32.70	\$44.22	\$28.42	\$32.70
<b>Estimated Expense</b>	\$754,276	\$794,441	\$858,320	\$820,130
<b>Expense SqFt</b>	\$10.76	\$11.05	\$10.69	\$10.76
<b>Net Operating Income</b>	\$1,537,994	\$2,384,354	\$1,423,378	\$1,671,133
<b>Full Market Value</b>	\$11,441,000	\$17,953,000	\$10,236,000	\$12,431,000
<b>Market Value per SqFt</b>	\$163.21	\$249.73	\$127.50	\$163.15
<b>Distance from Condominium in miles</b>		0.18	0.20	0.26



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01146-7504	1-01124-0051	1-01520-0065	
Condominium Section	1567-R1			
Address	311 AMSTERDAM AVENUE	32 WEST 72 STREET	118 EAST 92 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	8	18	26	
Year Built	1900	1926	1910	
Gross SqFt	13,182	9,185	12,012	
Estimated Gross Income	\$485,229	\$336,549	\$520,321	
Gross Income per SqFt	\$36.81	\$36.64	\$43.32	
Estimated Expense	\$115,606	\$74,931	\$98,127	
Expense SqFt	\$8.77	\$8.16	\$8.17	
Net Operating Income	\$369,623	\$261,618	\$422,194	
Full Market Value	\$2,728,001	\$1,927,000	\$3,181,000	
Market Value per SqFt	\$206.95	\$209.80	\$264.82	
Distance from Condominium in miles		0.23	1.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01147-7501	1-01170-0012	1-01124-0059	
Condominium Section	0823-R1			
Address	161 WEST 75 STREET	2200 BROADWAY	50 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	132	117	213	
Year Built	1925	1905	1927	
Gross SqFt	181,976	202,586	143,791	
Estimated Gross Income	\$6,250,876	\$6,767,501	\$5,072,576	
Gross Income per SqFt	\$34.35	\$33.41	\$35.28	
Estimated Expense	\$1,998,096	\$2,053,654	\$1,698,857	
Expense SqFt	\$10.98	\$10.14	\$11.81	
Net Operating Income	\$4,252,780	\$4,713,847	\$3,373,719	
Full Market Value	\$31,507,000	\$35,013,000	\$24,948,000	
Market Value per SqFt	\$173.14	\$172.83	\$173.50	
Distance from Condominium in miles		0.20	0.27	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01149-7501	1-01149-0030	1-01148-0062	1-01210-0023
Condominium Section	0589-R1			
Address	105 WEST 77 STREET	103 WEST 77 STREET	353 AMSTERDAM AVENUE	125 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	19	14	11
Year Built	1900	1910	1900	1900
Gross SqFt	14,940	15,920	11,282	8,730
Estimated Gross Income	\$484,504	\$516,260	\$414,449	\$228,348
Gross Income per SqFt	\$32.43	\$32.43	\$36.74	\$26.16
Estimated Expense	\$128,185	\$136,621	\$175,946	\$70,602
Expense SqFt	\$8.58	\$8.58	\$15.60	\$8.09
Net Operating Income	\$356,319	\$379,639	\$238,503	\$157,746
Full Market Value	\$2,652,005	\$2,826,000	\$1,757,000	\$1,142,000
Market Value per SqFt	\$177.51	\$177.51	\$155.73	\$130.81
Distance from Condominium in miles		0.00	0.05	0.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01150-7502	1-01150-0051	1-01196-0003	
Condominium Section	0159-R1			
Address	386 COLUMBUS AVENUE	146 WEST 79 STREET	465 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	23	24	21	
Year Built	1988	1926	1988	
Gross SqFt	47,376	14,680	19,303	
Estimated Gross Income	\$1,803,604	\$628,304	\$799,945	
Gross Income per SqFt	\$38.07	\$42.80	\$41.44	
Estimated Expense	\$491,289	\$213,741	\$200,368	
Expense SqFt	\$10.37	\$14.56	\$10.38	
Net Operating Income	\$1,312,315	\$414,563	\$599,577	
Full Market Value	\$9,932,997	\$3,127,000	\$4,527,000	
Market Value per SqFt	\$209.66	\$213.01	\$234.52	
Distance from Condominium in miles		0.00	0.27	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01150-7503	1-01196-0003	1-01126-0038	
Condominium Section	0405-R1			
Address	130 WEST 79 STREET	465 COLUMBUS AVENUE	8 WEST 74 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	93	21	86	
Year Built	1987	1988	1941	
Gross SqFt	68,225	19,303	71,890	
Estimated Gross Income	\$2,922,077	\$799,945	\$3,178,795	
Gross Income per SqFt	\$42.83	\$41.44	\$44.22	
Estimated Expense	\$731,372	\$200,368	\$794,441	
Expense SqFt	\$10.72	\$10.38	\$11.05	
Net Operating Income	\$2,190,705	\$599,577	\$2,384,354	
Full Market Value	\$16,523,996	\$4,527,000	\$17,953,000	
Market Value per SqFt	\$242.20	\$234.52	\$249.73	
Distance from Condominium in miles		0.27	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01150-7504	1-01129-0059	1-01150-0051	
Condominium Section	1415-R1			
Address	172 WEST 79 STREET	52 WEST 77 STREET	146 WEST 79 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	98	149	24	
Year Built	1930	1903	1926	
Gross SqFt	135,531	113,309	14,680	
Estimated Gross Income	\$5,266,735	\$4,874,560	\$628,304	
Gross Income per SqFt	\$38.86	\$43.02	\$42.80	
Estimated Expense	\$1,622,306	\$1,589,441	\$213,741	
Expense SqFt	\$11.97	\$14.03	\$14.56	
Net Operating Income	\$3,644,429	\$3,285,119	\$414,563	
Full Market Value	\$22,879,996	\$24,756,000	\$3,127,000	
Market Value per SqFt	\$168.82	\$218.48	\$213.01	
Distance from Condominium in miles		0.20	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01151-7501	1-01152-0013	1-01158-0033	
Condominium Section	0759-R1			
Address	2 AMSTERDAM AVENUE	229 WEST 60 STREET	212 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	248	302	233	
Year Built	1991	2007	1926	
Gross SqFt	264,070	288,000	160,049	
Estimated Gross Income	\$10,675,000	\$12,179,520	\$6,325,208	
Gross Income per SqFt	\$40.42	\$42.29	\$39.52	
Estimated Expense	\$3,673,000	\$3,936,960	\$2,064,037	
Expense SqFt	\$13.91	\$13.67	\$12.90	
Net Operating Income	\$7,002,000	\$8,242,560	\$4,261,171	
Full Market Value	\$49,558,000	\$62,194,000	\$32,218,000	
Market Value per SqFt	\$187.67	\$215.95	\$201.30	
Distance from Condominium in miles		0.05	0.42	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01151-7501	1-01066-0029	1-01062-0019	
Condominium Section	0759-R2			
Address	2 AMSTERDAM AVENUE	863 9 AVENUE	419 WEST 52 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	CLINTON	
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D1-ELEVATOR	
Total Units	132	95	220	
Year Built	1991	1963	1987	
Gross SqFt	92,422	63,528	166,518	
Estimated Gross Income	\$3,897,000	\$2,958,119	\$7,697,270	
Gross Income per SqFt	\$42.17	\$46.56	\$46.22	
Estimated Expense	\$1,364,000	\$932,398	\$2,281,272	
Expense SqFt	\$14.76	\$14.68	\$13.70	
Net Operating Income	\$2,533,000	\$2,025,721	\$5,415,998	
Full Market Value	\$17,928,000	\$15,226,000	\$40,722,000	
Market Value per SqFt	\$193.98	\$239.67	\$244.55	
Distance from Condominium in miles		0.23	0.39	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01151-7501	1-01066-0029	1-01062-0019	
Condominium Section	0759-R3			
Address	2 AMSTERDAM AVENUE	863 9 AVENUE	419 WEST 52 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	CLINTON	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D1-ELEVATOR	
Total Units	1	95	220	
Year Built	1991	1963	1987	
Gross SqFt	945	63,528	166,518	
Estimated Gross Income	\$40,000	\$2,958,119	\$7,697,270	
Gross Income per SqFt	\$42.33	\$46.56	\$46.22	
Estimated Expense	\$14,000	\$932,398	\$2,281,272	
Expense SqFt	\$14.81	\$14.68	\$13.70	
Net Operating Income	\$26,000	\$2,025,721	\$5,415,998	
Full Market Value	\$184,000	\$15,226,000	\$40,722,000	
Market Value per SqFt	\$194.71	\$239.67	\$244.55	
Distance from Condominium in miles		0.23	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01151-7502	1-01064-0036	1-01046-0047	1-01062-0019
Condominium Section	1719-R1			
Address	10 WEST END AVENUE	831 9 AVENUE	330 WEST 56 STREET	419 WEST 52 STREET
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	MIDTOWN WEST	CLINTON
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	172	149	275	220
Year Built	2005	2003	1974	1987
Gross SqFt	213,067	170,440	229,973	166,518
Estimated Gross Income	\$8,582,339	\$6,865,052	\$7,516,343	\$7,697,270
Gross Income per SqFt	\$40.28	\$40.28	\$32.68	\$46.22
Estimated Expense	\$2,298,993	\$1,839,217	\$2,077,441	\$2,281,272
Expense SqFt	\$10.79	\$10.79	\$9.03	\$13.70
Net Operating Income	\$6,283,346	\$5,025,835	\$5,438,902	\$5,415,998
Full Market Value	\$47,479,019	\$37,977,000	\$40,459,000	\$40,722,000
Market Value per SqFt	\$222.84	\$222.82	\$175.93	\$244.55
Distance from Condominium in miles		0.30	0.39	0.39

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01151-7503	1-01046-0047	1-01064-0036	1-01084-0025
Condominium Section	1835-R1			
Address	555 WEST 59 STREET	330 WEST 56 STREET	831 9 AVENUE	511 WEST 55 STREET
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	CLINTON	CLINTON
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	186	275	149	375
Year Built	2007	1974	2003	2002
Gross SqFt	259,288	229,973	170,440	390,953
Estimated Gross Income	\$10,444,121	\$7,516,343	\$6,865,052	\$15,512,917
Gross Income per SqFt	\$40.28	\$32.68	\$40.28	\$39.68
Estimated Expense	\$2,797,718	\$2,077,441	\$1,839,217	\$4,605,726
Expense SqFt	\$10.79	\$9.03	\$10.79	\$11.78
Net Operating Income	\$7,646,403	\$5,438,902	\$5,025,835	\$10,907,191
Full Market Value	\$57,777,990	\$40,459,000	\$37,977,000	\$82,455,000
Market Value per SqFt	\$222.83	\$175.93	\$222.82	\$210.91
Distance from Condominium in miles		0.39	0.30	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01152-7501	1-01066-0029	1-01064-0036	1-01042-0012
Condominium Section	1544-R1			
Address	225 WEST 60 STREET	863 9 AVENUE	831 9 AVENUE	343 WEST 51 STREET
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	80	95	149	24
Year Built	2004	1963	2003	1986
Gross SqFt	86,299	63,528	170,440	20,000
Estimated Gross Income	\$3,476,124	\$2,958,119	\$6,865,052	\$743,211
Gross Income per SqFt	\$40.28	\$46.56	\$40.28	\$37.16
Estimated Expense	\$931,166	\$932,398	\$1,839,217	\$181,320
Expense SqFt	\$10.79	\$14.68	\$10.79	\$9.07
Net Operating Income	\$2,544,958	\$2,025,721	\$5,025,835	\$561,891
Full Market Value	\$19,230,003	\$15,226,000	\$37,977,000	\$4,134,000
Market Value per SqFt	\$222.83	\$239.67	\$222.82	\$206.70
Distance from Condominium in miles		0.26	0.34	0.56

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01152-7502	1-01064-0036	1-01042-0012	
Condominium Section	1950-R1			
Address	243 WEST 60 STREET	831 9 AVENUE	343 WEST 51 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	40	149	24	
Year Built	2007	2003	1986	
Gross SqFt	61,344	170,440	20,000	
Estimated Gross Income	\$2,375,240	\$6,865,052	\$743,211	
Gross Income per SqFt	\$38.72	\$40.28	\$37.16	
Estimated Expense	\$609,146	\$1,839,217	\$181,320	
Expense SqFt	\$9.93	\$10.79	\$9.07	
Net Operating Income	\$1,766,094	\$5,025,835	\$561,891	
Full Market Value	\$13,360,000	\$37,977,000	\$4,134,000	
Market Value per SqFt	\$217.79	\$222.82	\$206.70	
Distance from Condominium in miles		0.34	0.56	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01158-7501	1-01030-0058	1-01024-0001	
Condominium Section	0408-R1			
Address	160 WEST END AVENUE	240 CENTRAL PARK SOUTH	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	508	340	387	
Year Built	1963	1940	1965	
Gross SqFt	471,630	387,428	380,441	
Estimated Gross Income	\$14,832,432	\$14,066,581	\$11,566,789	
Gross Income per SqFt	\$31.45	\$36.31	\$30.40	
Estimated Expense	\$5,532,220	\$5,333,606	\$3,684,094	
Expense SqFt	\$11.73	\$13.77	\$9.68	
Net Operating Income	\$9,300,212	\$8,732,975	\$7,882,695	
Full Market Value	\$60,170,000	\$64,383,000	\$58,954,000	
Market Value per SqFt	\$127.58	\$166.18	\$154.96	
Distance from Condominium in miles		0.70	0.91	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01158-7502	1-01030-0058	1-01024-0001	
Condominium Section	0410-R1			
Address	180 WEST END AVENUE	240 CENTRAL PARK SOUTH	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	452	340	387	
Year Built	1965	1940	1965	
Gross SqFt	493,268	387,428	380,441	
Estimated Gross Income	\$16,470,219	\$14,066,581	\$11,566,789	
Gross Income per SqFt	\$33.39	\$36.31	\$30.40	
Estimated Expense	\$5,786,034	\$5,333,606	\$3,684,094	
Expense SqFt	\$11.73	\$13.77	\$9.68	
Net Operating Income	\$10,684,185	\$8,732,975	\$7,882,695	
Full Market Value	\$62,920,000	\$64,383,000	\$58,954,000	
Market Value per SqFt	\$127.56	\$166.18	\$154.96	
Distance from Condominium in miles		0.70	0.91	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01158-7503	1-01030-0058	1-01024-0001	
Condominium Section	0414-R1			
Address	150 WEST END AVENUE	240 CENTRAL PARK SOUTH	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	454	340	387	
Year Built	1963	1940	1965	
Gross SqFt	452,258	387,428	380,441	
Estimated Gross Income	\$14,304,394	\$14,066,581	\$11,566,789	
Gross Income per SqFt	\$31.63	\$36.31	\$30.40	
Estimated Expense	\$5,304,986	\$5,333,606	\$3,684,094	
Expense SqFt	\$11.73	\$13.77	\$9.68	
Net Operating Income	\$8,999,408	\$8,732,975	\$7,882,695	
Full Market Value	\$57,750,000	\$64,383,000	\$58,954,000	
Market Value per SqFt	\$127.69	\$166.18	\$154.96	
Distance from Condominium in miles		0.70	0.91	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01158-7504	1-01030-0058	1-01079-9029	
Condominium Section	0407-R1			
Address	140 WEST END AVENUE	240 CENTRAL PARK SOUTH	737 10 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	CLINTON	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	561	340	394	
Year Built	1964	1940	1975	
Gross SqFt	640,079	387,428	419,217	
Estimated Gross Income	\$21,289,028	\$14,066,581	\$12,279,591	
Gross Income per SqFt	\$33.26	\$36.31	\$29.29	
Estimated Expense	\$7,828,166	\$5,333,606	\$4,161,112	
Expense SqFt	\$12.23	\$13.77	\$9.93	
Net Operating Income	\$13,460,862	\$8,732,975	\$8,118,479	
Full Market Value	\$81,620,000	\$64,383,000	\$60,899,000	
Market Value per SqFt	\$127.52	\$166.18	\$145.27	
Distance from Condominium in miles		0.70	0.87	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01158-7505	1-01030-0058	1-01024-0001	
Condominium Section	0409-R1			
Address	170 WEST END AVENUE	240 CENTRAL PARK SOUTH	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	484	340	387	
Year Built	1965	1940	1965	
Gross SqFt	474,360	387,428	380,441	
Estimated Gross Income	\$14,901,374	\$14,066,581	\$11,566,789	
Gross Income per SqFt	\$31.41	\$36.31	\$30.40	
Estimated Expense	\$5,564,243	\$5,333,606	\$3,684,094	
Expense SqFt	\$11.73	\$13.77	\$9.68	
Net Operating Income	\$9,337,131	\$8,732,975	\$7,882,695	
Full Market Value	\$60,500,000	\$64,383,000	\$58,954,000	
Market Value per SqFt	\$127.54	\$166.18	\$154.96	
Distance from Condominium in miles		0.70	0.91	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01158-7506	1-01118-9001	1-01162-0046	1-01171-0133
<b>Condominium Section</b>	1803-R1			
<b>Address</b>	200 WEST END AVENUE	139 COLUMBUS AVENUE	228 WEST 71 STREET	140 RIVERSIDE BOULEVARD
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	170	325	170	357
<b>Year Built</b>	2006	1974	1917	2002
<b>Gross SqFt</b>	223,560	301,000	106,920	367,786
<b>Estimated Gross Income</b>	\$9,894,766	\$13,972,420	\$5,128,337	\$16,276,949
<b>Gross Income per SqFt</b>	\$44.26	\$46.42	\$47.96	\$44.26
<b>Estimated Expense</b>	\$2,503,872	\$4,611,320	\$1,655,073	\$4,117,857
<b>Expense SqFt</b>	\$11.20	\$15.32	\$15.48	\$11.20
<b>Net Operating Income</b>	\$7,390,894	\$9,361,100	\$3,473,264	\$12,159,092
<b>Full Market Value</b>	\$55,645,997	\$70,374,000	\$26,081,000	\$91,546,000
<b>Market Value per SqFt</b>	\$248.91	\$233.80	\$243.93	\$248.91
<b>Distance from Condominium in miles</b>		0.36	0.12	0.35

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01162-7501	1-01162-0141	1-01163-0058	1-01163-0053
<b>Condominium Section</b>	2142-R1			
<b>Address</b>	240 WEST END AVENUE	220 WEST 71 STREET	260 WEST 72 STREET	244 WEST 72 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	53	37	53	92
<b>Year Built</b>	1924	1920	1913	1928
<b>Gross SqFt</b>	62,164	38,463	74,176	87,150
<b>Estimated Gross Income</b>	\$1,605,696	\$828,498	\$1,916,313	\$2,375,709
<b>Gross Income per SqFt</b>	\$25.83	\$21.54	\$25.83	\$27.26
<b>Estimated Expense</b>	\$407,796	\$272,156	\$486,264	\$949,935
<b>Expense SqFt</b>	\$6.56	\$7.08	\$6.56	\$10.90
<b>Net Operating Income</b>	\$1,197,900	\$556,342	\$1,430,049	\$1,425,774
<b>Full Market Value</b>	\$3,823,588	\$4,079,000	\$10,359,000	\$10,285,000
<b>Market Value per SqFt</b>	\$61.51	\$106.05	\$139.65	\$118.01
<b>Distance from Condominium in miles</b>		0.00	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01163-7501	1-01163-0011	1-01162-0046	
Condominium Section	0231-R1			
Address	211 WEST 71 STREET	251 WEST 71 STREET	228 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	
Total Units	58	25	170	
Year Built	1986	1920	1917	
Gross SqFt	58,000	33,600	106,920	
Estimated Gross Income	\$2,203,420	\$1,087,725	\$5,128,337	
Gross Income per SqFt	\$37.99	\$32.37	\$47.96	
Estimated Expense	\$515,040	\$251,503	\$1,655,073	
Expense SqFt	\$8.88	\$7.49	\$15.48	
Net Operating Income	\$1,688,380	\$836,222	\$3,473,264	
Full Market Value	\$12,778,986	\$6,225,000	\$26,081,000	
Market Value per SqFt	\$220.33	\$185.27	\$243.93	
Distance from Condominium in miles		0.00	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01163-7502	1-01162-0046	1-01141-0013	
Condominium Section	1989-R1			
Address	235 WEST 71 STREET	228 WEST 71 STREET	2020 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D7-ELEVATOR	
Total Units	20	170	64	
Year Built	1912	1917	1900	
Gross SqFt	47,000	106,920	48,606	
Estimated Gross Income	\$1,899,270	\$5,128,337	\$1,808,507	
Gross Income per SqFt	\$40.41	\$47.96	\$37.21	
Estimated Expense	\$522,170	\$1,655,073	\$581,033	
Expense SqFt	\$11.11	\$15.48	\$11.95	
Net Operating Income	\$1,377,100	\$3,473,264	\$1,227,474	
Full Market Value	\$5,611,982	\$26,081,000	\$9,030,000	
Market Value per SqFt	\$119.40	\$243.93	\$185.78	
Distance from Condominium in miles		0.05	0.23	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01163-7503	1-01162-0046	1-01228-0061	1-01167-0011
<b>Condominium Section</b>	2080-R1			
<b>Address</b>	200 WEST 72 STREET	228 WEST 71 STREET	424 WEST END AVENUE	2139 BROADWAY
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	RR-CONDOMINIUM	D5-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	196	170	235	224
<b>Year Built</b>	2008	1917	1982	1901
<b>Gross SqFt</b>	203,946	106,920	288,631	224,803
<b>Estimated Gross Income</b>	\$9,320,332	\$5,128,337	\$13,190,917	\$9,487,411
<b>Gross Income per SqFt</b>	\$45.70	\$47.96	\$45.70	\$42.20
<b>Estimated Expense</b>	\$2,320,905	\$1,655,073	\$3,285,337	\$2,864,467
<b>Expense SqFt</b>	\$11.38	\$15.48	\$11.38	\$12.74
<b>Net Operating Income</b>	\$6,999,427	\$3,473,264	\$9,905,580	\$6,622,944
<b>Full Market Value</b>	\$52,647,000	\$26,081,000	\$74,506,000	\$49,977,000
<b>Market Value per SqFt</b>	\$258.14	\$243.93	\$258.14	\$222.31
<b>Distance from Condominium in miles</b>		0.05	0.47	0.21

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01164-7501	1-01167-0011	1-01118-9001	
<b>Condominium Section</b>	0731-R1			
<b>Address</b>	2081 BROADWAY	2139 BROADWAY	139 COLUMBUS AVENUE	
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
<b>Total Units</b>	201	224	325	
<b>Year Built</b>	1991	1901	1974	
<b>Gross SqFt</b>	265,469	224,803	301,000	
<b>Estimated Gross Income</b>	\$11,239,957	\$9,487,411	\$13,972,420	
<b>Gross Income per SqFt</b>	\$42.34	\$42.20	\$46.42	
<b>Estimated Expense</b>	\$3,873,193	\$2,864,467	\$4,611,320	
<b>Expense SqFt</b>	\$14.59	\$12.74	\$15.32	
<b>Net Operating Income</b>	\$7,366,764	\$6,622,944	\$9,361,100	
<b>Full Market Value</b>	\$55,398,460	\$49,977,000	\$70,374,000	
<b>Market Value per SqFt</b>	\$208.68	\$222.31	\$233.80	
<b>Distance from Condominium in miles</b>		0.15	0.50	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01165-7501	1-01167-0011	1-01158-0033	1-01170-0012
Condominium Section	0189-R1			
Address	253 WEST 73 STREET	2139 BROADWAY	212 AMSTERDAM AVENUE	2200 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	159	224	233	117
Year Built	1926	1901	1926	1905
Gross SqFt	186,929	224,803	160,049	202,586
Estimated Gross Income	\$7,387,434	\$9,487,411	\$6,325,208	\$6,767,501
Gross Income per SqFt	\$39.52	\$42.20	\$39.52	\$33.41
Estimated Expense	\$2,411,384	\$2,864,467	\$2,064,037	\$2,053,654
Expense SqFt	\$12.90	\$12.74	\$12.90	\$10.14
Net Operating Income	\$4,976,050	\$6,622,944	\$4,261,171	\$4,713,847
Full Market Value	\$37,622,998	\$49,977,000	\$32,218,000	\$35,013,000
Market Value per SqFt	\$201.27	\$222.31	\$201.30	\$172.83
Distance from Condominium in miles		0.10	0.28	0.26

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01165-7503	1-01167-0011	1-01170-0012	
Condominium Section	0799-R1			
Address	2101 BROADWAY	2139 BROADWAY	2200 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	465	224	117	
Year Built	1902	1901	1905	
Gross SqFt	446,600	224,803	202,586	
Estimated Gross Income	\$16,885,946	\$9,487,411	\$6,767,501	
Gross Income per SqFt	\$37.81	\$42.20	\$33.41	
Estimated Expense	\$5,109,104	\$2,864,467	\$2,053,654	
Expense SqFt	\$11.44	\$12.74	\$10.14	
Net Operating Income	\$11,776,842	\$6,622,944	\$4,713,847	
Full Market Value	\$56,973,440	\$49,977,000	\$35,013,000	
Market Value per SqFt	\$127.57	\$222.31	\$172.83	
Distance from Condominium in miles		0.10	0.26	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01165-7505	1-01144-0001	1-01162-0046	1-01147-0030
<b>Condominium Section</b>	1674-R1			
<b>Address</b>	2112 BROADWAY	261 AMSTERDAM AVENUE	228 WEST 71 STREET	322 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	29	65	170	66
<b>Year Built</b>	1928	1906	1917	1926
<b>Gross SqFt</b>	90,440	111,997	106,920	36,258
<b>Estimated Gross Income</b>	\$4,337,502	\$3,603,673	\$5,128,337	\$1,744,744
<b>Gross Income per SqFt</b>	\$47.96	\$32.18	\$47.96	\$48.12
<b>Estimated Expense</b>	\$1,400,011	\$896,271	\$1,655,073	\$414,836
<b>Expense SqFt</b>	\$15.48	\$8.00	\$15.48	\$11.44
<b>Net Operating Income</b>	\$2,937,491	\$2,707,402	\$3,473,264	\$1,329,908
<b>Full Market Value</b>	\$22,057,999	\$20,161,000	\$26,081,000	\$9,985,000
<b>Market Value per SqFt</b>	\$243.90	\$180.01	\$243.93	\$275.39
<b>Distance from Condominium in miles</b>		0.12	0.18	0.14

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01166-7501	1-01167-0007	1-01163-0011	
<b>Condominium Section</b>	0344-R1			
<b>Address</b>	2120 BROADWAY	245 WEST 75 STREET	251 WEST 71 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	92	48	25	
<b>Year Built</b>	1922	1924	1920	
<b>Gross SqFt</b>	54,975	24,840	33,600	
<b>Estimated Gross Income</b>	\$2,014,284	\$1,015,948	\$1,087,725	
<b>Gross Income per SqFt</b>	\$36.64	\$40.90	\$32.37	
<b>Estimated Expense</b>	\$588,782	\$345,742	\$251,503	
<b>Expense SqFt</b>	\$10.71	\$13.92	\$7.49	
<b>Net Operating Income</b>	\$1,425,502	\$670,206	\$836,222	
<b>Full Market Value</b>	\$10,501,998	\$5,062,000	\$6,225,000	
<b>Market Value per SqFt</b>	\$191.03	\$203.78	\$185.27	
<b>Distance from Condominium in miles</b>		0.11	0.18	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01167-7501	1-01169-0008	1-01144-0001	1-01162-0046
<b>Condominium Section</b>	0650-R1			
<b>Address</b>	2138 BROADWAY	2181 BROADWAY	261 AMSTERDAM AVENUE	228 WEST 71 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	110	115	65	170
<b>Year Built</b>	1924	1924	1906	1917
<b>Gross SqFt</b>	107,050	114,767	111,997	106,920
<b>Estimated Gross Income</b>	\$3,444,869	\$3,505,905	\$3,603,673	\$5,128,337
<b>Gross Income per SqFt</b>	\$32.18	\$30.55	\$32.18	\$47.96
<b>Estimated Expense</b>	\$856,400	\$1,339,684	\$896,271	\$1,655,073
<b>Expense SqFt</b>	\$8.00	\$11.67	\$8.00	\$15.48
<b>Net Operating Income</b>	\$2,588,469	\$2,166,221	\$2,707,402	\$3,473,264
<b>Full Market Value</b>	\$19,275,000	\$16,196,000	\$20,161,000	\$26,081,000
<b>Market Value per SqFt</b>	\$180.06	\$141.12	\$180.01	\$243.93
<b>Distance from Condominium in miles</b>		0.14	0.19	0.27

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01168-7501	1-01228-0061	1-01235-0042	
<b>Condominium Section</b>	2048-R1			
<b>Address</b>	205 WEST 76 STREET	424 WEST END AVENUE	2380 BROADWAY	
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	127	235	162	
<b>Year Built</b>	2007	1982	1984	
<b>Gross SqFt</b>	219,320	288,631	252,000	
<b>Estimated Gross Income</b>	\$11,106,365	\$13,190,917	\$14,006,444	
<b>Gross Income per SqFt</b>	\$50.64	\$45.70	\$55.58	
<b>Estimated Expense</b>	\$2,647,192	\$3,285,337	\$3,214,726	
<b>Expense SqFt</b>	\$12.07	\$11.38	\$12.76	
<b>Net Operating Income</b>	\$8,459,173	\$9,905,580	\$10,791,718	
<b>Full Market Value</b>	\$63,349,995	\$74,506,000	\$80,475,000	
<b>Market Value per SqFt</b>	\$288.85	\$258.14	\$319.35	
<b>Distance from Condominium in miles</b>		0.23	0.56	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01169-7501	1-01227-0040	1-01227-0041	
Condominium Section	0876-R1			
Address	200 WEST 78 STREET	208 WEST 80 STREET	210 WEST 80 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	16	22	21	
Year Built	1920	1910	1910	
Gross SqFt	9,957	9,660	9,660	
Estimated Gross Income	\$437,511	\$411,329	\$437,512	
Gross Income per SqFt	\$43.94	\$42.58	\$45.29	
Estimated Expense	\$120,778	\$91,407	\$142,874	
Expense SqFt	\$12.13	\$9.46	\$14.79	
Net Operating Income	\$316,733	\$319,922	\$294,638	
Full Market Value	\$2,385,000	\$2,211,000	\$2,217,000	
Market Value per SqFt	\$239.53	\$228.88	\$229.50	
Distance from Condominium in miles		0.11	0.11	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01169-7502	1-01076-0043	1-01062-0019	
Condominium Section	2023-R1			
Address	230 WEST 78 STREET	520 WEST 48 STREET	419 WEST 52 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	CLINTON	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	34	109	220	
Year Built	2008	2002	1987	
Gross SqFt	91,271	90,107	166,518	
Estimated Gross Income	\$3,616,157	\$2,975,356	\$7,697,270	
Gross Income per SqFt	\$39.62	\$33.02	\$46.22	
Estimated Expense	\$794,970	\$774,234	\$2,281,272	
Expense SqFt	\$8.71	\$8.59	\$13.70	
Net Operating Income	\$2,821,187	\$2,201,122	\$5,415,998	
Full Market Value	\$21,053,999	\$16,363,000	\$40,722,000	
Market Value per SqFt	\$230.68	\$181.60	\$244.55	
Distance from Condominium in miles		1.50	1.26	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01170-7501	1-01170-0012	1-01167-0011	
Condominium Section	0627-R1			
Address	380 AMSTERDAM AVENUE	2200 BROADWAY	2139 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	272	117	224	
Year Built	1975	1905	1901	
Gross SqFt	226,556	202,586	224,803	
Estimated Gross Income	\$8,572,879	\$6,767,501	\$9,487,411	
Gross Income per SqFt	\$37.84	\$33.41	\$42.20	
Estimated Expense	\$2,782,108	\$2,053,654	\$2,864,467	
Expense SqFt	\$12.28	\$10.14	\$12.74	
Net Operating Income	\$5,790,771	\$4,713,847	\$6,622,944	
Full Market Value	\$43,836,000	\$35,013,000	\$49,977,000	
Market Value per SqFt	\$193.49	\$172.83	\$222.31	
Distance from Condominium in miles		0.00	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01170-7502	1-01167-0040	1-01158-0129	
Condominium Section	2128-R1			
Address	2211 BROADWAY	216 WEST 76 STREET	150 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	161	79	333	
Year Built	1908	2009	2007	
Gross SqFt	437,054	304,018	469,000	
Estimated Gross Income	\$13,111,620	\$13,455,837	\$20,757,940	
Gross Income per SqFt	\$30.00	\$44.26	\$44.26	
Estimated Expense	\$5,026,121	\$3,405,002	\$5,135,550	
Expense SqFt	\$11.50	\$11.20	\$10.95	
Net Operating Income	\$8,085,499	\$10,050,835	\$15,622,390	
Full Market Value	\$60,524,999	\$11,600,000	\$101,621,000	
Market Value per SqFt	\$138.48	\$38.16	\$216.68	
Distance from Condominium in miles		8.47	8.85	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01171-7501	1-01171-0132	1-01171-0133	1-01139-0001
Condominium Section	1058-R1			
Address	200 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD	140 RIVERSIDE BOULEVARD	145 WEST 67 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	372	459	357	453
Year Built	1997	1999	2002	1986
Gross SqFt	512,280	524,466	367,786	568,001
Estimated Gross Income	\$22,673,513	\$23,826,702	\$16,276,949	\$25,139,281
Gross Income per SqFt	\$44.26	\$45.43	\$44.26	\$44.26
Estimated Expense	\$5,609,466	\$5,302,879	\$4,117,857	\$6,219,744
Expense SqFt	\$10.95	\$10.11	\$11.20	\$10.95
Net Operating Income	\$17,064,047	\$18,523,823	\$12,159,092	\$18,919,537
Full Market Value	\$124,320,032	\$139,350,000	\$91,546,000	\$142,445,000
Market Value per SqFt	\$242.68	\$265.70	\$248.91	\$250.78
Distance from Condominium in miles		0.00	0.00	0.46

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01171-7502	1-01171-0132	1-01139-0001	1-01171-0133
Condominium Section	1262-R1			
Address	220 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD	145 WEST 67 STREET	140 RIVERSIDE BOULEVARD
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	422	459	453	357
Year Built	2000	1999	1986	2002
Gross SqFt	602,694	524,466	568,001	367,786
Estimated Gross Income	\$26,675,236	\$23,826,702	\$25,139,281	\$16,276,949
Gross Income per SqFt	\$44.26	\$45.43	\$44.26	\$44.26
Estimated Expense	\$6,750,173	\$5,302,879	\$6,219,744	\$4,117,857
Expense SqFt	\$11.20	\$10.11	\$10.95	\$11.20
Net Operating Income	\$19,925,063	\$18,523,823	\$18,919,537	\$12,159,092
Full Market Value	\$146,299,972	\$139,350,000	\$142,445,000	\$91,546,000
Market Value per SqFt	\$242.74	\$265.70	\$250.78	\$248.91
Distance from Condominium in miles		0.00	0.46	0.00

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01171-7503	1-01171-0133	1-01084-0025	1-01118-9001
<b>Condominium Section</b>	1401-R1			
<b>Address</b>	240 RIVERSIDE BOULEVARD	140 RIVERSIDE BOULEVARD	511 WEST 55 STREET	139 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	CLINTON	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	167	357	375	325
<b>Year Built</b>	2004	2002	2002	1974
<b>Gross SqFt</b>	322,204	367,786	390,953	301,000
<b>Estimated Gross Income</b>	\$14,260,749	\$16,276,949	\$15,512,917	\$13,972,420
<b>Gross Income per SqFt</b>	\$44.26	\$44.26	\$39.68	\$46.42
<b>Estimated Expense</b>	\$3,608,685	\$4,117,857	\$4,605,726	\$4,611,320
<b>Expense SqFt</b>	\$11.20	\$11.20	\$11.78	\$15.32
<b>Net Operating Income</b>	\$10,652,064	\$12,159,092	\$10,907,191	\$9,361,100
<b>Full Market Value</b>	\$78,319,977	\$91,546,000	\$82,455,000	\$70,374,000
<b>Market Value per SqFt</b>	\$243.08	\$248.91	\$210.91	\$233.80
<b>Distance from Condominium in miles</b>		0.00	0.56	0.65

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01171-7504	1-01171-0133	1-01105-0029	1-01118-9001
<b>Condominium Section</b>	1463-R1			
<b>Address</b>	120 RIVERSIDE BOULEVARD	140 RIVERSIDE BOULEVARD	839 11 AVENUE	139 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	CLINTON	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	277	357	601	325
<b>Year Built</b>	2004	2002	2003	1974
<b>Gross SqFt</b>	263,003	367,786	375,121	301,000
<b>Estimated Gross Income</b>	\$11,640,513	\$16,276,949	\$18,981,691	\$13,972,420
<b>Gross Income per SqFt</b>	\$44.26	\$44.26	\$50.60	\$46.42
<b>Estimated Expense</b>	\$2,945,634	\$4,117,857	\$5,038,018	\$4,611,320
<b>Expense SqFt</b>	\$11.20	\$11.20	\$13.43	\$15.32
<b>Net Operating Income</b>	\$8,694,879	\$12,159,092	\$13,943,673	\$9,361,100
<b>Full Market Value</b>	\$63,910,037	\$91,546,000	\$64,631,000	\$70,374,000
<b>Market Value per SqFt</b>	\$243.00	\$248.91	\$172.29	\$233.80
<b>Distance from Condominium in miles</b>		0.00	0.39	0.65

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01171-7505	1-01171-0133	1-01084-0025	1-01171-0129
<b>Condominium Section</b>	1807-R1			
<b>Address</b>	100 RIVERSIDE BOULEVARD	140 RIVERSIDE BOULEVARD	511 WEST 55 STREET	180 RIVERSIDE BOULEVARD
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	CLINTON	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	266	357	375	523
<b>Year Built</b>	2006	2002	2002	1998
<b>Gross SqFt</b>	388,033	367,786	390,953	589,670
<b>Estimated Gross Income</b>	\$17,174,341	\$16,276,949	\$15,512,917	\$19,481,001
<b>Gross Income per SqFt</b>	\$44.26	\$44.26	\$39.68	\$33.04
<b>Estimated Expense</b>	\$4,345,970	\$4,117,857	\$4,605,726	\$5,222,503
<b>Expense SqFt</b>	\$11.20	\$11.20	\$11.78	\$8.86
<b>Net Operating Income</b>	\$12,828,371	\$12,159,092	\$10,907,191	\$14,258,498
<b>Full Market Value</b>	\$94,270,003	\$91,546,000	\$82,455,000	\$105,995,000
<b>Market Value per SqFt</b>	\$242.94	\$248.91	\$210.91	\$179.75
<b>Distance from Condominium in miles</b>		0.00	0.56	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01171-7506	1-01171-0133	1-01152-0013	1-01118-9001
<b>Condominium Section</b>	1988-R1			
<b>Address</b>	33 WEST END AVENUE	140 RIVERSIDE BOULEVARD	229 WEST 60 STREET	139 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	RR-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	319	357	302	325
<b>Year Built</b>	2006	2002	2007	1974
<b>Gross SqFt</b>	287,900	367,786	288,000	301,000
<b>Estimated Gross Income</b>	\$6,595,000	\$16,276,949	\$12,179,520	\$13,972,420
<b>Gross Income per SqFt</b>	\$22.91	\$44.26	\$42.29	\$46.42
<b>Estimated Expense</b>	\$1,763,000	\$4,117,857	\$3,936,960	\$4,611,320
<b>Expense SqFt</b>	\$6.12	\$11.20	\$13.67	\$15.32
<b>Net Operating Income</b>	\$4,832,000	\$12,159,092	\$8,242,560	\$9,361,100
<b>Full Market Value</b>	\$33,166,000	\$91,546,000	\$62,194,000	\$70,374,000
<b>Market Value per SqFt</b>	\$115.20	\$248.91	\$215.95	\$233.80
<b>Distance from Condominium in miles</b>		0.00	0.38	0.65

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01171-7507	1-01171-0132	1-01139-0001	
Condominium Section	1992-R1			
Address	80 RIVERSIDE BOULEVARD	160 RIVERSIDE BOULEVARD	145 WEST 67 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	271	459	453	
Year Built	2006	1999	1986	
Gross SqFt	572,768	524,466	568,001	
Estimated Gross Income	\$25,688,645	\$23,826,702	\$25,139,281	
Gross Income per SqFt	\$44.85	\$45.43	\$44.26	
Estimated Expense	\$6,031,247	\$5,302,879	\$6,219,744	
Expense SqFt	\$10.53	\$10.11	\$10.95	
Net Operating Income	\$19,657,398	\$18,523,823	\$18,919,537	
Full Market Value	\$147,944,993	\$139,350,000	\$142,445,000	
Market Value per SqFt	\$258.30	\$265.70	\$250.78	
Distance from Condominium in miles		0.00	0.46	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01179-7501	1-01118-9001	1-01171-0129	
Condominium Section	0411-R1			
Address	165 WEST END AVENUE	139 COLUMBUS AVENUE	180 RIVERSIDE BOULEVARD	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	403	325	523	
Year Built	1962	1974	1998	
Gross SqFt	421,100	301,000	589,670	
Estimated Gross Income	\$16,587,129	\$13,972,420	\$19,481,001	
Gross Income per SqFt	\$39.39	\$46.42	\$33.04	
Estimated Expense	\$6,358,610	\$4,611,320	\$5,222,503	
Expense SqFt	\$15.10	\$15.32	\$8.86	
Net Operating Income	\$10,228,519	\$9,361,100	\$14,258,498	
Full Market Value	\$53,680,000	\$70,374,000	\$105,995,000	
Market Value per SqFt	\$127.48	\$233.80	\$179.75	
Distance from Condominium in miles		0.48	0.25	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01179-7502	1-01118-9001	1-01030-0058	
Condominium Section	0412-R1			
Address	185 WEST END AVENUE	139 COLUMBUS AVENUE	240 CENTRAL PARK SOUTH	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	432	325	340	
Year Built	1962	1974	1940	
Gross SqFt	383,760	301,000	387,428	
Estimated Gross Income	\$15,116,306	\$13,972,420	\$14,066,581	
Gross Income per SqFt	\$39.39	\$46.42	\$36.31	
Estimated Expense	\$5,794,776	\$4,611,320	\$5,333,606	
Expense SqFt	\$15.10	\$15.32	\$13.77	
Net Operating Income	\$9,321,530	\$9,361,100	\$8,732,975	
Full Market Value	\$48,950,000	\$70,374,000	\$64,383,000	
Market Value per SqFt	\$127.55	\$233.80	\$166.18	
Distance from Condominium in miles		0.48	0.81	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01179-7503	1-01171-0129	1-01118-9001	
Condominium Section	0413-R1			
Address	205 WEST END AVENUE	180 RIVERSIDE BOULEVARD	139 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	543	523	325	
Year Built	1962	1998	1974	
Gross SqFt	533,710	589,670	301,000	
Estimated Gross Income	\$21,022,837	\$19,481,001	\$13,972,420	
Gross Income per SqFt	\$39.39	\$33.04	\$46.42	
Estimated Expense	\$8,059,021	\$5,222,503	\$4,611,320	
Expense SqFt	\$15.10	\$8.86	\$15.32	
Net Operating Income	\$12,963,816	\$14,258,498	\$9,361,100	
Full Market Value	\$92,850,000	\$105,995,000	\$70,374,000	
Market Value per SqFt	\$173.97	\$179.75	\$233.80	
Distance from Condominium in miles		0.25	0.48	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01182-7501	1-01158-0033	1-01162-0046	1-01124-0059
<b>Condominium Section</b>	0547-R1			
<b>Address</b>	235 WEST END AVENUE	212 AMSTERDAM AVENUE	228 WEST 71 STREET	50 WEST 72 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	148	233	170	213
<b>Year Built</b>	1930	1926	1917	1927
<b>Gross SqFt</b>	152,076	160,049	106,920	143,791
<b>Estimated Gross Income</b>	\$6,010,044	\$6,325,208	\$5,128,337	\$5,072,576
<b>Gross Income per SqFt</b>	\$39.52	\$39.52	\$47.96	\$35.28
<b>Estimated Expense</b>	\$1,961,780	\$2,064,037	\$1,655,073	\$1,698,857
<b>Expense SqFt</b>	\$12.90	\$12.90	\$15.48	\$11.81
<b>Net Operating Income</b>	\$4,048,264	\$4,261,171	\$3,473,264	\$3,373,719
<b>Full Market Value</b>	\$30,607,999	\$32,218,000	\$26,081,000	\$24,948,000
<b>Market Value per SqFt</b>	\$201.27	\$201.30	\$243.93	\$173.50
<b>Distance from Condominium in miles</b>		0.19	0.14	0.49

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01184-7501	1-01184-0089	1-01183-0022	1-01184-0002
<b>Condominium Section</b>	1631-R1			
<b>Address</b>	22 RIVERSIDE DRIVE	306 WEST 75 STREET	325 WEST 71 STREET	2 RIVERSIDE DRIVE
<b>Neighborhood</b>	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	25	30	29	24
<b>Year Built</b>	1931	1920	1920	1963
<b>Gross SqFt</b>	45,968	20,130	21,960	12,656
<b>Estimated Gross Income</b>	\$1,431,903	\$627,145	\$604,461	\$417,697
<b>Gross Income per SqFt</b>	\$31.15	\$31.15	\$27.53	\$33.00
<b>Estimated Expense</b>	\$356,712	\$156,190	\$196,108	\$144,421
<b>Expense SqFt</b>	\$7.76	\$7.76	\$8.93	\$11.41
<b>Net Operating Income</b>	\$1,075,191	\$470,955	\$408,353	\$273,276
<b>Full Market Value</b>	\$5,863,003	\$3,517,000	\$2,944,000	\$2,032,000
<b>Market Value per SqFt</b>	\$127.55	\$174.71	\$134.06	\$160.56
<b>Distance from Condominium in miles</b>		0.00	0.16	0.10

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-7501	1-01199-0001	1-01212-0053	
Condominium Section	0334-R1			
Address	20 WEST 84 STREET	519 COLUMBUS AVENUE	150 WEST 82 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	37	38	60	
Year Built	1924	1907	1926	
Gross SqFt	55,226	47,765	49,977	
Estimated Gross Income	\$1,721,394	\$1,940,214	\$1,371,767	
Gross Income per SqFt	\$31.17	\$40.62	\$27.45	
Estimated Expense	\$552,812	\$659,635	\$414,569	
Expense SqFt	\$10.01	\$13.81	\$8.30	
Net Operating Income	\$1,168,582	\$1,280,579	\$957,198	
Full Market Value	\$7,040,006	\$9,674,000	\$6,902,000	
Market Value per SqFt	\$127.48	\$202.53	\$138.10	
Distance from Condominium in miles		0.10	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01198-7501	1-01198-0015	1-01197-0064	
Condominium Section	0675-R1			
Address	74 WEST 85 STREET	29 WEST 84 STREET	489 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R2-CONDOMINIUM	C5-WALK-UP	C7-WALK-UP	
Total Units	10	18	18	
Year Built	1910	1900	1910	
Gross SqFt	9,075	11,988	10,197	
Estimated Gross Income	\$309,548	\$356,306	\$443,647	
Gross Income per SqFt	\$34.11	\$29.72	\$43.51	
Estimated Expense	\$95,560	\$97,674	\$119,421	
Expense SqFt	\$10.53	\$8.15	\$11.71	
Net Operating Income	\$213,988	\$258,632	\$324,226	
Full Market Value	\$1,110,995	\$1,938,000	\$1,710,000	
Market Value per SqFt	\$122.42	\$161.66	\$167.70	
Distance from Condominium in miles		0.00	0.05	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01198-7502	1-01199-0001	1-01199-0061	1-01228-0013
<b>Condominium Section</b>	0909-R1			
<b>Address</b>	76 WEST 85 STREET	519 COLUMBUS AVENUE	531 COLUMBUS AVENUE	2242 BROADWAY
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	52	38	33	49
<b>Year Built</b>	1900	1907	1910	1905
<b>Gross SqFt</b>	39,438	47,765	47,765	45,640
<b>Estimated Gross Income</b>	\$1,441,459	\$1,940,214	\$2,535,296	\$1,668,070
<b>Gross Income per SqFt</b>	\$36.55	\$40.62	\$53.08	\$36.55
<b>Estimated Expense</b>	\$458,664	\$659,635	\$433,157	\$530,568
<b>Expense SqFt</b>	\$11.63	\$13.81	\$9.07	\$11.63
<b>Net Operating Income</b>	\$982,795	\$1,280,579	\$2,102,139	\$1,137,502
<b>Full Market Value</b>	\$7,241,001	\$9,674,000	\$15,600,000	\$8,381,000
<b>Market Value per SqFt</b>	\$183.60	\$202.53	\$326.60	\$183.63
<b>Distance from Condominium in miles</b>		0.05	0.05	0.36

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01199-7502	1-01199-0001	1-01200-0043	1-01203-0031
<b>Condominium Section</b>	0481-R1			
<b>Address</b>	28 WEST 86 STREET	519 COLUMBUS AVENUE	20 WEST 87 STREET	293 CENTRAL PARK WEST
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	20	38	16	35
<b>Year Built</b>	1910	1907	1910	1925
<b>Gross SqFt</b>	28,600	47,765	17,046	21,960
<b>Estimated Gross Income</b>	\$929,500	\$1,940,214	\$497,150	\$775,354
<b>Gross Income per SqFt</b>	\$32.50	\$40.62	\$29.17	\$35.31
<b>Estimated Expense</b>	\$172,744	\$659,635	\$114,076	\$250,357
<b>Expense SqFt</b>	\$6.04	\$13.81	\$6.69	\$11.40
<b>Net Operating Income</b>	\$756,756	\$1,280,579	\$383,074	\$524,997
<b>Full Market Value</b>	\$4,399,980	\$9,674,000	\$2,874,000	\$3,882,000
<b>Market Value per SqFt</b>	\$153.85	\$202.53	\$168.60	\$176.78
<b>Distance from Condominium in miles</b>		0.00	0.06	0.21

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01202-7501	1-01200-0011	1-01220-0029	
<b>Condominium Section</b>	0692-R1			
<b>Address</b>	279 CENTRAL PARK WEST	37 WEST 86 STREET	60218 COLUMBUS AVENUE	
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	36	167	170	
<b>Year Built</b>	1988	1927	1986	
<b>Gross SqFt</b>	115,502	104,893	175,436	
<b>Estimated Gross Income</b>	\$5,214,915	\$3,684,295	\$9,678,460	
<b>Gross Income per SqFt</b>	\$45.15	\$35.12	\$55.17	
<b>Estimated Expense</b>	\$1,345,598	\$1,275,171	\$1,954,109	
<b>Expense SqFt</b>	\$11.65	\$12.16	\$11.14	
<b>Net Operating Income</b>	\$3,869,317	\$2,409,124	\$7,724,351	
<b>Full Market Value</b>	\$29,115,002	\$17,820,000	\$57,619,000	
<b>Market Value per SqFt</b>	\$252.07	\$169.89	\$328.43	
<b>Distance from Condominium in miles</b>		0.10	0.17	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01203-7501	1-01203-0031	1-01199-0001	
<b>Condominium Section</b>	1000-R1			
<b>Address</b>	30 WEST 90 STREET	293 CENTRAL PARK WEST	519 COLUMBUS AVENUE	
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	47	35	38	
<b>Year Built</b>	1927	1925	1907	
<b>Gross SqFt</b>	39,942	21,960	47,765	
<b>Estimated Gross Income</b>	\$1,354,433	\$775,354	\$1,940,214	
<b>Gross Income per SqFt</b>	\$33.91	\$35.31	\$40.62	
<b>Estimated Expense</b>	\$348,294	\$250,357	\$659,635	
<b>Expense SqFt</b>	\$8.72	\$11.40	\$13.81	
<b>Net Operating Income</b>	\$1,006,139	\$524,997	\$1,280,579	
<b>Full Market Value</b>	\$5,092,993	\$3,882,000	\$9,674,000	
<b>Market Value per SqFt</b>	\$127.51	\$176.78	\$202.53	
<b>Distance from Condominium in miles</b>		0.00	0.21	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01203-7502	1-01196-0003	1-01199-0001	
Condominium Section	1008-R1			
Address	291 CENTRAL PARK WEST	465 COLUMBUS AVENUE	519 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	11	21	38	
Year Built	1960	1988	1907	
Gross SqFt	19,902	19,303	47,765	
Estimated Gross Income	\$763,839	\$799,945	\$1,940,214	
Gross Income per SqFt	\$38.38	\$41.44	\$40.62	
Estimated Expense	\$216,733	\$200,368	\$659,635	
Expense SqFt	\$10.89	\$10.38	\$13.81	
Net Operating Income	\$547,106	\$599,577	\$1,280,579	
Full Market Value	\$3,156,997	\$4,527,000	\$9,674,000	
Market Value per SqFt	\$158.63	\$234.52	\$202.53	
Distance from Condominium in miles		0.36	0.21	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01206-7501	1-01203-0031	1-01221-0029	
Condominium Section	1257-R1			
Address	327 CENTRAL PARK WEST	293 CENTRAL PARK WEST	620 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	85	35	238	
Year Built	1929	1925	1986	
Gross SqFt	130,259	21,960	239,598	
Estimated Gross Income	\$4,536,921	\$775,354	\$8,230,191	
Gross Income per SqFt	\$34.83	\$35.31	\$34.35	
Estimated Expense	\$1,359,904	\$250,357	\$2,882,364	
Expense SqFt	\$10.44	\$11.40	\$12.03	
Net Operating Income	\$3,177,017	\$524,997	\$5,347,827	
Full Market Value	\$23,513,999	\$3,882,000	\$39,619,000	
Market Value per SqFt	\$180.52	\$176.78	\$165.36	
Distance from Condominium in miles		0.15	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-7501	1-01868-0020	1-01243-0042	1-01868-0044
Condominium Section	0839-R1			
Address	353 CENTRAL PARK WEST	2560 BROADWAY	2552 BROADWAY	2568 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	18	33	52	31
Year Built	1991	1925	1921	1910
Gross SqFt	53,656	53,305	43,340	57,300
Estimated Gross Income	\$2,366,766	\$2,351,194	\$2,819,883	\$2,252,918
Gross Income per SqFt	\$44.11	\$44.11	\$65.06	\$39.32
Estimated Expense	\$698,065	\$693,446	\$831,441	\$802,569
Expense SqFt	\$13.01	\$13.01	\$19.18	\$14.01
Net Operating Income	\$1,668,701	\$1,657,748	\$1,988,442	\$1,450,349
Full Market Value	\$10,238,023	\$12,483,000	\$14,719,000	\$10,968,000
Market Value per SqFt	\$190.81	\$234.18	\$339.62	\$191.41
Distance from Condominium in miles		0.30	0.29	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-7501	1-01170-0012	1-01228-0061	1-01167-0011
Condominium Section	0204-R1			
Address	402 COLUMBUS AVENUE	2200 BROADWAY	424 WEST END AVENUE	2139 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	147	117	235	224
Year Built	1986	1905	1982	1901
Gross SqFt	215,942	202,586	288,631	224,803
Estimated Gross Income	\$9,112,752	\$6,767,501	\$13,190,917	\$9,487,411
Gross Income per SqFt	\$42.20	\$33.41	\$45.70	\$42.20
Estimated Expense	\$2,751,101	\$2,053,654	\$3,285,337	\$2,864,467
Expense SqFt	\$12.74	\$10.14	\$11.38	\$12.74
Net Operating Income	\$6,361,651	\$4,713,847	\$9,905,580	\$6,622,944
Full Market Value	\$48,005,006	\$35,013,000	\$74,506,000	\$49,977,000
Market Value per SqFt	\$222.31	\$172.83	\$258.14	\$222.31
Distance from Condominium in miles		0.14	0.23	0.30

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01210-7502	1-01210-0033	1-01228-0013	
<b>Condominium Section</b>	0669-R1			
<b>Address</b>	186 WEST 80 STREET	410 COLUMBUS AVENUE	2242 BROADWAY	
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	91	52	49	
<b>Year Built</b>	1920	1900	1905	
<b>Gross SqFt</b>	60,653	65,814	45,640	
<b>Estimated Gross Income</b>	\$2,905,885	\$4,014,679	\$1,668,070	
<b>Gross Income per SqFt</b>	\$47.91	\$61.00	\$36.55	
<b>Estimated Expense</b>	\$626,545	\$1,075,546	\$530,568	
<b>Expense SqFt</b>	\$10.33	\$16.34	\$11.63	
<b>Net Operating Income</b>	\$2,279,340	\$2,939,133	\$1,137,502	
<b>Full Market Value</b>	\$15,749,994	\$21,810,000	\$8,381,000	
<b>Market Value per SqFt</b>	\$259.67	\$331.39	\$183.63	
<b>Distance from Condominium in miles</b>		0.00	0.14	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01212-7501	1-01129-0059	1-01232-0014	1-01170-0012
<b>Condominium Section</b>	0036-R1			
<b>Address</b>	101 WEST 81 STREET	52 WEST 77 STREET	2326 BROADWAY	2200 BROADWAY
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	134	149	129	117
<b>Year Built</b>	1900	1903	1925	1905
<b>Gross SqFt</b>	148,751	113,309	104,810	202,586
<b>Estimated Gross Income</b>	\$5,838,477	\$4,874,560	\$4,113,341	\$6,767,501
<b>Gross Income per SqFt</b>	\$39.25	\$43.02	\$39.25	\$33.41
<b>Estimated Expense</b>	\$1,929,300	\$1,589,441	\$1,359,844	\$2,053,654
<b>Expense SqFt</b>	\$12.97	\$14.03	\$12.97	\$10.14
<b>Net Operating Income</b>	\$3,909,177	\$3,285,119	\$2,753,497	\$4,713,847
<b>Full Market Value</b>	\$29,561,000	\$24,756,000	\$20,822,000	\$35,013,000
<b>Market Value per SqFt</b>	\$198.73	\$218.48	\$198.66	\$172.83
<b>Distance from Condominium in miles</b>		0.31	0.20	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01213-7503	1-01212-0053	1-01228-0013	
Condominium Section	0512-R1			
Address	125 WEST 82 STREET	150 WEST 82 STREET	2242 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	36	60	49	
Year Built	1912	1926	1905	
Gross SqFt	35,516	49,977	45,640	
Estimated Gross Income	\$1,064,770	\$1,371,767	\$1,668,070	
Gross Income per SqFt	\$29.98	\$27.45	\$36.55	
Estimated Expense	\$254,650	\$414,569	\$530,568	
Expense SqFt	\$7.17	\$8.30	\$11.63	
Net Operating Income	\$810,120	\$957,198	\$1,137,502	
Full Market Value	\$5,955,000	\$6,902,000	\$8,381,000	
Market Value per SqFt	\$167.67	\$138.10	\$183.63	
Distance from Condominium in miles		0.05	0.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01213-7504	1-01453-0035	1-01467-0018	
Condominium Section	0722-R1			
Address	107 WEST 82 STREET	334 EAST 79 STREET	425 EAST 72 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	59	46	49	
Year Built	1900	1920	1938	
Gross SqFt	48,846	27,124	57,375	
Estimated Gross Income	\$1,584,076	\$998,731	\$1,195,707	
Gross Income per SqFt	\$32.43	\$36.82	\$20.84	
Estimated Expense	\$544,633	\$270,162	\$223,277	
Expense SqFt	\$11.15	\$9.96	\$3.89	
Net Operating Income	\$1,039,443	\$728,569	\$972,430	
Full Market Value	\$7,736,000	\$5,365,000	\$6,570,000	
Market Value per SqFt	\$158.38	\$197.80	\$114.51	
Distance from Condominium in miles		1.39	1.59	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01213-7506	1-01213-0040	1-01213-0035	1-01213-0034
<b>Condominium Section</b>	1455-R1			
<b>Address</b>	164 WEST 83 STREET	118 WEST 83 STREET	474 COLUMBUS AVENUE	472 COLUMBUS AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R2-CONDOMINIUM	C5-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	10	21	16	16
<b>Year Built</b>	1955	1900	1900	1900
<b>Gross SqFt</b>	8,563	9,905	10,400	10,400
<b>Estimated Gross Income</b>	\$296,622	\$343,115	\$408,145	\$337,603
<b>Gross Income per SqFt</b>	\$34.64	\$34.64	\$39.24	\$32.46
<b>Estimated Expense</b>	\$100,273	\$115,953	\$89,537	\$89,534
<b>Expense SqFt</b>	\$11.71	\$11.71	\$8.61	\$8.61
<b>Net Operating Income</b>	\$196,349	\$227,162	\$318,608	\$248,069
<b>Full Market Value</b>	\$1,455,999	\$1,362,000	\$2,409,000	\$1,846,000
<b>Market Value per SqFt</b>	\$170.03	\$137.51	\$231.63	\$177.50
<b>Distance from Condominium in miles</b>		0.00	0.00	0.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01216-7501	1-01196-0003	1-01203-0031	1-01200-0043
<b>Condominium Section</b>	0391-R1			
<b>Address</b>	176 WEST 86 STREET	465 COLUMBUS AVENUE	293 CENTRAL PARK WEST	20 WEST 87 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	47	21	35	16
<b>Year Built</b>	1986	1988	1925	1910
<b>Gross SqFt</b>	27,600	19,303	21,960	17,046
<b>Estimated Gross Income</b>	\$974,556	\$799,945	\$775,354	\$497,150
<b>Gross Income per SqFt</b>	\$35.31	\$41.44	\$35.31	\$29.17
<b>Estimated Expense</b>	\$314,640	\$200,368	\$250,357	\$114,076
<b>Expense SqFt</b>	\$11.40	\$10.38	\$11.40	\$6.69
<b>Net Operating Income</b>	\$659,916	\$599,577	\$524,997	\$383,074
<b>Full Market Value</b>	\$4,879,999	\$4,527,000	\$3,882,000	\$2,874,000
<b>Market Value per SqFt</b>	\$176.81	\$234.52	\$176.78	\$168.60
<b>Distance from Condominium in miles</b>		0.22	0.27	0.18

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01216-7502	1-01200-0011	1-01217-0025	1-01216-0060
Condominium Section	0757-R1			
Address	110 WEST 86 STREET	37 WEST 86 STREET	115 WEST 86 STREET	168 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	79	167	81	50
Year Built	1929	1927	1931	1923
Gross SqFt	88,916	104,893	83,837	100,042
Estimated Gross Income	\$2,995,580	\$3,684,295	\$2,824,749	\$2,835,051
Gross Income per SqFt	\$33.69	\$35.12	\$33.69	\$28.34
Estimated Expense	\$1,246,602	\$1,275,171	\$1,069,842	\$895,398
Expense SqFt	\$14.02	\$12.16	\$12.76	\$8.95
Net Operating Income	\$1,748,978	\$2,409,124	\$1,754,907	\$1,939,653
Full Market Value	\$12,984,000	\$17,820,000	\$13,028,000	\$13,951,000
Market Value per SqFt	\$146.03	\$169.89	\$155.40	\$139.45
Distance from Condominium in miles		0.18	0.06	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01216-7503	1-01232-0014	1-01217-0025	
Condominium Section	1031-R1			
Address	160 WEST 86 STREET	2326 BROADWAY	115 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	38	129	81	
Year Built	1998	1925	1931	
Gross SqFt	70,430	104,810	83,837	
Estimated Gross Income	\$2,568,582	\$4,113,341	\$2,824,749	
Gross Income per SqFt	\$36.47	\$39.25	\$33.69	
Estimated Expense	\$950,805	\$1,359,844	\$1,069,842	
Expense SqFt	\$13.50	\$12.97	\$12.76	
Net Operating Income	\$1,617,777	\$2,753,497	\$1,754,907	
Full Market Value	\$11,923,000	\$20,822,000	\$13,028,000	
Market Value per SqFt	\$169.29	\$198.66	\$155.40	
Distance from Condominium in miles		0.14	0.06	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01219-7501	1-01200-0019	1-01240-0052	
Condominium Section	0242-R1			
Address	100 WEST 89 STREET	21 WEST 86 STREET	2495 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	108	157	146	
Year Built	1985	1927	2005	
Gross SqFt	145,070	141,498	129,000	
Estimated Gross Income	\$5,369,041	\$4,780,943	\$6,215,220	
Gross Income per SqFt	\$37.01	\$33.79	\$48.18	
Estimated Expense	\$1,894,614	\$1,678,225	\$1,486,080	
Expense SqFt	\$13.06	\$11.86	\$11.52	
Net Operating Income	\$3,474,427	\$3,102,718	\$4,729,140	
Full Market Value	\$25,571,996	\$23,029,000	\$35,480,000	
Market Value per SqFt	\$176.27	\$162.75	\$275.04	
Distance from Condominium in miles		0.20	0.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01220-7501	1-01203-0031	1-01199-0001	
Condominium Section	0252-R1			
Address	127 WEST 89 STREET	293 CENTRAL PARK WEST	519 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	47	35	38	
Year Built	1900	1925	1907	
Gross SqFt	33,570	21,960	47,765	
Estimated Gross Income	\$1,138,359	\$775,354	\$1,940,214	
Gross Income per SqFt	\$33.91	\$35.31	\$40.62	
Estimated Expense	\$292,730	\$250,357	\$659,635	
Expense SqFt	\$8.72	\$11.40	\$13.81	
Net Operating Income	\$845,629	\$524,997	\$1,280,579	
Full Market Value	\$5,158,990	\$3,882,000	\$9,674,000	
Market Value per SqFt	\$153.68	\$176.78	\$202.53	
Distance from Condominium in miles		0.17	0.27	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01220-7502	1-01196-0003	1-01203-0031	1-01200-0043
Condominium Section	0521-R1			
Address	103 WEST 89 STREET	465 COLUMBUS AVENUE	293 CENTRAL PARK WEST	20 WEST 87 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	21	35	16
Year Built	1989	1988	1925	1910
Gross SqFt	27,389	19,303	21,960	17,046
Estimated Gross Income	\$967,106	\$799,945	\$775,354	\$497,150
Gross Income per SqFt	\$35.31	\$41.44	\$35.31	\$29.17
Estimated Expense	\$312,235	\$200,368	\$250,357	\$114,076
Expense SqFt	\$11.40	\$10.38	\$11.40	\$6.69
Net Operating Income	\$654,871	\$599,577	\$524,997	\$383,074
Full Market Value	\$4,841,997	\$4,527,000	\$3,882,000	\$2,874,000
Market Value per SqFt	\$176.79	\$234.52	\$176.78	\$168.60
Distance from Condominium in miles		0.40	0.17	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01220-7503	1-01309-0008	1-01944-0036	
Condominium Section	0618-R1			
Address	107 WEST 89 STREET	125 EAST 54 STREET	2177 FRED DOUGLASS BOULEV	
Neighborhood	UPPER WEST SIDE (79-96)	MIDTOWN CBD	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	26	66	80	
Year Built	1989	1977	1989	
Gross SqFt	54,778	56,073	54,779	
Estimated Gross Income	\$2,088,685	\$2,703,803	\$1,535,924	
Gross Income per SqFt	\$38.13	\$48.22	\$28.04	
Estimated Expense	\$678,152	\$696,287	\$675,153	
Expense SqFt	\$12.38	\$12.42	\$12.33	
Net Operating Income	\$1,410,533	\$2,007,516	\$860,771	
Full Market Value	\$10,675,002	\$15,061,000	\$3,795,000	
Market Value per SqFt	\$194.88	\$268.60	\$69.28	
Distance from Condominium in miles		2.04	1.43	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01220-7504	1-01220-0029	1-01217-0025	1-01200-0005
Condominium Section	0774-R1			
Address	110 WEST 90 STREET	60218 COLUMBUS AVENUE	115 WEST 86 STREET	51 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	59	170	81	83
Year Built	1990	1986	1931	1927
Gross SqFt	60,767	175,436	83,837	70,144
Estimated Gross Income	\$2,047,240	\$9,678,460	\$2,824,749	\$2,092,644
Gross Income per SqFt	\$33.69	\$55.17	\$33.69	\$29.83
Estimated Expense	\$851,953	\$1,954,109	\$1,069,842	\$980,376
Expense SqFt	\$14.02	\$11.14	\$12.76	\$13.98
Net Operating Income	\$1,195,287	\$7,724,351	\$1,754,907	\$1,112,268
Full Market Value	\$8,873,994	\$57,619,000	\$13,028,000	\$8,335,000
Market Value per SqFt	\$146.03	\$328.43	\$155.40	\$118.83
Distance from Condominium in miles		0.00	0.15	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01223-7501	1-01217-0025	1-01216-0060	
Condominium Section	0357-R1			
Address	661 AMSTERDAM AVENUE	115 WEST 86 STREET	168 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	93	81	50	
Year Built	1930	1931	1923	
Gross SqFt	100,964	83,837	100,042	
Estimated Gross Income	\$3,131,903	\$2,824,749	\$2,835,051	
Gross Income per SqFt	\$31.02	\$33.69	\$28.34	
Estimated Expense	\$1,167,144	\$1,069,842	\$895,398	
Expense SqFt	\$11.56	\$12.76	\$8.95	
Net Operating Income	\$1,964,759	\$1,754,907	\$1,939,653	
Full Market Value	\$14,676,000	\$13,028,000	\$13,951,000	
Market Value per SqFt	\$145.36	\$155.40	\$139.45	
Distance from Condominium in miles		0.30	0.36	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01223-7502	1-01239-0044	1-01241-0046	
Condominium Section	0550-R1			
Address	124 WEST 93 STREET	2476 BROADWAY	2512 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	53	64	68	
Year Built	1925	1920	1900	
Gross SqFt	62,389	67,954	62,280	
Estimated Gross Income	\$2,079,425	\$1,862,613	\$2,443,712	
Gross Income per SqFt	\$33.33	\$27.41	\$39.24	
Estimated Expense	\$709,363	\$656,625	\$814,704	
Expense SqFt	\$11.37	\$9.66	\$13.08	
Net Operating Income	\$1,370,062	\$1,205,988	\$1,629,008	
Full Market Value	\$10,178,999	\$8,697,000	\$12,319,000	
Market Value per SqFt	\$163.15	\$127.98	\$197.80	
Distance from Condominium in miles		0.13	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01223-7503	1-01221-0001	1-01226-0029	
Condominium Section	1645-R1			
Address	100 WEST 93 STREET	621 AMSTERDAM AVENUE	720 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	279	190	171	
Year Built	1973	1974	1986	
Gross SqFt	246,842	233,880	232,831	
Estimated Gross Income	\$4,800,000	\$6,092,012	\$7,452,920	
Gross Income per SqFt	\$19.45	\$26.05	\$32.01	
Estimated Expense	\$1,372,800	\$2,488,161	\$2,831,225	
Expense SqFt	\$5.56	\$10.64	\$12.16	
Net Operating Income	\$3,427,200	\$3,603,851	\$4,621,695	
Full Market Value	\$24,552,007	\$26,094,000	\$34,452,000	
Market Value per SqFt	\$99.46	\$111.57	\$147.97	
Distance from Condominium in miles		0.10	0.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01223-7504	1-01239-0044	1-01241-0046	
Condominium Section	1984-R1			
Address	134 WEST 93 STREET	2476 BROADWAY	2512 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	53	64	68	
Year Built	1925	1920	1900	
Gross SqFt	55,008	67,954	62,280	
Estimated Gross Income	\$1,542,424	\$1,862,613	\$2,443,712	
Gross Income per SqFt	\$28.04	\$27.41	\$39.24	
Estimated Expense	\$476,919	\$656,625	\$814,704	
Expense SqFt	\$8.67	\$9.66	\$13.08	
Net Operating Income	\$1,065,505	\$1,205,988	\$1,629,008	
Full Market Value	\$7,672,003	\$8,697,000	\$12,319,000	
Market Value per SqFt	\$139.47	\$127.98	\$197.80	
Distance from Condominium in miles		0.13	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01228-7501	1-01232-0014	1-01232-0055	
Condominium Section	0508-R1			
Address	2250 BROADWAY	2326 BROADWAY	2333 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	123	129	128	
Year Built	1987	1925	1922	
Gross SqFt	132,774	104,810	111,811	
Estimated Gross Income	\$4,738,704	\$4,113,341	\$3,590,971	
Gross Income per SqFt	\$35.69	\$39.25	\$32.12	
Estimated Expense	\$1,696,852	\$1,359,844	\$1,407,605	
Expense SqFt	\$12.78	\$12.97	\$12.59	
Net Operating Income	\$3,041,852	\$2,753,497	\$2,183,366	
Full Market Value	\$22,474,002	\$20,822,000	\$16,272,000	
Market Value per SqFt	\$169.27	\$198.66	\$145.53	
Distance from Condominium in miles		0.20	0.22	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01228-7502	1-01244-0020	1-01244-0022	1-01150-0035
<b>Condominium Section</b>	0490-R1			
<b>Address</b>	219 WEST 80 STREET	306 WEST 80 STREET	310 WEST 80 STREET	102 WEST 79 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	28	30	36	42
<b>Year Built</b>	1910	1910	1910	1931
<b>Gross SqFt</b>	27,772	22,740	22,728	20,281
<b>Estimated Gross Income</b>	\$1,067,000	\$713,531	\$873,120	\$978,791
<b>Gross Income per SqFt</b>	\$38.42	\$31.38	\$38.42	\$48.26
<b>Estimated Expense</b>	\$179,129	\$182,478	\$146,625	\$261,967
<b>Expense SqFt</b>	\$6.45	\$8.02	\$6.45	\$12.92
<b>Net Operating Income</b>	\$887,871	\$531,053	\$726,495	\$716,824
<b>Full Market Value</b>	\$5,820,001	\$3,795,000	\$5,497,000	\$5,378,000
<b>Market Value per SqFt</b>	\$209.56	\$166.89	\$241.86	\$265.17
<b>Distance from Condominium in miles</b>		0.18	0.18	0.17

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01228-7503	1-01196-0003	1-01244-0022	1-01246-0044
<b>Condominium Section</b>	1487-R1			
<b>Address</b>	223 WEST 80 STREET	465 COLUMBUS AVENUE	310 WEST 80 STREET	328 WEST 85 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
<b>Total Units</b>	12	21	36	48
<b>Year Built</b>	2004	1988	1910	1920
<b>Gross SqFt</b>	21,807	19,303	22,728	24,544
<b>Estimated Gross Income</b>	\$891,906	\$799,945	\$873,120	\$911,659
<b>Gross Income per SqFt</b>	\$40.90	\$41.44	\$38.42	\$37.14
<b>Estimated Expense</b>	\$303,553	\$200,368	\$146,625	\$228,211
<b>Expense SqFt</b>	\$13.92	\$10.38	\$6.45	\$9.30
<b>Net Operating Income</b>	\$588,353	\$599,577	\$726,495	\$683,448
<b>Full Market Value</b>	\$4,443,998	\$4,527,000	\$5,497,000	\$5,029,000
<b>Market Value per SqFt</b>	\$203.79	\$234.52	\$241.86	\$204.90
<b>Distance from Condominium in miles</b>		0.31	0.18	0.28

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01229-7501	1-01210-0012	1-01231-0007	1-01232-0014
<b>Condominium Section</b>	0261-R1			
<b>Address</b>	203 WEST 81 STREET	147 WEST 79 STREET	2301 BROADWAY	2326 BROADWAY
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	55	61	37	129
<b>Year Built</b>	1920	1926	1910	1925
<b>Gross SqFt</b>	80,629	76,193	61,250	104,810
<b>Estimated Gross Income</b>	\$2,636,568	\$2,491,263	\$2,003,026	\$4,113,341
<b>Gross Income per SqFt</b>	\$32.70	\$32.70	\$32.70	\$39.25
<b>Estimated Expense</b>	\$867,568	\$820,130	\$484,526	\$1,359,844
<b>Expense SqFt</b>	\$10.76	\$10.76	\$7.91	\$12.97
<b>Net Operating Income</b>	\$1,769,000	\$1,671,133	\$1,518,500	\$2,753,497
<b>Full Market Value</b>	\$9,547,996	\$12,431,000	\$11,296,000	\$20,822,000
<b>Market Value per SqFt</b>	\$118.42	\$163.15	\$184.42	\$198.66
<b>Distance from Condominium in miles</b>		0.16	0.13	0.15

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01229-7502	1-01230-0043	1-01170-0012	1-01168-0010
<b>Condominium Section</b>	1872-R1			
<b>Address</b>	219 WEST 81 STREET	2290 BROADWAY	2200 BROADWAY	2161 BROADWAY
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	117	125	117	83
<b>Year Built</b>	1912	1924	1905	1925
<b>Gross SqFt</b>	176,424	165,452	202,586	170,801
<b>Estimated Gross Income</b>	\$5,645,568	\$5,293,936	\$6,767,501	\$5,187,226
<b>Gross Income per SqFt</b>	\$32.00	\$32.00	\$33.41	\$30.37
<b>Estimated Expense</b>	\$1,866,566	\$1,750,347	\$2,053,654	\$1,971,044
<b>Expense SqFt</b>	\$10.58	\$10.58	\$10.14	\$11.54
<b>Net Operating Income</b>	\$3,779,002	\$3,543,589	\$4,713,847	\$3,216,182
<b>Full Market Value</b>	\$28,172,000	\$26,417,000	\$35,013,000	\$24,055,000
<b>Market Value per SqFt</b>	\$159.68	\$159.67	\$172.83	\$140.84
<b>Distance from Condominium in miles</b>		0.05	0.16	0.27

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01229-7503	1-01229-0036	1-01228-0030	1-01230-0030
<b>Condominium Section</b>	2016-R1			
<b>Address</b>	442 AMSTERDAM AVENUE	454 AMSTERDAM AVENUE	422 AMSTERDAM AVENUE	462 AMSTERDAM AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	12	12	15	14
<b>Year Built</b>	1920	1900	1910	1910
<b>Gross SqFt</b>	8,594	11,205	8,750	10,638
<b>Estimated Gross Income</b>	\$292,798	\$403,565	\$272,706	\$362,440
<b>Gross Income per SqFt</b>	\$34.07	\$36.02	\$31.17	\$34.07
<b>Estimated Expense</b>	\$97,456	\$107,965	\$106,868	\$120,642
<b>Expense SqFt</b>	\$11.34	\$9.64	\$12.21	\$11.34
<b>Net Operating Income</b>	\$195,342	\$295,600	\$165,838	\$241,798
<b>Full Market Value</b>	\$1,448,000	\$2,181,000	\$1,238,000	\$1,792,000
<b>Market Value per SqFt</b>	\$168.49	\$194.65	\$141.49	\$168.45
<b>Distance from Condominium in miles</b>		0.00	0.05	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01230-7501	1-01230-0043	1-01232-0055	1-01233-0029
<b>Condominium Section</b>	0590-R1			
<b>Address</b>	2280 BROADWAY	2290 BROADWAY	2333 BROADWAY	520 AMSTERDAM AVENUE
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	97	125	128	87
<b>Year Built</b>	1923	1924	1922	1929
<b>Gross SqFt</b>	155,319	165,452	111,811	102,693
<b>Estimated Gross Income</b>	\$4,970,208	\$5,293,936	\$3,590,971	\$2,702,441
<b>Gross Income per SqFt</b>	\$32.00	\$32.00	\$32.12	\$26.32
<b>Estimated Expense</b>	\$1,643,275	\$1,750,347	\$1,407,605	\$994,911
<b>Expense SqFt</b>	\$10.58	\$10.58	\$12.59	\$9.69
<b>Net Operating Income</b>	\$3,326,933	\$3,543,589	\$2,183,366	\$1,707,530
<b>Full Market Value</b>	\$19,800,000	\$26,417,000	\$16,272,000	\$12,355,000
<b>Market Value per SqFt</b>	\$127.48	\$159.67	\$145.53	\$120.31
<b>Distance from Condominium in miles</b>		0.00	0.13	0.15



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01231-7501	1-01228-0061	1-01221-0029	
Condominium Section	0386-R1			
Address	225 WEST 83 STREET	424 WEST END AVENUE	620 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
Total Units	306	235	238	
Year Built	1985	1982	1986	
Gross SqFt	369,189	288,631	239,598	
Estimated Gross Income	\$14,778,636	\$13,190,917	\$8,230,191	
Gross Income per SqFt	\$40.03	\$45.70	\$34.35	
Estimated Expense	\$3,850,641	\$3,285,337	\$2,882,364	
Expense SqFt	\$10.43	\$11.38	\$12.03	
Net Operating Income	\$10,927,995	\$9,905,580	\$5,347,827	
Full Market Value	\$82,594,009	\$74,506,000	\$39,619,000	
Market Value per SqFt	\$223.72	\$258.14	\$165.36	
Distance from Condominium in miles		0.17	0.38	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-7501	1-01232-0055	1-01230-0043	1-01232-0014
Condominium Section	0616-R1			
Address	255 WEST 84 STREET	2333 BROADWAY	2290 BROADWAY	2326 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	76	128	125	129
Year Built	1915	1922	1924	1925
Gross SqFt	147,022	111,811	165,452	104,810
Estimated Gross Income	\$4,722,347	\$3,590,971	\$5,293,936	\$4,113,341
Gross Income per SqFt	\$32.12	\$32.12	\$32.00	\$39.25
Estimated Expense	\$1,851,007	\$1,407,605	\$1,750,347	\$1,359,844
Expense SqFt	\$12.59	\$12.59	\$10.58	\$12.97
Net Operating Income	\$2,871,340	\$2,183,366	\$3,543,589	\$2,753,497
Full Market Value	\$18,810,000	\$16,272,000	\$26,417,000	\$20,822,000
Market Value per SqFt	\$127.94	\$145.53	\$159.67	\$198.66
Distance from Condominium in miles		0.00	0.13	0.09

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-7502	1-01232-0055	1-01230-0043	
Condominium Section	1230-R1			
Address	500 WEST END AVENUE	2333 BROADWAY	2290 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	89	128	125	
Year Built	1915	1922	1924	
Gross SqFt	141,562	111,811	165,452	
Estimated Gross Income	\$4,538,478	\$3,590,971	\$5,293,936	
Gross Income per SqFt	\$32.06	\$32.12	\$32.00	
Estimated Expense	\$1,640,704	\$1,407,605	\$1,750,347	
Expense SqFt	\$11.59	\$12.59	\$10.58	
Net Operating Income	\$2,897,774	\$2,183,366	\$3,543,589	
Full Market Value	\$21,599,004	\$16,272,000	\$26,417,000	
Market Value per SqFt	\$152.58	\$145.53	\$159.67	
Distance from Condominium in miles		0.00	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01233-7501	1-01249-0036	1-01210-0012	
Condominium Section	0296-R1			
Address	530 WEST END AVENUE	575 WEST END AVENUE	147 WEST 79 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	45	54	61	
Year Built	1912	1915	1926	
Gross SqFt	79,554	104,942	76,193	
Estimated Gross Income	\$2,630,851	\$3,510,310	\$2,491,263	
Gross Income per SqFt	\$33.07	\$33.45	\$32.70	
Estimated Expense	\$1,275,251	\$1,298,133	\$820,130	
Expense SqFt	\$16.03	\$12.37	\$10.76	
Net Operating Income	\$1,355,600	\$2,212,177	\$1,671,133	
Full Market Value	\$9,427,008	\$16,430,000	\$12,431,000	
Market Value per SqFt	\$118.50	\$156.56	\$163.15	
Distance from Condominium in miles		0.16	0.37	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01233-7502	1-01231-0007	1-01229-0008	
Condominium Section	0892-R1			
Address	255 WEST 85 STREET	2301 BROADWAY	2261 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	57	37	47	
Year Built	1986	1910	1912	
Gross SqFt	60,115	61,250	58,254	
Estimated Gross Income	\$2,729,221	\$2,003,026	\$3,452,070	
Gross Income per SqFt	\$45.40	\$32.70	\$59.26	
Estimated Expense	\$509,174	\$484,526	\$526,161	
Expense SqFt	\$8.47	\$7.91	\$9.03	
Net Operating Income	\$2,220,047	\$1,518,500	\$2,925,909	
Full Market Value	\$16,701,005	\$11,296,000	\$21,744,000	
Market Value per SqFt	\$277.82	\$184.42	\$373.26	
Distance from Condominium in miles		0.10	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01234-7501	1-01228-0061	1-01221-0029	
Condominium Section	0600-R1			
Address	2373 BROADWAY	424 WEST END AVENUE	620 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
Total Units	354	235	238	
Year Built	1987	1982	1986	
Gross SqFt	412,000	288,631	239,598	
Estimated Gross Income	\$16,492,360	\$13,190,917	\$8,230,191	
Gross Income per SqFt	\$40.03	\$45.70	\$34.35	
Estimated Expense	\$4,297,160	\$3,285,337	\$2,882,364	
Expense SqFt	\$10.43	\$11.38	\$12.03	
Net Operating Income	\$12,195,200	\$9,905,580	\$5,347,827	
Full Market Value	\$92,171,000	\$74,506,000	\$39,619,000	
Market Value per SqFt	\$223.72	\$258.14	\$165.36	
Distance from Condominium in miles		0.30	0.30	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01235-7501	1-01236-0044	1-01251-0063	
Condominium Section	0074-R1			
Address	250 WEST 88 STREET	2412 BROADWAY	302 WEST 92 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	60	52	100	
Year Built	1920	1915	1912	
Gross SqFt	56,306	76,627	64,598	
Estimated Gross Income	\$1,743,234	\$1,733,066	\$2,908,985	
Gross Income per SqFt	\$30.96	\$22.62	\$45.03	
Estimated Expense	\$434,119	\$583,188	\$875,831	
Expense SqFt	\$7.71	\$7.61	\$13.56	
Net Operating Income	\$1,309,115	\$1,149,878	\$2,033,154	
Full Market Value	\$6,930,007	\$8,403,000	\$15,300,000	
Market Value per SqFt	\$123.08	\$109.66	\$236.85	
Distance from Condominium in miles		0.10	0.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01236-7501	1-01240-0052	1-01232-0014	1-01232-0055
Condominium Section	0428-R1			
Address	250 WEST 89 STREET	2495 BROADWAY	2326 BROADWAY	2333 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	142	146	129	128
Year Built	1986	2005	1925	1922
Gross SqFt	134,054	129,000	104,810	111,811
Estimated Gross Income	\$5,261,620	\$6,215,220	\$4,113,341	\$3,590,971
Gross Income per SqFt	\$39.25	\$48.18	\$39.25	\$32.12
Estimated Expense	\$1,738,680	\$1,486,080	\$1,359,844	\$1,407,605
Expense SqFt	\$12.97	\$11.52	\$12.97	\$12.59
Net Operating Income	\$3,522,940	\$4,729,140	\$2,753,497	\$2,183,366
Full Market Value	\$26,641,000	\$35,480,000	\$20,822,000	\$16,272,000
Market Value per SqFt	\$198.73	\$275.04	\$198.66	\$145.53
Distance from Condominium in miles		0.20	0.23	0.21

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01236-7502	1-01236-0037	1-01230-0043	1-01200-0019
Condominium Section	1814-R1			
Address	215 WEST 88 STREET	210 WEST 89 STREET	2290 BROADWAY	21 WEST 86 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	94	152	125	157
Year Built	1915	1963	1924	1927
Gross SqFt	171,946	133,284	165,452	141,498
Estimated Gross Income	\$5,502,272	\$3,820,158	\$5,293,936	\$4,780,943
Gross Income per SqFt	\$32.00	\$28.66	\$32.00	\$33.79
Estimated Expense	\$1,819,189	\$1,349,245	\$1,750,347	\$1,678,225
Expense SqFt	\$10.58	\$10.12	\$10.58	\$11.86
Net Operating Income	\$3,683,083	\$2,470,913	\$3,543,589	\$3,102,718
Full Market Value	\$27,456,989	\$18,560,000	\$26,417,000	\$23,029,000
Market Value per SqFt	\$159.68	\$139.25	\$159.67	\$162.75
Distance from Condominium in miles		0.00	0.31	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01236-7503	1-01235-0032	1-01235-0035	
Condominium Section	2075-R1			
Address	211 WEST 88 STREET	566 AMSTERDAM AVENUE	572 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	15	18	14	
Year Built	1910	1910	1905	
Gross SqFt	10,789	10,285	9,750	
Estimated Gross Income	\$329,820	\$380,162	\$235,686	
Gross Income per SqFt	\$30.57	\$36.96	\$24.17	
Estimated Expense	\$91,275	\$70,074	\$98,502	
Expense SqFt	\$8.46	\$6.81	\$10.10	
Net Operating Income	\$238,545	\$310,088	\$137,184	
Full Market Value	\$1,784,001	\$1,969,000	\$998,000	
Market Value per SqFt	\$165.35	\$191.44	\$102.36	
Distance from Condominium in miles		0.05	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01237-7501	1-01236-0037	1-01232-0055	
Condominium Section	0285-R1			
Address	2421 BROADWAY	210 WEST 89 STREET	2333 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	72	152	128	
Year Built	1920	1963	1922	
Gross SqFt	147,994	133,284	111,811	
Estimated Gross Income	\$4,577,454	\$3,820,158	\$3,590,971	
Gross Income per SqFt	\$30.93	\$28.66	\$32.12	
Estimated Expense	\$1,380,784	\$1,349,245	\$1,407,605	
Expense SqFt	\$9.33	\$10.12	\$12.59	
Net Operating Income	\$3,196,670	\$2,470,913	\$2,183,366	
Full Market Value	\$23,881,999	\$18,560,000	\$16,272,000	
Market Value per SqFt	\$161.37	\$139.25	\$145.53	
Distance from Condominium in miles		0.10	0.26	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01237-7502	1-01240-0052	1-01235-0042	1-01221-0029
Condominium Section	0384-R1			
Address	250 WEST 90 STREET	2495 BROADWAY	2380 BROADWAY	620 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	157	146	162	238
Year Built	1985	2005	1984	1986
Gross SqFt	170,760	129,000	252,000	239,598
Estimated Gross Income	\$6,869,675	\$6,215,220	\$14,006,444	\$8,230,191
Gross Income per SqFt	\$40.23	\$48.18	\$55.58	\$34.35
Estimated Expense	\$2,435,038	\$1,486,080	\$3,214,726	\$2,882,364
Expense SqFt	\$14.26	\$11.52	\$12.76	\$12.03
Net Operating Income	\$4,434,637	\$4,729,140	\$10,791,718	\$5,347,827
Full Market Value	\$33,511,998	\$35,480,000	\$80,475,000	\$39,619,000
Market Value per SqFt	\$196.25	\$275.04	\$319.35	\$165.36
Distance from Condominium in miles		0.15	0.13	0.22

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01238-7501	1-01230-0043	1-01200-0019	
<b>Condominium Section</b>	1117-R1			
<b>Address</b>	215 WEST 90 STREET	2290 BROADWAY	21 WEST 86 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	93	125	157	
<b>Year Built</b>	1922	1924	1927	
<b>Gross SqFt</b>	166,559	165,452	141,498	
<b>Estimated Gross Income</b>	\$5,479,791	\$5,293,936	\$4,780,943	
<b>Gross Income per SqFt</b>	\$32.90	\$32.00	\$33.79	
<b>Estimated Expense</b>	\$1,868,792	\$1,750,347	\$1,678,225	
<b>Expense SqFt</b>	\$11.22	\$10.58	\$11.86	
<b>Net Operating Income</b>	\$3,610,999	\$3,543,589	\$3,102,718	
<b>Full Market Value</b>	\$26,850,001	\$26,417,000	\$23,029,000	
<b>Market Value per SqFt</b>	\$161.20	\$159.67	\$162.75	
<b>Distance from Condominium in miles</b>		0.41	0.36	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01238-7503	1-01236-0037	1-01232-0055	1-01216-0060
<b>Condominium Section</b>	1265-R1			
<b>Address</b>	203 WEST 90 STREET	210 WEST 89 STREET	2333 BROADWAY	168 WEST 86 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	84	152	128	50
<b>Year Built</b>	1920	1963	1922	1923
<b>Gross SqFt</b>	118,026	133,284	111,811	100,042
<b>Estimated Gross Income</b>	\$3,508,913	\$3,820,158	\$3,590,971	\$2,835,051
<b>Gross Income per SqFt</b>	\$29.73	\$28.66	\$32.12	\$28.34
<b>Estimated Expense</b>	\$716,418	\$1,349,245	\$1,407,605	\$895,398
<b>Expense SqFt</b>	\$6.07	\$10.12	\$12.59	\$8.95
<b>Net Operating Income</b>	\$2,792,495	\$2,470,913	\$2,183,366	\$1,939,653
<b>Full Market Value</b>	\$15,070,009	\$18,560,000	\$16,272,000	\$13,951,000
<b>Market Value per SqFt</b>	\$127.68	\$139.25	\$145.53	\$139.45
<b>Distance from Condominium in miles</b>		0.10	0.32	0.29

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01239-7501	1-01251-0063	1-01239-0044	
Condominium Section	0732-R1			
Address	640 WEST END AVENUE	302 WEST 92 STREET	2476 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	37	100	64	
Year Built	1913	1912	1920	
Gross SqFt	59,951	64,598	67,954	
Estimated Gross Income	\$2,171,425	\$2,908,985	\$1,862,613	
Gross Income per SqFt	\$36.22	\$45.03	\$27.41	
Estimated Expense	\$696,031	\$875,831	\$656,625	
Expense SqFt	\$11.61	\$13.56	\$9.66	
Net Operating Income	\$1,475,394	\$2,033,154	\$1,205,988	
Full Market Value	\$7,645,006	\$15,300,000	\$8,697,000	
Market Value per SqFt	\$127.52	\$236.85	\$127.98	
Distance from Condominium in miles		0.09	0.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01239-7502	1-01239-0044	1-01241-0046	
Condominium Section	1089-R1			
Address	650 WEST END AVENUE	2476 BROADWAY	2512 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	47	64	68	
Year Built	1916	1920	1900	
Gross SqFt	92,402	67,954	62,280	
Estimated Gross Income	\$3,079,759	\$1,862,613	\$2,443,712	
Gross Income per SqFt	\$33.33	\$27.41	\$39.24	
Estimated Expense	\$1,050,611	\$656,625	\$814,704	
Expense SqFt	\$11.37	\$9.66	\$13.08	
Net Operating Income	\$2,029,148	\$1,205,988	\$1,629,008	
Full Market Value	\$15,075,004	\$8,697,000	\$12,319,000	
Market Value per SqFt	\$163.15	\$127.98	\$197.80	
Distance from Condominium in miles		0.09	0.13	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01240-7501	1-01241-0038	1-01253-0016	1-01868-0040
<b>Condominium Section</b>	0387-R1			
<b>Address</b>	255 WEST 92 STREET	204 WEST 94 STREET	311 WEST 94 STREET	226 WEST 97 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	15	30	24	35
<b>Year Built</b>	1900	1910	1930	1920
<b>Gross SqFt</b>	15,815	17,760	22,290	22,275
<b>Estimated Gross Income</b>	\$500,070	\$472,756	\$704,879	\$876,134
<b>Gross Income per SqFt</b>	\$31.62	\$26.62	\$31.62	\$39.33
<b>Estimated Expense</b>	\$129,367	\$175,787	\$182,236	\$332,649
<b>Expense SqFt</b>	\$8.18	\$9.90	\$8.18	\$14.93
<b>Net Operating Income</b>	\$370,703	\$296,969	\$522,643	\$543,485
<b>Full Market Value</b>	\$2,766,001	\$2,147,000	\$1,991,000	\$1,695,000
<b>Market Value per SqFt</b>	\$174.90	\$120.89	\$89.32	\$76.09
<b>Distance from Condominium in miles</b>		0.10	0.14	0.22

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01240-7502	1-01240-0010	1-01239-0044	1-01241-0046
<b>Condominium Section</b>	1727-R1			
<b>Address</b>	220 WEST 93 STREET	2481 BROADWAY	2476 BROADWAY	2512 BROADWAY
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	58	91	64	68
<b>Year Built</b>	1926	1925	1920	1900
<b>Gross SqFt</b>	116,997	132,975	67,954	62,280
<b>Estimated Gross Income</b>	\$3,206,888	\$3,375,132	\$1,862,613	\$2,443,712
<b>Gross Income per SqFt</b>	\$27.41	\$25.38	\$27.41	\$39.24
<b>Estimated Expense</b>	\$1,130,191	\$984,768	\$656,625	\$814,704
<b>Expense SqFt</b>	\$9.66	\$7.41	\$9.66	\$13.08
<b>Net Operating Income</b>	\$2,076,697	\$2,390,364	\$1,205,988	\$1,629,008
<b>Full Market Value</b>	\$14,975,998	\$17,334,000	\$8,697,000	\$12,319,000
<b>Market Value per SqFt</b>	\$128.00	\$130.36	\$127.98	\$197.80
<b>Distance from Condominium in miles</b>		0.09	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01241-7501	1-01253-0035	1-01253-0016	1-01869-0059
<b>Condominium Section</b>	0200-R1			
<b>Address</b>	257 WEST 93 STREET	310 WEST 95 STREET	311 WEST 94 STREET	254 WEST 98 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	15	45	24	35
<b>Year Built</b>	1930	1925	1930	1920
<b>Gross SqFt</b>	16,506	37,674	22,290	23,968
<b>Estimated Gross Income</b>	\$521,920	\$1,494,965	\$704,879	\$740,973
<b>Gross Income per SqFt</b>	\$31.62	\$39.68	\$31.62	\$30.92
<b>Estimated Expense</b>	\$135,019	\$357,492	\$182,236	\$167,220
<b>Expense SqFt</b>	\$8.18	\$9.49	\$8.18	\$6.98
<b>Net Operating Income</b>	\$386,901	\$1,137,473	\$522,643	\$573,753
<b>Full Market Value</b>	\$2,885,999	\$8,599,000	\$1,991,000	\$4,287,000
<b>Market Value per SqFt</b>	\$174.85	\$228.25	\$89.32	\$178.86
<b>Distance from Condominium in miles</b>		0.11	0.11	0.21

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01243-7501	1-01240-0052	1-01226-0029	
<b>Condominium Section</b>	0415-R1			
<b>Address</b>	215 WEST 95 STREET	2495 BROADWAY	720 COLUMBUS AVENUE	
<b>Neighborhood</b>	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	212	146	171	
<b>Year Built</b>	1986	2005	1986	
<b>Gross SqFt</b>	145,085	129,000	232,831	
<b>Estimated Gross Income</b>	\$5,240,470	\$6,215,220	\$7,452,920	
<b>Gross Income per SqFt</b>	\$36.12	\$48.18	\$32.01	
<b>Estimated Expense</b>	\$1,723,610	\$1,486,080	\$2,831,225	
<b>Expense SqFt</b>	\$11.88	\$11.52	\$12.16	
<b>Net Operating Income</b>	\$3,516,860	\$4,729,140	\$4,621,695	
<b>Full Market Value</b>	\$25,941,002	\$35,480,000	\$34,452,000	
<b>Market Value per SqFt</b>	\$178.80	\$275.04	\$147.97	
<b>Distance from Condominium in miles</b>		0.17	0.12	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-7501	1-01244-0020	1-01246-0044	
Condominium Section	0221-R1			
Address	303 WEST 80 STREET	306 WEST 80 STREET	328 WEST 85 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D2-ELEVATOR	
Total Units	24	30	48	
Year Built	1920	1910	1920	
Gross SqFt	20,118	22,740	24,544	
Estimated Gross Income	\$689,243	\$713,531	\$911,659	
Gross Income per SqFt	\$34.26	\$31.38	\$37.14	
Estimated Expense	\$174,222	\$182,478	\$228,211	
Expense SqFt	\$8.66	\$8.02	\$9.30	
Net Operating Income	\$515,021	\$531,053	\$683,448	
Full Market Value	\$3,815,998	\$3,795,000	\$5,029,000	
Market Value per SqFt	\$189.68	\$166.89	\$204.90	
Distance from Condominium in miles		0.05	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-7501	1-01519-0040	1-01061-0060	1-01075-0047
Condominium Section	0029-R1			
Address	309 WEST 83 STREET	172 EAST 91 STREET	458 WEST 52 STREET	530 WEST 47 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	CLINTON	CLINTON
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	17	44	26	33
Year Built	1920	1900	1910	1999
Gross SqFt	25,216	35,200	21,000	22,500
Estimated Gross Income	\$862,135	\$1,114,403	\$642,073	\$769,304
Gross Income per SqFt	\$34.19	\$31.66	\$30.57	\$34.19
Estimated Expense	\$256,195	\$398,373	\$188,156	\$228,698
Expense SqFt	\$10.16	\$11.32	\$8.96	\$10.16
Net Operating Income	\$605,940	\$716,030	\$453,917	\$540,606
Full Market Value	\$4,490,000	\$5,342,000	\$3,394,000	\$4,006,000
Market Value per SqFt	\$178.06	\$151.76	\$161.62	\$178.04
Distance from Condominium in miles		1.49	1.64	1.86

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-7501	1-01246-0044	1-01244-0020	
Condominium Section	0078-R1			
Address	342 WEST 85 STREET	328 WEST 85 STREET	306 WEST 80 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D2-ELEVATOR	D5-ELEVATOR	
Total Units	22	48	30	
Year Built	1910	1920	1910	
Gross SqFt	28,436	24,544	22,740	
Estimated Gross Income	\$974,217	\$911,659	\$713,531	
Gross Income per SqFt	\$34.26	\$37.14	\$31.38	
Estimated Expense	\$246,256	\$228,211	\$182,478	
Expense SqFt	\$8.66	\$9.30	\$8.02	
Net Operating Income	\$727,961	\$683,448	\$531,053	
Full Market Value	\$5,393,999	\$5,029,000	\$3,795,000	
Market Value per SqFt	\$189.69	\$204.90	\$166.89	
Distance from Condominium in miles		0.00	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-7501	1-01251-0063	1-01249-0036	
Condominium Section	0740-R1			
Address	340 WEST 86 STREET	302 WEST 92 STREET	575 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	70	100	54	
Year Built	1950	1912	1915	
Gross SqFt	90,566	64,598	104,942	
Estimated Gross Income	\$3,006,791	\$2,908,985	\$3,510,310	
Gross Income per SqFt	\$33.20	\$45.03	\$33.45	
Estimated Expense	\$965,434	\$875,831	\$1,298,133	
Expense SqFt	\$10.66	\$13.56	\$12.37	
Net Operating Income	\$2,041,357	\$2,033,154	\$2,212,177	
Full Market Value	\$15,149,996	\$15,300,000	\$16,430,000	
Market Value per SqFt	\$167.28	\$236.85	\$156.56	
Distance from Condominium in miles		0.31	0.11	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-7502	1-01235-0042	1-01220-0029	
Condominium Section	2092-R1			
Address	535 WEST END AVENUE	2380 BROADWAY	60218 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	30	162	170	
Year Built	2008	1984	1986	
Gross SqFt	192,725	252,000	175,436	
Estimated Gross Income	\$10,673,111	\$14,006,444	\$9,678,460	
Gross Income per SqFt	\$55.38	\$55.58	\$55.17	
Estimated Expense	\$2,303,064	\$3,214,726	\$1,954,109	
Expense SqFt	\$11.95	\$12.76	\$11.14	
Net Operating Income	\$8,370,047	\$10,791,718	\$7,724,351	
Full Market Value	\$62,425,999	\$80,475,000	\$57,619,000	
Market Value per SqFt	\$323.91	\$319.35	\$328.43	
Distance from Condominium in miles		0.24	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-7503	1-01251-0063	1-01252-0001	
Condominium Section	1692-R1			
Address	317 WEST 89 STREET	302 WEST 92 STREET	200 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	24	100	59	
Year Built	1920	1912	1906	
Gross SqFt	60,480	64,598	63,794	
Estimated Gross Income	\$2,078,093	\$2,908,985	\$1,831,327	
Gross Income per SqFt	\$34.36	\$45.03	\$28.71	
Estimated Expense	\$488,074	\$875,831	\$531,304	
Expense SqFt	\$8.07	\$13.56	\$8.33	
Net Operating Income	\$1,590,019	\$2,033,154	\$1,300,023	
Full Market Value	\$10,515,001	\$15,300,000	\$9,764,000	
Market Value per SqFt	\$173.86	\$236.85	\$153.06	
Distance from Condominium in miles		0.10	0.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-7504	1-01251-0063	1-01252-0001	
Condominium Section	1747-R1			
Address	595 WEST END AVENUE	302 WEST 92 STREET	200 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	54	100	59	
Year Built	1923	1912	1906	
Gross SqFt	55,190	64,598	63,794	
Estimated Gross Income	\$1,896,328	\$2,908,985	\$1,831,327	
Gross Income per SqFt	\$34.36	\$45.03	\$28.71	
Estimated Expense	\$445,383	\$875,831	\$531,304	
Expense SqFt	\$8.07	\$13.56	\$8.33	
Net Operating Income	\$1,450,945	\$2,033,154	\$1,300,023	
Full Market Value	\$9,254,998	\$15,300,000	\$9,764,000	
Market Value per SqFt	\$167.69	\$236.85	\$153.06	
Distance from Condominium in miles		0.16	0.21	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-7501	1-01251-0063	1-01252-0001	
Condominium Section	1129-R1			
Address	190 RIVERSIDE DRIVE	302 WEST 92 STREET	200 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	51	100	59	
Year Built	1911	1912	1906	
Gross SqFt	78,380	64,598	63,794	
Estimated Gross Income	\$2,889,871	\$2,908,985	\$1,831,327	
Gross Income per SqFt	\$36.87	\$45.03	\$28.71	
Estimated Expense	\$858,261	\$875,831	\$531,304	
Expense SqFt	\$10.95	\$13.56	\$8.33	
Net Operating Income	\$2,031,610	\$2,033,154	\$1,300,023	
Full Market Value	\$14,957,999	\$15,300,000	\$9,764,000	
Market Value per SqFt	\$190.84	\$236.85	\$153.06	
Distance from Condominium in miles		0.00	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-7501	1-01253-0035	1-01253-0064	
Condominium Section	0149-R1			
Address	314 WEST 94 STREET	310 WEST 95 STREET	311 WEST 95 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	32	45	32	
Year Built	1920	1925	1931	
Gross SqFt	32,750	37,674	31,360	
Estimated Gross Income	\$1,113,173	\$1,494,965	\$969,857	
Gross Income per SqFt	\$33.99	\$39.68	\$30.93	
Estimated Expense	\$361,560	\$357,492	\$238,353	
Expense SqFt	\$11.04	\$9.49	\$7.60	
Net Operating Income	\$751,613	\$1,137,473	\$731,504	
Full Market Value	\$5,577,004	\$8,599,000	\$5,465,000	
Market Value per SqFt	\$170.29	\$228.25	\$174.27	
Distance from Condominium in miles		0.05	0.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01253-7501	1-01253-0035	1-01253-0064	
Condominium Section	0533-R1			
Address	317 WEST 95 STREET	310 WEST 95 STREET	311 WEST 95 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	30	45	32	
Year Built	1902	1925	1931	
Gross SqFt	32,905	37,674	31,360	
Estimated Gross Income	\$1,118,441	\$1,494,965	\$969,857	
Gross Income per SqFt	\$33.99	\$39.68	\$30.93	
Estimated Expense	\$363,271	\$357,492	\$238,353	
Expense SqFt	\$11.04	\$9.49	\$7.60	
Net Operating Income	\$755,170	\$1,137,473	\$731,504	
Full Market Value	\$4,202,008	\$8,599,000	\$5,465,000	
Market Value per SqFt	\$127.70	\$228.25	\$174.27	
Distance from Condominium in miles		0.05	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01253-7502	1-01220-0029	1-01869-0044	
Condominium Section	0647-R1			
Address	222 RIVERSIDE DRIVE	60218 COLUMBUS AVENUE	2586 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	104	170	138	
Year Built	1989	1986	1911	
Gross SqFt	167,752	175,436	170,928	
Estimated Gross Income	\$7,035,519	\$9,678,460	\$4,907,343	
Gross Income per SqFt	\$41.94	\$55.17	\$28.71	
Estimated Expense	\$1,680,875	\$1,954,109	\$1,914,394	
Expense SqFt	\$10.02	\$11.14	\$11.20	
Net Operating Income	\$5,354,644	\$7,724,351	\$2,992,949	
Full Market Value	\$40,411,999	\$57,619,000	\$22,478,000	
Market Value per SqFt	\$240.90	\$328.43	\$131.51	
Distance from Condominium in miles		0.40	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01253-7503	1-01201-0034	1-01218-0001	
Condominium Section	1608-R1			
Address	230 RIVERSIDE DRIVE	275 CENTRAL PARK WEST	567 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	261	114	272	
Year Built	1931	1931	1975	
Gross SqFt	208,241	248,962	288,418	
Estimated Gross Income	\$6,765,750	\$7,848,186	\$9,652,067	
Gross Income per SqFt	\$32.49	\$31.52	\$33.47	
Estimated Expense	\$1,884,581	\$2,818,828	\$3,404,820	
Expense SqFt	\$9.05	\$11.32	\$11.81	
Net Operating Income	\$4,881,169	\$5,029,358	\$6,247,247	
Full Market Value	\$29,039,006	\$37,530,000	\$46,400,000	
Market Value per SqFt	\$139.45	\$150.75	\$160.88	
Distance from Condominium in miles		0.62	0.51	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01260-7502	1-01041-0019	1-01036-0010	
Condominium Section	2085-R1			
Address	66 WEST 45 STREET	311 WEST 50 STREET	341 WEST 45 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	53	104	90	
Year Built	2008	2001	1939	
Gross SqFt	70,916	81,050	42,396	
Estimated Gross Income	\$3,384,821	\$4,129,753	\$1,887,634	
Gross Income per SqFt	\$47.73	\$50.95	\$44.52	
Estimated Expense	\$785,040	\$863,542	\$487,157	
Expense SqFt	\$11.07	\$10.65	\$11.49	
Net Operating Income	\$2,599,781	\$3,266,211	\$1,400,477	
Full Market Value	\$19,416,999	\$24,457,000	\$10,543,000	
Market Value per SqFt	\$273.80	\$301.75	\$248.68	
Distance from Condominium in miles		0.59	0.52	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01263-7501	1-01318-0019	1-01062-0019	1-00890-0011
Condominium Section	1655-R1			
Address	16 WEST 48 STREET	245 EAST 44 STREET	419 WEST 52 STREET	115 EAST 34 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN EAST	CLINTON	MURRAY HILL
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	152	182	220	196
Year Built	2005	1986	1987	1980
Gross SqFt	148,385	168,998	166,518	164,073
Estimated Gross Income	\$6,858,355	\$7,225,467	\$7,697,270	\$8,508,843
Gross Income per SqFt	\$46.22	\$42.75	\$46.22	\$51.86
Estimated Expense	\$2,032,875	\$2,095,411	\$2,281,272	\$2,322,392
Expense SqFt	\$13.70	\$12.40	\$13.70	\$14.15
Net Operating Income	\$4,825,480	\$5,130,056	\$5,415,998	\$6,186,451
Full Market Value	\$36,282,001	\$38,697,000	\$40,722,000	\$46,292,000
Market Value per SqFt	\$244.51	\$228.98	\$244.55	\$282.14
Distance from Condominium in miles		0.57	0.73	0.72

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01269-7501	1-01348-0049	1-01421-0021	1-01113-0001
<b>Condominium Section</b>	0090-R1			
<b>Address</b>	15 WEST 53 STREET	1044 2 AVENUE	1261 2 AVENUE	45 WEST 60 STREET
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	248	460	339	325
<b>Year Built</b>	1982	1975	1979	1981
<b>Gross SqFt</b>	503,000	580,480	490,652	408,644
<b>Estimated Gross Income</b>	\$24,440,770	\$33,377,600	\$23,842,534	\$19,039,072
<b>Gross Income per SqFt</b>	\$48.59	\$57.50	\$48.59	\$46.59
<b>Estimated Expense</b>	\$6,800,560	\$10,013,280	\$6,633,016	\$4,777,413
<b>Expense SqFt</b>	\$13.52	\$17.25	\$13.52	\$11.69
<b>Net Operating Income</b>	\$17,640,210	\$23,364,320	\$17,209,518	\$14,261,659
<b>Full Market Value</b>	\$132,305,010	\$173,997,000	\$129,075,000	\$107,198,000
<b>Market Value per SqFt</b>	\$263.03	\$299.75	\$263.07	\$262.33
<b>Distance from Condominium in miles</b>		0.70	0.85	0.65

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01270-7501	1-01274-0016	1-01283-0064	1-01307-0029
<b>Condominium Section</b>	1599-R1			
<b>Address</b>	40 WEST 55 STREET	21 WEST 58 STREET	6 EAST 48 STREET	155 EAST 52 STREET
<b>Neighborhood</b>	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN CBD	MIDTOWN CBD
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	35	71	40	113
<b>Year Built</b>	1925	1926	1942	1929
<b>Gross SqFt</b>	44,350	59,701	45,001	66,386
<b>Estimated Gross Income</b>	\$1,667,560	\$2,244,643	\$1,695,284	\$2,500,853
<b>Gross Income per SqFt</b>	\$37.60	\$37.60	\$37.67	\$37.67
<b>Estimated Expense</b>	\$570,341	\$767,546	\$513,283	\$590,442
<b>Expense SqFt</b>	\$12.86	\$12.86	\$11.41	\$8.89
<b>Net Operating Income</b>	\$1,097,219	\$1,477,097	\$1,182,001	\$1,910,411
<b>Full Market Value</b>	\$7,502,002	\$10,856,000	\$8,686,000	\$14,039,000
<b>Market Value per SqFt</b>	\$169.15	\$181.84	\$193.02	\$211.48
<b>Distance from Condominium in miles</b>		0.20	0.37	0.44

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01271-7501	1-01030-0019	1-01311-0028	1-01023-0061
Condominium Section	0007-R2			
Address	1360 6 AVENUE	217 WEST 58 STREET	141 EAST 56 STREET	260 WEST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN CBD	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	183	132	115	217
Year Built	1963	1954	1940	1987
Gross SqFt	141,738	165,078	107,485	190,289
Estimated Gross Income	\$5,414,392	\$6,933,276	\$4,105,761	\$6,871,120
Gross Income per SqFt	\$38.20	\$42.00	\$38.20	\$36.11
Estimated Expense	\$1,481,162	\$1,979,107	\$1,123,226	\$1,693,275
Expense SqFt	\$10.45	\$11.99	\$10.45	\$8.90
Net Operating Income	\$3,933,230	\$4,954,169	\$2,982,535	\$5,177,845
Full Market Value	\$25,409,869	\$34,000,000	\$22,571,000	\$38,193,000
Market Value per SqFt	\$179.27	\$205.96	\$209.99	\$200.71
Distance from Condominium in miles		0.36	0.44	0.42

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01272-7501	1-01041-0019	1-01045-0012	
Condominium Section	2037-R1			
Address	33 WEST 56 STREET	311 WEST 50 STREET	321 WEST 54 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	47	104	109	
Year Built	2008	2001	2001	
Gross SqFt	95,307	81,050	84,210	
Estimated Gross Income	\$4,239,255	\$4,129,753	\$3,201,119	
Gross Income per SqFt	\$44.48	\$50.95	\$38.01	
Estimated Expense	\$879,684	\$863,542	\$658,114	
Expense SqFt	\$9.23	\$10.65	\$7.82	
Net Operating Income	\$3,359,571	\$3,266,211	\$2,543,005	
Full Market Value	\$25,204,996	\$24,457,000	\$19,248,000	
Market Value per SqFt	\$264.46	\$301.75	\$228.57	
Distance from Condominium in miles		0.60	0.53	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01273-7501	1-01274-0006	1-01272-0001	1-01271-0007
Condominium Section	0141-R1			
Address	58 WEST 58 STREET	39 WEST 58 STREET	1380 AVENUE OF THE AMERIC	57 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	168	338	252	105
Year Built	1969	1948	1963	1962
Gross SqFt	206,973	269,346	303,642	112,000
Estimated Gross Income	\$8,204,410	\$12,733,536	\$12,035,171	\$4,018,994
Gross Income per SqFt	\$39.64	\$47.28	\$39.64	\$35.88
Estimated Expense	\$2,284,982	\$3,794,155	\$3,351,487	\$1,350,053
Expense SqFt	\$11.04	\$14.09	\$11.04	\$12.05
Net Operating Income	\$5,919,428	\$8,939,381	\$8,683,684	\$2,668,941
Full Market Value	\$44,753,001	\$67,163,000	\$65,651,000	\$19,697,000
Market Value per SqFt	\$216.23	\$249.36	\$216.21	\$175.87
Distance from Condominium in miles		0.05	0.06	0.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01274-7502	1-01274-0016	1-01007-0001	
Condominium Section	0702-R1			
Address	57 WEST 58 STREET	21 WEST 58 STREET	841 7 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	88	71	59	
Year Built	1901	1926	1923	
Gross SqFt	68,219	59,701	85,309	
Estimated Gross Income	\$2,509,777	\$2,244,643	\$3,069,766	
Gross Income per SqFt	\$36.79	\$37.60	\$35.98	
Estimated Expense	\$821,357	\$767,546	\$956,457	
Expense SqFt	\$12.04	\$12.86	\$11.21	
Net Operating Income	\$1,688,420	\$1,477,097	\$2,113,309	
Full Market Value	\$12,210,003	\$10,856,000	\$15,593,000	
Market Value per SqFt	\$178.98	\$181.84	\$182.78	
Distance from Condominium in miles		0.00	0.26	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01274-7503	1-01041-0019	1-01045-0012	
Condominium Section	1150-R1			
Address	50 CENTRAL PARK SOUTH	311 WEST 50 STREET	321 WEST 54 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	11	104	109	
Year Built	1931	2001	2001	
Gross SqFt	84,843	81,050	84,210	
Estimated Gross Income	\$3,773,817	\$4,129,753	\$3,201,119	
Gross Income per SqFt	\$44.48	\$50.95	\$38.01	
Estimated Expense	\$783,101	\$863,542	\$658,114	
Expense SqFt	\$9.23	\$10.65	\$7.82	
Net Operating Income	\$2,990,716	\$3,266,211	\$2,543,005	
Full Market Value	\$21,999,995	\$24,457,000	\$19,248,000	
Market Value per SqFt	\$259.30	\$301.75	\$228.57	
Distance from Condominium in miles		0.64	0.54	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01274-7504	1-01376-0001	1-01365-0009	
Condominium Section	1508-R1			
Address	768 5 AVENUE	800 5 AVENUE	415 EAST 53 STREET	
Neighborhood	MIDTOWN WEST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
Total Units	164	229	324	
Year Built	1907	1979	1982	
Gross SqFt	395,521	353,412	413,233	
Estimated Gross Income	\$24,838,719	\$27,503,376	\$19,545,921	
Gross Income per SqFt	\$62.80	\$77.82	\$47.30	
Estimated Expense	\$6,011,919	\$5,574,447	\$5,562,116	
Expense SqFt	\$15.20	\$15.77	\$13.46	
Net Operating Income	\$18,826,800	\$21,928,929	\$13,983,805	
Full Market Value	\$141,448,992	\$162,328,000	\$105,055,000	
Market Value per SqFt	\$357.63	\$459.32	\$254.23	
Distance from Condominium in miles		0.22	0.88	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01279-7501	1-01309-0041	1-01306-0050	1-01319-0037
Condominium Section	1961-R1			
Address	5 EAST 44 STREET	160 EAST 55 STREET	140 EAST 52 STREET	228 EAST 46 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	23	46	43	18
Year Built	2007	1955	1930	2008
Gross SqFt	26,026	26,000	26,613	18,249
Estimated Gross Income	\$1,168,828	\$867,694	\$2,124,117	\$879,967
Gross Income per SqFt	\$44.91	\$33.37	\$79.82	\$48.22
Estimated Expense	\$222,522	\$229,646	\$344,086	\$226,653
Expense SqFt	\$8.55	\$8.83	\$12.93	\$12.42
Net Operating Income	\$946,306	\$638,048	\$1,780,031	\$653,314
Full Market Value	\$7,122,003	\$4,740,000	\$13,177,000	\$4,901,000
Market Value per SqFt	\$273.65	\$182.31	\$495.13	\$268.56
Distance from Condominium in miles		0.57	0.45	0.41

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01287-7501	1-01274-0006	1-01272-0001	
Condominium Section	0013-R1			
Address	641 5 AVENUE	39 WEST 58 STREET	1380 AVENUE OF THE AMERIC	
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	226	338	252	
Year Built	1973	1948	1963	
Gross SqFt	477,801	269,346	303,642	
Estimated Gross Income	\$20,765,231	\$12,733,536	\$12,035,171	
Gross Income per SqFt	\$43.46	\$47.28	\$39.64	
Estimated Expense	\$6,106,297	\$3,794,155	\$3,351,487	
Expense SqFt	\$12.78	\$14.09	\$11.04	
Net Operating Income	\$14,658,934	\$8,939,381	\$8,683,684	
Full Market Value	\$110,433,001	\$67,163,000	\$65,651,000	
Market Value per SqFt	\$231.13	\$249.36	\$216.21	
Distance from Condominium in miles		0.39	0.28	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01290-7501	1-01311-0045	1-01299-0048	
Condominium Section	1456-R1			
Address	60 EAST 55 STREET	150 EAST 57 STREET	132 EAST 45 STREET	
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	74	145	95	
Year Built	2003	1997	1915	
Gross SqFt	115,852	158,063	72,000	
Estimated Gross Income	\$5,496,019	\$8,191,284	\$3,101,013	
Gross Income per SqFt	\$47.44	\$51.82	\$43.07	
Estimated Expense	\$1,325,347	\$2,421,361	\$924,360	
Expense SqFt	\$11.44	\$15.32	\$12.84	
Net Operating Income	\$4,170,672	\$5,769,923	\$2,176,653	
Full Market Value	\$31,476,998	\$43,175,000	\$16,403,000	
Market Value per SqFt	\$271.70	\$273.15	\$227.82	
Distance from Condominium in miles		0.22	0.53	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01292-7501	1-01274-0006	1-01332-0029	
Condominium Section	0086-R1			
Address	721 5 AVENUE	39 WEST 58 STREET	240 EAST 59 STREET	
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	244	338	167	
Year Built	1983	1948	1983	
Gross SqFt	499,668	269,346	324,212	
Estimated Gross Income	\$22,220,236	\$12,733,536	\$13,502,516	
Gross Income per SqFt	\$44.47	\$47.28	\$41.65	
Estimated Expense	\$6,980,362	\$3,794,155	\$4,351,027	
Expense SqFt	\$13.97	\$14.09	\$13.42	
Net Operating Income	\$15,239,874	\$8,939,381	\$9,151,489	
Full Market Value	\$114,241,751	\$67,163,000	\$69,083,000	
Market Value per SqFt	\$228.64	\$249.36	\$213.08	
Distance from Condominium in miles		0.19	0.42	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01294-7501	1-01274-0006	1-01416-0002	
Condominium Section	0144-R1			
Address	500 PARK AVENUE	39 WEST 58 STREET	1033 3 AVENUE	
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	56	338	133	
Year Built	1982	1948	1967	
Gross SqFt	176,494	269,346	241,274	
Estimated Gross Income	\$7,769,266	\$12,733,536	\$9,831,995	
Gross Income per SqFt	\$44.02	\$47.28	\$40.75	
Estimated Expense	\$2,204,410	\$3,794,155	\$2,526,044	
Expense SqFt	\$12.49	\$14.09	\$10.47	
Net Operating Income	\$5,564,856	\$8,939,381	\$7,305,951	
Full Market Value	\$41,906,995	\$67,163,000	\$55,189,000	
Market Value per SqFt	\$237.44	\$249.36	\$228.74	
Distance from Condominium in miles		0.26	0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01303-7501	1-01318-0019	1-01318-0022	
Condominium Section	0305-R1			
Address	145 EAST 48 STREET	245 EAST 44 STREET	825 2 AVENUE	
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	207	182	249	
Year Built	1985	1986	1964	
Gross SqFt	185,540	168,998	210,810	
Estimated Gross Income	\$7,889,161	\$7,225,467	\$8,914,182	
Gross Income per SqFt	\$42.52	\$42.75	\$42.29	
Estimated Expense	\$2,298,841	\$2,095,411	\$2,549,801	
Expense SqFt	\$12.39	\$12.40	\$12.10	
Net Operating Income	\$5,590,320	\$5,130,056	\$6,364,381	
Full Market Value	\$42,174,996	\$38,697,000	\$48,022,000	
Market Value per SqFt	\$227.31	\$228.98	\$227.80	
Distance from Condominium in miles		0.23	0.23	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01309-7502	1-01309-0050	1-01311-0028	1-01307-0029
Condominium Section	0420-R1			
Address	135 EAST 54 STREET	136 EAST 55 STREET	141 EAST 56 STREET	155 EAST 52 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	145	200	115	113
Year Built	1951	1957	1940	1929
Gross SqFt	132,205	204,269	107,485	66,386
Estimated Gross Income	\$4,980,162	\$7,426,465	\$4,105,761	\$2,500,853
Gross Income per SqFt	\$37.67	\$36.36	\$38.20	\$37.67
Estimated Expense	\$1,175,302	\$2,621,503	\$1,123,226	\$590,442
Expense SqFt	\$8.89	\$12.83	\$10.45	\$8.89
Net Operating Income	\$3,804,860	\$4,804,962	\$2,982,535	\$1,910,411
Full Market Value	\$23,759,983	\$35,422,000	\$22,571,000	\$14,039,000
Market Value per SqFt	\$179.72	\$173.41	\$209.99	\$211.48
Distance from Condominium in miles		0.09	0.14	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01310-7501	1-01311-0028	1-01309-0039	1-01307-0029
Condominium Section	0030-R1			
Address	141 EAST 55 STREET	141 EAST 56 STREET	162 EAST 55 STREET	155 EAST 52 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	87	115	34	113
Year Built	1956	1940	1941	1929
Gross SqFt	70,773	107,485	25,000	66,386
Estimated Gross Income	\$2,666,019	\$4,105,761	\$929,467	\$2,500,853
Gross Income per SqFt	\$37.67	\$38.20	\$37.18	\$37.67
Estimated Expense	\$629,172	\$1,123,226	\$194,850	\$590,442
Expense SqFt	\$8.89	\$10.45	\$7.79	\$8.89
Net Operating Income	\$2,036,847	\$2,982,535	\$734,617	\$1,910,411
Full Market Value	\$14,968,005	\$22,571,000	\$5,405,000	\$14,039,000
Market Value per SqFt	\$211.49	\$209.99	\$216.20	\$211.48
Distance from Condominium in miles		0.05	0.05	0.15

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01310-7502	1-01311-0028	1-01307-0029	
Condominium Section	0199-R1			
Address	667 LEXINGTON AVENUE	141 EAST 56 STREET	155 EAST 52 STREET	
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	156	115	113	
Year Built	1956	1940	1929	
Gross SqFt	141,440	107,485	66,386	
Estimated Gross Income	\$5,294,099	\$4,105,761	\$2,500,853	
Gross Income per SqFt	\$37.43	\$38.20	\$37.67	
Estimated Expense	\$1,179,610	\$1,123,226	\$590,442	
Expense SqFt	\$8.34	\$10.45	\$8.89	
Net Operating Income	\$4,114,489	\$2,982,535	\$1,910,411	
Full Market Value	\$30,254,004	\$22,571,000	\$14,039,000	
Market Value per SqFt	\$213.90	\$209.99	\$211.48	
Distance from Condominium in miles		0.05	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01310-7503	1-01311-0028	1-01307-0029	
Condominium Section	0289-R1			
Address	150 EAST 56 STREET	141 EAST 56 STREET	155 EAST 52 STREET	
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	75	115	113	
Year Built	1956	1940	1929	
Gross SqFt	65,658	107,485	66,386	
Estimated Gross Income	\$2,457,579	\$4,105,761	\$2,500,853	
Gross Income per SqFt	\$37.43	\$38.20	\$37.67	
Estimated Expense	\$547,588	\$1,123,226	\$590,442	
Expense SqFt	\$8.34	\$10.45	\$8.89	
Net Operating Income	\$1,909,991	\$2,982,535	\$1,910,411	
Full Market Value	\$14,044,006	\$22,571,000	\$14,039,000	
Market Value per SqFt	\$213.90	\$209.99	\$211.48	
Distance from Condominium in miles		0.05	0.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01312-7501	1-01274-0006	1-01416-0002	1-01272-0001
Condominium Section	0016-R1			
Address	117 EAST 57 STREET	39 WEST 58 STREET	1033 3 AVENUE	1380 AVENUE OF THE AMERIC
Neighborhood	MIDTOWN CBD	MIDTOWN WEST	UPPER EAST SIDE (59-79)	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	236	338	133	252
Year Built	1975	1948	1967	1963
Gross SqFt	364,872	269,346	241,274	303,642
Estimated Gross Income	\$15,196,919	\$12,733,536	\$9,831,995	\$12,035,171
Gross Income per SqFt	\$41.65	\$47.28	\$40.75	\$39.64
Estimated Expense	\$4,896,582	\$3,794,155	\$2,526,044	\$3,351,487
Expense SqFt	\$13.42	\$14.09	\$10.47	\$11.04
Net Operating Income	\$10,300,337	\$8,939,381	\$7,305,951	\$8,683,684
Full Market Value	\$77,756,004	\$67,163,000	\$55,189,000	\$65,651,000
Market Value per SqFt	\$213.10	\$249.36	\$228.74	\$216.21
Distance from Condominium in miles		0.36	0.29	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01312-7502	1-01311-0028	1-01309-0050	1-01309-0039
Condominium Section	0756-R1			
Address	465 PARK AVENUE	141 EAST 56 STREET	136 EAST 55 STREET	162 EAST 55 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	120	115	200	34
Year Built	1926	1940	1957	1941
Gross SqFt	221,819	107,485	204,269	25,000
Estimated Gross Income	\$8,247,230	\$4,105,761	\$7,426,465	\$929,467
Gross Income per SqFt	\$37.18	\$38.20	\$36.36	\$37.18
Estimated Expense	\$1,727,970	\$1,123,226	\$2,621,503	\$194,850
Expense SqFt	\$7.79	\$10.45	\$12.83	\$7.79
Net Operating Income	\$6,519,260	\$2,982,535	\$4,804,962	\$734,617
Full Market Value	\$47,964,000	\$22,571,000	\$35,422,000	\$5,405,000
Market Value per SqFt	\$216.23	\$209.99	\$173.41	\$216.20
Distance from Condominium in miles		0.11	0.18	0.18

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01313-7501	1-01311-0045	1-01299-0048	
Condominium Section	1350-R1			
Address	151 EAST 58 STREET	150 EAST 57 STREET	132 EAST 45 STREET	
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	105	145	95	
Year Built	2001	1997	1915	
Gross SqFt	365,000	158,063	72,000	
Estimated Gross Income	\$17,315,600	\$8,191,284	\$3,101,013	
Gross Income per SqFt	\$47.44	\$51.82	\$43.07	
Estimated Expense	\$4,175,600	\$2,421,361	\$924,360	
Expense SqFt	\$11.44	\$15.32	\$12.84	
Net Operating Income	\$13,140,000	\$5,769,923	\$2,176,653	
Full Market Value	\$119,899,916	\$43,175,000	\$16,403,000	
Market Value per SqFt	\$328.49	\$273.15	\$227.82	
Distance from Condominium in miles		0.11	0.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01314-7501	1-00939-0001	1-00944-0010	
Condominium Section	0319-R1			
Address	235 EAST 40 STREET	604 2 AVENUE	330 EAST 39 STREET	
Neighborhood	MIDTOWN EAST	KIPS BAY	KIPS BAY	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	364	370	511	
Year Built	1986	1974	1980	
Gross SqFt	351,161	366,200	438,635	
Estimated Gross Income	\$15,352,759	\$16,189,751	\$19,278,245	
Gross Income per SqFt	\$43.72	\$44.21	\$43.95	
Estimated Expense	\$4,923,277	\$5,074,358	\$5,727,874	
Expense SqFt	\$14.02	\$13.86	\$13.06	
Net Operating Income	\$10,429,482	\$11,115,393	\$13,550,371	
Full Market Value	\$78,559,005	\$83,694,000	\$102,044,000	
Market Value per SqFt	\$223.71	\$228.55	\$232.64	
Distance from Condominium in miles		0.37	0.17	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01319-7501	1-01343-0005	1-01338-0035	
Condominium Section	0482-R1			
Address	240 EAST 46 STREET	307 EAST 50 STREET	330 EAST 46 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	100	111	206	
Year Built	1970	1962	1961	
Gross SqFt	60,900	71,137	133,828	
Estimated Gross Income	\$2,142,462	\$2,235,385	\$5,262,298	
Gross Income per SqFt	\$35.18	\$31.42	\$39.32	
Estimated Expense	\$673,554	\$739,775	\$1,566,613	
Expense SqFt	\$11.06	\$10.40	\$11.71	
Net Operating Income	\$1,468,908	\$1,495,610	\$3,695,685	
Full Market Value	\$10,864,000	\$11,162,000	\$27,947,000	
Market Value per SqFt	\$178.39	\$156.91	\$208.83	
Distance from Condominium in miles		0.28	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01319-7502	1-01309-0008	1-00449-0017	
Condominium Section	1614-R1			
Address	845 2 AVENUE	125 EAST 54 STREET	56 ST MARK'S PLACE	
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	EAST VILLAGE	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	18	66	24	
Year Built	2001	1977	2005	
Gross SqFt	11,861	56,073	16,454	
Estimated Gross Income	\$508,956	\$2,703,803	\$645,820	
Gross Income per SqFt	\$42.91	\$48.22	\$39.25	
Estimated Expense	\$135,097	\$696,287	\$219,661	
Expense SqFt	\$11.39	\$12.42	\$13.35	
Net Operating Income	\$373,859	\$2,007,516	\$426,159	
Full Market Value	\$2,819,999	\$15,061,000	\$3,223,000	
Market Value per SqFt	\$237.75	\$268.60	\$195.88	
Distance from Condominium in miles		0.49	1.87	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01320-7501	1-01298-0041	1-01338-0040	1-01302-0033
Condominium Section	0085-R1			
Address	238 EAST 47 STREET	150 EAST 44 STREET	314 EAST 46 STREET	760 3 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN CBD
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	231	362	250	310
Year Built	1982	2000	1981	1929
Gross SqFt	350,000	352,725	253,256	297,703
Estimated Gross Income	\$16,131,500	\$12,966,178	\$11,671,611	\$10,253,538
Gross Income per SqFt	\$46.09	\$36.76	\$46.09	\$34.44
Estimated Expense	\$5,187,000	\$3,549,838	\$3,754,492	\$3,681,892
Expense SqFt	\$14.82	\$10.06	\$14.82	\$12.37
Net Operating Income	\$10,944,500	\$9,416,340	\$7,917,119	\$6,571,646
Full Market Value	\$82,296,053	\$69,350,000	\$59,532,000	\$48,679,000
Market Value per SqFt	\$235.13	\$196.61	\$235.07	\$163.52
Distance from Condominium in miles		0.19	0.15	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01320-7502	1-01320-0018	1-01307-0029	
Condominium Section	0238-R1			
Address	216 EAST 47 STREET	235 EAST 46 STREET	155 EAST 52 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	48	63	113	
Year Built	1985	1938	1929	
Gross SqFt	77,029	49,914	66,386	
Estimated Gross Income	\$2,950,981	\$2,234,339	\$2,500,853	
Gross Income per SqFt	\$38.31	\$44.76	\$37.67	
Estimated Expense	\$793,399	\$727,099	\$590,442	
Expense SqFt	\$10.30	\$14.57	\$8.89	
Net Operating Income	\$2,157,582	\$1,507,240	\$1,910,411	
Full Market Value	\$16,327,000	\$11,345,000	\$14,039,000	
Market Value per SqFt	\$211.96	\$227.29	\$211.48	
Distance from Condominium in miles		0.00	0.32	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01320-7503	1-01320-0018	1-01343-0005	1-01342-0045
Condominium Section	0240-R1			
Address	210 EAST 47 STREET	235 EAST 46 STREET	307 EAST 50 STREET	320 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	92	63	111	36
Year Built	1957	1938	1962	1960
Gross SqFt	63,927	49,914	71,137	23,442
Estimated Gross Income	\$2,211,874	\$2,234,339	\$2,235,385	\$811,202
Gross Income per SqFt	\$34.60	\$44.76	\$31.42	\$34.60
Estimated Expense	\$624,567	\$727,099	\$739,775	\$229,015
Expense SqFt	\$9.77	\$14.57	\$10.40	\$9.77
Net Operating Income	\$1,587,307	\$1,507,240	\$1,495,610	\$582,187
Full Market Value	\$11,752,981	\$11,345,000	\$11,162,000	\$4,311,000
Market Value per SqFt	\$183.85	\$227.29	\$156.91	\$183.90
Distance from Condominium in miles		0.00	0.24	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01320-7504	1-01320-0018	1-01343-0036	
Condominium Section	0451-R1			
Address	225 EAST 46 STREET	235 EAST 46 STREET	340 EAST 51 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	129	63	116	
Year Built	1956	1938	1965	
Gross SqFt	81,745	49,914	88,658	
Estimated Gross Income	\$3,134,103	\$2,234,339	\$3,436,384	
Gross Income per SqFt	\$38.34	\$44.76	\$38.76	
Estimated Expense	\$1,198,382	\$727,099	\$1,168,512	
Expense SqFt	\$14.66	\$14.57	\$13.18	
Net Operating Income	\$1,935,721	\$1,507,240	\$2,267,872	
Full Market Value	\$14,648,002	\$11,345,000	\$17,156,000	
Market Value per SqFt	\$179.19	\$227.29	\$193.51	
Distance from Condominium in miles		0.00	0.24	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01320-7505	1-01338-0040	1-01318-0019	
Condominium Section	0620-R1			
Address	236 EAST 47 STREET	314 EAST 46 STREET	245 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	173	250	182	
Year Built	1988	1981	1986	
Gross SqFt	164,753	253,256	168,998	
Estimated Gross Income	\$7,318,328	\$11,671,611	\$7,225,467	
Gross Income per SqFt	\$44.42	\$46.09	\$42.75	
Estimated Expense	\$2,242,288	\$3,754,492	\$2,095,411	
Expense SqFt	\$13.61	\$14.82	\$12.40	
Net Operating Income	\$5,076,040	\$7,917,119	\$5,130,056	
Full Market Value	\$38,215,010	\$59,532,000	\$38,697,000	
Market Value per SqFt	\$231.95	\$235.07	\$228.98	
Distance from Condominium in miles		0.15	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01320-7506	1-01338-0040	1-01318-0019	1-01338-0035
Condominium Section	1828-R1			
Address	211 EAST 46 STREET	314 EAST 46 STREET	245 EAST 44 STREET	330 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	261	250	182	206
Year Built	1979	1981	1986	1961
Gross SqFt	207,246	253,256	168,998	133,828
Estimated Gross Income	\$8,859,767	\$11,671,611	\$7,225,467	\$5,262,298
Gross Income per SqFt	\$42.75	\$46.09	\$42.75	\$39.32
Estimated Expense	\$2,569,850	\$3,754,492	\$2,095,411	\$1,566,613
Expense SqFt	\$12.40	\$14.82	\$12.40	\$11.71
Net Operating Income	\$6,289,917	\$7,917,119	\$5,130,056	\$3,695,685
Full Market Value	\$45,650,062	\$59,532,000	\$38,697,000	\$27,947,000
Market Value per SqFt	\$220.27	\$235.07	\$228.98	\$208.83
Distance from Condominium in miles		0.15	0.10	0.15



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01322-7501	1-01338-0035	1-01318-0019	
Condominium Section	0201-R1			
Address	249 EAST 48 STREET	330 EAST 46 STREET	245 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	162	206	182	
Year Built	1959	1961	1986	
Gross SqFt	170,631	133,828	168,998	
Estimated Gross Income	\$6,185,374	\$5,262,298	\$7,225,467	
Gross Income per SqFt	\$36.25	\$39.32	\$42.75	
Estimated Expense	\$1,861,584	\$1,566,613	\$2,095,411	
Expense SqFt	\$10.91	\$11.71	\$12.40	
Net Operating Income	\$4,323,790	\$3,695,685	\$5,130,056	
Full Market Value	\$31,881,993	\$27,947,000	\$38,697,000	
Market Value per SqFt	\$186.85	\$208.83	\$228.98	
Distance from Condominium in miles		0.20	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01322-7502	1-01317-0020	1-01369-0042	
Condominium Section	2055-R1			
Address	250 EAST 49 STREET	235 EAST 43 STREET	410 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	77	22	125	
Year Built	2006	1990	1974	
Gross SqFt	105,668	87,151	105,734	
Estimated Gross Income	\$4,522,590	\$3,928,767	\$4,285,399	
Gross Income per SqFt	\$42.80	\$45.08	\$40.53	
Estimated Expense	\$1,130,648	\$1,231,100	\$1,457,015	
Expense SqFt	\$10.70	\$14.13	\$13.78	
Net Operating Income	\$3,391,942	\$2,697,667	\$2,828,384	
Full Market Value	\$25,485,990	\$20,300,000	\$21,369,000	
Market Value per SqFt	\$241.19	\$232.93	\$202.10	
Distance from Condominium in miles		0.25	0.53	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01323-7501	1-01338-0040	1-01318-0019	
Condominium Section	0185-R1			
Address	255 EAST 49 STREET	314 EAST 46 STREET	245 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	174	250	182	
Year Built	1985	1981	1986	
Gross SqFt	193,134	253,256	168,998	
Estimated Gross Income	\$8,579,012	\$11,671,611	\$7,225,467	
Gross Income per SqFt	\$44.42	\$46.09	\$42.75	
Estimated Expense	\$2,628,554	\$3,754,492	\$2,095,411	
Expense SqFt	\$13.61	\$14.82	\$12.40	
Net Operating Income	\$5,950,458	\$7,917,119	\$5,130,056	
Full Market Value	\$44,797,994	\$59,532,000	\$38,697,000	
Market Value per SqFt	\$231.95	\$235.07	\$228.98	
Distance from Condominium in miles		0.24	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01324-7501	1-01309-0008	1-00935-0053	
Condominium Section	0518-R1			
Address	245 EAST 50 STREET	125 EAST 54 STREET	312 EAST 30 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	KIPS BAY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	16	66	67	
Year Built	1980	1977	1986	
Gross SqFt	19,082	56,073	47,820	
Estimated Gross Income	\$765,761	\$2,703,803	\$1,656,890	
Gross Income per SqFt	\$40.13	\$48.22	\$34.65	
Estimated Expense	\$190,248	\$696,287	\$580,343	
Expense SqFt	\$9.97	\$12.42	\$12.14	
Net Operating Income	\$575,513	\$2,007,516	\$1,076,547	
Full Market Value	\$4,348,999	\$15,061,000	\$7,971,000	
Market Value per SqFt	\$227.91	\$268.60	\$166.69	
Distance from Condominium in miles		0.29	1.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01325-7501	1-01424-0004	1-01453-0021	
Condominium Section	0227-R1			
Address	226 EAST 52 STREET	203 EAST 69 STREET	353 EAST 78 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	25	15	67	
Year Built	1984	1980	1986	
Gross SqFt	46,800	32,500	53,662	
Estimated Gross Income	\$1,875,000	\$1,705,497	\$1,890,012	
Gross Income per SqFt	\$40.06	\$52.48	\$35.22	
Estimated Expense	\$374,000	\$266,631	\$420,072	
Expense SqFt	\$7.99	\$8.20	\$7.83	
Net Operating Income	\$1,501,000	\$1,438,866	\$1,469,940	
Full Market Value	\$11,217,000	\$10,762,000	\$10,871,000	
Market Value per SqFt	\$239.68	\$331.14	\$202.58	
Distance from Condominium in miles		0.89	1.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01325-7502	1-01453-0035	1-01124-0051	
Condominium Section	0424-R1			
Address	230 EAST 52 STREET	334 EAST 79 STREET	32 WEST 72 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	27	46	18	
Year Built	1901	1920	1926	
Gross SqFt	15,410	27,124	9,185	
Estimated Gross Income	\$566,009	\$998,731	\$336,549	
Gross Income per SqFt	\$36.73	\$36.82	\$36.64	
Estimated Expense	\$139,615	\$270,162	\$74,931	
Expense SqFt	\$9.06	\$9.96	\$8.16	
Net Operating Income	\$426,394	\$728,569	\$261,618	
Full Market Value	\$3,140,994	\$5,365,000	\$1,927,000	
Market Value per SqFt	\$203.83	\$197.80	\$209.80	
Distance from Condominium in miles		1.35	1.45	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01325-7503	1-01343-0005	1-01309-0039	
Condominium Section	1931-R1			
Address	209 EAST 51 STREET	307 EAST 50 STREET	162 EAST 55 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	
Total Units	73	111	34	
Year Built	1958	1962	1941	
Gross SqFt	65,985	71,137	25,000	
Estimated Gross Income	\$2,263,286	\$2,235,385	\$929,467	
Gross Income per SqFt	\$34.30	\$31.42	\$37.18	
Estimated Expense	\$600,464	\$739,775	\$194,850	
Expense SqFt	\$9.10	\$10.40	\$7.79	
Net Operating Income	\$1,662,822	\$1,495,610	\$734,617	
Full Market Value	\$12,320,002	\$11,162,000	\$5,405,000	
Market Value per SqFt	\$186.71	\$156.91	\$216.20	
Distance from Condominium in miles		0.15	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01325-7504	1-01325-0019	1-01344-0036	1-01307-0029
Condominium Section	2240-R1			
Address	214 EAST 52 STREET	235 EAST 51 STREET	330 EAST 52 STREET	155 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	21	26	41	113
Year Built	1900	1913	1927	1929
Gross SqFt	17,216	15,258	28,570	66,386
Estimated Gross Income	\$648,527	\$664,640	\$952,282	\$2,500,853
Gross Income per SqFt	\$37.67	\$43.56	\$33.33	\$37.67
Estimated Expense	\$153,050	\$207,957	\$262,338	\$590,442
Expense SqFt	\$8.89	\$13.63	\$9.18	\$8.89
Net Operating Income	\$495,477	\$456,683	\$689,944	\$1,910,411
Full Market Value	\$4,102,447	\$3,440,000	\$5,126,000	\$14,039,000
Market Value per SqFt	\$238.29	\$225.46	\$179.42	\$211.48
Distance from Condominium in miles		0.00	0.14	0.13

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01326-7501	1-01338-0040	1-01318-0019	
Condominium Section	1840-R1			
Address	250 EAST 53 STREET	314 EAST 46 STREET	245 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	135	250	182	
Year Built	2006	1981	1986	
Gross SqFt	197,233	253,256	168,998	
Estimated Gross Income	\$8,761,090	\$11,671,611	\$7,225,467	
Gross Income per SqFt	\$44.42	\$46.09	\$42.75	
Estimated Expense	\$2,684,341	\$3,754,492	\$2,095,411	
Expense SqFt	\$13.61	\$14.82	\$12.40	
Net Operating Income	\$6,076,749	\$7,917,119	\$5,130,056	
Full Market Value	\$45,748,001	\$59,532,000	\$38,697,000	
Market Value per SqFt	\$231.95	\$235.07	\$228.98	
Distance from Condominium in miles		0.37	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01327-7501	1-01331-0039	1-01343-0049	
Condominium Section	0795-R1			
Address	211 EAST 53 STREET	210 EAST 58 STREET	956 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	146	109	121	
Year Built	1957	1959	1959	
Gross SqFt	126,021	84,000	115,860	
Estimated Gross Income	\$4,192,719	\$2,838,640	\$3,793,214	
Gross Income per SqFt	\$33.27	\$33.79	\$32.74	
Estimated Expense	\$1,320,700	\$973,907	\$1,084,425	
Expense SqFt	\$10.48	\$11.59	\$9.36	
Net Operating Income	\$2,872,019	\$1,864,733	\$2,708,789	
Full Market Value	\$21,339,000	\$13,841,000	\$20,149,000	
Market Value per SqFt	\$169.33	\$164.77	\$173.91	
Distance from Condominium in miles		0.20	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01327-7502	1-01349-0014	1-01338-0040	
Condominium Section	0896-R1			
Address	250 EAST 54 STREET	333 EAST 56 STREET	314 EAST 46 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	176	228	250	
Year Built	1990	1982	1981	
Gross SqFt	237,531	225,154	253,256	
Estimated Gross Income	\$10,947,804	\$11,015,534	\$11,671,611	
Gross Income per SqFt	\$46.09	\$48.92	\$46.09	
Estimated Expense	\$3,520,209	\$2,718,960	\$3,754,492	
Expense SqFt	\$14.82	\$12.08	\$14.82	
Net Operating Income	\$7,427,595	\$8,296,574	\$7,917,119	
Full Market Value	\$55,850,998	\$62,212,000	\$59,532,000	
Market Value per SqFt	\$235.13	\$276.31	\$235.07	
Distance from Condominium in miles		0.20	0.42	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01329-7501	1-01424-0004	1-01415-0009	
Condominium Section	2007-R1			
Address	231 EAST 55 STREET	203 EAST 69 STREET	217 EAST 60 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	40	15	23	
Year Built	2000	1980	1985	
Gross SqFt	54,638	32,500	15,561	
Estimated Gross Income	\$2,730,000	\$1,705,497	\$718,409	
Gross Income per SqFt	\$49.97	\$52.48	\$46.17	
Estimated Expense	\$550,000	\$266,631	\$190,873	
Expense SqFt	\$10.07	\$8.20	\$12.27	
Net Operating Income	\$2,180,000	\$1,438,866	\$527,536	
Full Market Value	\$16,180,996	\$10,762,000	\$3,966,000	
Market Value per SqFt	\$296.15	\$331.14	\$254.87	
Distance from Condominium in miles		0.69	0.25	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01330-7501	1-01460-0047	1-01311-0045	
Condominium Section	1563-R1			
Address	212 EAST 57 STREET	400 EAST 66 STREET	150 EAST 57 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	38	129	145	
Year Built	2004	1999	1997	
Gross SqFt	70,308	138,500	158,063	
Estimated Gross Income	\$3,050,000	\$5,968,600	\$8,191,284	
Gross Income per SqFt	\$43.38	\$43.09	\$51.82	
Estimated Expense	\$775,000	\$1,489,016	\$2,421,361	
Expense SqFt	\$11.02	\$10.75	\$15.32	
Net Operating Income	\$2,275,000	\$4,479,584	\$5,769,923	
Full Market Value	\$16,983,003	\$30,910,000	\$43,175,000	
Market Value per SqFt	\$241.55	\$223.18	\$273.15	
Distance from Condominium in miles		0.53	0.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01331-7501	1-01331-0039	1-01350-0040	
Condominium Section	0541-R1			
Address	200 EAST 58 STREET	210 EAST 58 STREET	320 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	115	109	128	
Year Built	1963	1959	1961	
Gross SqFt	128,436	84,000	108,559	
Estimated Gross Income	\$4,129,217	\$2,838,640	\$3,310,784	
Gross Income per SqFt	\$32.15	\$33.79	\$30.50	
Estimated Expense	\$1,346,009	\$973,907	\$1,015,643	
Expense SqFt	\$10.48	\$11.59	\$9.36	
Net Operating Income	\$2,783,208	\$1,864,733	\$2,295,141	
Full Market Value	\$20,741,999	\$13,841,000	\$17,162,000	
Market Value per SqFt	\$161.50	\$164.77	\$158.09	
Distance from Condominium in miles		0.00	0.14	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01331-7502	1-01272-0001	1-01309-0050	1-01422-0021
Condominium Section	0563-R1			
Address	225 EAST 57 STREET	1380 AVENUE OF THE AMERIC	136 EAST 55 STREET	1283 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN WEST	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	260	252	200	176
Year Built	1964	1963	1957	1973
Gross SqFt	305,093	303,642	204,269	348,130
Estimated Gross Income	\$11,093,181	\$12,035,171	\$7,426,465	\$11,787,648
Gross Income per SqFt	\$36.36	\$39.64	\$36.36	\$33.86
Estimated Expense	\$4,680,127	\$3,351,487	\$2,621,503	\$3,767,578
Expense SqFt	\$15.34	\$11.04	\$12.83	\$10.82
Net Operating Income	\$6,413,054	\$8,683,684	\$4,804,962	\$8,020,070
Full Market Value	\$47,276,000	\$65,651,000	\$35,422,000	\$59,518,000
Market Value per SqFt	\$154.96	\$216.21	\$173.41	\$170.96
Distance from Condominium in miles		0.55	0.20	0.49

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01331-7503	1-01438-0049	1-01369-0042	
Condominium Section	1538-R1			
Address	207 EAST 57 STREET	1218 2 AVENUE	410 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	67	105	125	
Year Built	2005	1996	1974	
Gross SqFt	104,916	142,209	105,734	
Estimated Gross Income	\$5,027,575	\$9,184,500	\$4,285,399	
Gross Income per SqFt	\$47.92	\$64.58	\$40.53	
Estimated Expense	\$1,653,476	\$1,820,188	\$1,457,015	
Expense SqFt	\$15.76	\$12.80	\$13.78	
Net Operating Income	\$3,374,099	\$7,364,312	\$2,828,384	
Full Market Value	\$25,336,999	\$54,514,000	\$21,369,000	
Market Value per SqFt	\$241.50	\$383.34	\$202.10	
Distance from Condominium in miles		0.32	0.27	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01336-7501	1-01338-0040	1-01318-0019	
Condominium Section	0168-R1			
Address	806 2 AVENUE	314 EAST 46 STREET	245 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	79	250	182	
Year Built	1983	1981	1986	
Gross SqFt	127,399	253,256	168,998	
Estimated Gross Income	\$5,659,064	\$11,671,611	\$7,225,467	
Gross Income per SqFt	\$44.42	\$46.09	\$42.75	
Estimated Expense	\$1,733,900	\$3,754,492	\$2,095,411	
Expense SqFt	\$13.61	\$14.82	\$12.40	
Net Operating Income	\$3,925,164	\$7,917,119	\$5,130,056	
Full Market Value	\$29,549,995	\$59,532,000	\$38,697,000	
Market Value per SqFt	\$231.95	\$235.07	\$228.98	
Distance from Condominium in miles		0.10	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01338-7501	1-01338-0035	1-01343-0036	1-01318-0019
Condominium Section	0247-R1			
Address	846 2 AVENUE	330 EAST 46 STREET	340 EAST 51 STREET	245 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	113	206	116	182
Year Built	1980	1961	1965	1986
Gross SqFt	86,845	133,828	88,658	168,998
Estimated Gross Income	\$3,381,744	\$5,262,298	\$3,436,384	\$7,225,467
Gross Income per SqFt	\$38.94	\$39.32	\$38.76	\$42.75
Estimated Expense	\$1,016,955	\$1,566,613	\$1,168,512	\$2,095,411
Expense SqFt	\$11.71	\$11.71	\$13.18	\$12.40
Net Operating Income	\$2,364,789	\$3,695,685	\$2,267,872	\$5,130,056
Full Market Value	\$16,939,996	\$27,947,000	\$17,156,000	\$38,697,000
Market Value per SqFt	\$195.06	\$208.83	\$193.51	\$228.98
Distance from Condominium in miles		0.00	0.25	0.15

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01338-7502	1-01318-0019	1-01338-0035	
Condominium Section	0614-R1			
Address	325 EAST 45 STREET	245 EAST 44 STREET	330 EAST 46 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	166	182	206	
Year Built	1977	1986	1961	
Gross SqFt	122,021	168,998	133,828	
Estimated Gross Income	\$4,984,558	\$7,225,467	\$5,262,298	
Gross Income per SqFt	\$40.85	\$42.75	\$39.32	
Estimated Expense	\$1,471,573	\$2,095,411	\$1,566,613	
Expense SqFt	\$12.06	\$12.40	\$11.71	
Net Operating Income	\$3,512,985	\$5,130,056	\$3,695,685	
Full Market Value	\$26,535,001	\$38,697,000	\$27,947,000	
Market Value per SqFt	\$217.46	\$228.98	\$208.83	
Distance from Condominium in miles		0.15	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01340-7501	1-01348-0049	1-01376-0001	
Condominium Section	1165-R1			
Address	845 UNITED NATIONS PLAZA	1044 2 AVENUE	800 5 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	366	460	229	
Year Built	2000	1975	1979	
Gross SqFt	825,532	580,480	353,412	
Estimated Gross Income	\$51,500,000	\$33,377,600	\$27,503,376	
Gross Income per SqFt	\$62.38	\$57.50	\$77.82	
Estimated Expense	\$14,000,000	\$10,013,280	\$5,574,447	
Expense SqFt	\$16.96	\$17.25	\$15.77	
Net Operating Income	\$37,500,000	\$23,364,320	\$21,928,929	
Full Market Value	\$275,918,004	\$173,997,000	\$162,328,000	
Market Value per SqFt	\$334.23	\$299.75	\$459.32	
Distance from Condominium in miles		0.39	0.88	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-7501	1-01343-0005	1-01343-0049	1-01362-0012
Condominium Section	0176-R1			
Address	330 EAST 49 STREET	307 EAST 50 STREET	956 2 AVENUE	20 BEEKMAN PLACE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	141	111	121	78
Year Built	1962	1962	1959	1957
Gross SqFt	89,872	71,137	115,860	98,808
Estimated Gross Income	\$2,823,778	\$2,235,385	\$3,793,214	\$2,417,575
Gross Income per SqFt	\$31.42	\$31.42	\$32.74	\$24.47
Estimated Expense	\$934,669	\$739,775	\$1,084,425	\$770,471
Expense SqFt	\$10.40	\$10.40	\$9.36	\$7.80
Net Operating Income	\$1,889,109	\$1,495,610	\$2,708,789	\$1,647,104
Full Market Value	\$14,099,000	\$11,162,000	\$20,149,000	\$11,977,000
Market Value per SqFt	\$156.88	\$156.91	\$173.91	\$121.21
Distance from Condominium in miles		0.10	0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-7502	1-01343-0005	1-01343-0049	1-01362-0012
Condominium Section	0259-R1			
Address	317 EAST 48 STREET	307 EAST 50 STREET	956 2 AVENUE	20 BEEKMAN PLACE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	126	111	121	78
Year Built	1962	1962	1959	1957
Gross SqFt	82,112	71,137	115,860	98,808
Estimated Gross Income	\$2,579,959	\$2,235,385	\$3,793,214	\$2,417,575
Gross Income per SqFt	\$31.42	\$31.42	\$32.74	\$24.47
Estimated Expense	\$853,965	\$739,775	\$1,084,425	\$770,471
Expense SqFt	\$10.40	\$10.40	\$9.36	\$7.80
Net Operating Income	\$1,725,994	\$1,495,610	\$2,708,789	\$1,647,104
Full Market Value	\$12,881,976	\$11,162,000	\$20,149,000	\$11,977,000
Market Value per SqFt	\$156.88	\$156.91	\$173.91	\$121.21
Distance from Condominium in miles		0.10	0.10	0.15

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-7503	1-00944-0010	1-01314-0021	1-01348-0049
Condominium Section	0336-R1			
Address	100 UNITED NATIONS PLAZA	330 EAST 39 STREET	747 2 AVENUE	1044 2 AVENUE
Neighborhood	MIDTOWN EAST	KIPS BAY	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	237	511	276	460
Year Built	1984	1980	1972	1975
Gross SqFt	438,326	438,635	387,761	580,480
Estimated Gross Income	\$19,264,428	\$19,278,245	\$12,289,373	\$33,377,600
Gross Income per SqFt	\$43.95	\$43.95	\$31.69	\$57.50
Estimated Expense	\$5,724,538	\$5,727,874	\$3,996,990	\$10,013,280
Expense SqFt	\$13.06	\$13.06	\$10.31	\$17.25
Net Operating Income	\$13,539,890	\$13,550,371	\$8,292,383	\$23,364,320
Full Market Value	\$101,965,003	\$102,044,000	\$61,856,000	\$173,997,000
Market Value per SqFt	\$232.62	\$232.64	\$159.52	\$299.75
Distance from Condominium in miles		0.50	0.43	0.34

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-7504	1-01322-0030	1-01344-0020	
Condominium Section	0931-R1			
Address	346 EAST 49 STREET	248 EAST 49 STREET	347 EAST 51 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	RR-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	16	11	22	
Year Built	1900	1900	1950	
Gross SqFt	8,214	9,614	11,130	
Estimated Gross Income	\$189,210	\$355,045	\$444,924	
Gross Income per SqFt	\$23.04	\$36.93	\$39.98	
Estimated Expense	\$78,000	\$103,254	\$149,553	
Expense SqFt	\$9.50	\$10.74	\$13.44	
Net Operating Income	\$111,210	\$251,791	\$295,371	
Full Market Value	\$811,000	\$1,854,000	\$2,232,000	
Market Value per SqFt	\$98.73	\$192.84	\$200.54	
Distance from Condominium in miles		0.14	0.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-7505	1-01346-0023	1-01321-0034	
Condominium Section	1792-R1			
Address	865 1 AVENUE	965 1 AVENUE	230 EAST 48 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	81	42	68	
Year Built	1930	1934	1928	
Gross SqFt	78,000	38,934	68,564	
Estimated Gross Income	\$2,521,740	\$1,269,698	\$2,152,460	
Gross Income per SqFt	\$32.33	\$32.61	\$31.39	
Estimated Expense	\$939,900	\$426,410	\$831,645	
Expense SqFt	\$12.05	\$10.95	\$12.13	
Net Operating Income	\$1,581,840	\$843,288	\$1,320,815	
Full Market Value	\$11,776,002	\$6,274,000	\$9,858,000	
Market Value per SqFt	\$150.97	\$161.14	\$143.78	
Distance from Condominium in miles		0.25	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-7501	1-01343-0049	1-01344-0030	1-01318-0019
Condominium Section	0061-R1			
Address	309 EAST 49 STREET	956 2 AVENUE	939 1 AVENUE	245 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	85	121	142	182
Year Built	1982	1959	1962	1986
Gross SqFt	119,419	115,860	146,072	168,998
Estimated Gross Income	\$5,105,162	\$3,793,214	\$4,782,397	\$7,225,467
Gross Income per SqFt	\$42.75	\$32.74	\$32.74	\$42.75
Estimated Expense	\$1,480,796	\$1,084,425	\$1,367,234	\$2,095,411
Expense SqFt	\$12.40	\$9.36	\$9.36	\$12.40
Net Operating Income	\$3,624,366	\$2,708,789	\$3,415,163	\$5,130,056
Full Market Value	\$27,338,994	\$20,149,000	\$25,403,000	\$38,697,000
Market Value per SqFt	\$228.93	\$173.91	\$173.91	\$228.98
Distance from Condominium in miles		0.05	0.10	0.29

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-7502	1-01342-0001	1-01324-0042	1-01342-0045
Condominium Section	0105-R1			
Address	301 EAST 49 STREET	924 2 AVENUE	214 EAST 51 STREET	320 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	26	65	36
Year Built	1982	1930	1927	1960
Gross SqFt	33,376	14,971	28,458	23,442
Estimated Gross Income	\$1,400,123	\$877,557	\$1,193,848	\$811,202
Gross Income per SqFt	\$41.95	\$58.62	\$41.95	\$34.60
Estimated Expense	\$366,802	\$220,004	\$312,644	\$229,015
Expense SqFt	\$10.99	\$14.70	\$10.99	\$9.77
Net Operating Income	\$1,033,321	\$657,553	\$881,204	\$582,187
Full Market Value	\$7,799,005	\$3,425,000	\$6,651,000	\$4,311,000
Market Value per SqFt	\$233.67	\$228.78	\$233.71	\$183.90
Distance from Condominium in miles		0.00	0.15	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-7503	1-01341-0048	1-01341-0047	
Condominium Section	1357-R1			
Address	344 EAST 50 STREET	306 EAST 49 STREET	308 EAST 49 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	15	17	13	
Year Built	1920	1900	1900	
Gross SqFt	10,550	11,500	7,000	
Estimated Gross Income	\$455,971	\$437,574	\$338,639	
Gross Income per SqFt	\$43.22	\$38.05	\$48.38	
Estimated Expense	\$108,454	\$128,186	\$65,829	
Expense SqFt	\$10.28	\$11.15	\$9.40	
Net Operating Income	\$347,517	\$309,388	\$272,810	
Full Market Value	\$2,618,001	\$2,342,000	\$2,046,000	
Market Value per SqFt	\$248.15	\$203.65	\$292.29	
Distance from Condominium in miles		0.05	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01343-7501	1-01343-0024	1-01343-0005	
Condominium Section	0060-R1			
Address	317 EAST 50 STREET	891 1 AVENUE	307 EAST 50 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	115	51	111	
Year Built	1931	1940	1962	
Gross SqFt	93,015	50,000	71,137	
Estimated Gross Income	\$2,893,697	\$1,539,326	\$2,235,385	
Gross Income per SqFt	\$31.11	\$30.79	\$31.42	
Estimated Expense	\$998,981	\$553,680	\$739,775	
Expense SqFt	\$10.74	\$11.07	\$10.40	
Net Operating Income	\$1,894,716	\$985,646	\$1,495,610	
Full Market Value	\$14,150,000	\$7,366,000	\$11,162,000	
Market Value per SqFt	\$152.13	\$147.32	\$156.91	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01343-7504	1-01309-0008	1-00927-0038	1-01453-0035
Condominium Section	1809-R1			
Address	343 EAST 50 STREET	125 EAST 54 STREET	320 EAST 22 STREET	334 EAST 79 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	KIPS BAY	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	66	94	46
Year Built	1900	1977	1948	1920
Gross SqFt	35,615	56,073	67,048	27,124
Estimated Gross Income	\$1,318,467	\$2,703,803	\$2,481,933	\$998,731
Gross Income per SqFt	\$37.02	\$48.22	\$37.02	\$36.82
Estimated Expense	\$224,018	\$696,287	\$421,819	\$270,162
Expense SqFt	\$6.29	\$12.42	\$6.29	\$9.96
Net Operating Income	\$1,094,449	\$2,007,516	\$2,060,114	\$728,569
Full Market Value	\$8,055,002	\$15,061,000	\$15,162,000	\$5,365,000
Market Value per SqFt	\$226.17	\$268.60	\$226.14	\$197.80
Distance from Condominium in miles		0.40	1.43	1.39

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01344-7501	1-01343-0005	1-01344-0041	1-01343-0036
<b>Condominium Section</b>	0145-R1			
<b>Address</b>	335 EAST 51 STREET	307 EAST 50 STREET	320 EAST 52 STREET	340 EAST 51 STREET
<b>Neighborhood</b>	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	97	111	87	116
<b>Year Built</b>	1963	1962	1960	1965
<b>Gross SqFt</b>	67,540	71,137	88,300	88,658
<b>Estimated Gross Income</b>	\$2,122,107	\$2,235,385	\$2,408,873	\$3,436,384
<b>Gross Income per SqFt</b>	\$31.42	\$31.42	\$27.28	\$38.76
<b>Estimated Expense</b>	\$702,416	\$739,775	\$977,363	\$1,168,512
<b>Expense SqFt</b>	\$10.40	\$10.40	\$11.07	\$13.18
<b>Net Operating Income</b>	\$1,419,691	\$1,495,610	\$1,431,510	\$2,267,872
<b>Full Market Value</b>	\$10,596,003	\$11,162,000	\$10,327,000	\$17,156,000
<b>Market Value per SqFt</b>	\$156.88	\$156.91	\$116.95	\$193.51
<b>Distance from Condominium in miles</b>		0.05	0.00	0.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01344-7502	1-01344-0030	1-01349-0014	1-01318-0019
<b>Condominium Section</b>	1212-R1			
<b>Address</b>	351 EAST 51 STREET	939 1 AVENUE	333 EAST 56 STREET	245 EAST 44 STREET
<b>Neighborhood</b>	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	64	142	228	182
<b>Year Built</b>	2000	1962	1982	1986
<b>Gross SqFt</b>	158,085	146,072	225,154	168,998
<b>Estimated Gross Income</b>	\$7,733,518	\$4,782,397	\$11,015,534	\$7,225,467
<b>Gross Income per SqFt</b>	\$48.92	\$32.74	\$48.92	\$42.75
<b>Estimated Expense</b>	\$1,909,667	\$1,367,234	\$2,718,960	\$2,095,411
<b>Expense SqFt</b>	\$12.08	\$9.36	\$12.08	\$12.40
<b>Net Operating Income</b>	\$5,823,851	\$3,415,163	\$8,296,574	\$5,130,056
<b>Full Market Value</b>	\$43,670,000	\$25,403,000	\$62,212,000	\$38,697,000
<b>Market Value per SqFt</b>	\$276.24	\$173.91	\$276.31	\$228.98
<b>Distance from Condominium in miles</b>		0.00	0.24	0.38



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01345-7501	1-01349-0014	1-01318-0019	
Condominium Section	1594-R1			
Address	310 EAST 53 STREET	333 EAST 56 STREET	245 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	85	228	182	
Year Built	2006	1982	1986	
Gross SqFt	166,692	225,154	168,998	
Estimated Gross Income	\$7,641,161	\$11,015,534	\$7,225,467	
Gross Income per SqFt	\$45.84	\$48.92	\$42.75	
Estimated Expense	\$2,040,310	\$2,718,960	\$2,095,411	
Expense SqFt	\$12.24	\$12.08	\$12.40	
Net Operating Income	\$5,600,851	\$8,296,574	\$5,130,056	
Full Market Value	\$42,121,005	\$62,212,000	\$38,697,000	
Market Value per SqFt	\$252.69	\$276.31	\$228.98	
Distance from Condominium in miles		0.19	0.42	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-7501	1-01343-0005	1-01344-0041	1-01331-0039
Condominium Section	0323-R1			
Address	320 EAST 54 STREET	307 EAST 50 STREET	320 EAST 52 STREET	210 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	90	111	87	109
Year Built	1959	1962	1960	1959
Gross SqFt	65,000	71,137	88,300	84,000
Estimated Gross Income	\$2,042,300	\$2,235,385	\$2,408,873	\$2,838,640
Gross Income per SqFt	\$31.42	\$31.42	\$27.28	\$33.79
Estimated Expense	\$676,000	\$739,775	\$977,363	\$973,907
Expense SqFt	\$10.40	\$10.40	\$11.07	\$11.59
Net Operating Income	\$1,366,300	\$1,495,610	\$1,431,510	\$1,864,733
Full Market Value	\$10,197,002	\$11,162,000	\$10,327,000	\$13,841,000
Market Value per SqFt	\$156.88	\$156.91	\$116.95	\$164.77
Distance from Condominium in miles		0.15	0.10	0.25

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-7503	1-01347-0034	1-01346-0010	
Condominium Section	0475-R1			
Address	975 1 AVENUE	342 EAST 55 STREET	319 EAST 53 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D9-ELEVATOR	
Total Units	59	26	31	
Year Built	1941	1930	1926	
Gross SqFt	53,435	13,000	25,040	
Estimated Gross Income	\$1,742,515	\$470,673	\$901,996	
Gross Income per SqFt	\$32.61	\$36.21	\$36.02	
Estimated Expense	\$585,113	\$226,547	\$178,551	
Expense SqFt	\$10.95	\$17.43	\$7.13	
Net Operating Income	\$1,157,402	\$244,126	\$723,445	
Full Market Value	\$8,611,002	\$1,800,000	\$5,338,000	
Market Value per SqFt	\$161.15	\$138.46	\$213.18	
Distance from Condominium in miles		0.05	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01347-7501	1-01349-0014	1-01338-0040	1-01332-0029
Condominium Section	1396-R1			
Address	300 EAST 55 STREET	333 EAST 56 STREET	314 EAST 46 STREET	240 EAST 59 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	118	228	250	167
Year Built	2003	1982	1981	1983
Gross SqFt	219,278	225,154	253,256	324,212
Estimated Gross Income	\$10,106,523	\$11,015,534	\$11,671,611	\$13,502,516
Gross Income per SqFt	\$46.09	\$48.92	\$46.09	\$41.65
Estimated Expense	\$3,249,700	\$2,718,960	\$3,754,492	\$4,351,027
Expense SqFt	\$14.82	\$12.08	\$14.82	\$13.42
Net Operating Income	\$6,856,823	\$8,296,574	\$7,917,119	\$9,151,489
Full Market Value	\$51,559,018	\$62,212,000	\$59,532,000	\$69,083,000
Market Value per SqFt	\$235.13	\$276.31	\$235.07	\$213.08
Distance from Condominium in miles		0.10	0.44	0.25

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-7501	1-01309-0050	1-01418-0045	
Condominium Section	0510-R1			
Address	345 EAST 56 STREET	136 EAST 55 STREET	1081 3 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	174	200	116	
Year Built	1960	1957	1968	
Gross SqFt	198,115	204,269	174,273	
Estimated Gross Income	\$7,724,504	\$7,426,465	\$7,254,016	
Gross Income per SqFt	\$38.99	\$36.36	\$41.62	
Estimated Expense	\$2,799,365	\$2,621,503	\$2,249,317	
Expense SqFt	\$14.13	\$12.83	\$12.91	
Net Operating Income	\$4,925,139	\$4,804,962	\$5,004,699	
Full Market Value	\$37,252,000	\$35,422,000	\$37,783,000	
Market Value per SqFt	\$188.03	\$173.41	\$216.80	
Distance from Condominium in miles		0.28	0.37	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-7502	1-01424-0004	1-01437-0045	
Condominium Section	1632-R1			
Address	330 EAST 57 STREET	203 EAST 69 STREET	316 EAST 63 STREET	
Neighborhood	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	14	15	42	
Year Built	2005	1980	1999	
Gross SqFt	41,406	32,500	34,137	
Estimated Gross Income	\$2,000,000	\$1,705,497	\$1,042,622	
Gross Income per SqFt	\$48.30	\$52.48	\$30.54	
Estimated Expense	\$300,000	\$266,631	\$233,901	
Expense SqFt	\$7.25	\$8.20	\$6.85	
Net Operating Income	\$1,700,000	\$1,438,866	\$808,721	
Full Market Value	\$12,347,000	\$10,762,000	\$6,047,000	
Market Value per SqFt	\$298.19	\$331.14	\$177.14	
Distance from Condominium in miles		0.66	0.30	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-7503	1-01349-0014	1-01331-0039	1-01369-0042
Condominium Section	1838-R1			
Address	360 EAST 57 STREET	333 EAST 56 STREET	210 EAST 58 STREET	410 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	RR-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	42	228	109	125
Year Built	1981	1982	1959	1974
Gross SqFt	76,035	225,154	84,000	105,734
Estimated Gross Income	\$2,860,000	\$11,015,534	\$2,838,640	\$4,285,399
Gross Income per SqFt	\$37.61	\$48.92	\$33.79	\$40.53
Estimated Expense	\$900,000	\$2,718,960	\$973,907	\$1,457,015
Expense SqFt	\$11.84	\$12.08	\$11.59	\$13.78
Net Operating Income	\$1,960,000	\$8,296,574	\$1,864,733	\$2,828,384
Full Market Value	\$14,402,000	\$62,212,000	\$13,841,000	\$21,369,000
Market Value per SqFt	\$189.41	\$276.31	\$164.77	\$202.10
Distance from Condominium in miles		0.00	0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01350-7501	1-01311-0028	1-01331-0039	
Condominium Section	0178-R1			
Address	351 EAST 57 STREET	141 EAST 56 STREET	210 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	115	115	109	
Year Built	1958	1940	1959	
Gross SqFt	95,347	107,485	84,000	
Estimated Gross Income	\$3,432,492	\$4,105,761	\$2,838,640	
Gross Income per SqFt	\$36.00	\$38.20	\$33.79	
Estimated Expense	\$1,050,724	\$1,123,226	\$973,907	
Expense SqFt	\$11.02	\$10.45	\$11.59	
Net Operating Income	\$2,381,768	\$2,982,535	\$1,864,733	
Full Market Value	\$17,572,000	\$22,571,000	\$13,841,000	
Market Value per SqFt	\$184.30	\$209.99	\$164.77	
Distance from Condominium in miles		0.26	0.14	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01362-7502	1-01369-0042	1-01339-0019	
Condominium Section	1279-R1			
Address	400 EAST 51 STREET	410 EAST 58 STREET	345 EAST 46 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D8-ELEVATOR	
Total Units	87	125	90	
Year Built	2002	1974	2008	
Gross SqFt	171,958	105,734	310,000	
Estimated Gross Income	\$7,136,257	\$4,285,399	\$13,165,700	
Gross Income per SqFt	\$41.50	\$40.53	\$42.47	
Estimated Expense	\$1,783,204	\$1,457,015	\$5,093,300	
Expense SqFt	\$10.37	\$13.78	\$16.43	
Net Operating Income	\$5,353,053	\$2,828,384	\$8,072,400	
Full Market Value	\$46,606,228	\$21,369,000	\$18,000,000	
Market Value per SqFt	\$271.03	\$202.10	\$58.06	
Distance from Condominium in miles		0.35	0.23	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01365-7501	1-01342-0012	1-01366-0047	
Condominium Section	0283-R1			
Address	966 1 AVENUE	333 EAST 49 STREET	994 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	189	204	132	
Year Built	1958	1965	1956	
Gross SqFt	196,802	177,380	111,792	
Estimated Gross Income	\$6,604,675	\$5,953,175	\$3,767,318	
Gross Income per SqFt	\$33.56	\$33.56	\$33.70	
Estimated Expense	\$1,989,668	\$1,793,127	\$1,589,771	
Expense SqFt	\$10.11	\$10.11	\$14.22	
Net Operating Income	\$4,615,007	\$4,160,048	\$2,177,547	
Full Market Value	\$34,269,005	\$30,891,000	\$16,165,000	
Market Value per SqFt	\$174.13	\$174.15	\$144.60	
Distance from Condominium in miles		0.24	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01365-7502	1-01318-0022	1-01342-0012	
Condominium Section	0575-R1			
Address	400 EAST 54 STREET	825 2 AVENUE	333 EAST 49 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	228	249	204	
Year Built	1972	1964	1965	
Gross SqFt	242,825	210,810	177,380	
Estimated Gross Income	\$9,210,352	\$8,914,182	\$5,953,175	
Gross Income per SqFt	\$37.93	\$42.29	\$33.56	
Estimated Expense	\$2,731,781	\$2,549,801	\$1,793,127	
Expense SqFt	\$11.25	\$12.10	\$10.11	
Net Operating Income	\$6,478,571	\$6,364,381	\$4,160,048	
Full Market Value	\$49,038,995	\$48,022,000	\$30,891,000	
Market Value per SqFt	\$201.95	\$227.80	\$174.15	
Distance from Condominium in miles		0.53	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01366-7501	1-01349-0014	1-01318-0019	
Condominium Section	0059-R1			
Address	415 EAST 54 STREET	333 EAST 56 STREET	245 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	106	228	182	
Year Built	1983	1982	1986	
Gross SqFt	174,032	225,154	168,998	
Estimated Gross Income	\$7,977,627	\$11,015,534	\$7,225,467	
Gross Income per SqFt	\$45.84	\$48.92	\$42.75	
Estimated Expense	\$2,130,152	\$2,718,960	\$2,095,411	
Expense SqFt	\$12.24	\$12.08	\$12.40	
Net Operating Income	\$5,847,475	\$8,296,574	\$5,130,056	
Full Market Value	\$43,976,015	\$62,212,000	\$38,697,000	
Market Value per SqFt	\$252.69	\$276.31	\$228.98	
Distance from Condominium in miles		0.17	0.57	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-7501	1-01366-0047	1-01331-0039	
Condominium Section	0091-R1			
Address	444 EAST 57 STREET	994 1 AVENUE	210 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	60	132	109	
Year Built	1929	1956	1959	
Gross SqFt	97,636	111,792	84,000	
Estimated Gross Income	\$3,295,215	\$3,767,318	\$2,838,640	
Gross Income per SqFt	\$33.75	\$33.70	\$33.79	
Estimated Expense	\$1,260,481	\$1,589,771	\$973,907	
Expense SqFt	\$12.91	\$14.22	\$11.59	
Net Operating Income	\$2,034,734	\$2,177,547	\$1,864,733	
Full Market Value	\$15,103,001	\$16,165,000	\$13,841,000	
Market Value per SqFt	\$154.69	\$144.60	\$164.77	
Distance from Condominium in miles		0.10	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-7501	1-01339-0010	1-01369-0042	
Condominium Section	0278-R1			
Address	420 EAST 58 STREET	315 EAST 46 STREET	410 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D3-ELEVATOR	
Total Units	75	75	125	
Year Built	1986	2008	1974	
Gross SqFt	85,992	99,400	105,734	
Estimated Gross Income	\$3,183,424	\$3,330,894	\$4,285,399	
Gross Income per SqFt	\$37.02	\$33.51	\$40.53	
Estimated Expense	\$908,549	\$1,192,800	\$1,457,015	
Expense SqFt	\$10.57	\$12.00	\$13.78	
Net Operating Income	\$2,274,875	\$2,138,094	\$2,828,384	
Full Market Value	\$16,390,033	\$3,250,000	\$21,369,000	
Market Value per SqFt	\$190.60	\$32.70	\$202.10	
Distance from Condominium in miles		0.57	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01370-7501	1-01309-0008	1-00935-0053	
Condominium Section	0037-R1			
Address	40 SUTTON PLACE	125 EAST 54 STREET	312 EAST 30 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN CBD	KIPS BAY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	75	66	67	
Year Built	1981	1977	1986	
Gross SqFt	61,175	56,073	47,820	
Estimated Gross Income	\$2,535,092	\$2,703,803	\$1,656,890	
Gross Income per SqFt	\$41.44	\$48.22	\$34.65	
Estimated Expense	\$751,229	\$696,287	\$580,343	
Expense SqFt	\$12.28	\$12.42	\$12.14	
Net Operating Income	\$1,783,863	\$2,007,516	\$1,076,547	
Full Market Value	\$13,467,997	\$15,061,000	\$7,971,000	
Market Value per SqFt	\$220.16	\$268.60	\$166.69	
Distance from Condominium in miles		0.53	1.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-7501	1-01438-0049	1-01460-0047	1-01418-0045
Condominium Section	1518-R1			
Address	455 MAIN STREET	1218 2 AVENUE	400 EAST 66 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	230	105	129	116
Year Built	2004	1996	1999	1968
Gross SqFt	184,076	142,209	138,500	174,273
Estimated Gross Income	\$7,931,835	\$9,184,500	\$5,968,600	\$7,254,016
Gross Income per SqFt	\$43.09	\$64.58	\$43.09	\$41.62
Estimated Expense	\$1,978,817	\$1,820,188	\$1,489,016	\$2,249,317
Expense SqFt	\$10.75	\$12.80	\$10.75	\$12.91
Net Operating Income	\$5,953,018	\$7,364,312	\$4,479,584	\$5,004,699
Full Market Value	\$44,861,002	\$54,514,000	\$30,910,000	\$37,783,000
Market Value per SqFt	\$243.71	\$383.34	\$223.18	\$216.80
Distance from Condominium in miles		0.59	0.43	0.72



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-7502	1-01438-0049	1-01460-0047	1-01418-0045
Condominium Section	1714-R1			
Address	425 MAIN STREET	1218 2 AVENUE	400 EAST 66 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	216	105	129	116
Year Built	2006	1996	1999	1968
Gross SqFt	185,948	142,209	138,500	174,273
Estimated Gross Income	\$8,012,499	\$9,184,500	\$5,968,600	\$7,254,016
Gross Income per SqFt	\$43.09	\$64.58	\$43.09	\$41.62
Estimated Expense	\$1,998,941	\$1,820,188	\$1,489,016	\$2,249,317
Expense SqFt	\$10.75	\$12.80	\$10.75	\$12.91
Net Operating Income	\$6,013,558	\$7,364,312	\$4,479,584	\$5,004,699
Full Market Value	\$45,316,961	\$54,514,000	\$30,910,000	\$37,783,000
Market Value per SqFt	\$243.71	\$383.34	\$223.18	\$216.80
Distance from Condominium in miles		0.59	0.43	0.72

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-7503	1-01460-0047	1-01438-0049	1-01418-0045
Condominium Section	1980-R1			
Address	415 MAIN STREET	400 EAST 66 STREET	1218 2 AVENUE	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	123	129	105	116
Year Built	2007	1999	1996	1968
Gross SqFt	158,770	138,500	142,209	174,273
Estimated Gross Income	\$6,841,399	\$5,968,600	\$9,184,500	\$7,254,016
Gross Income per SqFt	\$43.09	\$43.09	\$64.58	\$41.62
Estimated Expense	\$1,706,778	\$1,489,016	\$1,820,188	\$2,249,317
Expense SqFt	\$10.75	\$10.75	\$12.80	\$12.91
Net Operating Income	\$5,134,621	\$4,479,584	\$7,364,312	\$5,004,699
Full Market Value	\$36,850,037	\$30,910,000	\$54,514,000	\$37,783,000
Market Value per SqFt	\$232.10	\$223.18	\$383.34	\$216.80
Distance from Condominium in miles		0.43	0.59	0.72

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-7504	1-01460-0047	1-01466-0003	
Condominium Section	2053-R1			
Address	405 MAIN STREET	400 EAST 66 STREET	1330 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	242	129	346	
Year Built	2007	1999	2007	
Gross SqFt	237,122	138,500	354,310	
Estimated Gross Income	\$9,326,008	\$5,968,600	\$16,273,458	
Gross Income per SqFt	\$39.33	\$43.09	\$45.93	
Estimated Expense	\$2,439,985	\$1,489,016	\$5,371,340	
Expense SqFt	\$10.29	\$10.75	\$15.16	
Net Operating Income	\$6,886,023	\$4,479,584	\$10,902,118	
Full Market Value	\$52,068,000	\$30,910,000	\$81,983,000	
Market Value per SqFt	\$219.58	\$223.18	\$231.39	
Distance from Condominium in miles		0.43	0.44	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01374-7502	1-01438-0049	1-01349-0014	1-01026-0049
Condominium Section	1304-R1			
Address	502 PARK AVENUE	1218 2 AVENUE	333 EAST 56 STREET	230 WEST 55 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN WEST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	126	105	228	237
Year Built	2002	1996	1982	1979
Gross SqFt	220,037	142,209	225,154	210,213
Estimated Gross Income	\$10,764,210	\$9,184,500	\$11,015,534	\$10,143,987
Gross Income per SqFt	\$48.92	\$64.58	\$48.92	\$48.26
Estimated Expense	\$2,658,047	\$1,820,188	\$2,718,960	\$2,851,454
Expense SqFt	\$12.08	\$12.80	\$12.08	\$13.56
Net Operating Income	\$8,106,163	\$7,364,312	\$8,296,574	\$7,292,533
Full Market Value	\$58,189,996	\$54,514,000	\$62,212,000	\$54,708,000
Market Value per SqFt	\$264.46	\$383.34	\$276.31	\$260.25
Distance from Condominium in miles		0.49	0.48	0.67

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01375-7501	1-01379-0030	1-01274-0016	
Condominium Section	0098-R1			
Address	40 EAST 61 STREET	47 EAST 64 STREET	21 WEST 58 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN WEST	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	36	40	71	
Year Built	1928	1929	1926	
Gross SqFt	78,349	41,692	59,701	
Estimated Gross Income	\$3,094,786	\$1,726,049	\$2,244,643	
Gross Income per SqFt	\$39.50	\$41.40	\$37.60	
Estimated Expense	\$1,009,919	\$587,023	\$767,546	
Expense SqFt	\$12.89	\$14.08	\$12.86	
Net Operating Income	\$2,084,867	\$1,139,026	\$1,477,097	
Full Market Value	\$14,706,034	\$8,600,000	\$10,856,000	
Market Value per SqFt	\$187.70	\$206.27	\$181.84	
Distance from Condominium in miles		0.19	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01376-7501	1-01453-0035	1-01124-0051	
Condominium Section	0244-R1			
Address	4 EAST 62 STREET	334 EAST 79 STREET	32 WEST 72 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	13	46	18	
Year Built	1910	1920	1926	
Gross SqFt	33,255	27,124	9,185	
Estimated Gross Income	\$1,221,456	\$998,731	\$336,549	
Gross Income per SqFt	\$36.73	\$36.82	\$36.64	
Estimated Expense	\$301,290	\$270,162	\$74,931	
Expense SqFt	\$9.06	\$9.96	\$8.16	
Net Operating Income	\$920,166	\$728,569	\$261,618	
Full Market Value	\$6,776,999	\$5,365,000	\$1,927,000	
Market Value per SqFt	\$203.79	\$197.80	\$209.80	
Distance from Condominium in miles		1.01	0.82	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01376-7502	1-01309-0008	1-01455-0013	
Condominium Section	0978-R1			
Address	40 EAST 62 STREET	125 EAST 54 STREET	421 EAST 60 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	10	66	234	
Year Built	1912	1977	2001	
Gross SqFt	22,612	56,073	307,000	
Estimated Gross Income	\$1,006,686	\$2,703,803	\$12,528,071	
Gross Income per SqFt	\$44.52	\$48.22	\$40.81	
Estimated Expense	\$281,519	\$696,287	\$3,828,404	
Expense SqFt	\$12.45	\$12.42	\$12.47	
Net Operating Income	\$725,167	\$2,007,516	\$8,699,667	
Full Market Value	\$5,464,996	\$15,061,000	\$65,712,000	
Market Value per SqFt	\$241.69	\$268.60	\$214.05	
Distance from Condominium in miles		0.36	0.59	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-7501	1-01379-0066	1-01398-0006	
Condominium Section	0014-R1			
Address	817 5 AVENUE	4 EAST 65 STREET	103 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	16	20	37	
Year Built	1925	1915	1923	
Gross SqFt	58,566	22,344	36,274	
Estimated Gross Income	\$2,246,006	\$873,650	\$1,173,708	
Gross Income per SqFt	\$38.35	\$39.10	\$32.36	
Estimated Expense	\$690,493	\$296,952	\$221,664	
Expense SqFt	\$11.79	\$13.29	\$6.11	
Net Operating Income	\$1,555,513	\$576,698	\$952,044	
Full Market Value	\$11,771,000	\$4,362,000	\$7,087,000	
Market Value per SqFt	\$200.99	\$195.22	\$195.37	
Distance from Condominium in miles		0.10	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-7502	1-01406-0054	1-01379-0030	1-01398-0006
Condominium Section	0111-R1			
Address	26 EAST 63 STREET	993 LEXINGTON AVENUE	47 EAST 64 STREET	103 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	68	39	40	37
Year Built	1901	1914	1929	1923
Gross SqFt	85,219	73,396	41,692	36,274
Estimated Gross Income	\$3,528,067	\$3,048,279	\$1,726,049	\$1,173,708
Gross Income per SqFt	\$41.40	\$41.53	\$41.40	\$32.36
Estimated Expense	\$1,101,029	\$1,037,156	\$587,023	\$221,664
Expense SqFt	\$12.92	\$14.13	\$14.08	\$6.11
Net Operating Income	\$2,427,038	\$2,011,123	\$1,139,026	\$952,044
Full Market Value	\$18,325,991	\$15,183,000	\$8,600,000	\$7,087,000
Market Value per SqFt	\$215.05	\$206.86	\$206.27	\$195.37
Distance from Condominium in miles		0.48	0.10	0.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-7503	1-01124-0051	1-01453-0035	
Condominium Section	0379-R1			
Address	1 EAST 62 STREET	32 WEST 72 STREET	334 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	15	18	46	
Year Built	1910	1926	1920	
Gross SqFt	24,508	9,185	27,124	
Estimated Gross Income	\$900,179	\$336,549	\$998,731	
Gross Income per SqFt	\$36.73	\$36.64	\$36.82	
Estimated Expense	\$222,042	\$74,931	\$270,162	
Expense SqFt	\$9.06	\$8.16	\$9.96	
Net Operating Income	\$678,137	\$261,618	\$728,569	
Full Market Value	\$4,995,001	\$1,927,000	\$5,365,000	
Market Value per SqFt	\$203.81	\$209.80	\$197.80	
Distance from Condominium in miles		0.79	0.97	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01379-7502	1-01422-0048	1-01390-0067	
Condominium Section	1015-R1			
Address	610 PARK AVENUE	210 EAST 68 STREET	945 5 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	66	210	110	
Year Built	1925	1929	1949	
Gross SqFt	185,696	243,802	188,810	
Estimated Gross Income	\$8,120,486	\$10,528,049	\$8,358,330	
Gross Income per SqFt	\$43.73	\$43.18	\$44.27	
Estimated Expense	\$2,460,472	\$3,256,989	\$2,481,212	
Expense SqFt	\$13.25	\$13.36	\$13.14	
Net Operating Income	\$5,660,014	\$7,271,060	\$5,877,118	
Full Market Value	\$42,629,999	\$54,789,000	\$44,249,000	
Market Value per SqFt	\$229.57	\$224.73	\$234.36	
Distance from Condominium in miles		0.34	0.56	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01379-7504	1-01377-0043	1-01381-0017	1-01379-0030
Condominium Section	1160-R1			
Address	838 5 AVENUE	44 EAST 63 STREET	778 MADISON AVENUE	47 EAST 64 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	18	24	38	40
Year Built	1951	1910	1908	1929
Gross SqFt	56,729	11,212	20,510	41,692
Estimated Gross Income	\$2,972,032	\$612,360	\$1,074,481	\$1,726,049
Gross Income per SqFt	\$52.39	\$54.62	\$52.39	\$41.40
Estimated Expense	\$688,123	\$131,260	\$248,734	\$587,023
Expense SqFt	\$12.13	\$11.71	\$12.13	\$14.08
Net Operating Income	\$2,283,909	\$481,100	\$825,747	\$1,139,026
Full Market Value	\$17,084,000	\$3,590,000	\$6,177,000	\$8,600,000
Market Value per SqFt	\$301.15	\$320.19	\$301.17	\$206.27
Distance from Condominium in miles		0.13	0.10	0.09

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01380-7501	1-01379-0030	1-01418-0011	1-01406-0054
Condominium Section	1966-R1			
Address	40 EAST 66 STREET	47 EAST 64 STREET	225 EAST 63 STREET	993 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	33	40	152	39
Year Built	1929	1929	1962	1914
Gross SqFt	95,425	41,692	105,282	73,396
Estimated Gross Income	\$3,963,000	\$1,726,049	\$5,279,663	\$3,048,279
Gross Income per SqFt	\$41.53	\$41.40	\$50.15	\$41.53
Estimated Expense	\$1,348,355	\$587,023	\$1,443,257	\$1,037,156
Expense SqFt	\$14.13	\$14.08	\$13.71	\$14.13
Net Operating Income	\$2,614,645	\$1,139,026	\$3,836,406	\$2,011,123
Full Market Value	\$19,738,999	\$8,600,000	\$28,741,000	\$15,183,000
Market Value per SqFt	\$206.85	\$206.27	\$272.99	\$206.86
Distance from Condominium in miles		0.05	0.32	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01381-7501	1-01124-0051	1-01453-0035	
Condominium Section	0400-R1			
Address	3 EAST 66 STREET	32 WEST 72 STREET	334 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	27	18	46	
Year Built	1934	1926	1920	
Gross SqFt	25,652	9,185	27,124	
Estimated Gross Income	\$942,198	\$336,549	\$998,731	
Gross Income per SqFt	\$36.73	\$36.64	\$36.82	
Estimated Expense	\$232,407	\$74,931	\$270,162	
Expense SqFt	\$9.06	\$8.16	\$9.96	
Net Operating Income	\$709,791	\$261,618	\$728,569	
Full Market Value	\$5,227,999	\$1,927,000	\$5,365,000	
Market Value per SqFt	\$203.80	\$209.80	\$197.80	
Distance from Condominium in miles		0.71	0.81	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01381-7502	1-01379-0030	1-01379-0066	
<b>Condominium Section</b>	0582-R1			
<b>Address</b>	45 EAST 66 STREET	47 EAST 64 STREET	4 EAST 65 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	35	40	20	
<b>Year Built</b>	1941	1929	1915	
<b>Gross SqFt</b>	77,739	41,692	22,344	
<b>Estimated Gross Income</b>	\$2,862,350	\$1,726,049	\$873,650	
<b>Gross Income per SqFt</b>	\$36.82	\$41.40	\$39.10	
<b>Estimated Expense</b>	\$774,280	\$587,023	\$296,952	
<b>Expense SqFt</b>	\$9.96	\$14.08	\$13.29	
<b>Net Operating Income</b>	\$2,088,070	\$1,139,026	\$576,698	
<b>Full Market Value</b>	\$15,376,000	\$8,600,000	\$4,362,000	
<b>Market Value per SqFt</b>	\$197.79	\$206.27	\$195.22	
<b>Distance from Condominium in miles</b>		0.13	0.10	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01381-7503	1-01381-0059	1-01381-0010	1-01380-0014
<b>Condominium Section</b>	0598-R1			
<b>Address</b>	44 EAST 67 STREET	20 EAST 67 STREET	11 EAST 66 STREET	19 EAST 65 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	46	16	18	19
<b>Year Built</b>	1941	1925	1920	1928
<b>Gross SqFt</b>	62,196	14,980	11,250	16,000
<b>Estimated Gross Income</b>	\$2,202,360	\$711,808	\$398,365	\$495,077
<b>Gross Income per SqFt</b>	\$35.41	\$47.52	\$35.41	\$30.94
<b>Estimated Expense</b>	\$663,009	\$175,472	\$119,917	\$122,324
<b>Expense SqFt</b>	\$10.66	\$11.71	\$10.66	\$7.65
<b>Net Operating Income</b>	\$1,539,351	\$536,336	\$278,448	\$372,753
<b>Full Market Value</b>	\$11,380,002	\$4,029,000	\$2,058,000	\$2,651,000
<b>Market Value per SqFt</b>	\$182.97	\$268.96	\$182.93	\$165.69
<b>Distance from Condominium in miles</b>		0.00	0.00	0.05



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01381-7504	1-01383-0012	1-01379-0066	
<b>Condominium Section</b>	0653-R1			
<b>Address</b>	21 EAST 66 STREET	9 EAST 68 STREET	4 EAST 65 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	19	19	20	
<b>Year Built</b>	1941	1910	1915	
<b>Gross SqFt</b>	43,682	19,975	22,344	
<b>Estimated Gross Income</b>	\$1,608,371	\$809,832	\$873,650	
<b>Gross Income per SqFt</b>	\$36.82	\$40.54	\$39.10	
<b>Estimated Expense</b>	\$435,073	\$249,420	\$296,952	
<b>Expense SqFt</b>	\$9.96	\$12.49	\$13.29	
<b>Net Operating Income</b>	\$1,173,298	\$560,412	\$576,698	
<b>Full Market Value</b>	\$8,640,001	\$4,234,000	\$4,362,000	
<b>Market Value per SqFt</b>	\$197.79	\$211.96	\$195.22	
<b>Distance from Condominium in miles</b>		0.10	0.10	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01382-7501	1-01418-0011	1-01425-0017	1-01426-0029
<b>Condominium Section</b>	0805-R1			
<b>Address</b>	20 EAST 68 STREET	225 EAST 63 STREET	225 EAST 70 STREET	242 EAST 72 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	84	152	91	71
<b>Year Built</b>	1955	1962	1961	1930
<b>Gross SqFt</b>	96,152	105,282	83,220	97,750
<b>Estimated Gross Income</b>	\$3,325,898	\$5,279,663	\$2,878,912	\$2,977,333
<b>Gross Income per SqFt</b>	\$34.59	\$50.15	\$34.59	\$30.46
<b>Estimated Expense</b>	\$969,212	\$1,443,257	\$838,616	\$999,812
<b>Expense SqFt</b>	\$10.08	\$13.71	\$10.08	\$10.23
<b>Net Operating Income</b>	\$2,356,686	\$3,836,406	\$2,040,296	\$1,977,521
<b>Full Market Value</b>	\$17,450,000	\$28,741,000	\$15,108,000	\$14,789,000
<b>Market Value per SqFt</b>	\$181.48	\$272.99	\$181.54	\$151.29
<b>Distance from Condominium in miles</b>		0.45	0.43	0.45

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-7501	1-01379-0030	1-01406-0054	1-01424-0029
Condominium Section	0897-R1			
Address	839 MADISON AVENUE	47 EAST 64 STREET	993 LEXINGTON AVENUE	226 EAST 70 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	12	40	39	50
Year Built	1927	1929	1914	1921
Gross SqFt	56,415	41,692	73,396	41,898
Estimated Gross Income	\$2,335,581	\$1,726,049	\$3,048,279	\$1,681,111
Gross Income per SqFt	\$41.40	\$41.40	\$41.53	\$40.12
Estimated Expense	\$728,882	\$587,023	\$1,037,156	\$452,080
Expense SqFt	\$12.92	\$14.08	\$14.13	\$10.79
Net Operating Income	\$1,606,699	\$1,139,026	\$2,011,123	\$1,229,031
Full Market Value	\$12,131,999	\$8,600,000	\$15,183,000	\$9,288,000
Market Value per SqFt	\$215.05	\$206.27	\$206.86	\$221.68
Distance from Condominium in miles		0.24	0.22	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-7502	1-01438-0006	1-01517-0001	
Condominium Section	1095-R1			
Address	15 EAST 69 STREET	305 EAST 63 STREET	1085 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	48	111	46	
Year Built	1926	1931	1926	
Gross SqFt	123,994	164,567	127,395	
Estimated Gross Income	\$6,000,000	\$7,513,555	\$6,822,498	
Gross Income per SqFt	\$48.39	\$45.66	\$53.55	
Estimated Expense	\$1,610,000	\$2,100,103	\$1,808,333	
Expense SqFt	\$12.98	\$12.76	\$14.19	
Net Operating Income	\$4,390,000	\$5,413,452	\$5,014,165	
Full Market Value	\$32,830,000	\$40,718,000	\$37,447,000	
Market Value per SqFt	\$264.77	\$247.43	\$293.94	
Distance from Condominium in miles		0.61	0.99	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01385-7502	1-01406-0001	1-01401-0033	1-01422-0048
<b>Condominium Section</b>	1510-R1			
<b>Address</b>	33 EAST 70 STREET	737 PARK AVENUE	1130 3 AVENUE	210 EAST 68 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	62	120	158	210
<b>Year Built</b>	1928	1940	1957	1929
<b>Gross SqFt</b>	273,875	215,600	278,325	243,802
<b>Estimated Gross Income</b>	\$11,587,651	\$9,117,276	\$11,777,238	\$10,528,049
<b>Gross Income per SqFt</b>	\$42.31	\$42.29	\$42.31	\$43.18
<b>Estimated Expense</b>	\$3,182,428	\$2,632,052	\$3,234,383	\$3,256,989
<b>Expense SqFt</b>	\$11.62	\$12.21	\$11.62	\$13.36
<b>Net Operating Income</b>	\$8,405,223	\$6,485,224	\$8,542,855	\$7,271,060
<b>Full Market Value</b>	\$63,421,000	\$48,934,000	\$64,460,000	\$54,789,000
<b>Market Value per SqFt</b>	\$231.57	\$226.97	\$231.60	\$224.73
<b>Distance from Condominium in miles</b>		0.11	0.28	0.34

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01386-7501	1-01406-0054	1-01426-0029	1-01409-0021
<b>Condominium Section</b>	0193-R1			
<b>Address</b>	50 EAST 72 STREET	993 LEXINGTON AVENUE	242 EAST 72 STREET	1033 LEXINGTON AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	48	39	71	35
<b>Year Built</b>	1928	1914	1930	1923
<b>Gross SqFt</b>	92,781	73,396	97,750	71,189
<b>Estimated Gross Income</b>	\$3,045,072	\$3,048,279	\$2,977,333	\$2,336,130
<b>Gross Income per SqFt</b>	\$32.82	\$41.53	\$30.46	\$32.82
<b>Estimated Expense</b>	\$1,131,928	\$1,037,156	\$999,812	\$868,302
<b>Expense SqFt</b>	\$12.20	\$14.13	\$10.23	\$12.20
<b>Net Operating Income</b>	\$1,913,144	\$2,011,123	\$1,977,521	\$1,467,828
<b>Full Market Value</b>	\$14,228,004	\$15,183,000	\$14,789,000	\$10,916,000
<b>Market Value per SqFt</b>	\$153.35	\$206.86	\$151.29	\$153.34
<b>Distance from Condominium in miles</b>		0.19	0.31	0.25

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-7502	1-01424-0004	1-01429-0103	1-01432-0027
Condominium Section	0375-R1			
Address	52 EAST 72 STREET	203 EAST 69 STREET	203 EAST 74 STREET	266 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	16	15	26	18
Year Built	1986	1980	1973	1981
Gross SqFt	42,830	32,500	16,231	22,761
Estimated Gross Income	\$1,916,214	\$1,705,497	\$726,238	\$570,017
Gross Income per SqFt	\$44.74	\$52.48	\$44.74	\$25.04
Estimated Expense	\$523,811	\$266,631	\$198,429	\$237,304
Expense SqFt	\$12.23	\$8.20	\$12.23	\$10.43
Net Operating Income	\$1,392,403	\$1,438,866	\$527,809	\$332,713
Full Market Value	\$9,370,593	\$10,762,000	\$3,973,000	\$2,416,000
Market Value per SqFt	\$218.79	\$331.14	\$244.78	\$106.15
Distance from Condominium in miles		0.32	0.35	0.44

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01388-7501	1-01406-0001	1-01427-0028	
Condominium Section	0104-R1			
Address	923 5 AVENUE	737 PARK AVENUE	1393 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	97	120	149	
Year Built	1950	1940	1964	
Gross SqFt	153,046	215,600	166,432	
Estimated Gross Income	\$6,144,797	\$9,117,276	\$5,538,468	
Gross Income per SqFt	\$40.15	\$42.29	\$33.28	
Estimated Expense	\$1,854,918	\$2,632,052	\$1,246,428	
Expense SqFt	\$12.12	\$12.21	\$7.49	
Net Operating Income	\$4,289,879	\$6,485,224	\$4,292,040	
Full Market Value	\$32,170,418	\$48,934,000	\$31,890,000	
Market Value per SqFt	\$210.20	\$226.97	\$191.61	
Distance from Condominium in miles		0.22	0.40	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-7501	1-01390-0009	1-01409-0021	
Condominium Section	0050-R1			
Address	23 EAST 74 STREET	7 EAST 75 STREET	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	72	20	35	
Year Built	1912	1910	1923	
Gross SqFt	82,280	13,580	71,189	
Estimated Gross Income	\$2,772,836	\$469,477	\$2,336,130	
Gross Income per SqFt	\$33.70	\$34.57	\$32.82	
Estimated Expense	\$916,599	\$136,775	\$868,302	
Expense SqFt	\$11.14	\$10.07	\$12.20	
Net Operating Income	\$1,856,237	\$332,702	\$1,467,828	
Full Market Value	\$13,780,000	\$2,464,000	\$10,916,000	
Market Value per SqFt	\$167.48	\$181.44	\$153.34	
Distance from Condominium in miles		0.05	0.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-7501	1-01390-0009	1-01409-0021	
Condominium Section	0050-R2			
Address	21 EAST 74 STREET	7 EAST 75 STREET	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	6	20	35	
Year Built	1912	1910	1923	
Gross SqFt	6,345	13,580	71,189	
Estimated Gross Income	\$213,827	\$469,477	\$2,336,130	
Gross Income per SqFt	\$33.70	\$34.57	\$32.82	
Estimated Expense	\$70,683	\$136,775	\$868,302	
Expense SqFt	\$11.14	\$10.07	\$12.20	
Net Operating Income	\$143,144	\$332,702	\$1,467,828	
Full Market Value	\$1,063,001	\$2,464,000	\$10,916,000	
Market Value per SqFt	\$167.53	\$181.44	\$153.34	
Distance from Condominium in miles		0.05	0.29	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01390-7501	1-01412-0012	1-01391-0002	
Condominium Section	0023-R1			
Address	30 EAST 76 STREET	117 EAST 77 STREET	952 5 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	15	40	38	
Year Built	1928	1929	1923	
Gross SqFt	24,277	29,500	41,287	
Estimated Gross Income	\$1,041,726	\$1,384,419	\$1,605,662	
Gross Income per SqFt	\$42.91	\$46.93	\$38.89	
Estimated Expense	\$262,677	\$380,450	\$361,009	
Expense SqFt	\$10.82	\$12.90	\$8.74	
Net Operating Income	\$779,049	\$1,003,969	\$1,244,653	
Full Market Value	\$5,875,999	\$7,545,000	\$9,415,000	
Market Value per SqFt	\$242.04	\$255.76	\$228.04	
Distance from Condominium in miles		0.14	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01390-7502	1-01424-0004	1-01429-0103	1-01432-0027
Condominium Section	0094-R1			
Address	32 EAST 76 STREET	203 EAST 69 STREET	203 EAST 74 STREET	266 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	30	15	26	18
Year Built	1982	1980	1973	1981
Gross SqFt	42,054	32,500	16,231	22,761
Estimated Gross Income	\$1,881,496	\$1,705,497	\$726,238	\$570,017
Gross Income per SqFt	\$44.74	\$52.48	\$44.74	\$25.04
Estimated Expense	\$514,320	\$266,631	\$198,429	\$237,304
Expense SqFt	\$12.23	\$8.20	\$12.23	\$10.43
Net Operating Income	\$1,367,176	\$1,438,866	\$527,809	\$332,713
Full Market Value	\$10,290,006	\$10,762,000	\$3,973,000	\$2,416,000
Market Value per SqFt	\$244.69	\$331.14	\$244.78	\$106.15
Distance from Condominium in miles		0.43	0.31	0.33

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01391-7501	1-01453-0035	1-01517-0006	
<b>Condominium Section</b>	0946-R1			
<b>Address</b>	14 EAST 77 STREET	334 EAST 79 STREET	105 EAST 88 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	12	46	12	
<b>Year Built</b>	1910	1920	1925	
<b>Gross SqFt</b>	9,445	27,124	9,950	
<b>Estimated Gross Income</b>	\$337,659	\$998,731	\$346,763	
<b>Gross Income per SqFt</b>	\$35.75	\$36.82	\$34.85	
<b>Estimated Expense</b>	\$70,082	\$270,162	\$66,398	
<b>Expense SqFt</b>	\$7.42	\$9.96	\$6.67	
<b>Net Operating Income</b>	\$267,577	\$728,569	\$280,365	
<b>Full Market Value</b>	\$1,977,002	\$5,365,000	\$2,075,000	
<b>Market Value per SqFt</b>	\$209.32	\$197.80	\$208.54	
<b>Distance from Condominium in miles</b>		0.55	0.64	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01392-7501	1-01390-0067	1-01492-0036	
<b>Condominium Section</b>	0460-R1			
<b>Address</b>	1009 MADISON AVENUE	945 5 AVENUE	920 PARK AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	111	110	72	
<b>Year Built</b>	1958	1949	1962	
<b>Gross SqFt</b>	176,897	188,810	155,544	
<b>Estimated Gross Income</b>	\$7,277,543	\$8,358,330	\$5,895,071	
<b>Gross Income per SqFt</b>	\$41.14	\$44.27	\$37.90	
<b>Estimated Expense</b>	\$2,227,133	\$2,481,212	\$2,014,709	
<b>Expense SqFt</b>	\$12.59	\$13.14	\$12.95	
<b>Net Operating Income</b>	\$5,050,410	\$5,877,118	\$3,880,362	
<b>Full Market Value</b>	\$38,138,999	\$44,249,000	\$29,372,000	
<b>Market Value per SqFt</b>	\$215.60	\$234.36	\$188.83	
<b>Distance from Condominium in miles</b>		0.14	0.16	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01393-7501	1-01453-0035	1-01517-0006	1-01124-0051
<b>Condominium Section</b>	0637-R1			
<b>Address</b>	3 EAST 78 STREET	334 EAST 79 STREET	105 EAST 88 STREET	32 WEST 72 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	13	46	12	18
<b>Year Built</b>	1910	1920	1925	1926
<b>Gross SqFt</b>	14,977	27,124	9,950	9,185
<b>Estimated Gross Income</b>	\$548,757	\$998,731	\$346,763	\$336,549
<b>Gross Income per SqFt</b>	\$36.64	\$36.82	\$34.85	\$36.64
<b>Estimated Expense</b>	\$122,212	\$270,162	\$66,398	\$74,931
<b>Expense SqFt</b>	\$8.16	\$9.96	\$6.67	\$8.16
<b>Net Operating Income</b>	\$426,545	\$728,569	\$280,365	\$261,618
<b>Full Market Value</b>	\$3,142,001	\$5,365,000	\$2,075,000	\$1,927,000
<b>Market Value per SqFt</b>	\$209.79	\$197.80	\$208.54	\$209.80
<b>Distance from Condominium in miles</b>		0.54	0.55	0.76

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01394-7501	1-01438-0049	1-01349-0014	1-01460-0047
<b>Condominium Section</b>	1101-R1			
<b>Address</b>	515 PARK AVENUE	1218 2 AVENUE	333 EAST 56 STREET	400 EAST 66 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	44	105	228	129
<b>Year Built</b>	1998	1996	1982	1999
<b>Gross SqFt</b>	158,497	142,209	225,154	138,500
<b>Estimated Gross Income</b>	\$7,753,673	\$9,184,500	\$11,015,534	\$5,968,600
<b>Gross Income per SqFt</b>	\$48.92	\$64.58	\$48.92	\$43.09
<b>Estimated Expense</b>	\$1,914,644	\$1,820,188	\$2,718,960	\$1,489,016
<b>Expense SqFt</b>	\$12.08	\$12.80	\$12.08	\$10.75
<b>Net Operating Income</b>	\$5,839,029	\$7,364,312	\$8,296,574	\$4,479,584
<b>Full Market Value</b>	\$41,140,001	\$54,514,000	\$62,212,000	\$30,910,000
<b>Market Value per SqFt</b>	\$259.56	\$383.34	\$276.31	\$223.18
<b>Distance from Condominium in miles</b>		0.40	0.38	0.57



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01395-7501	1-01312-0033	1-01418-0045	1-01416-0002
Condominium Section	0087-R1			
Address	1010 3 AVENUE	157 EAST 57 STREET	1081 3 AVENUE	1033 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	166	118	116	133
Year Built	1963	1960	1968	1967
Gross SqFt	165,925	173,168	174,273	241,274
Estimated Gross Income	\$6,761,444	\$5,047,223	\$7,254,016	\$9,831,995
Gross Income per SqFt	\$40.75	\$29.15	\$41.62	\$40.75
Estimated Expense	\$1,737,235	\$1,398,502	\$2,249,317	\$2,526,044
Expense SqFt	\$10.47	\$8.08	\$12.91	\$10.47
Net Operating Income	\$5,024,209	\$3,648,721	\$5,004,699	\$7,305,951
Full Market Value	\$37,953,000	\$27,378,000	\$37,783,000	\$55,189,000
Market Value per SqFt	\$228.74	\$158.10	\$216.80	\$228.74
Distance from Condominium in miles		0.15	0.19	0.13

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01395-7502	1-01438-0014	1-01398-0006	
Condominium Section	0624-R1			
Address	521 PARK AVENUE	329 EAST 63 STREET	103 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	27	92	37	
Year Built	1912	1920	1923	
Gross SqFt	50,302	47,008	36,274	
Estimated Gross Income	\$2,082,000	\$2,370,073	\$1,173,708	
Gross Income per SqFt	\$41.39	\$50.42	\$32.36	
Estimated Expense	\$412,476	\$483,911	\$221,664	
Expense SqFt	\$8.20	\$10.29	\$6.11	
Net Operating Income	\$1,669,524	\$1,886,162	\$952,044	
Full Market Value	\$12,606,001	\$14,129,000	\$7,087,000	
Market Value per SqFt	\$250.61	\$300.57	\$195.37	
Distance from Condominium in miles		0.38	0.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01395-7503	1-01415-0021	1-01311-0028	
Condominium Section	0667-R1			
Address	525 PARK AVENUE	1143 2 AVENUE	141 EAST 56 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	48	108	115	
Year Built	1915	1940	1940	
Gross SqFt	100,093	103,304	107,485	
Estimated Gross Income	\$3,316,081	\$2,898,425	\$4,105,761	
Gross Income per SqFt	\$33.13	\$28.06	\$38.20	
Estimated Expense	\$925,860	\$831,822	\$1,123,226	
Expense SqFt	\$9.25	\$8.05	\$10.45	
Net Operating Income	\$2,390,221	\$2,066,603	\$2,982,535	
Full Market Value	\$17,765,000	\$13,530,000	\$22,571,000	
Market Value per SqFt	\$177.48	\$130.97	\$209.99	
Distance from Condominium in miles		0.21	0.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-7502	1-01510-0017	1-01453-0035	1-01517-0006
Condominium Section	0230-R1			
Address	149 EAST 62 STREET	1200 LEXINGTON AVENUE	334 EAST 79 STREET	105 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D9-ELEVATOR	D6-ELEVATOR
Total Units	12	18	46	12
Year Built	1915	1910	1920	1925
Gross SqFt	4,777	12,104	27,124	9,950
Estimated Gross Income	\$175,889	\$739,675	\$998,731	\$346,763
Gross Income per SqFt	\$36.82	\$61.11	\$36.82	\$34.85
Estimated Expense	\$47,579	\$214,483	\$270,162	\$66,398
Expense SqFt	\$9.96	\$17.72	\$9.96	\$6.67
Net Operating Income	\$128,310	\$525,192	\$728,569	\$280,365
Full Market Value	\$896,504	\$3,897,000	\$5,365,000	\$2,075,000
Market Value per SqFt	\$187.67	\$321.96	\$197.80	\$208.54
Distance from Condominium in miles		0.96	0.84	1.31

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01397-7503	1-01418-0045	1-01416-0002	1-01439-0030
<b>Condominium Section</b>	0733-R1			
<b>Address</b>	166 EAST 63 STREET	1081 3 AVENUE	1033 3 AVENUE	1199 1 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	157	116	133	166
<b>Year Built</b>	1959	1968	1967	1962
<b>Gross SqFt</b>	204,524	174,273	241,274	195,019
<b>Estimated Gross Income</b>	\$8,334,353	\$7,254,016	\$9,831,995	\$6,618,945
<b>Gross Income per SqFt</b>	\$40.75	\$41.62	\$40.75	\$33.94
<b>Estimated Expense</b>	\$2,141,366	\$2,249,317	\$2,526,044	\$2,447,488
<b>Expense SqFt</b>	\$10.47	\$12.91	\$10.47	\$12.55
<b>Net Operating Income</b>	\$6,192,987	\$5,004,699	\$7,305,951	\$4,171,457
<b>Full Market Value</b>	\$46,781,999	\$37,783,000	\$55,189,000	\$30,952,000
<b>Market Value per SqFt</b>	\$228.74	\$216.80	\$228.74	\$158.71
<b>Distance from Condominium in miles</b>		0.13	0.13	0.27

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01397-7504	1-01418-0011	1-01331-0039	1-01350-0040
<b>Condominium Section</b>	0770-R1			
<b>Address</b>	130 EAST 63 STREET	225 EAST 63 STREET	210 EAST 58 STREET	320 EAST 58 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	74	152	109	128
<b>Year Built</b>	1960	1962	1959	1961
<b>Gross SqFt</b>	104,981	105,282	84,000	108,559
<b>Estimated Gross Income</b>	\$3,547,308	\$5,279,663	\$2,838,640	\$3,310,784
<b>Gross Income per SqFt</b>	\$33.79	\$50.15	\$33.79	\$30.50
<b>Estimated Expense</b>	\$1,216,730	\$1,443,257	\$973,907	\$1,015,643
<b>Expense SqFt</b>	\$11.59	\$13.71	\$11.59	\$9.36
<b>Net Operating Income</b>	\$2,330,578	\$3,836,406	\$1,864,733	\$2,295,141
<b>Full Market Value</b>	\$17,298,000	\$28,741,000	\$13,841,000	\$17,162,000
<b>Market Value per SqFt</b>	\$164.77	\$272.99	\$164.77	\$158.09
<b>Distance from Condominium in miles</b>		0.13	0.27	0.35

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01397-7505	1-01415-0021	1-01418-0011	1-01311-0028
<b>Condominium Section</b>	1729-R1			
<b>Address</b>	140 EAST 63 STREET	1143 2 AVENUE	225 EAST 63 STREET	141 EAST 56 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	86	108	152	115
<b>Year Built</b>	1927	1940	1962	1940
<b>Gross SqFt</b>	128,842	103,304	105,282	107,485
<b>Estimated Gross Income</b>	\$4,921,764	\$2,898,425	\$5,279,663	\$4,105,761
<b>Gross Income per SqFt</b>	\$38.20	\$28.06	\$50.15	\$38.20
<b>Estimated Expense</b>	\$1,346,399	\$831,822	\$1,443,257	\$1,123,226
<b>Expense SqFt</b>	\$10.45	\$8.05	\$13.71	\$10.45
<b>Net Operating Income</b>	\$3,575,365	\$2,066,603	\$3,836,406	\$2,982,535
<b>Full Market Value</b>	\$27,056,997	\$13,530,000	\$28,741,000	\$22,571,000
<b>Market Value per SqFt</b>	\$210.00	\$130.97	\$272.99	\$209.99
<b>Distance from Condominium in miles</b>		0.15	0.13	0.30

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01398-7501	1-01438-0049	1-01349-0014	1-01426-9035
<b>Condominium Section</b>	0345-R1			
<b>Address</b>	188 EAST 64 STREET	1218 2 AVENUE	333 EAST 56 STREET	218 EAST 72 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	200	105	228	147
<b>Year Built</b>	1987	1996	1982	1975
<b>Gross SqFt</b>	216,171	142,209	225,154	156,200
<b>Estimated Gross Income</b>	\$10,575,085	\$9,184,500	\$11,015,534	\$7,342,962
<b>Gross Income per SqFt</b>	\$48.92	\$64.58	\$48.92	\$47.01
<b>Estimated Expense</b>	\$2,611,346	\$1,820,188	\$2,718,960	\$2,424,224
<b>Expense SqFt</b>	\$12.08	\$12.80	\$12.08	\$15.52
<b>Net Operating Income</b>	\$7,963,739	\$7,364,312	\$8,296,574	\$4,918,738
<b>Full Market Value</b>	\$59,716,000	\$54,514,000	\$62,212,000	\$17,490,000
<b>Market Value per SqFt</b>	\$276.24	\$383.34	\$276.31	\$111.97
<b>Distance from Condominium in miles</b>		0.25	0.43	0.41

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01398-7502	1-01418-0011	1-01439-0046	1-01331-0039
<b>Condominium Section</b>	0543-R1			
<b>Address</b>	139 EAST 63 STREET	225 EAST 63 STREET	310 EAST 65 STREET	210 EAST 58 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	52	152	88	109
<b>Year Built</b>	1962	1962	1965	1959
<b>Gross SqFt</b>	90,629	105,282	76,500	84,000
<b>Estimated Gross Income</b>	\$3,062,354	\$5,279,663	\$2,402,713	\$2,838,640
<b>Gross Income per SqFt</b>	\$33.79	\$50.15	\$31.41	\$33.79
<b>Estimated Expense</b>	\$1,050,390	\$1,443,257	\$833,282	\$973,907
<b>Expense SqFt</b>	\$11.59	\$13.71	\$10.89	\$11.59
<b>Net Operating Income</b>	\$2,011,964	\$3,836,406	\$1,569,431	\$1,864,733
<b>Full Market Value</b>	\$14,933,000	\$28,741,000	\$11,714,000	\$13,841,000
<b>Market Value per SqFt</b>	\$164.77	\$272.99	\$153.12	\$164.77
<b>Distance from Condominium in miles</b>		0.12	0.26	0.31

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01400-7501	1-01438-0049	1-01349-0014	1-01460-0047
<b>Condominium Section</b>	1151-R1			
<b>Address</b>	181 EAST 65 STREET	1218 2 AVENUE	333 EAST 56 STREET	400 EAST 66 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	93	105	228	129
<b>Year Built</b>	2000	1996	1982	1999
<b>Gross SqFt</b>	180,846	142,209	225,154	138,500
<b>Estimated Gross Income</b>	\$8,846,986	\$9,184,500	\$11,015,534	\$5,968,600
<b>Gross Income per SqFt</b>	\$48.92	\$64.58	\$48.92	\$43.09
<b>Estimated Expense</b>	\$2,184,620	\$1,820,188	\$2,718,960	\$1,489,016
<b>Expense SqFt</b>	\$12.08	\$12.80	\$12.08	\$10.75
<b>Net Operating Income</b>	\$6,662,366	\$7,364,312	\$8,296,574	\$4,479,584
<b>Full Market Value</b>	\$48,289,990	\$54,514,000	\$62,212,000	\$30,910,000
<b>Market Value per SqFt</b>	\$267.02	\$383.34	\$276.31	\$223.18
<b>Distance from Condominium in miles</b>		0.27	0.51	0.39

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01402-7501	1-01424-0010	1-01418-0011	1-01418-0045
Condominium Section	0478-R1			
Address	1156 3 AVENUE	219 EAST 69 STREET	225 EAST 63 STREET	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	164	145	152	116
Year Built	1965	1957	1962	1968
Gross SqFt	129,320	163,875	105,282	174,273
Estimated Gross Income	\$5,382,298	\$4,914,187	\$5,279,663	\$7,254,016
Gross Income per SqFt	\$41.62	\$29.99	\$50.15	\$41.62
Estimated Expense	\$1,669,521	\$1,259,445	\$1,443,257	\$2,249,317
Expense SqFt	\$12.91	\$7.69	\$13.71	\$12.91
Net Operating Income	\$3,712,777	\$3,654,742	\$3,836,406	\$5,004,699
Full Market Value	\$28,029,000	\$27,376,000	\$28,741,000	\$37,783,000
Market Value per SqFt	\$216.74	\$167.05	\$272.99	\$216.80
Distance from Condominium in miles		0.15	0.23	0.23

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01404-7501	1-01425-0017	1-01418-0011	
Condominium Section	0151-R1			
Address	715 PARK AVENUE	225 EAST 70 STREET	225 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	76	91	152	
Year Built	1969	1961	1962	
Gross SqFt	106,669	83,220	105,282	
Estimated Gross Income	\$4,519,566	\$2,878,912	\$5,279,663	
Gross Income per SqFt	\$42.37	\$34.59	\$50.15	
Estimated Expense	\$1,269,361	\$838,616	\$1,443,257	
Expense SqFt	\$11.90	\$10.08	\$13.71	
Net Operating Income	\$3,250,205	\$2,040,296	\$3,836,406	
Full Market Value	\$24,522,007	\$15,108,000	\$28,741,000	
Market Value per SqFt	\$229.89	\$181.54	\$272.99	
Distance from Condominium in miles		0.21	0.36	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01404-7503	1-01438-0049	1-01426-9035	1-01460-0047
<b>Condominium Section</b>	0332-R1			
<b>Address</b>	188 EAST 70 STREET	1218 2 AVENUE	218 EAST 72 STREET	400 EAST 66 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	97	105	147	129
<b>Year Built</b>	1986	1996	1975	1999
<b>Gross SqFt</b>	165,624	142,209	156,200	138,500
<b>Estimated Gross Income</b>	\$7,785,984	\$9,184,500	\$7,342,962	\$5,968,600
<b>Gross Income per SqFt</b>	\$47.01	\$64.58	\$47.01	\$43.09
<b>Estimated Expense</b>	\$2,293,892	\$1,820,188	\$2,424,224	\$1,489,016
<b>Expense SqFt</b>	\$13.85	\$12.80	\$15.52	\$10.75
<b>Net Operating Income</b>	\$5,492,092	\$7,364,312	\$4,918,738	\$4,479,584
<b>Full Market Value</b>	\$41,268,997	\$54,514,000	\$17,490,000	\$30,910,000
<b>Market Value per SqFt</b>	\$249.17	\$383.34	\$111.97	\$223.18
<b>Distance from Condominium in miles</b>		0.39	0.15	0.43

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01405-7501	1-01424-0004	1-01411-0031	1-01432-0027
<b>Condominium Section</b>	0103-R1			
<b>Address</b>	110 EAST 71 STREET	203 EAST 69 STREET	191 EAST 76 STREET	266 EAST 78 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	21	15	40	18
<b>Year Built</b>	1982	1980	1960	1981
<b>Gross SqFt</b>	34,906	32,500	24,206	22,761
<b>Estimated Gross Income</b>	\$1,470,939	\$1,705,497	\$1,020,135	\$570,017
<b>Gross Income per SqFt</b>	\$42.14	\$52.48	\$42.14	\$25.04
<b>Estimated Expense</b>	\$323,928	\$266,631	\$224,684	\$237,304
<b>Expense SqFt</b>	\$9.28	\$8.20	\$9.28	\$10.43
<b>Net Operating Income</b>	\$1,147,011	\$1,438,866	\$795,451	\$332,713
<b>Full Market Value</b>	\$8,656,003	\$10,762,000	\$6,003,000	\$2,416,000
<b>Market Value per SqFt</b>	\$247.98	\$331.14	\$248.00	\$106.15
<b>Distance from Condominium in miles</b>		0.21	0.32	0.42

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-7501	1-01406-0054	1-01447-0005	
Condominium Section	0161-R1			
Address	157 EAST 72 STREET	993 LEXINGTON AVENUE	311 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	138	39	131	
Year Built	1924	1914	1929	
Gross SqFt	108,820	73,396	121,234	
Estimated Gross Income	\$3,942,549	\$3,048,279	\$3,749,269	
Gross Income per SqFt	\$36.23	\$41.53	\$30.93	
Estimated Expense	\$1,395,072	\$1,037,156	\$1,393,762	
Expense SqFt	\$12.82	\$14.13	\$11.50	
Net Operating Income	\$2,547,477	\$2,011,123	\$2,355,507	
Full Market Value	\$18,784,999	\$15,183,000	\$17,598,000	
Market Value per SqFt	\$172.62	\$206.86	\$145.16	
Distance from Condominium in miles		0.06	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-7501	1-01309-0008	1-01075-0047	
Condominium Section	0299-R1			
Address	157 EAST 74 STREET	125 EAST 54 STREET	530 WEST 47 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	CLINTON	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	19	66	33	
Year Built	1986	1977	1999	
Gross SqFt	41,754	56,073	22,500	
Estimated Gross Income	\$1,720,682	\$2,703,803	\$769,304	
Gross Income per SqFt	\$41.21	\$48.22	\$34.19	
Estimated Expense	\$471,403	\$696,287	\$228,698	
Expense SqFt	\$11.29	\$12.42	\$10.16	
Net Operating Income	\$1,249,279	\$2,007,516	\$540,606	
Full Market Value	\$9,434,000	\$15,061,000	\$4,006,000	
Market Value per SqFt	\$225.94	\$268.60	\$178.04	
Distance from Condominium in miles		1.00	1.91	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-7502	1-01406-0054	1-01438-0006	
Condominium Section	0573-R1			
Address	1040 LEXINGTON AVENUE	993 LEXINGTON AVENUE	305 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	55	39	111	
Year Built	1929	1914	1931	
Gross SqFt	117,892	73,396	164,567	
Estimated Gross Income	\$4,480,000	\$3,048,279	\$7,513,555	
Gross Income per SqFt	\$38.00	\$41.53	\$45.66	
Estimated Expense	\$1,535,000	\$1,037,156	\$2,100,103	
Expense SqFt	\$13.02	\$14.13	\$12.76	
Net Operating Income	\$2,945,000	\$2,011,123	\$5,413,452	
Full Market Value	\$22,295,000	\$15,183,000	\$40,718,000	
Market Value per SqFt	\$189.11	\$206.86	\$247.43	
Distance from Condominium in miles		0.18	0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-7503	1-01453-0035	1-01467-0018	1-01520-0065
Condominium Section	0639-R1			
Address	1036 LEXINGTON AVENUE	334 EAST 79 STREET	425 EAST 72 STREET	118 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	32	46	49	26
Year Built	1925	1920	1938	1910
Gross SqFt	53,255	27,124	57,375	12,012
Estimated Gross Income	\$1,960,849	\$998,731	\$1,195,707	\$520,321
Gross Income per SqFt	\$36.82	\$36.82	\$20.84	\$43.32
Estimated Expense	\$530,420	\$270,162	\$223,277	\$98,127
Expense SqFt	\$9.96	\$9.96	\$3.89	\$8.17
Net Operating Income	\$1,430,429	\$728,569	\$972,430	\$422,194
Full Market Value	\$10,533,000	\$5,365,000	\$6,570,000	\$3,181,000
Market Value per SqFt	\$197.78	\$197.80	\$114.51	\$264.82
Distance from Condominium in miles		0.40	0.50	0.86

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01410-7501	1-01526-0021	1-01492-0036	1-01427-0028
<b>Condominium Section</b>	0237-R1			
<b>Address</b>	1068 LEXINGTON AVENUE	1543 2 AVENUE	920 PARK AVENUE	1393 2 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	81	117	72	149
<b>Year Built</b>	1961	1959	1962	1964
<b>Gross SqFt</b>	123,370	123,524	155,544	166,432
<b>Estimated Gross Income</b>	\$4,105,754	\$2,982,163	\$5,895,071	\$5,538,468
<b>Gross Income per SqFt</b>	\$33.28	\$24.14	\$37.90	\$33.28
<b>Estimated Expense</b>	\$924,041	\$1,332,201	\$2,014,709	\$1,246,428
<b>Expense SqFt</b>	\$7.49	\$10.78	\$12.95	\$7.49
<b>Net Operating Income</b>	\$3,181,713	\$1,649,962	\$3,880,362	\$4,292,040
<b>Full Market Value</b>	\$23,640,000	\$12,008,000	\$29,372,000	\$31,890,000
<b>Market Value per SqFt</b>	\$191.62	\$97.21	\$188.83	\$191.61
<b>Distance from Condominium in miles</b>		0.33	0.28	0.26

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01410-7502	1-01520-0065	1-01453-0035	1-01467-0018
<b>Condominium Section</b>	0721-R1			
<b>Address</b>	1065 LEXINGTON AVENUE	118 EAST 92 STREET	334 EAST 79 STREET	425 EAST 72 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	30	26	46	49
<b>Year Built</b>	1925	1910	1920	1938
<b>Gross SqFt</b>	45,621	12,012	27,124	57,375
<b>Estimated Gross Income</b>	\$1,679,765	\$520,321	\$998,731	\$1,195,707
<b>Gross Income per SqFt</b>	\$36.82	\$43.32	\$36.82	\$20.84
<b>Estimated Expense</b>	\$454,385	\$98,127	\$270,162	\$223,277
<b>Expense SqFt</b>	\$9.96	\$8.17	\$9.96	\$3.89
<b>Net Operating Income</b>	\$1,225,380	\$422,194	\$728,569	\$972,430
<b>Full Market Value</b>	\$9,023,000	\$3,181,000	\$5,365,000	\$6,570,000
<b>Market Value per SqFt</b>	\$197.78	\$264.82	\$197.80	\$114.51
<b>Distance from Condominium in miles</b>		0.81	0.30	0.42

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-7503	1-01426-9035	1-01527-0045	
Condominium Section	0968-R1			
Address	188 EAST 76 STREET	218 EAST 72 STREET	200 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	73	147	246	
Year Built	1996	1975	1980	
Gross SqFt	155,731	156,200	205,261	
Estimated Gross Income	\$7,246,163	\$7,342,962	\$9,453,255	
Gross Income per SqFt	\$46.53	\$47.01	\$46.05	
Estimated Expense	\$1,945,080	\$2,424,224	\$2,284,392	
Expense SqFt	\$12.49	\$15.52	\$11.13	
Net Operating Income	\$5,301,083	\$4,918,738	\$7,168,863	
Full Market Value	\$39,849,000	\$17,490,000	\$53,905,000	
Market Value per SqFt	\$255.88	\$111.97	\$262.62	
Distance from Condominium in miles		0.24	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-7504	1-01409-0021	1-01409-0042	
Condominium Section	1782-R1			
Address	823 PARK AVENUE	1033 LEXINGTON AVENUE	192 EAST 75 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	38	35	43	
Year Built	1920	1923	1927	
Gross SqFt	55,758	71,189	40,249	
Estimated Gross Income	\$1,890,754	\$2,336,130	\$1,408,542	
Gross Income per SqFt	\$33.91	\$32.82	\$35.00	
Estimated Expense	\$558,695	\$868,302	\$315,371	
Expense SqFt	\$10.02	\$12.20	\$7.84	
Net Operating Income	\$1,332,059	\$1,467,828	\$1,093,171	
Full Market Value	\$9,884,999	\$10,916,000	\$8,088,000	
Market Value per SqFt	\$177.28	\$153.34	\$200.95	
Distance from Condominium in miles		0.10	0.10	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01411-7501	1-01439-0023	1-01453-0021	
Condominium Section	1077-R1			
Address	145 EAST 76 STREET	1185 1 AVENUE	353 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	20	61	67	
Year Built	1999	1996	1986	
Gross SqFt	68,979	50,225	53,662	
Estimated Gross Income	\$2,650,000	\$2,072,845	\$1,890,012	
Gross Income per SqFt	\$38.42	\$41.27	\$35.22	
Estimated Expense	\$515,000	\$353,762	\$420,072	
Expense SqFt	\$7.47	\$7.04	\$7.83	
Net Operating Income	\$2,135,000	\$1,719,083	\$1,469,940	
Full Market Value	\$16,162,998	\$11,550,000	\$10,871,000	
Market Value per SqFt	\$234.32	\$229.97	\$202.58	
Distance from Condominium in miles		0.65	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01411-7502	1-01519-0040	1-01309-0008	
Condominium Section	1760-R1			
Address	170 EAST 77 STREET	172 EAST 91 STREET	125 EAST 54 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	54	44	66	
Year Built	1942	1900	1977	
Gross SqFt	79,883	35,200	56,073	
Estimated Gross Income	\$3,190,527	\$1,114,403	\$2,703,803	
Gross Income per SqFt	\$39.94	\$31.66	\$48.22	
Estimated Expense	\$992,147	\$398,373	\$696,287	
Expense SqFt	\$12.42	\$11.32	\$12.42	
Net Operating Income	\$2,198,380	\$716,030	\$2,007,516	
Full Market Value	\$16,616,997	\$5,342,000	\$15,061,000	
Market Value per SqFt	\$208.02	\$151.76	\$268.60	
Distance from Condominium in miles		0.71	1.10	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01412-7501	1-01431-0016	1-01409-0042	1-01435-0035
Condominium Section	0712-R1			
Address	170 EAST 78 STREET	231 EAST 76 STREET	192 EAST 75 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	34	90	43	
Year Built	1927	1938	1927	
Gross SqFt	54,967	82,065	40,249	
Estimated Gross Income	\$1,700,000	\$2,290,882	\$1,408,542	
Gross Income per SqFt	\$30.93	\$27.92	\$35.00	
Estimated Expense	\$540,000	\$775,027	\$315,371	
Expense SqFt	\$9.82	\$9.44	\$7.84	
Net Operating Income	\$1,160,000	\$1,515,855	\$1,093,171	
Full Market Value	\$8,677,000	\$10,916,000	\$8,088,000	
Market Value per SqFt	\$157.86	\$133.02	\$200.95	
Distance from Condominium in miles		0.13	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01412-7502	1-01527-0045	1-01426-9035	
Condominium Section	1158-R1			
Address	188 EAST 78 STREET	200 EAST 82 STREET	218 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	71	246	147	
Year Built	2000	1980	1975	
Gross SqFt	165,787	205,261	156,200	
Estimated Gross Income	\$7,714,069	\$9,453,255	\$7,342,962	
Gross Income per SqFt	\$46.53	\$46.05	\$47.01	
Estimated Expense	\$2,070,680	\$2,284,392	\$2,424,224	
Expense SqFt	\$12.49	\$11.13	\$15.52	
Net Operating Income	\$5,643,389	\$7,168,863	\$4,918,738	
Full Market Value	\$42,421,994	\$53,905,000	\$17,490,000	
Market Value per SqFt	\$255.88	\$262.62	\$111.97	
Distance from Condominium in miles		0.24	0.33	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01412-7503	1-01431-0016	1-01409-0021	1-01509-0020
Condominium Section	1407-R1			
Address	177 EAST 77 STREET	231 EAST 76 STREET	1033 LEXINGTON AVENUE	151 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	57	90	35	52
Year Built	1942	1938	1923	1922
Gross SqFt	87,546	82,065	71,189	57,666
Estimated Gross Income	\$2,873,260	\$2,290,882	\$2,336,130	\$3,751,251
Gross Income per SqFt	\$32.82	\$27.92	\$32.82	\$65.05
Estimated Expense	\$1,068,061	\$775,027	\$868,302	\$922,835
Expense SqFt	\$12.20	\$9.44	\$12.20	\$16.00
Net Operating Income	\$1,805,199	\$1,515,855	\$1,467,828	\$2,828,416
Full Market Value	\$13,425,999	\$10,916,000	\$10,916,000	\$20,937,000
Market Value per SqFt	\$153.36	\$133.02	\$153.34	\$363.07
Distance from Condominium in miles		0.13	0.15	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-7501	1-01531-0035	1-01532-0016	
Condominium Section	0257-R1			
Address	124 EAST 79 STREET	228 EAST 86 STREET	241 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	66	111	111	
Year Built	1985	1986	1989	
Gross SqFt	97,000	81,100	104,440	
Estimated Gross Income	\$4,048,780	\$3,463,850	\$4,256,647	
Gross Income per SqFt	\$41.74	\$42.71	\$40.76	
Estimated Expense	\$913,740	\$836,713	\$889,093	
Expense SqFt	\$9.42	\$10.32	\$8.51	
Net Operating Income	\$3,135,040	\$2,627,137	\$3,367,554	
Full Market Value	\$23,664,004	\$19,817,000	\$22,000,000	
Market Value per SqFt	\$243.96	\$244.35	\$210.65	
Distance from Condominium in miles		0.42	0.47	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-7502	1-01453-0035	1-01519-0040	
Condominium Section	1366-R1			
Address	179 EAST 78 STREET	334 EAST 79 STREET	172 EAST 91 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	14	46	44	
Year Built	1900	1920	1900	
Gross SqFt	9,285	27,124	35,200	
Estimated Gross Income	\$308,819	\$998,731	\$1,114,403	
Gross Income per SqFt	\$33.26	\$36.82	\$31.66	
Estimated Expense	\$88,579	\$270,162	\$398,373	
Expense SqFt	\$9.54	\$9.96	\$11.32	
Net Operating Income	\$220,240	\$728,569	\$716,030	
Full Market Value	\$1,636,001	\$5,365,000	\$5,342,000	
Market Value per SqFt	\$176.20	\$197.80	\$151.76	
Distance from Condominium in miles		0.25	0.61	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01414-7501	1-01350-0040	1-01418-0011	
Condominium Section	0139-R1			
Address	220 EAST 60 STREET	320 EAST 58 STREET	225 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	137	128	152	
Year Built	1965	1961	1962	
Gross SqFt	102,271	108,559	105,282	
Estimated Gross Income	\$4,124,589	\$3,310,784	\$5,279,663	
Gross Income per SqFt	\$40.33	\$30.50	\$50.15	
Estimated Expense	\$1,180,207	\$1,015,643	\$1,443,257	
Expense SqFt	\$11.54	\$9.36	\$13.71	
Net Operating Income	\$2,944,382	\$2,295,141	\$3,836,406	
Full Market Value	\$22,248,996	\$17,162,000	\$28,741,000	
Market Value per SqFt	\$217.55	\$158.09	\$272.99	
Distance from Condominium in miles		0.18	0.19	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01414-7502	1-01460-0047	1-01518-0033	
Condominium Section	1465-R1			
Address	205 EAST 59 STREET	400 EAST 66 STREET	1588 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	62	129	100	
Year Built	2003	1999	1980	
Gross SqFt	82,086	138,500	81,837	
Estimated Gross Income	\$3,200,000	\$5,968,600	\$2,882,370	
Gross Income per SqFt	\$38.98	\$43.09	\$35.22	
Estimated Expense	\$780,000	\$1,489,016	\$742,881	
Expense SqFt	\$9.50	\$10.75	\$9.08	
Net Operating Income	\$2,420,000	\$4,479,584	\$2,139,489	
Full Market Value	\$18,320,998	\$30,910,000	\$14,300,000	
Market Value per SqFt	\$223.19	\$223.18	\$174.74	
Distance from Condominium in miles		0.41	1.51	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01414-7503	1-01453-0035	1-01437-0045	
Condominium Section	1938-R1			
Address	250 EAST 60 STREET	334 EAST 79 STREET	316 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	RR-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	42	46	42	
Year Built	2006	1920	1999	
Gross SqFt	37,492	27,124	34,137	
Estimated Gross Income	\$999,912	\$998,731	\$1,042,622	
Gross Income per SqFt	\$26.67	\$36.82	\$30.54	
Estimated Expense	\$429,658	\$270,162	\$233,901	
Expense SqFt	\$11.46	\$9.96	\$6.85	
Net Operating Income	\$570,254	\$728,569	\$808,721	
Full Market Value	\$4,123,000	\$5,365,000	\$6,047,000	
Market Value per SqFt	\$109.97	\$197.80	\$177.14	
Distance from Condominium in miles		0.95	0.21	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01415-7501	1-01332-0029	1-01349-0014	
Condominium Section	0307-R1			
Address	200 EAST 61 STREET	240 EAST 59 STREET	333 EAST 56 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	219	167	228	
Year Built	1986	1983	1982	
Gross SqFt	254,167	324,212	225,154	
Estimated Gross Income	\$11,511,223	\$13,502,516	\$11,015,534	
Gross Income per SqFt	\$45.29	\$41.65	\$48.92	
Estimated Expense	\$3,240,629	\$4,351,027	\$2,718,960	
Expense SqFt	\$12.75	\$13.42	\$12.08	
Net Operating Income	\$8,270,594	\$9,151,489	\$8,296,574	
Full Market Value	\$62,227,001	\$69,083,000	\$62,212,000	
Market Value per SqFt	\$244.83	\$213.08	\$276.31	
Distance from Condominium in miles		0.10	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01419-7501	1-01418-0011	1-01418-0045	1-01439-0046
Condominium Section	0197-R1			
Address	1225 2 AVENUE	225 EAST 63 STREET	1081 3 AVENUE	310 EAST 65 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	88	152	116	88
Year Built	1963	1962	1968	1965
Gross SqFt	124,765	105,282	174,273	76,500
Estimated Gross Income	\$5,192,719	\$5,279,663	\$7,254,016	\$2,402,713
Gross Income per SqFt	\$41.62	\$50.15	\$41.62	\$31.41
Estimated Expense	\$1,610,716	\$1,443,257	\$2,249,317	\$833,282
Expense SqFt	\$12.91	\$13.71	\$12.91	\$10.89
Net Operating Income	\$3,582,003	\$3,836,406	\$5,004,699	\$1,569,431
Full Market Value	\$27,041,999	\$28,741,000	\$37,783,000	\$11,714,000
Market Value per SqFt	\$216.74	\$272.99	\$216.80	\$153.12
Distance from Condominium in miles		0.05	0.05	0.14

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01419-7502	1-01332-0029	1-01426-0044	
Condominium Section	0529-R1			
Address	200 EAST 65 STREET	240 EAST 59 STREET	206 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	295	167	442	
Year Built	1987	1983	1979	
Gross SqFt	318,183	324,212	377,297	
Estimated Gross Income	\$14,505,963	\$13,502,516	\$18,683,167	
Gross Income per SqFt	\$45.59	\$41.65	\$49.52	
Estimated Expense	\$3,929,560	\$4,351,027	\$4,250,934	
Expense SqFt	\$12.35	\$13.42	\$11.27	
Net Operating Income	\$10,576,403	\$9,151,489	\$14,432,233	
Full Market Value	\$79,558,002	\$69,083,000	\$108,171,000	
Market Value per SqFt	\$250.04	\$213.08	\$286.70	
Distance from Condominium in miles		0.29	0.34	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01419-7503	1-01349-0014	1-01332-0029	
Condominium Section	0833-R1			
Address	220 EAST 65 STREET	333 EAST 56 STREET	240 EAST 59 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	287	228	167	
Year Built	1978	1982	1983	
Gross SqFt	307,730	225,154	324,212	
Estimated Gross Income	\$13,937,092	\$11,015,534	\$13,502,516	
Gross Income per SqFt	\$45.29	\$48.92	\$41.65	
Estimated Expense	\$3,923,558	\$2,718,960	\$4,351,027	
Expense SqFt	\$12.75	\$12.08	\$13.42	
Net Operating Income	\$10,013,534	\$8,296,574	\$9,151,489	
Full Market Value	\$75,341,000	\$62,212,000	\$69,083,000	
Market Value per SqFt	\$244.83	\$276.31	\$213.08	
Distance from Condominium in miles		0.42	0.29	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01420-7501	1-01373-0030	1-01418-0021	
Condominium Section	1951-R1			
Address	200 EAST 66 STREET	510 MAIN STREET	1201 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	578	1,017	547	
Year Built	1951	1969	1963	
Gross SqFt	925,645	804,200	566,083	
Estimated Gross Income	\$32,184,677	\$27,307,055	\$21,262,077	
Gross Income per SqFt	\$34.77	\$33.96	\$37.56	
Estimated Expense	\$11,959,333	\$7,882,554	\$6,238,235	
Expense SqFt	\$12.92	\$9.80	\$11.02	
Net Operating Income	\$20,225,344	\$19,424,501	\$15,023,842	
Full Market Value	\$149,717,993	\$86,550,000	\$110,437,000	
Market Value per SqFt	\$161.74	\$107.62	\$195.09	
Distance from Condominium in miles		0.70	0.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01423-7501	1-01426-0044	1-01421-0021	
Condominium Section	0765-R1			
Address	200 EAST 69 STREET	206 EAST 72 STREET	1261 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	283	442	339	
Year Built	1991	1979	1979	
Gross SqFt	408,657	377,297	490,652	
Estimated Gross Income	\$20,048,712	\$18,683,167	\$23,842,534	
Gross Income per SqFt	\$49.06	\$49.52	\$48.59	
Estimated Expense	\$5,067,347	\$4,250,934	\$6,633,016	
Expense SqFt	\$12.40	\$11.27	\$13.52	
Net Operating Income	\$14,981,365	\$14,432,233	\$17,209,518	
Full Market Value	\$112,328,993	\$108,171,000	\$129,075,000	
Market Value per SqFt	\$274.87	\$286.70	\$263.07	
Distance from Condominium in miles		0.15	0.10	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01424-7501	1-01425-0001	1-01427-0028	
Condominium Section	0466-R1			
Address	233 EAST 69 STREET	1213 3 AVENUE	1393 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	204	201	149	
Year Built	1957	1961	1964	
Gross SqFt	206,511	265,980	166,432	
Estimated Gross Income	\$7,737,967	\$11,078,148	\$5,538,468	
Gross Income per SqFt	\$37.47	\$41.65	\$33.28	
Estimated Expense	\$2,091,956	\$3,392,848	\$1,246,428	
Expense SqFt	\$10.13	\$12.76	\$7.49	
Net Operating Income	\$5,646,011	\$7,685,300	\$4,292,040	
Full Market Value	\$41,509,000	\$58,015,000	\$31,890,000	
Market Value per SqFt	\$201.00	\$218.12	\$191.61	
Distance from Condominium in miles		0.05	0.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01424-7503	1-01425-0028	1-01444-0042	1-01425-0026
Condominium Section	1797-R1			
Address	212 EAST 70 STREET	1347 2 AVENUE	314 EAST 70 STREET	1343 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	18	17	10
Year Built	1900	1920	1910	1910
Gross SqFt	9,237	7,560	9,370	7,500
Estimated Gross Income	\$392,757	\$412,810	\$398,412	\$251,175
Gross Income per SqFt	\$42.52	\$54.60	\$42.52	\$33.49
Estimated Expense	\$82,394	\$73,041	\$135,490	
Expense SqFt	\$8.92	\$9.66	\$14.46	
Net Operating Income	\$310,363	\$339,769	\$262,922	\$251,175
Full Market Value	\$2,341,000	\$2,536,000	\$1,984,000	\$3,140,000
Market Value per SqFt	\$253.44	\$335.45	\$211.74	\$418.67
Distance from Condominium in miles		0.05	0.14	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01425-7501	1-01425-0017	1-01424-0010	1-01418-0011
Condominium Section	0465-R1			
Address	1329 2 AVENUE	225 EAST 70 STREET	219 EAST 69 STREET	225 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	88	91	145	152
Year Built	1957	1961	1957	1962
Gross SqFt	89,223	83,220	163,875	105,282
Estimated Gross Income	\$3,086,224	\$2,878,912	\$4,914,187	\$5,279,663
Gross Income per SqFt	\$34.59	\$34.59	\$29.99	\$50.15
Estimated Expense	\$899,368	\$838,616	\$1,259,445	\$1,443,257
Expense SqFt	\$10.08	\$10.08	\$7.69	\$13.71
Net Operating Income	\$2,186,856	\$2,040,296	\$3,654,742	\$3,836,406
Full Market Value	\$16,193,000	\$15,108,000	\$27,376,000	\$28,741,000
Market Value per SqFt	\$181.49	\$181.54	\$167.05	\$272.99
Distance from Condominium in miles		0.00	0.05	0.34

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01429-7502	1-01531-0029	1-01532-0004	
Condominium Section	1960-R1			
Address	255 EAST 74 STREET	240 EAST 86 STREET	1533 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	77	248	179	
Year Built	2007	1997	1991	
Gross SqFt	208,325	267,891	222,000	
Estimated Gross Income	\$10,100,000	\$13,910,300	\$8,432,539	
Gross Income per SqFt	\$48.48	\$51.93	\$37.98	
Estimated Expense	\$2,162,414	\$3,040,801	\$1,897,717	
Expense SqFt	\$10.38	\$11.35	\$8.55	
Net Operating Income	\$7,937,586	\$10,869,499	\$6,534,822	
Full Market Value	\$59,551,001	\$75,460,000	\$40,700,000	
Market Value per SqFt	\$285.86	\$281.68	\$183.33	
Distance from Condominium in miles		0.56	0.62	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01430-7501	1-01425-0001	1-01427-0028	1-01447-0023
Condominium Section	0784-R1			
Address	240 EAST 76 STREET	1213 3 AVENUE	1393 2 AVENUE	1347 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	295	201	149	145
Year Built	1957	1961	1964	1962
Gross SqFt	239,536	265,980	166,432	165,527
Estimated Gross Income	\$7,971,758	\$11,078,148	\$5,538,468	\$4,861,515
Gross Income per SqFt	\$33.28	\$41.65	\$33.28	\$29.37
Estimated Expense	\$1,794,125	\$3,392,848	\$1,246,428	\$1,778,511
Expense SqFt	\$7.49	\$12.76	\$7.49	\$10.74
Net Operating Income	\$6,177,633	\$7,685,300	\$4,292,040	\$3,083,004
Full Market Value	\$45,900,000	\$58,015,000	\$31,890,000	\$23,123,000
Market Value per SqFt	\$191.62	\$218.12	\$191.61	\$139.69
Distance from Condominium in miles		0.26	0.15	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-7501	1-01453-0035	1-01513-0068	1-01517-0006
Condominium Section	0356-R1			
Address	213 EAST 77 STREET	334 EAST 79 STREET	104 EAST 85 STREET	105 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	30	46	20	12
Year Built	1930	1920	1916	1925
Gross SqFt	18,869	27,124	9,745	9,950
Estimated Gross Income	\$657,585	\$998,731	\$271,215	\$346,763
Gross Income per SqFt	\$34.85	\$36.82	\$27.83	\$34.85
Estimated Expense	\$125,856	\$270,162	\$88,369	\$66,398
Expense SqFt	\$6.67	\$9.96	\$9.07	\$6.67
Net Operating Income	\$531,729	\$728,569	\$182,846	\$280,365
Full Market Value	\$3,934,998	\$5,365,000	\$1,317,000	\$2,075,000
Market Value per SqFt	\$208.54	\$197.80	\$135.15	\$208.54
Distance from Condominium in miles		0.15	0.41	0.59

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01433-7501	1-01422-0048	1-01406-0001	
Condominium Section	0423-R1			
Address	205 EAST 78 STREET	210 EAST 68 STREET	737 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	218	210	120	
Year Built	1931	1929	1940	
Gross SqFt	233,483	243,802	215,600	
Estimated Gross Income	\$9,979,063	\$10,528,049	\$9,117,276	
Gross Income per SqFt	\$42.74	\$43.18	\$42.29	
Estimated Expense	\$2,986,248	\$3,256,989	\$2,632,052	
Expense SqFt	\$12.79	\$13.36	\$12.21	
Net Operating Income	\$6,992,815	\$7,271,060	\$6,485,224	
Full Market Value	\$52,748,000	\$54,789,000	\$48,934,000	
Market Value per SqFt	\$225.92	\$224.73	\$226.97	
Distance from Condominium in miles		0.55	0.42	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01435-7501	1-01438-0049	1-01460-0047	1-01369-0042
Condominium Section	0553-R1			
Address	303 EAST 60 STREET	1218 2 AVENUE	400 EAST 66 STREET	410 EAST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	157	105	129	125
Year Built	1986	1996	1999	1974
Gross SqFt	112,099	142,209	138,500	105,734
Estimated Gross Income	\$4,830,346	\$9,184,500	\$5,968,600	\$4,285,399
Gross Income per SqFt	\$43.09	\$64.58	\$43.09	\$40.53
Estimated Expense	\$1,205,064	\$1,820,188	\$1,489,016	\$1,457,015
Expense SqFt	\$10.75	\$12.80	\$10.75	\$13.78
Net Operating Income	\$3,625,282	\$7,364,312	\$4,479,584	\$2,828,384
Full Market Value	\$27,319,003	\$54,514,000	\$30,910,000	\$21,369,000
Market Value per SqFt	\$243.70	\$383.34	\$223.18	\$202.10
Distance from Condominium in miles		0.15	0.28	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01436-7501	1-01438-0049	1-01460-0047	1-01369-0042
Condominium Section	0272-R1			
Address	1178 2 AVENUE	1218 2 AVENUE	400 EAST 66 STREET	410 EAST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	110	105	129	125
Year Built	1986	1996	1999	1974
Gross SqFt	112,573	142,209	138,500	105,734
Estimated Gross Income	\$4,850,771	\$9,184,500	\$5,968,600	\$4,285,399
Gross Income per SqFt	\$43.09	\$64.58	\$43.09	\$40.53
Estimated Expense	\$1,210,160	\$1,820,188	\$1,489,016	\$1,457,015
Expense SqFt	\$10.75	\$12.80	\$10.75	\$13.78
Net Operating Income	\$3,640,611	\$7,364,312	\$4,479,584	\$2,828,384
Full Market Value	\$27,435,000	\$54,514,000	\$30,910,000	\$21,369,000
Market Value per SqFt	\$243.71	\$383.34	\$223.18	\$202.10
Distance from Condominium in miles		0.10	0.24	0.24

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01436-7502	1-01436-0022	1-01439-0046	
Condominium Section	0546-R1			
Address	350 EAST 62 STREET	349 EAST 61 STREET	310 EAST 65 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D9-ELEVATOR	
Total Units	93	21	88	
Year Built	1977	1910	1965	
Gross SqFt	66,688	8,710	76,500	
Estimated Gross Income	\$2,099,338	\$335,097	\$2,402,713	
Gross Income per SqFt	\$31.48	\$38.47	\$31.41	
Estimated Expense	\$556,845	\$113,608	\$833,282	
Expense SqFt	\$8.35	\$13.04	\$10.89	
Net Operating Income	\$1,542,493	\$221,489	\$1,569,431	
Full Market Value	\$11,510,999	\$1,676,000	\$11,714,000	
Market Value per SqFt	\$172.61	\$192.42	\$153.12	
Distance from Condominium in miles		0.00	0.14	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01436-7503	1-01437-0041	1-01438-0014	
Condominium Section	1665-R1			
Address	1115 1 AVENUE	330 EAST 63 STREET	329 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	45	90	92	
Year Built	2005	1949	1920	
Gross SqFt	28,035	70,992	47,008	
Estimated Gross Income	\$1,135,698	\$2,172,050	\$2,370,073	
Gross Income per SqFt	\$40.51	\$30.60	\$50.42	
Estimated Expense	\$280,630	\$689,768	\$483,911	
Expense SqFt	\$10.01	\$9.72	\$10.29	
Net Operating Income	\$855,068	\$1,482,282	\$1,886,162	
Full Market Value	\$6,460,000	\$11,082,000	\$14,129,000	
Market Value per SqFt	\$230.43	\$156.10	\$300.57	
Distance from Condominium in miles		0.05	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01438-7501	1-01421-0021	1-01401-0033	1-01418-0021
Condominium Section	0001-R1			
Address	340 EAST 64 STREET	1261 2 AVENUE	1130 3 AVENUE	1201 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	306	339	158	547
Year Built	1965	1979	1957	1963
Gross SqFt	504,238	490,652	278,325	566,083
Estimated Gross Income	\$21,334,310	\$23,842,534	\$11,777,238	\$21,262,077
Gross Income per SqFt	\$42.31	\$48.59	\$42.31	\$37.56
Estimated Expense	\$5,859,246	\$6,633,016	\$3,234,383	\$6,238,235
Expense SqFt	\$11.62	\$13.52	\$11.62	\$11.02
Net Operating Income	\$15,475,064	\$17,209,518	\$8,542,855	\$15,023,842
Full Market Value	\$116,765,997	\$129,075,000	\$64,460,000	\$110,437,000
Market Value per SqFt	\$231.57	\$263.07	\$231.60	\$195.09
Distance from Condominium in miles		0.20	0.29	0.14

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01439-7501	1-01438-0049	1-01460-0047	1-01426-9035
<b>Condominium Section</b>	0427-R1			
<b>Address</b>	304 EAST 65 STREET	1218 2 AVENUE	400 EAST 66 STREET	218 EAST 72 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	127	105	129	147
<b>Year Built</b>	1987	1996	1999	1975
<b>Gross SqFt</b>	149,981	142,209	138,500	156,200
<b>Estimated Gross Income</b>	\$7,050,607	\$9,184,500	\$5,968,600	\$7,342,962
<b>Gross Income per SqFt</b>	\$47.01	\$64.58	\$43.09	\$47.01
<b>Estimated Expense</b>	\$2,077,237	\$1,820,188	\$1,489,016	\$2,424,224
<b>Expense SqFt</b>	\$13.85	\$12.80	\$10.75	\$15.52
<b>Net Operating Income</b>	\$4,973,370	\$7,364,312	\$4,479,584	\$4,918,738
<b>Full Market Value</b>	\$37,370,999	\$54,514,000	\$30,910,000	\$17,490,000
<b>Market Value per SqFt</b>	\$249.17	\$383.34	\$223.18	\$111.97
<b>Distance from Condominium in miles</b>		0.05	0.15	0.37

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01439-7502	1-01439-0009	1-01438-0014	
<b>Condominium Section</b>	0802-R1			
<b>Address</b>	330 EAST 65 STREET	325 EAST 64 STREET	329 EAST 63 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	56	90	92	
<b>Year Built</b>	1910	1920	1920	
<b>Gross SqFt</b>	30,899	67,390	47,008	
<b>Estimated Gross Income</b>	\$1,137,701	\$2,572,950	\$2,370,073	
<b>Gross Income per SqFt</b>	\$36.82	\$38.18	\$50.42	
<b>Estimated Expense</b>	\$307,754	\$874,722	\$483,911	
<b>Expense SqFt</b>	\$9.96	\$12.98	\$10.29	
<b>Net Operating Income</b>	\$829,947	\$1,698,228	\$1,886,162	
<b>Full Market Value</b>	\$6,112,000	\$12,852,000	\$14,129,000	
<b>Market Value per SqFt</b>	\$197.81	\$190.71	\$300.57	
<b>Distance from Condominium in miles</b>		0.00	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01441-7501	1-01401-0033	1-01418-0045	1-01463-0021
Condominium Section	0693-R1			
Address	301 EAST 66 STREET	1130 3 AVENUE	1081 3 AVENUE	1273 YORK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	204	158	116	213
Year Built	1956	1957	1968	1957
Gross SqFt	203,938	278,325	174,273	182,345
Estimated Gross Income	\$8,487,900	\$11,777,238	\$7,254,016	\$5,854,071
Gross Income per SqFt	\$41.62	\$42.31	\$41.62	\$32.10
Estimated Expense	\$2,632,840	\$3,234,383	\$2,249,317	\$1,443,159
Expense SqFt	\$12.91	\$11.62	\$12.91	\$7.91
Net Operating Income	\$5,855,060	\$8,542,855	\$5,004,699	\$4,410,912
Full Market Value	\$44,202,005	\$64,460,000	\$37,783,000	\$32,876,000
Market Value per SqFt	\$216.74	\$231.60	\$216.80	\$180.30
Distance from Condominium in miles		0.25	0.20	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01443-7501	1-01309-0008	1-01517-0025	
Condominium Section	0175-R1			
Address	265 1 AVENUE	125 EAST 54 STREET	155 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	20	66	50	
Year Built	1984	1977	1976	
Gross SqFt	22,283	56,073	29,000	
Estimated Gross Income	\$903,353	\$2,703,803	\$952,855	
Gross Income per SqFt	\$40.54	\$48.22	\$32.86	
Estimated Expense	\$267,396	\$696,287	\$303,416	
Expense SqFt	\$12.00	\$12.42	\$10.46	
Net Operating Income	\$635,957	\$2,007,516	\$649,439	
Full Market Value	\$4,804,997	\$15,061,000	\$4,697,000	
Market Value per SqFt	\$215.64	\$268.60	\$161.97	
Distance from Condominium in miles		0.78	1.04	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01444-7501	1-01463-0021	1-01439-0030	1-01424-0010
<b>Condominium Section</b>	0377-R1			
<b>Address</b>	301 EAST 69 STREET	1273 YORK AVENUE	1199 1 AVENUE	219 EAST 69 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	198	213	166	145
<b>Year Built</b>	1963	1957	1962	1957
<b>Gross SqFt</b>	206,278	182,345	195,019	163,875
<b>Estimated Gross Income</b>	\$6,621,524	\$5,854,071	\$6,618,945	\$4,914,187
<b>Gross Income per SqFt</b>	\$32.10	\$32.10	\$33.94	\$29.99
<b>Estimated Expense</b>	\$1,631,659	\$1,443,159	\$2,447,488	\$1,259,445
<b>Expense SqFt</b>	\$7.91	\$7.91	\$12.55	\$7.69
<b>Net Operating Income</b>	\$4,989,865	\$4,410,912	\$4,171,457	\$3,654,742
<b>Full Market Value</b>	\$37,191,000	\$32,876,000	\$30,952,000	\$27,376,000
<b>Market Value per SqFt</b>	\$180.30	\$180.30	\$158.71	\$167.05
<b>Distance from Condominium in miles</b>		0.15	0.24	0.14

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01445-7501	1-01425-0001	1-01463-0021	
<b>Condominium Section</b>	0325-R1			
<b>Address</b>	1328 2 AVENUE	1213 3 AVENUE	1273 YORK AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	284	201	213	
<b>Year Built</b>	1961	1961	1957	
<b>Gross SqFt</b>	277,477	265,980	182,345	
<b>Estimated Gross Income</b>	\$10,233,352	\$11,078,148	\$5,854,071	
<b>Gross Income per SqFt</b>	\$36.88	\$41.65	\$32.10	
<b>Estimated Expense</b>	\$2,869,112	\$3,392,848	\$1,443,159	
<b>Expense SqFt</b>	\$10.34	\$12.76	\$7.91	
<b>Net Operating Income</b>	\$7,364,240	\$7,685,300	\$4,410,912	
<b>Full Market Value</b>	\$54,221,000	\$58,015,000	\$32,876,000	
<b>Market Value per SqFt</b>	\$195.41	\$218.12	\$180.30	
<b>Distance from Condominium in miles</b>		0.14	0.17	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-7501	1-01426-9035	1-01425-0017	
Condominium Section	0514-R1			
Address	350 EAST 72 STREET	218 EAST 72 STREET	225 EAST 70 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	36	147	91	
Year Built	1988	1975	1961	
Gross SqFt	70,776	156,200	83,220	
Estimated Gross Income	\$2,887,661	\$7,342,962	\$2,878,912	
Gross Income per SqFt	\$40.80	\$47.01	\$34.59	
Estimated Expense	\$847,189	\$2,424,224	\$838,616	
Expense SqFt	\$11.97	\$15.52	\$10.08	
Net Operating Income	\$2,040,472	\$4,918,738	\$2,040,296	
Full Market Value	\$15,413,000	\$17,490,000	\$15,108,000	
Market Value per SqFt	\$217.77	\$111.97	\$181.54	
Distance from Condominium in miles		0.14	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-7502	1-01466-0003	1-01447-0005	
Condominium Section	0950-R1			
Address	308 EAST 72 STREET	1330 1 AVENUE	311 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	75	346	131	
Year Built	1996	2007	1929	
Gross SqFt	125,555	354,310	121,234	
Estimated Gross Income	\$5,184,166	\$16,273,458	\$3,749,269	
Gross Income per SqFt	\$41.29	\$45.93	\$30.93	
Estimated Expense	\$1,486,571	\$5,371,340	\$1,393,762	
Expense SqFt	\$11.84	\$15.16	\$11.50	
Net Operating Income	\$3,697,595	\$10,902,118	\$2,355,507	
Full Market Value	\$27,921,006	\$81,983,000	\$17,598,000	
Market Value per SqFt	\$222.38	\$231.39	\$145.16	
Distance from Condominium in miles		0.14	0.06	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-7503	1-01424-0004	1-01425-0017	1-01426-9035
Condominium Section	1521-R1			
Address	330 EAST 72 STREET	203 EAST 69 STREET	225 EAST 70 STREET	218 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	13	15	91	147
Year Built	2005	1980	1961	1975
Gross SqFt	33,133	32,500	83,220	156,200
Estimated Gross Income	\$1,557,582	\$1,705,497	\$2,878,912	\$7,342,962
Gross Income per SqFt	\$47.01	\$52.48	\$34.59	\$47.01
Estimated Expense	\$458,892	\$266,631	\$838,616	\$2,424,224
Expense SqFt	\$13.85	\$8.20	\$10.08	\$15.52
Net Operating Income	\$1,098,690	\$1,438,866	\$2,040,296	\$4,918,738
Full Market Value	\$8,239,005	\$10,762,000	\$15,108,000	\$17,490,000
Market Value per SqFt	\$248.66	\$331.14	\$181.54	\$111.97
Distance from Condominium in miles		0.17	0.15	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01448-7501	1-01425-0017	1-01473-0038	
Condominium Section	0682-R1			
Address	340 EAST 74 STREET	225 EAST 70 STREET	420 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	121	91	112	
Year Built	1957	1961	1959	
Gross SqFt	119,227	83,220	113,820	
Estimated Gross Income	\$3,868,916	\$2,878,912	\$3,455,427	
Gross Income per SqFt	\$32.45	\$34.59	\$30.36	
Estimated Expense	\$1,275,729	\$838,616	\$1,286,283	
Expense SqFt	\$10.70	\$10.08	\$11.30	
Net Operating Income	\$2,593,187	\$2,040,296	\$2,169,144	
Full Market Value	\$19,300,000	\$15,108,000	\$16,224,000	
Market Value per SqFt	\$161.88	\$181.54	\$142.54	
Distance from Condominium in miles		0.21	0.29	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01449-7501	1-01488-0001	1-01455-0021	
Condominium Section	0196-R1			
Address	1439 1 AVENUE	1434 YORK AVENUE	1113 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D8-ELEVATOR	
Total Units	197	210	173	
Year Built	1985	1964	2009	
Gross SqFt	238,634	257,244	276,244	
Estimated Gross Income	\$11,103,640	\$12,215,419	\$13,392,309	
Gross Income per SqFt	\$46.53	\$47.49	\$48.48	
Estimated Expense	\$2,980,539	\$3,790,301	\$3,964,101	
Expense SqFt	\$12.49	\$14.73	\$14.35	
Net Operating Income	\$8,123,101	\$8,425,118	\$9,428,208	
Full Market Value	\$61,062,019	\$63,290,000	\$22,525,000	
Market Value per SqFt	\$255.88	\$246.03	\$81.54	
Distance from Condominium in miles		0.32	0.71	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01449-7502	1-01426-9035	1-01460-0047	
Condominium Section	0380-R1			
Address	339 EAST 74 STREET	218 EAST 72 STREET	400 EAST 66 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	149	147	129	
Year Built	1987	1975	1999	
Gross SqFt	148,594	156,200	138,500	
Estimated Gross Income	\$6,694,160	\$7,342,962	\$5,968,600	
Gross Income per SqFt	\$45.05	\$47.01	\$43.09	
Estimated Expense	\$1,827,706	\$2,424,224	\$1,489,016	
Expense SqFt	\$12.30	\$15.52	\$10.75	
Net Operating Income	\$4,866,454	\$4,918,738	\$4,479,584	
Full Market Value	\$36,620,000	\$17,490,000	\$30,910,000	
Market Value per SqFt	\$246.44	\$111.97	\$223.18	
Distance from Condominium in miles		0.21	0.47	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01450-7501	1-01472-0022	1-01425-0017	1-01448-0001
<b>Condominium Section</b>	0707-R1			
<b>Address</b>	333 EAST 75 STREET	1453 YORK AVENUE	225 EAST 70 STREET	1404 2 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	125	96	91	66
<b>Year Built</b>	1961	1958	1961	1966
<b>Gross SqFt</b>	91,143	75,936	83,220	56,980
<b>Estimated Gross Income</b>	\$3,152,636	\$2,695,740	\$2,878,912	\$1,610,679
<b>Gross Income per SqFt</b>	\$34.59	\$35.50	\$34.59	\$28.27
<b>Estimated Expense</b>	\$918,721	\$795,061	\$838,616	\$552,737
<b>Expense SqFt</b>	\$10.08	\$10.47	\$10.08	\$9.70
<b>Net Operating Income</b>	\$2,233,915	\$1,900,679	\$2,040,296	\$1,057,942
<b>Full Market Value</b>	\$16,541,000	\$14,049,000	\$15,108,000	\$7,611,000
<b>Market Value per SqFt</b>	\$181.48	\$185.01	\$181.54	\$133.57
<b>Distance from Condominium in miles</b>		0.17	0.29	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01451-7501	1-01426-9035	1-01527-0045	1-01532-0004
<b>Condominium Section</b>	1254-R1			
<b>Address</b>	300 EAST 77 STREET	218 EAST 72 STREET	200 EAST 82 STREET	1533 3 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	86	147	246	179
<b>Year Built</b>	2000	1975	1980	1991
<b>Gross SqFt</b>	187,530	156,200	205,261	222,000
<b>Estimated Gross Income</b>	\$8,635,757	\$7,342,962	\$9,453,255	\$8,432,539
<b>Gross Income per SqFt</b>	\$46.05	\$47.01	\$46.05	\$37.98
<b>Estimated Expense</b>	\$2,087,209	\$2,424,224	\$2,284,392	\$1,897,717
<b>Expense SqFt</b>	\$11.13	\$15.52	\$11.13	\$8.55
<b>Net Operating Income</b>	\$6,548,548	\$4,918,738	\$7,168,863	\$6,534,822
<b>Full Market Value</b>	\$46,750,004	\$17,490,000	\$53,905,000	\$40,700,000
<b>Market Value per SqFt</b>	\$249.29	\$111.97	\$262.62	\$183.33
<b>Distance from Condominium in miles</b>		0.30	0.29	0.53



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01452-7501	1-01471-0013	1-01431-0032	
Condominium Section	2163-R1			
Address	303 EAST 77 STREET	425 EAST 76 STREET	244 EAST 77 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	32	66	26	
Year Built	2008	1981	1920	
Gross SqFt	61,517	35,573	15,440	
Estimated Gross Income	\$2,600,324	\$1,585,380	\$617,100	
Gross Income per SqFt	\$42.27	\$44.57	\$39.97	
Estimated Expense	\$577,029	\$328,402	\$146,982	
Expense SqFt	\$9.38	\$9.23	\$9.52	
Net Operating Income	\$2,023,295	\$1,256,978	\$470,118	
Full Market Value	\$15,167,996	\$9,462,000	\$3,553,000	
Market Value per SqFt	\$246.57	\$265.99	\$230.12	
Distance from Condominium in miles		0.15	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01453-7501	1-01453-0021	1-01471-0013	
Condominium Section	1890-R1			
Address	300 EAST 79 STREET	353 EAST 78 STREET	425 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
Total Units	34	67	66	
Year Built	2006	1986	1981	
Gross SqFt	72,659	53,662	35,573	
Estimated Gross Income	\$2,899,094	\$1,890,012	\$1,585,380	
Gross Income per SqFt	\$39.90	\$35.22	\$44.57	
Estimated Expense	\$619,781	\$420,072	\$328,402	
Expense SqFt	\$8.53	\$7.83	\$9.23	
Net Operating Income	\$2,279,313	\$1,469,940	\$1,256,978	
Full Market Value	\$17,228,001	\$10,871,000	\$9,462,000	
Market Value per SqFt	\$237.11	\$202.58	\$265.99	
Distance from Condominium in miles		0.00	0.17	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01455-7501	1-01332-0029	1-01349-0014	
Condominium Section	1144-R1			
Address	401 EAST 60 STREET	240 EAST 59 STREET	333 EAST 56 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	218	167	228	
Year Built	1999	1983	1982	
Gross SqFt	310,519	324,212	225,154	
Estimated Gross Income	\$14,063,406	\$13,502,516	\$11,015,534	
Gross Income per SqFt	\$45.29	\$41.65	\$48.92	
Estimated Expense	\$3,959,117	\$4,351,027	\$2,718,960	
Expense SqFt	\$12.75	\$13.42	\$12.08	
Net Operating Income	\$10,104,289	\$9,151,489	\$8,296,574	
Full Market Value	\$76,058,943	\$69,083,000	\$62,212,000	
Market Value per SqFt	\$244.94	\$213.08	\$276.31	
Distance from Condominium in miles		0.30	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01457-7501	1-01424-0004	1-01453-0021	
Condominium Section	0269-R1			
Address	403 EAST 62 STREET	203 EAST 69 STREET	353 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	54	15	67	
Year Built	1985	1980	1986	
Gross SqFt	55,942	32,500	53,662	
Estimated Gross Income	\$2,300,000	\$1,705,497	\$1,890,012	
Gross Income per SqFt	\$41.11	\$52.48	\$35.22	
Estimated Expense	\$450,000	\$266,631	\$420,072	
Expense SqFt	\$8.04	\$8.20	\$7.83	
Net Operating Income	\$1,850,000	\$1,438,866	\$1,469,940	
Full Market Value	\$14,005,996	\$10,762,000	\$10,871,000	
Market Value per SqFt	\$250.37	\$331.14	\$202.58	
Distance from Condominium in miles		0.44	0.81	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01458-7501	1-01458-0043	1-01457-0145	1-01457-0045
Condominium Section	0480-R1			
Address	1154 1 AVENUE	406 EAST 64 STREET	404 EAST 63 STREET	1144 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	17	17	18
Year Built	1910	1910	1910	1910
Gross SqFt	12,000	8,350	9,730	8,424
Estimated Gross Income	\$424,320	\$231,032	\$344,035	\$431,970
Gross Income per SqFt	\$35.36	\$27.67	\$35.36	\$51.28
Estimated Expense	\$159,720	\$55,234	\$129,506	\$93,460
Expense SqFt	\$13.31	\$6.61	\$13.31	\$11.09
Net Operating Income	\$264,600	\$175,798	\$214,529	\$338,510
Full Market Value	\$1,956,000	\$1,267,000	\$1,586,000	\$2,534,000
Market Value per SqFt	\$163.00	\$151.74	\$163.00	\$300.81
Distance from Condominium in miles		0.00	0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01458-7502	1-01416-0002	1-01422-0021	
Condominium Section	0645-R1			
Address	1175 YORK AVENUE	1033 3 AVENUE	1283 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	238	133	176	
Year Built	1958	1967	1973	
Gross SqFt	304,510	241,274	348,130	
Estimated Gross Income	\$11,373,449	\$9,831,995	\$11,787,648	
Gross Income per SqFt	\$37.35	\$40.75	\$33.86	
Estimated Expense	\$3,422,692	\$2,526,044	\$3,767,578	
Expense SqFt	\$11.24	\$10.47	\$10.82	
Net Operating Income	\$7,950,757	\$7,305,951	\$8,020,070	
Full Market Value	\$58,470,000	\$55,189,000	\$59,518,000	
Market Value per SqFt	\$192.01	\$228.74	\$170.96	
Distance from Condominium in miles		0.29	0.33	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01458-7503	1-01465-0021	1-01488-0045	1-01401-0033
<b>Condominium Section</b>	0720-R1			
<b>Address</b>	425 EAST 63 STREET	1313 YORK AVENUE	500 EAST 77 STREET	1130 3 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	495	442	427	158
<b>Year Built</b>	1956	1966	1964	1957
<b>Gross SqFt</b>	456,286	400,612	530,809	278,325
<b>Estimated Gross Income</b>	\$15,212,575	\$13,356,786	\$12,863,492	\$11,777,238
<b>Gross Income per SqFt</b>	\$33.34	\$33.34	\$24.23	\$42.31
<b>Estimated Expense</b>	\$5,484,558	\$4,814,224	\$4,064,512	\$3,234,383
<b>Expense SqFt</b>	\$12.02	\$12.02	\$7.66	\$11.62
<b>Net Operating Income</b>	\$9,728,017	\$8,542,562	\$8,798,980	\$8,542,855
<b>Full Market Value</b>	\$72,268,000	\$63,462,000	\$60,280,000	\$64,460,000
<b>Market Value per SqFt</b>	\$158.38	\$158.41	\$113.56	\$231.60
<b>Distance from Condominium in miles</b>		0.34	0.67	0.41

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01458-7504	1-01458-0042	1-01457-0046	1-01457-0045
<b>Condominium Section</b>	1197-R1			
<b>Address</b>	1152 1 AVENUE	408 EAST 64 STREET	1142 1 AVENUE	1144 1 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R9-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	16	17	16	18
<b>Year Built</b>	1910	1910	1910	1910
<b>Gross SqFt</b>	4,267	8,350	7,816	8,424
<b>Estimated Gross Income</b>	\$218,812	\$497,076	\$317,720	\$431,970
<b>Gross Income per SqFt</b>	\$51.28	\$59.53	\$40.65	\$51.28
<b>Estimated Expense</b>	\$47,321	\$144,121	\$108,017	\$93,460
<b>Expense SqFt</b>	\$11.09	\$17.26	\$13.82	\$11.09
<b>Net Operating Income</b>	\$171,491	\$352,955	\$209,703	\$338,510
<b>Full Market Value</b>	\$1,284,000	\$2,622,000	\$1,584,000	\$2,534,000
<b>Market Value per SqFt</b>	\$300.91	\$314.01	\$202.66	\$300.81
<b>Distance from Condominium in miles</b>		0.00	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01460-7501	1-01463-0021	1-01439-0030	
Condominium Section	0352-R1			
Address	404 EAST 66 STREET	1273 YORK AVENUE	1199 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	158	213	166	
Year Built	1959	1957	1962	
Gross SqFt	142,140	182,345	195,019	
Estimated Gross Income	\$4,693,463	\$5,854,071	\$6,618,945	
Gross Income per SqFt	\$33.02	\$32.10	\$33.94	
Estimated Expense	\$1,415,714	\$1,443,159	\$2,447,488	
Expense SqFt	\$9.96	\$7.91	\$12.55	
Net Operating Income	\$3,277,749	\$4,410,912	\$4,171,457	
Full Market Value	\$24,366,002	\$32,876,000	\$30,952,000	
Market Value per SqFt	\$171.42	\$180.30	\$158.71	
Distance from Condominium in miles		0.14	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01461-7501	1-01460-0047	1-01466-0003	
Condominium Section	1974-R1			
Address	400 EAST 67 STREET	400 EAST 66 STREET	1330 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	128	129	346	
Year Built	2005	1999	2007	
Gross SqFt	246,580	138,500	354,310	
Estimated Gross Income	\$9,697,991	\$5,968,600	\$16,273,458	
Gross Income per SqFt	\$39.33	\$43.09	\$45.93	
Estimated Expense	\$2,537,308	\$1,489,016	\$5,371,340	
Expense SqFt	\$10.29	\$10.75	\$15.16	
Net Operating Income	\$7,160,683	\$4,479,584	\$10,902,118	
Full Market Value	\$54,144,989	\$30,910,000	\$81,983,000	
Market Value per SqFt	\$219.58	\$223.18	\$231.39	
Distance from Condominium in miles		0.05	0.24	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01463-7501	1-01460-0039	1-01377-0043	
Condominium Section	1830-R1			
Address	411 EAST 68 STREET	420 EAST 66 STREET	44 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	1	40	24	
Year Built	2003	1910	1910	
Gross SqFt	17,326	19,370	11,212	
Estimated Gross Income	\$908,056	\$972,374	\$612,360	
Gross Income per SqFt	\$52.41	\$50.20	\$54.62	
Estimated Expense	\$202,887	\$311,276	\$131,260	
Expense SqFt	\$11.71	\$16.07	\$11.71	
Net Operating Income	\$705,169	\$661,098	\$481,100	
Full Market Value	\$4,271,000	\$2,244,000	\$3,590,000	
Market Value per SqFt	\$246.51	\$115.85	\$320.19	
Distance from Condominium in miles		0.14	0.66	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01464-7501	1-01460-0047	1-01466-0003	
Condominium Section	0134-R1			
Address	400 EAST 70 STREET	400 EAST 66 STREET	1330 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	216	129	346	
Year Built	1984	1999	2007	
Gross SqFt	248,163	138,500	354,310	
Estimated Gross Income	\$11,063,107	\$5,968,600	\$16,273,458	
Gross Income per SqFt	\$44.58	\$43.09	\$45.93	
Estimated Expense	\$2,610,675	\$1,489,016	\$5,371,340	
Expense SqFt	\$10.52	\$10.75	\$15.16	
Net Operating Income	\$8,452,432	\$4,479,584	\$10,902,118	
Full Market Value	\$63,623,990	\$30,910,000	\$81,983,000	
Market Value per SqFt	\$256.38	\$223.18	\$231.39	
Distance from Condominium in miles		0.19	0.10	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01466-7501	1-01466-0003	1-01465-0001	
Condominium Section	0741-R1			
Address	422 EAST 72 STREET	1330 1 AVENUE	1306 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D7-ELEVATOR	
Total Units	204	346	429	
Year Built	1990	2007	1979	
Gross SqFt	322,581	354,310	357,785	
Estimated Gross Income	\$13,164,531	\$16,273,458	\$16,480,716	
Gross Income per SqFt	\$40.81	\$45.93	\$46.06	
Estimated Expense	\$3,245,165	\$5,371,340	\$3,679,311	
Expense SqFt	\$10.06	\$15.16	\$10.28	
Net Operating Income	\$9,919,366	\$10,902,118	\$12,801,405	
Full Market Value	\$74,924,996	\$81,983,000	\$96,258,000	
Market Value per SqFt	\$232.27	\$231.39	\$269.04	
Distance from Condominium in miles		0.00	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01467-7501	1-01453-0035	1-01513-0068	
Condominium Section	0687-R1			
Address	1356 1 AVENUE	334 EAST 79 STREET	104 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	28	46	20	
Year Built	1910	1920	1916	
Gross SqFt	19,747	27,124	9,745	
Estimated Gross Income	\$638,421	\$998,731	\$271,215	
Gross Income per SqFt	\$32.33	\$36.82	\$27.83	
Estimated Expense	\$190,559	\$270,162	\$88,369	
Expense SqFt	\$9.65	\$9.96	\$9.07	
Net Operating Income	\$447,862	\$728,569	\$182,846	
Full Market Value	\$3,334,000	\$5,365,000	\$1,317,000	
Market Value per SqFt	\$168.84	\$197.80	\$135.15	
Distance from Condominium in miles		0.33	0.78	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01469-7501	1-01488-0013	1-01425-0001	1-01559-0019
<b>Condominium Section</b>	0649-R1			
<b>Address</b>	401 EAST 74 STREET	519 EAST 76 STREET	1213 3 AVENUE	1493 YORK AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	251	210	201	250
<b>Year Built</b>	1962	1964	1961	1956
<b>Gross SqFt</b>	273,109	257,244	265,980	277,073
<b>Estimated Gross Income</b>	\$11,374,990	\$12,220,522	\$11,078,148	\$11,271,330
<b>Gross Income per SqFt</b>	\$41.65	\$47.51	\$41.65	\$40.68
<b>Estimated Expense</b>	\$3,484,871	\$3,985,891	\$3,392,848	\$3,258,378
<b>Expense SqFt</b>	\$12.76	\$15.49	\$12.76	\$11.76
<b>Net Operating Income</b>	\$7,890,119	\$8,234,631	\$7,685,300	\$8,012,952
<b>Full Market Value</b>	\$59,562,000	\$61,854,000	\$58,015,000	\$55,418,000
<b>Market Value per SqFt</b>	\$218.09	\$240.45	\$218.12	\$200.01
<b>Distance from Condominium in miles</b>		0.19	0.35	0.26

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01469-7502	1-01309-0008	1-01520-0065	1-01075-0047
<b>Condominium Section</b>	1944-R1			
<b>Address</b>	433 EAST 74 STREET	125 EAST 54 STREET	118 EAST 92 STREET	530 WEST 47 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (79-96)	CLINTON
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	11	66	26	33
<b>Year Built</b>	2007	1977	1910	1999
<b>Gross SqFt</b>	33,480	56,073	12,012	22,500
<b>Estimated Gross Income</b>	\$1,450,354	\$2,703,803	\$520,321	\$769,304
<b>Gross Income per SqFt</b>	\$43.32	\$48.22	\$43.32	\$34.19
<b>Estimated Expense</b>	\$332,791	\$696,287	\$98,127	\$228,698
<b>Expense SqFt</b>	\$9.94	\$12.42	\$8.17	\$10.16
<b>Net Operating Income</b>	\$1,117,563	\$2,007,516	\$422,194	\$540,606
<b>Full Market Value</b>	\$8,420,000	\$15,061,000	\$3,181,000	\$4,006,000
<b>Market Value per SqFt</b>	\$251.49	\$268.60	\$264.82	\$178.04
<b>Distance from Condominium in miles</b>		1.11	0.98	2.19



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01470-7501	1-01426-9035	1-01527-0045	1-01460-0047
<b>Condominium Section</b>	1203-R1			
<b>Address</b>	404 EAST 76 STREET	218 EAST 72 STREET	200 EAST 82 STREET	400 EAST 66 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	181	147	246	129
<b>Year Built</b>	1999	1975	1980	1999
<b>Gross SqFt</b>	200,000	156,200	205,261	138,500
<b>Estimated Gross Income</b>	\$9,210,000	\$7,342,962	\$9,453,255	\$5,968,600
<b>Gross Income per SqFt</b>	\$46.05	\$47.01	\$46.05	\$43.09
<b>Estimated Expense</b>	\$2,226,000	\$2,424,224	\$2,284,392	\$1,489,016
<b>Expense SqFt</b>	\$11.13	\$15.52	\$11.13	\$10.75
<b>Net Operating Income</b>	\$6,984,000	\$4,918,738	\$7,168,863	\$4,479,584
<b>Full Market Value</b>	\$52,514,989	\$17,490,000	\$53,905,000	\$30,910,000
<b>Market Value per SqFt</b>	\$262.57	\$111.97	\$262.62	\$223.18
<b>Distance from Condominium in miles</b>		0.35	0.41	0.50

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01471-7501	1-01453-0035	1-01519-0040	
<b>Condominium Section</b>	1300-R1			
<b>Address</b>	435 EAST 76 STREET	334 EAST 79 STREET	172 EAST 91 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	26	46	44	
<b>Year Built</b>	1900	1920	1900	
<b>Gross SqFt</b>	24,989	27,124	35,200	
<b>Estimated Gross Income</b>	\$855,623	\$998,731	\$1,114,403	
<b>Gross Income per SqFt</b>	\$34.24	\$36.82	\$31.66	
<b>Estimated Expense</b>	\$279,627	\$270,162	\$398,373	
<b>Expense SqFt</b>	\$11.19	\$9.96	\$11.32	
<b>Net Operating Income</b>	\$575,996	\$728,569	\$716,030	
<b>Full Market Value</b>	\$4,267,999	\$5,365,000	\$5,342,000	
<b>Market Value per SqFt</b>	\$170.80	\$197.80	\$151.76	
<b>Distance from Condominium in miles</b>		0.17	0.81	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-7501	1-01527-0045	1-01560-0001	1-01546-0001
Condominium Section	0246-R1			
Address	404 EAST 79 STREET	200 EAST 82 STREET	1540 1 AVENUE	303 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	208	246	314	263
Year Built	1986	1980	1980	1977
Gross SqFt	205,982	205,261	302,049	268,750
Estimated Gross Income	\$9,324,805	\$9,453,255	\$13,675,097	\$10,933,342
Gross Income per SqFt	\$45.27	\$46.05	\$45.27	\$40.68
Estimated Expense	\$2,731,321	\$2,284,392	\$4,003,969	\$3,160,226
Expense SqFt	\$13.26	\$11.13	\$13.26	\$11.76
Net Operating Income	\$6,593,484	\$7,168,863	\$9,671,128	\$7,773,116
Full Market Value	\$49,608,999	\$53,905,000	\$72,764,000	\$58,723,000
Market Value per SqFt	\$240.84	\$262.62	\$240.90	\$218.50
Distance from Condominium in miles		0.31	0.11	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-7502	1-01426-9035	1-01490-0122	
Condominium Section	0593-R1			
Address	460 EAST 79 STREET	218 EAST 72 STREET	555 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	120	147	87	
Year Built	1959	1975	1940	
Gross SqFt	141,945	156,200	75,854	
Estimated Gross Income	\$4,841,744	\$7,342,962	\$2,626,762	
Gross Income per SqFt	\$34.11	\$47.01	\$34.63	
Estimated Expense	\$1,462,034	\$2,424,224	\$919,472	
Expense SqFt	\$10.30	\$15.52	\$12.12	
Net Operating Income	\$3,379,710	\$4,918,738	\$1,707,290	
Full Market Value	\$25,052,000	\$17,490,000	\$12,641,000	
Market Value per SqFt	\$176.49	\$111.97	\$166.65	
Distance from Condominium in miles		0.46	0.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-7503	1-01453-0035	1-01513-0068	
Condominium Section	0673-R1			
Address	399 1 AVENUE	334 EAST 79 STREET	104 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	36	46	20	
Year Built	1910	1920	1916	
Gross SqFt	21,145	27,124	9,745	
Estimated Gross Income	\$662,684	\$998,731	\$271,215	
Gross Income per SqFt	\$31.34	\$36.82	\$27.83	
Estimated Expense	\$169,371	\$270,162	\$88,369	
Expense SqFt	\$8.01	\$9.96	\$9.07	
Net Operating Income	\$493,313	\$728,569	\$182,846	
Full Market Value	\$3,683,000	\$5,365,000	\$1,317,000	
Market Value per SqFt	\$174.18	\$197.80	\$135.15	
Distance from Condominium in miles		0.14	0.57	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-7504	1-01311-0045	1-01460-0047	
Condominium Section	1458-R1			
Address	408 EAST 79 STREET	150 EAST 57 STREET	400 EAST 66 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	53	145	129	
Year Built	2004	1997	1999	
Gross SqFt	108,075	158,063	138,500	
Estimated Gross Income	\$4,650,000	\$8,191,284	\$5,968,600	
Gross Income per SqFt	\$43.03	\$51.82	\$43.09	
Estimated Expense	\$1,250,000	\$2,421,361	\$1,489,016	
Expense SqFt	\$11.57	\$15.32	\$10.75	
Net Operating Income	\$3,400,000	\$5,769,923	\$4,479,584	
Full Market Value	\$25,080,014	\$43,175,000	\$30,910,000	
Market Value per SqFt	\$232.06	\$273.15	\$223.18	
Distance from Condominium in miles		1.17	0.65	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01483-7501	1-01460-0047	1-01466-0003	
Condominium Section	0610-R1			
Address	524 EAST 72 STREET	400 EAST 66 STREET	1330 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	
Total Units	146	129	346	
Year Built	1989	1999	2007	
Gross SqFt	233,223	138,500	354,310	
Estimated Gross Income	\$9,172,661	\$5,968,600	\$16,273,458	
Gross Income per SqFt	\$39.33	\$43.09	\$45.93	
Estimated Expense	\$2,399,865	\$1,489,016	\$5,371,340	
Expense SqFt	\$10.29	\$10.75	\$15.16	
Net Operating Income	\$6,772,796	\$4,479,584	\$10,902,118	
Full Market Value	\$51,212,001	\$30,910,000	\$81,983,000	
Market Value per SqFt	\$219.58	\$223.18	\$231.39	
Distance from Condominium in miles		0.32	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01484-7501	1-01467-0021	1-01449-0003	1-01484-0026
Condominium Section	1798-R1			
Address	515 EAST 72 STREET	1365 YORK AVENUE	1424 2 AVENUE	530 EAST 73 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	343	499	479	414
Year Built	1985	1977	1979	1986
Gross SqFt	433,098	492,654	454,248	583,731
Estimated Gross Income	\$20,576,486	\$23,405,474	\$25,337,579	\$25,852,301
Gross Income per SqFt	\$47.51	\$47.51	\$55.78	\$44.29
Estimated Expense	\$5,322,774	\$6,054,081	\$6,468,554	\$7,278,486
Expense SqFt	\$12.29	\$12.29	\$14.24	\$12.47
Net Operating Income	\$15,253,712	\$17,351,393	\$18,869,025	\$18,573,815
Full Market Value	\$114,577,981	\$130,334,000	\$140,688,000	\$139,842,000
Market Value per SqFt	\$264.55	\$264.55	\$309.72	\$239.57
Distance from Condominium in miles		0.14	0.30	0.00

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01487-7501	1-01235-0009	1-01519-0040	
Condominium Section	0239-R1			
Address	1420 YORK AVENUE	265 WEST 87 STREET	172 EAST 91 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	95	29	44	
Year Built	1956	1950	1900	
Gross SqFt	50,038	19,931	35,200	
Estimated Gross Income	\$1,717,304	\$736,991	\$1,114,403	
Gross Income per SqFt	\$34.32	\$36.98	\$31.66	
Estimated Expense	\$545,414	\$186,865	\$398,373	
Expense SqFt	\$10.90	\$9.38	\$11.32	
Net Operating Income	\$1,171,890	\$550,126	\$716,030	
Full Market Value	\$8,682,998	\$2,376,000	\$5,342,000	
Market Value per SqFt	\$173.53	\$119.21	\$151.76	
Distance from Condominium in miles		1.97	0.93	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01487-7502	1-01560-0001	1-01466-0003	1-01465-0001
Condominium Section	0419-R1			
Address	530 EAST 76 STREET	1540 1 AVENUE	1330 1 AVENUE	1306 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	209	314	346	429
Year Built	1986	1980	2007	1979
Gross SqFt	317,169	302,049	354,310	357,785
Estimated Gross Income	\$14,358,241	\$13,675,097	\$16,273,458	\$16,480,716
Gross Income per SqFt	\$45.27	\$45.27	\$45.93	\$46.06
Estimated Expense	\$4,205,661	\$4,003,969	\$5,371,340	\$3,679,311
Expense SqFt	\$13.26	\$13.26	\$15.16	\$10.28
Net Operating Income	\$10,152,580	\$9,671,128	\$10,902,118	\$12,801,405
Full Market Value	\$76,387,005	\$72,764,000	\$81,983,000	\$96,258,000
Market Value per SqFt	\$240.84	\$240.90	\$231.39	\$269.04
Distance from Condominium in miles		0.30	0.25	0.29

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-7501	1-01492-0036	1-01512-0040	
Condominium Section	0026-R1			
Address	900 PARK AVENUE	920 PARK AVENUE	1482 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	126	72	185	
Year Built	1973	1962	1963	
Gross SqFt	199,534	155,544	224,000	
Estimated Gross Income	\$7,063,504	\$5,895,071	\$7,345,583	
Gross Income per SqFt	\$35.40	\$37.90	\$32.79	
Estimated Expense	\$2,198,865	\$2,014,709	\$1,788,471	
Expense SqFt	\$11.02	\$12.95	\$7.98	
Net Operating Income	\$4,864,639	\$3,880,362	\$5,557,112	
Full Market Value	\$35,962,015	\$29,372,000	\$41,329,000	
Market Value per SqFt	\$180.23	\$188.83	\$184.50	
Distance from Condominium in miles		0.05	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-7502	1-01392-0047	1-01509-0006	
Condominium Section	0035-R1			
Address	988 5 AVENUE	50 EAST 78 STREET	107 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	13	48	33	
Year Built	1926	1936	1925	
Gross SqFt	50,888	52,356	52,272	
Estimated Gross Income	\$2,404,458	\$2,654,820	\$2,335,704	
Gross Income per SqFt	\$47.25	\$50.71	\$44.68	
Estimated Expense	\$870,185	\$619,711	\$712,236	
Expense SqFt	\$17.10	\$11.84	\$13.63	
Net Operating Income	\$1,534,273	\$2,035,109	\$1,623,468	
Full Market Value	\$11,527,000	\$15,241,000	\$12,219,000	
Market Value per SqFt	\$226.52	\$291.10	\$233.76	
Distance from Condominium in miles		0.14	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01492-7501	1-01531-0035	1-01532-0016	
<b>Condominium Section</b>	0531-R1			
<b>Address</b>	45 EAST 80 STREET	228 EAST 86 STREET	241 EAST 86 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	50	111	111	
<b>Year Built</b>	1987	1986	1989	
<b>Gross SqFt</b>	101,117	81,100	104,440	
<b>Estimated Gross Income</b>	\$4,220,624	\$3,463,850	\$4,256,647	
<b>Gross Income per SqFt</b>	\$41.74	\$42.71	\$40.76	
<b>Estimated Expense</b>	\$952,522	\$836,713	\$889,093	
<b>Expense SqFt</b>	\$9.42	\$10.32	\$8.51	
<b>Net Operating Income</b>	\$3,268,102	\$2,627,137	\$3,367,554	
<b>Full Market Value</b>	\$24,668,998	\$19,817,000	\$22,000,000	
<b>Market Value per SqFt</b>	\$243.96	\$244.35	\$210.65	
<b>Distance from Condominium in miles</b>		0.40	0.44	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01493-7501	1-01513-0059	1-01514-0016	1-01530-0019
<b>Condominium Section</b>	0051-R1			
<b>Address</b>	1080 MADISON AVENUE	128 EAST 85 STREET	131 EAST 85 STREET	245 EAST 84 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	31	35	21	83
<b>Year Built</b>	1981	1985	1985	1986
<b>Gross SqFt</b>	50,384	20,736	23,598	69,001
<b>Estimated Gross Income</b>	\$2,146,358	\$883,366	\$1,049,256	\$2,258,997
<b>Gross Income per SqFt</b>	\$42.60	\$42.60	\$44.46	\$32.74
<b>Estimated Expense</b>	\$602,089	\$247,803	\$222,724	\$449,988
<b>Expense SqFt</b>	\$11.95	\$11.95	\$9.44	\$6.52
<b>Net Operating Income</b>	\$1,544,269	\$635,563	\$826,532	\$1,809,009
<b>Full Market Value</b>	\$9,419,308	\$4,795,000	\$6,222,000	\$11,880,000
<b>Market Value per SqFt</b>	\$186.95	\$231.24	\$263.67	\$172.17
<b>Distance from Condominium in miles</b>		0.25	0.28	0.43

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01493-7502	1-01517-0006	1-01519-0040	
<b>Condominium Section</b>	0166-R1			
<b>Address</b>	22 EAST 82 STREET	105 EAST 88 STREET	172 EAST 91 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	9	12	44	
<b>Year Built</b>	1900	1925	1900	
<b>Gross SqFt</b>	18,949	9,950	35,200	
<b>Estimated Gross Income</b>	\$630,244	\$346,763	\$1,114,403	
<b>Gross Income per SqFt</b>	\$33.26	\$34.85	\$31.66	
<b>Estimated Expense</b>	\$180,773	\$66,398	\$398,373	
<b>Expense SqFt</b>	\$9.54	\$6.67	\$11.32	
<b>Net Operating Income</b>	\$449,471	\$280,365	\$716,030	
<b>Full Market Value</b>	\$3,347,001	\$2,075,000	\$5,342,000	
<b>Market Value per SqFt</b>	\$176.63	\$208.54	\$151.76	
<b>Distance from Condominium in miles</b>		0.41	0.54	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01493-7503	1-01391-0002	1-01492-0049	1-01496-0021
<b>Condominium Section</b>	0180-R1			
<b>Address</b>	1082 MADISON AVENUE	952 5 AVENUE	1067 MADISON AVENUE	1125 MADISON AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	17	38	60	41
<b>Year Built</b>	1910	1923	1955	1922
<b>Gross SqFt</b>	22,751	41,287	60,858	113,052
<b>Estimated Gross Income</b>	\$788,550	\$1,605,662	\$2,458,314	\$4,649,107
<b>Gross Income per SqFt</b>	\$34.66	\$38.89	\$40.39	\$41.12
<b>Estimated Expense</b>	\$211,357	\$361,009	\$766,850	\$1,208,235
<b>Expense SqFt</b>	\$9.29	\$8.74	\$12.60	\$10.69
<b>Net Operating Income</b>	\$577,193	\$1,244,653	\$1,691,464	\$3,440,872
<b>Full Market Value</b>	\$4,274,000	\$9,415,000	\$12,780,000	\$25,985,000
<b>Market Value per SqFt</b>	\$187.86	\$228.04	\$210.00	\$229.85
<b>Distance from Condominium in miles</b>		0.26	0.10	0.18



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-7504	1-01492-0049	1-01491-0041	
Condominium Section	0912-R1			
Address	944 PARK AVENUE	1067 MADISON AVENUE	66 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	23	60	18	
Year Built	1929	1955	1925	
Gross SqFt	52,387	60,858	12,648	
Estimated Gross Income	\$1,903,744	\$2,458,314	\$408,228	
Gross Income per SqFt	\$36.34	\$40.39	\$32.28	
Estimated Expense	\$578,876	\$766,850	\$105,889	
Expense SqFt	\$11.05	\$12.60	\$8.37	
Net Operating Income	\$1,324,868	\$1,691,464	\$302,339	
Full Market Value	\$9,766,998	\$12,780,000	\$2,251,000	
Market Value per SqFt	\$186.44	\$210.00	\$177.97	
Distance from Condominium in miles		0.05	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01495-7501	1-01492-0015	1-01496-0021	
Condominium Section	0365-R1			
Address	1114 MADISON AVENUE	1058 MADISON AVENUE	1125 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	56	72	41	
Year Built	1938	1938	1922	
Gross SqFt	83,594	104,209	113,052	
Estimated Gross Income	\$3,624,636	\$4,751,931	\$4,649,107	
Gross Income per SqFt	\$43.36	\$45.60	\$41.12	
Estimated Expense	\$961,331	\$1,282,453	\$1,208,235	
Expense SqFt	\$11.50	\$12.31	\$10.69	
Net Operating Income	\$2,663,305	\$3,469,478	\$3,440,872	
Full Market Value	\$20,066,000	\$26,098,000	\$25,985,000	
Market Value per SqFt	\$240.04	\$250.44	\$229.85	
Distance from Condominium in miles		0.15	0.11	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-7501	1-01527-0045	1-01532-0016	
Condominium Section	0444-R1			
Address	30 EAST 85 STREET	200 EAST 82 STREET	241 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	92	246	111	
Year Built	1987	1980	1989	
Gross SqFt	152,249	205,261	104,440	
Estimated Gross Income	\$6,609,129	\$9,453,255	\$4,256,647	
Gross Income per SqFt	\$43.41	\$46.05	\$40.76	
Estimated Expense	\$1,495,085	\$2,284,392	\$889,093	
Expense SqFt	\$9.82	\$11.13	\$8.51	
Net Operating Income	\$5,114,044	\$7,168,863	\$3,367,554	
Full Market Value	\$38,529,999	\$53,905,000	\$22,000,000	
Market Value per SqFt	\$253.07	\$262.62	\$210.65	
Distance from Condominium in miles		0.43	0.42	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-7501	1-01496-0021	1-01517-0001	
Condominium Section	0825-R1			
Address	1049 5 AVENUE	1125 MADISON AVENUE	1085 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	54	41	46	
Year Built	1928	1922	1926	
Gross SqFt	140,295	113,052	127,395	
Estimated Gross Income	\$6,641,565	\$4,649,107	\$6,822,498	
Gross Income per SqFt	\$47.34	\$41.12	\$53.55	
Estimated Expense	\$1,745,270	\$1,208,235	\$1,808,333	
Expense SqFt	\$12.44	\$10.69	\$14.19	
Net Operating Income	\$4,896,295	\$3,440,872	\$5,014,165	
Full Market Value	\$36,784,000	\$25,985,000	\$37,447,000	
Market Value per SqFt	\$262.19	\$229.85	\$293.94	
Distance from Condominium in miles		0.10	0.25	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-7501	1-01499-0061	1-01496-0021	1-01494-0015
Condominium Section	0825-R2			
Address	1049 5 AVENUE	12 EAST 88 STREET	1125 MADISON AVENUE	1094 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	12	69	41	112
Year Built	1928	1931	1922	1911
Gross SqFt	3,812	87,640	113,052	106,947
Estimated Gross Income	\$156,749	\$3,587,951	\$4,649,107	\$5,916,440
Gross Income per SqFt	\$41.12	\$40.94	\$41.12	\$55.32
Estimated Expense	\$40,750	\$1,039,636	\$1,208,235	\$1,482,772
Expense SqFt	\$10.69	\$11.86	\$10.69	\$13.86
Net Operating Income	\$115,999	\$2,548,315	\$3,440,872	\$4,433,668
Full Market Value	\$875,997	\$19,247,000	\$25,985,000	\$33,070,000
Market Value per SqFt	\$229.80	\$219.61	\$229.85	\$309.22
Distance from Condominium in miles		0.10	0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-7501	1-01499-0061	1-01496-0021	
Condominium Section	0164-R1			
Address	55 EAST 86 STREET	12 EAST 88 STREET	1125 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	46	69	41	
Year Built	1924	1931	1922	
Gross SqFt	97,767	87,640	113,052	
Estimated Gross Income	\$4,011,380	\$3,587,951	\$4,649,107	
Gross Income per SqFt	\$41.03	\$40.94	\$41.12	
Estimated Expense	\$1,102,812	\$1,039,636	\$1,208,235	
Expense SqFt	\$11.28	\$11.86	\$10.69	
Net Operating Income	\$2,908,568	\$2,548,315	\$3,440,872	
Full Market Value	\$21,966,005	\$19,247,000	\$25,985,000	
Market Value per SqFt	\$224.68	\$219.61	\$229.85	
Distance from Condominium in miles		0.10	0.11	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01499-7501	1-01499-0061	1-01517-0058	
<b>Condominium Section</b>	0343-R1			
<b>Address</b>	60 EAST 88 STREET	12 EAST 88 STREET	1328 LEXINGTON AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	18	69	60	
<b>Year Built</b>	1986	1931	1936	
<b>Gross SqFt</b>	60,288	87,640	64,344	
<b>Estimated Gross Income</b>	\$2,327,117	\$3,587,951	\$2,425,857	
<b>Gross Income per SqFt</b>	\$38.60	\$40.94	\$37.70	
<b>Estimated Expense</b>	\$641,464	\$1,039,636	\$590,784	
<b>Expense SqFt</b>	\$10.64	\$11.86	\$9.18	
<b>Net Operating Income</b>	\$1,685,653	\$2,548,315	\$1,835,073	
<b>Full Market Value</b>	\$12,753,001	\$19,247,000	\$13,484,000	
<b>Market Value per SqFt</b>	\$211.53	\$219.61	\$209.56	
<b>Distance from Condominium in miles</b>		0.09	0.11	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01501-7501	1-01497-0009	1-01561-0021	
<b>Condominium Section</b>	0810-R1			
<b>Address</b>	1239 MADISON AVENUE	1150 MADISON AVENUE	1533 YORK AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	251	360	415	
<b>Year Built</b>	1969	1923	1966	
<b>Gross SqFt</b>	487,413	472,600	502,595	
<b>Estimated Gross Income</b>	\$13,823,033	\$14,804,490	\$12,761,425	
<b>Gross Income per SqFt</b>	\$28.36	\$31.33	\$25.39	
<b>Estimated Expense</b>	\$4,201,500	\$4,531,971	\$3,836,520	
<b>Expense SqFt</b>	\$8.62	\$9.59	\$7.63	
<b>Net Operating Income</b>	\$9,621,533	\$10,272,519	\$8,924,905	
<b>Full Market Value</b>	\$69,200,000	\$76,683,000	\$60,809,000	
<b>Market Value per SqFt</b>	\$141.97	\$162.26	\$120.99	
<b>Distance from Condominium in miles</b>		0.22	0.71	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01503-7501	1-01520-0065	1-01453-0035	
Condominium Section	1389-R1			
Address	47 EAST 91 STREET	118 EAST 92 STREET	334 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	10	26	46	
Year Built	1920	1910	1920	
Gross SqFt	45,847	12,012	27,124	
Estimated Gross Income	\$1,837,089	\$520,321	\$998,731	
Gross Income per SqFt	\$40.07	\$43.32	\$36.82	
Estimated Expense	\$456,178	\$98,127	\$270,162	
Expense SqFt	\$9.95	\$8.17	\$9.96	
Net Operating Income	\$1,380,911	\$422,194	\$728,569	
Full Market Value	\$10,453,999	\$3,181,000	\$5,365,000	
Market Value per SqFt	\$228.02	\$264.82	\$197.80	
Distance from Condominium in miles		0.10	0.79	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01505-7501	1-01309-0008	1-01517-0025	
Condominium Section	0028-R1			
Address	55 EAST 93 STREET	125 EAST 54 STREET	155 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	MIDTOWN CBD	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	29	66	50	
Year Built	1980	1977	1976	
Gross SqFt	23,232	56,073	29,000	
Estimated Gross Income	\$941,825	\$2,703,803	\$952,855	
Gross Income per SqFt	\$40.54	\$48.22	\$32.86	
Estimated Expense	\$278,784	\$696,287	\$303,416	
Expense SqFt	\$12.00	\$12.42	\$10.46	
Net Operating Income	\$663,041	\$2,007,516	\$649,439	
Full Market Value	\$5,009,001	\$15,061,000	\$4,697,000	
Market Value per SqFt	\$215.61	\$268.60	\$161.97	
Distance from Condominium in miles		1.96	0.31	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01505-7502	1-01523-0034	1-01541-0001	1-01532-0001
<b>Condominium Section</b>	0100-R1			
<b>Address</b>	40 EAST 94 STREET	1680 3 AVENUE	1695 3 AVENUE	203 EAST 86 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	215	253	387	257
<b>Year Built</b>	1984	1980	1985	1986
<b>Gross SqFt</b>	299,069	242,158	329,850	256,810
<b>Estimated Gross Income</b>	\$12,088,369	\$9,788,639	\$12,717,109	\$12,361,754
<b>Gross Income per SqFt</b>	\$40.42	\$40.42	\$38.55	\$48.14
<b>Estimated Expense</b>	\$3,729,390	\$3,018,791	\$3,534,634	\$3,786,605
<b>Expense SqFt</b>	\$12.47	\$12.47	\$10.72	\$14.74
<b>Net Operating Income</b>	\$8,358,979	\$6,769,848	\$9,182,475	\$8,575,149
<b>Full Market Value</b>	\$63,158,009	\$51,151,000	\$69,475,000	\$64,383,000
<b>Market Value per SqFt</b>	\$211.18	\$211.23	\$210.63	\$250.70
<b>Distance from Condominium in miles</b>		0.20	0.33	0.46

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01507-7501	1-01520-0033	1-01630-0005	1-01514-0016
<b>Condominium Section</b>	0232-R1			
<b>Address</b>	14 EAST 96 STREET	169 EAST 91 STREET	109 EAST 102 STREET	131 EAST 85 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	HARLEM-EAST	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	17	53	45	21
<b>Year Built</b>	1985	1985	2003	1985
<b>Gross SqFt</b>	25,633	33,443	30,129	23,598
<b>Estimated Gross Income</b>	\$1,003,788	\$1,309,498	\$891,880	\$1,049,256
<b>Gross Income per SqFt</b>	\$39.16	\$39.16	\$29.60	\$44.46
<b>Estimated Expense</b>	\$267,865	\$349,450	\$171,799	\$222,724
<b>Expense SqFt</b>	\$10.45	\$10.45	\$5.70	\$9.44
<b>Net Operating Income</b>	\$735,923	\$960,048	\$720,081	\$826,532
<b>Full Market Value</b>	\$4,686,004	\$7,260,000	\$5,398,000	\$6,222,000
<b>Market Value per SqFt</b>	\$182.81	\$217.09	\$179.16	\$263.67
<b>Distance from Condominium in miles</b>		0.28	0.41	0.53

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-7501	1-01527-0045	1-01532-0016	
Condominium Section	1698-R1			
Address	1438 3 AVENUE	200 EAST 82 STREET	241 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	94	246	111	
Year Built	1985	1980	1989	
Gross SqFt	138,096	205,261	104,440	
Estimated Gross Income	\$5,994,747	\$9,453,255	\$4,256,647	
Gross Income per SqFt	\$43.41	\$46.05	\$40.76	
Estimated Expense	\$1,356,103	\$2,284,392	\$889,093	
Expense SqFt	\$9.82	\$11.13	\$8.51	
Net Operating Income	\$4,638,644	\$7,168,863	\$3,367,554	
Full Market Value	\$31,019,963	\$53,905,000	\$22,000,000	
Market Value per SqFt	\$224.63	\$262.62	\$210.65	
Distance from Condominium in miles		0.12	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-7501	1-01453-0035	1-01519-0040	
Condominium Section	0522-R1			
Address	129 EAST 82 STREET	334 EAST 79 STREET	172 EAST 91 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	32	46	44	
Year Built	1916	1920	1900	
Gross SqFt	48,138	27,124	35,200	
Estimated Gross Income	\$1,648,245	\$998,731	\$1,114,403	
Gross Income per SqFt	\$34.24	\$36.82	\$31.66	
Estimated Expense	\$538,664	\$270,162	\$398,373	
Expense SqFt	\$11.19	\$9.96	\$11.32	
Net Operating Income	\$1,109,581	\$728,569	\$716,030	
Full Market Value	\$8,222,000	\$5,365,000	\$5,342,000	
Market Value per SqFt	\$170.80	\$197.80	\$151.76	
Distance from Condominium in miles		0.40	0.42	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01511-7502	1-01517-0025	1-01517-0006	1-01453-0035
<b>Condominium Section</b>	2196-R1			
<b>Address</b>	167 EAST 82 STREET	155 EAST 88 STREET	105 EAST 88 STREET	334 EAST 79 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	38	50	12	46
<b>Year Built</b>	1929	1976	1925	1920
<b>Gross SqFt</b>	62,208	29,000	9,950	27,124
<b>Estimated Gross Income</b>	\$2,167,949	\$952,855	\$346,763	\$998,731
<b>Gross Income per SqFt</b>	\$34.85	\$32.86	\$34.85	\$36.82
<b>Estimated Expense</b>	\$414,927	\$303,416	\$66,398	\$270,162
<b>Expense SqFt</b>	\$6.67	\$10.46	\$6.67	\$9.96
<b>Net Operating Income</b>	\$1,753,022	\$649,439	\$280,365	\$728,569
<b>Full Market Value</b>	\$4,352,534	\$4,697,000	\$2,075,000	\$5,365,000
<b>Market Value per SqFt</b>	\$69.97	\$161.97	\$208.54	\$197.80
<b>Distance from Condominium in miles</b>		0.30	0.31	0.32

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01512-7502	1-01530-0019	1-01531-0035	
<b>Condominium Section</b>	1824-R1			
<b>Address</b>	1474 3 AVENUE	245 EAST 84 STREET	228 EAST 86 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	30	83	111	
<b>Year Built</b>	1981	1986	1986	
<b>Gross SqFt</b>	59,931	69,001	81,100	
<b>Estimated Gross Income</b>	\$2,261,197	\$2,258,997	\$3,463,850	
<b>Gross Income per SqFt</b>	\$37.73	\$32.74	\$42.71	
<b>Estimated Expense</b>	\$504,619	\$449,988	\$836,713	
<b>Expense SqFt</b>	\$8.42	\$6.52	\$10.32	
<b>Net Operating Income</b>	\$1,756,578	\$1,809,009	\$2,627,137	
<b>Full Market Value</b>	\$12,900,476	\$11,880,000	\$19,817,000	
<b>Market Value per SqFt</b>	\$215.26	\$172.17	\$244.35	
<b>Distance from Condominium in miles</b>		0.13	0.16	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-7501	1-01532-0001	1-01546-0001	1-01532-0004
Condominium Section	0318-R1			
Address	171 EAST 84 STREET	203 EAST 86 STREET	303 EAST 83 STREET	1533 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	219	257	263	179
Year Built	1987	1986	1977	1991
Gross SqFt	285,668	256,810	268,750	222,000
Estimated Gross Income	\$11,620,974	\$12,361,754	\$10,933,342	\$8,432,539
Gross Income per SqFt	\$40.68	\$48.14	\$40.68	\$37.98
Estimated Expense	\$3,359,456	\$3,786,605	\$3,160,226	\$1,897,717
Expense SqFt	\$11.76	\$14.74	\$11.76	\$8.55
Net Operating Income	\$8,261,518	\$8,575,149	\$7,773,116	\$6,534,822
Full Market Value	\$62,412,001	\$64,383,000	\$58,723,000	\$40,700,000
Market Value per SqFt	\$218.48	\$250.70	\$218.50	\$183.33
Distance from Condominium in miles		0.16	0.26	0.16

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-7502	1-01532-0016	1-01518-0033	
Condominium Section	1308-R1			
Address	150 EAST 85 STREET	241 EAST 86 STREET	1588 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	102	111	100	
Year Built	1986	1989	1980	
Gross SqFt	82,637	104,440	81,837	
Estimated Gross Income	\$3,139,380	\$4,256,647	\$2,882,370	
Gross Income per SqFt	\$37.99	\$40.76	\$35.22	
Estimated Expense	\$727,206	\$889,093	\$742,881	
Expense SqFt	\$8.80	\$8.51	\$9.08	
Net Operating Income	\$2,412,174	\$3,367,554	\$2,139,489	
Full Market Value	\$18,040,006	\$22,000,000	\$14,300,000	
Market Value per SqFt	\$218.30	\$210.65	\$174.74	
Distance from Condominium in miles		0.16	0.25	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01514-7501	1-01517-0006	1-01519-0011	
<b>Condominium Section</b>	0611-R1			
<b>Address</b>	120 EAST 86 STREET	105 EAST 88 STREET	121 EAST 90 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	16	12	20	
<b>Year Built</b>	1920	1925	1923	
<b>Gross SqFt</b>	15,101	9,950	9,530	
<b>Estimated Gross Income</b>	\$523,401	\$346,763	\$328,484	
<b>Gross Income per SqFt</b>	\$34.66	\$34.85	\$34.47	
<b>Estimated Expense</b>	\$140,288	\$66,398	\$102,145	
<b>Expense SqFt</b>	\$9.29	\$6.67	\$10.72	
<b>Net Operating Income</b>	\$383,113	\$280,365	\$226,339	
<b>Full Market Value</b>	\$2,837,000	\$2,075,000	\$1,676,000	
<b>Market Value per SqFt</b>	\$187.87	\$208.54	\$175.87	
<b>Distance from Condominium in miles</b>		0.15	0.25	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01514-7502	1-01514-0016	1-01513-0059	1-01531-0035
<b>Condominium Section</b>	1918-R1			
<b>Address</b>	150 EAST 86 STREET	131 EAST 85 STREET	128 EAST 85 STREET	228 EAST 86 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	RR-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	21	21	35	111
<b>Year Built</b>	2007	1985	1985	1986
<b>Gross SqFt</b>	63,040	23,598	20,736	81,100
<b>Estimated Gross Income</b>	\$2,692,438	\$1,049,256	\$883,366	\$3,463,850
<b>Gross Income per SqFt</b>	\$42.71	\$44.46	\$42.60	\$42.71
<b>Estimated Expense</b>	\$650,573	\$222,724	\$247,803	\$836,713
<b>Expense SqFt</b>	\$10.32	\$9.44	\$11.95	\$10.32
<b>Net Operating Income</b>	\$2,041,865	\$826,532	\$635,563	\$2,627,137
<b>Full Market Value</b>	\$13,681,000	\$6,222,000	\$4,795,000	\$19,817,000
<b>Market Value per SqFt</b>	\$217.02	\$263.67	\$231.24	\$244.35
<b>Distance from Condominium in miles</b>		0.09	0.11	0.12

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-7502	1-01512-0040	1-01532-0004	
Condominium Section	1918-R2			
Address	150 EAST 86 STREET	1482 3 AVENUE	1533 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	98	185	179	
Year Built	2007	1963	1991	
Gross SqFt	294,700	224,000	222,000	
Estimated Gross Income	\$10,429,433	\$7,345,583	\$8,432,539	
Gross Income per SqFt	\$35.39	\$32.79	\$37.98	
Estimated Expense	\$2,734,816	\$1,788,471	\$1,897,717	
Expense SqFt	\$9.28	\$7.98	\$8.55	
Net Operating Income	\$7,694,617	\$5,557,112	\$6,534,822	
Full Market Value	\$43,170,195	\$41,329,000	\$40,700,000	
Market Value per SqFt	\$146.49	\$184.50	\$183.33	
Distance from Condominium in miles		0.10	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-7501	1-01517-0058	1-01518-0009	
Condominium Section	0264-R1			
Address	108 EAST 87 STREET	1328 LEXINGTON AVENUE	115 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	65	60	45	
Year Built	1939	1936	1924	
Gross SqFt	60,335	64,344	52,848	
Estimated Gross Income	\$2,077,334	\$2,425,857	\$1,722,738	
Gross Income per SqFt	\$34.43	\$37.70	\$32.60	
Estimated Expense	\$624,467	\$590,784	\$596,541	
Expense SqFt	\$10.35	\$9.18	\$11.29	
Net Operating Income	\$1,452,867	\$1,835,073	\$1,126,197	
Full Market Value	\$10,762,001	\$13,484,000	\$8,379,000	
Market Value per SqFt	\$178.37	\$209.56	\$158.55	
Distance from Condominium in miles		0.10	0.15	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-7502	1-01532-0001	1-01571-0022	1-01568-0021
Condominium Section	0782-R1			
Address	120 EAST 87 STREET	203 EAST 86 STREET	1751 YORK AVENUE	1673 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	219	257	332	385
Year Built	1981	1986	1986	1974
Gross SqFt	346,269	256,810	346,325	315,710
Estimated Gross Income	\$16,669,390	\$12,361,754	\$15,823,145	\$15,972,014
Gross Income per SqFt	\$48.14	\$48.14	\$45.69	\$50.59
Estimated Expense	\$5,104,005	\$3,786,605	\$4,125,058	\$4,090,678
Expense SqFt	\$14.74	\$14.74	\$11.91	\$12.96
Net Operating Income	\$11,565,385	\$8,575,149	\$11,698,087	\$11,881,336
Full Market Value	\$78,320,012	\$64,383,000	\$87,989,000	\$88,985,000
Market Value per SqFt	\$226.18	\$250.70	\$254.06	\$281.86
Distance from Condominium in miles		0.21	0.55	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-7503	1-01532-0001	1-01571-0022	1-01541-0001
Condominium Section	0842-R1			
Address	170 EAST 87 STREET	203 EAST 86 STREET	1751 YORK AVENUE	1695 3 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	234	257	332	387
Year Built	1991	1986	1986	1985
Gross SqFt	343,000	256,810	346,325	329,850
Estimated Gross Income	\$15,671,670	\$12,361,754	\$15,823,145	\$12,717,109
Gross Income per SqFt	\$45.69	\$48.14	\$45.69	\$38.55
Estimated Expense	\$4,085,130	\$3,786,605	\$4,125,058	\$3,534,634
Expense SqFt	\$11.91	\$14.74	\$11.91	\$10.72
Net Operating Income	\$11,586,540	\$8,575,149	\$11,698,087	\$9,182,475
Full Market Value	\$87,150,002	\$64,383,000	\$87,989,000	\$69,475,000
Market Value per SqFt	\$254.08	\$250.70	\$254.06	\$210.63
Distance from Condominium in miles		0.12	0.47	0.46

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01516-7501	1-01519-0040	1-01453-0035	
Condominium Section	0422-R1			
Address	153 EAST 87 STREET	172 EAST 91 STREET	334 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	42	44	46	
Year Built	1928	1900	1920	
Gross SqFt	50,156	35,200	27,124	
Estimated Gross Income	\$1,717,341	\$1,114,403	\$998,731	
Gross Income per SqFt	\$34.24	\$31.66	\$36.82	
Estimated Expense	\$561,246	\$398,373	\$270,162	
Expense SqFt	\$11.19	\$11.32	\$9.96	
Net Operating Income	\$1,156,095	\$716,030	\$728,569	
Full Market Value	\$8,567,001	\$5,342,000	\$5,365,000	
Market Value per SqFt	\$170.81	\$151.76	\$197.80	
Distance from Condominium in miles		0.15	0.52	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01516-7502	1-01532-0001	1-01512-0040	1-01547-0023
Condominium Section	1260-R1			
Address	115 EAST 87 STREET	203 EAST 86 STREET	1482 3 AVENUE	351 EAST 84 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	198	257	185	187
Year Built	1972	1986	1963	1970
Gross SqFt	295,573	256,810	224,000	261,150
Estimated Gross Income	\$9,691,839	\$12,361,754	\$7,345,583	\$8,168,036
Gross Income per SqFt	\$32.79	\$48.14	\$32.79	\$31.28
Estimated Expense	\$2,955,730	\$3,786,605	\$1,788,471	\$2,589,964
Expense SqFt	\$10.00	\$14.74	\$7.98	\$9.92
Net Operating Income	\$6,736,109	\$8,575,149	\$5,557,112	\$5,578,072
Full Market Value	\$50,097,000	\$64,383,000	\$41,329,000	\$41,643,000
Market Value per SqFt	\$169.49	\$250.70	\$184.50	\$159.46
Distance from Condominium in miles		0.21	0.22	0.38

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01517-7501	1-01517-0050	1-01518-0009	
<b>Condominium Section</b>	0454-R1			
<b>Address</b>	111 EAST 88 STREET	1329 LEXINGTON AVENUE	115 EAST 89 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	59	98	45	
<b>Year Built</b>	1929	1929	1924	
<b>Gross SqFt</b>	71,863	80,351	52,848	
<b>Estimated Gross Income</b>	\$2,605,034	\$3,405,431	\$1,722,738	
<b>Gross Income per SqFt</b>	\$36.25	\$42.38	\$32.60	
<b>Estimated Expense</b>	\$676,231	\$873,472	\$596,541	
<b>Expense SqFt</b>	\$9.41	\$10.87	\$11.29	
<b>Net Operating Income</b>	\$1,928,803	\$2,531,959	\$1,126,197	
<b>Full Market Value</b>	\$12,274,002	\$19,103,000	\$8,379,000	
<b>Market Value per SqFt</b>	\$170.80	\$237.74	\$158.55	
<b>Distance from Condominium in miles</b>		0.09	0.05	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01518-7501	1-01500-0053	1-01498-0007	1-01500-0065
<b>Condominium Section</b>	0170-R1			
<b>Address</b>	1354 LEXINGTON AVENUE	1227 MADISON AVENUE	5 EAST 86 STREET	4 EAST 89 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	104	111	66	84
<b>Year Built</b>	1962	1958	1961	1955
<b>Gross SqFt</b>	88,510	117,340	46,600	70,678
<b>Estimated Gross Income</b>	\$3,223,534	\$5,543,856	\$1,697,203	\$2,505,207
<b>Gross Income per SqFt</b>	\$36.42	\$47.25	\$36.42	\$35.45
<b>Estimated Expense</b>	\$1,038,222	\$1,488,267	\$546,620	\$850,828
<b>Expense SqFt</b>	\$11.73	\$12.68	\$11.73	\$12.04
<b>Net Operating Income</b>	\$2,185,312	\$4,055,589	\$1,150,583	\$1,654,379
<b>Full Market Value</b>	\$16,107,997	\$30,470,000	\$8,481,000	\$12,229,000
<b>Market Value per SqFt</b>	\$181.99	\$259.67	\$182.00	\$173.02
<b>Distance from Condominium in miles</b>		0.11	0.24	0.20

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01519-7501	1-01532-0004	1-01553-0027	1-01523-0034
<b>Condominium Section</b>	1358-R1			
<b>Address</b>	181 EAST 90 STREET	1533 3 AVENUE	1749 1 AVENUE	1680 3 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	94	179	165	253
<b>Year Built</b>	2003	1991	2002	1980
<b>Gross SqFt</b>	199,437	222,000	164,384	242,158
<b>Estimated Gross Income</b>	\$7,574,617	\$8,432,539	\$6,065,770	\$9,788,639
<b>Gross Income per SqFt</b>	\$37.98	\$37.98	\$36.90	\$40.42
<b>Estimated Expense</b>	\$1,705,186	\$1,897,717	\$2,063,019	\$3,018,791
<b>Expense SqFt</b>	\$8.55	\$8.55	\$12.55	\$12.47
<b>Net Operating Income</b>	\$5,869,431	\$6,534,822	\$4,002,751	\$6,769,848
<b>Full Market Value</b>	\$44,424,998	\$40,700,000	\$29,469,000	\$51,151,000
<b>Market Value per SqFt</b>	\$222.75	\$183.33	\$179.27	\$211.23
<b>Distance from Condominium in miles</b>		0.23	0.25	0.20

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01521-7501	1-01514-0016	1-01520-0033	1-01518-0031
<b>Condominium Section</b>	0742-R1			
<b>Address</b>	134 EAST 93 STREET	131 EAST 85 STREET	169 EAST 91 STREET	165 EAST 89 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	30	21	53	56
<b>Year Built</b>	1989	1985	1985	1975
<b>Gross SqFt</b>	43,060	23,598	33,443	49,680
<b>Estimated Gross Income</b>	\$1,686,230	\$1,049,256	\$1,309,498	\$1,184,284
<b>Gross Income per SqFt</b>	\$39.16	\$44.46	\$39.16	\$23.84
<b>Estimated Expense</b>	\$449,977	\$222,724	\$349,450	\$88,111
<b>Expense SqFt</b>	\$10.45	\$9.44	\$10.45	\$1.77
<b>Net Operating Income</b>	\$1,236,253	\$826,532	\$960,048	\$1,096,173
<b>Full Market Value</b>	\$9,348,997	\$6,222,000	\$7,260,000	\$7,983,000
<b>Market Value per SqFt</b>	\$217.12	\$263.67	\$217.09	\$160.69
<b>Distance from Condominium in miles</b>		0.35	0.05	0.17

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01524-7501	1-01517-0050	1-01521-0007	
<b>Condominium Section</b>	0526-R1			
<b>Address</b>	1235 PARK AVENUE	1329 LEXINGTON AVENUE	115 EAST 92 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	59	98	54	
<b>Year Built</b>	1928	1929	1927	
<b>Gross SqFt</b>	95,534	80,351	65,692	
<b>Estimated Gross Income</b>	\$3,609,275	\$3,405,431	\$2,557,031	
<b>Gross Income per SqFt</b>	\$37.78	\$42.38	\$38.92	
<b>Estimated Expense</b>	\$1,527,589	\$873,472	\$964,819	
<b>Expense SqFt</b>	\$15.99	\$10.87	\$14.69	
<b>Net Operating Income</b>	\$2,081,686	\$2,531,959	\$1,592,212	
<b>Full Market Value</b>	\$15,758,001	\$19,103,000	\$12,043,000	
<b>Market Value per SqFt</b>	\$164.95	\$237.74	\$183.33	
<b>Distance from Condominium in miles</b>		0.36	0.15	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01524-7502	1-01532-0016	1-01624-0045	1-01518-0033
<b>Condominium Section</b>	0929-R1			
<b>Address</b>	108 EAST 96 STREET	241 EAST 86 STREET	1501 LEXINGTON AVENUE	1588 3 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	HARLEM-EAST	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	112	111	161	100
<b>Year Built</b>	1985	1989	2001	1980
<b>Gross SqFt</b>	104,951	104,440	133,370	81,837
<b>Estimated Gross Income</b>	\$4,198,040	\$4,256,647	\$5,334,285	\$2,882,370
<b>Gross Income per SqFt</b>	\$40.00	\$40.76	\$40.00	\$35.22
<b>Estimated Expense</b>	\$1,328,680	\$889,093	\$1,688,835	\$742,881
<b>Expense SqFt</b>	\$12.66	\$8.51	\$12.66	\$9.08
<b>Net Operating Income</b>	\$2,869,360	\$3,367,554	\$3,645,450	\$2,139,489
<b>Full Market Value</b>	\$21,687,000	\$22,000,000	\$27,552,000	\$14,300,000
<b>Market Value per SqFt</b>	\$206.64	\$210.65	\$206.58	\$174.74
<b>Distance from Condominium in miles</b>		0.49	0.11	0.31



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01526-7501	1-01390-0067	1-01406-0001	
Condominium Section	0895-R1			
Address	201 EAST 80 STREET	945 5 AVENUE	737 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	100	110	120	
Year Built	1926	1949	1940	
Gross SqFt	194,747	188,810	215,600	
Estimated Gross Income	\$8,428,650	\$8,358,330	\$9,117,276	
Gross Income per SqFt	\$43.28	\$44.27	\$42.29	
Estimated Expense	\$2,469,392	\$2,481,212	\$2,632,052	
Expense SqFt	\$12.68	\$13.14	\$12.21	
Net Operating Income	\$5,959,258	\$5,877,118	\$6,485,224	
Full Market Value	\$44,901,001	\$44,249,000	\$48,934,000	
Market Value per SqFt	\$230.56	\$234.36	\$226.97	
Distance from Condominium in miles		0.48	0.51	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01526-7502	1-01527-0028	1-01512-0040	1-01492-0036
Condominium Section	1242-R1			
Address	215 EAST 80 STREET	1571 2 AVENUE	1482 3 AVENUE	920 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	147	182	185	72
Year Built	1963	1963	1963	1962
Gross SqFt	175,375	189,612	224,000	155,544
Estimated Gross Income	\$5,750,546	\$5,006,351	\$7,345,583	\$5,895,071
Gross Income per SqFt	\$32.79	\$26.40	\$32.79	\$37.90
Estimated Expense	\$1,753,750	\$1,190,916	\$1,788,471	\$2,014,709
Expense SqFt	\$10.00	\$6.28	\$7.98	\$12.95
Net Operating Income	\$3,996,796	\$3,815,435	\$5,557,112	\$3,880,362
Full Market Value	\$29,724,994	\$27,602,000	\$41,329,000	\$29,372,000
Market Value per SqFt	\$169.49	\$145.57	\$184.50	\$188.83
Distance from Condominium in miles		0.05	0.19	0.31

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-7501	1-01532-0016	1-01453-0021	
Condominium Section	0172-R1			
Address	1441 3 AVENUE	241 EAST 86 STREET	353 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	61	111	67	
Year Built	1985	1989	1986	
Gross SqFt	99,039	104,440	53,662	
Estimated Gross Income	\$3,762,492	\$4,256,647	\$1,890,012	
Gross Income per SqFt	\$37.99	\$40.76	\$35.22	
Estimated Expense	\$809,149	\$889,093	\$420,072	
Expense SqFt	\$8.17	\$8.51	\$7.83	
Net Operating Income	\$2,953,343	\$3,367,554	\$1,469,940	
Full Market Value	\$18,810,027	\$22,000,000	\$10,871,000	
Market Value per SqFt	\$189.93	\$210.65	\$202.58	
Distance from Condominium in miles		0.26	0.21	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-7502	1-01517-0025	1-01453-0035	
Condominium Section	1886-R1			
Address	215 EAST 81 STREET	155 EAST 88 STREET	334 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	40	50	46	
Year Built	1974	1976	1920	
Gross SqFt	28,559	29,000	27,124	
Estimated Gross Income	\$967,008	\$952,855	\$998,731	
Gross Income per SqFt	\$33.86	\$32.86	\$36.82	
Estimated Expense	\$260,458	\$303,416	\$270,162	
Expense SqFt	\$9.12	\$10.46	\$9.96	
Net Operating Income	\$706,550	\$649,439	\$728,569	
Full Market Value	\$5,243,001	\$4,697,000	\$5,365,000	
Market Value per SqFt	\$183.58	\$161.97	\$197.80	
Distance from Condominium in miles		0.37	0.21	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01531-7501	1-01532-0004	1-01546-0001	
<b>Condominium Section</b>	1975-R1			
<b>Address</b>	205 EAST 85 STREET	1533 3 AVENUE	303 EAST 83 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	165	179	263	
<b>Year Built</b>	2007	1991	1977	
<b>Gross SqFt</b>	274,377	222,000	268,750	
<b>Estimated Gross Income</b>	\$10,791,247	\$8,432,539	\$10,933,342	
<b>Gross Income per SqFt</b>	\$39.33	\$37.98	\$40.68	
<b>Estimated Expense</b>	\$2,787,670	\$1,897,717	\$3,160,226	
<b>Expense SqFt</b>	\$10.16	\$8.55	\$11.76	
<b>Net Operating Income</b>	\$8,003,577	\$6,534,822	\$7,773,116	
<b>Full Market Value</b>	\$60,519,001	\$40,700,000	\$58,723,000	
<b>Market Value per SqFt</b>	\$220.57	\$183.33	\$218.50	
<b>Distance from Condominium in miles</b>		0.06	0.17	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01532-7501	1-01530-0019	1-01532-0016	1-01530-0009
<b>Condominium Section</b>	0706-R1			
<b>Address</b>	225 EAST 86 STREET	245 EAST 84 STREET	241 EAST 86 STREET	219 EAST 84 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	60	83	111	54
<b>Year Built</b>	1981	1986	1989	1974
<b>Gross SqFt</b>	59,228	69,001	104,440	28,150
<b>Estimated Gross Income</b>	\$2,099,040	\$2,258,997	\$4,256,647	\$997,760
<b>Gross Income per SqFt</b>	\$35.44	\$32.74	\$40.76	\$35.44
<b>Estimated Expense</b>	\$413,411	\$449,988	\$889,093	\$196,378
<b>Expense SqFt</b>	\$6.98	\$6.52	\$8.51	\$6.98
<b>Net Operating Income</b>	\$1,685,629	\$1,809,009	\$3,367,554	\$801,382
<b>Full Market Value</b>	\$12,429,999	\$11,880,000	\$22,000,000	\$5,924,000
<b>Market Value per SqFt</b>	\$209.87	\$172.17	\$210.65	\$210.44
<b>Distance from Condominium in miles</b>		0.11	0.00	0.11

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01534-7501	1-01532-0004	1-01532-0001	1-01523-0034
<b>Condominium Section</b>	0404-R1			
<b>Address</b>	200 EAST 89 STREET	1533 3 AVENUE	203 EAST 86 STREET	1680 3 AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	253	179	257	253
<b>Year Built</b>	1987	1991	1986	1980
<b>Gross SqFt</b>	235,069	222,000	256,810	242,158
<b>Estimated Gross Income</b>	\$9,501,489	\$8,432,539	\$12,361,754	\$9,788,639
<b>Gross Income per SqFt</b>	\$40.42	\$37.98	\$48.14	\$40.42
<b>Estimated Expense</b>	\$2,931,310	\$1,897,717	\$3,786,605	\$3,018,791
<b>Expense SqFt</b>	\$12.47	\$8.55	\$14.74	\$12.47
<b>Net Operating Income</b>	\$6,570,179	\$6,534,822	\$8,575,149	\$6,769,848
<b>Full Market Value</b>	\$49,642,005	\$40,700,000	\$64,383,000	\$51,151,000
<b>Market Value per SqFt</b>	\$211.18	\$183.33	\$250.70	\$211.23
<b>Distance from Condominium in miles</b>		0.10	0.10	0.32

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01534-7502	1-01535-0018	1-01535-0038	
<b>Condominium Section</b>	1738-R1			
<b>Address</b>	237 EAST 88 STREET	229 EAST 89 STREET	216 EAST 90 STREET	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
<b>Total Units</b>	19	20	19	
<b>Year Built</b>	1920	1920	1915	
<b>Gross SqFt</b>	8,600	10,465	8,825	
<b>Estimated Gross Income</b>	\$366,704	\$485,493	\$374,445	
<b>Gross Income per SqFt</b>	\$42.64	\$46.39	\$42.43	
<b>Estimated Expense</b>	\$127,108	\$129,733	\$127,345	
<b>Expense SqFt</b>	\$14.78	\$12.40	\$14.43	
<b>Net Operating Income</b>	\$239,596	\$355,760	\$247,100	
<b>Full Market Value</b>	\$1,806,999	\$2,674,000	\$1,864,000	
<b>Market Value per SqFt</b>	\$210.12	\$255.52	\$211.22	
<b>Distance from Condominium in miles</b>		0.05	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01534-7502	1-01554-0043	1-01557-0025	1-01531-0029
<b>Condominium Section</b>	1738-R2			
<b>Address</b>	237 EAST 88 STREET	312 EAST 92 STREET	345 EAST 94 STREET	240 EAST 86 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R2-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	1	28	212	248
<b>Year Built</b>	1920	1995	1998	1997
<b>Gross SqFt</b>	16,655	20,000	207,037	267,891
<b>Estimated Gross Income</b>	\$571,433	\$686,219	\$6,204,899	\$13,910,300
<b>Gross Income per SqFt</b>	\$34.31	\$34.31	\$29.97	\$51.93
<b>Estimated Expense</b>	\$165,884	\$199,263	\$1,884,037	\$3,040,801
<b>Expense SqFt</b>	\$9.96	\$9.96	\$9.10	\$11.35
<b>Net Operating Income</b>	\$405,549	\$486,956	\$4,320,862	\$10,869,499
<b>Full Market Value</b>	\$31	\$3,608,000	\$32,368,000	\$75,460,000
<b>Market Value per SqFt</b>		\$180.40	\$156.34	\$281.68
<b>Distance from Condominium in miles</b>		0.21	0.33	0.16

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01536-7501	1-01541-0001	1-01541-0021	
<b>Condominium Section</b>	1277-R1			
<b>Address</b>	1601 3 AVENUE	1695 3 AVENUE	1849 2 AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	1,258	387	1,097	
<b>Year Built</b>	1975	1985	1986	
<b>Gross SqFt</b>	1,496,819	329,850	968,264	
<b>Estimated Gross Income</b>	\$56,010,967	\$12,717,109	\$35,130,330	
<b>Gross Income per SqFt</b>	\$37.42	\$38.55	\$36.28	
<b>Estimated Expense</b>	\$15,866,281	\$3,534,634	\$10,144,306	
<b>Expense SqFt</b>	\$10.60	\$10.72	\$10.48	
<b>Net Operating Income</b>	\$40,144,686	\$9,182,475	\$24,986,024	
<b>Full Market Value</b>	\$295,182,007	\$69,475,000	\$184,222,000	
<b>Market Value per SqFt</b>	\$197.21	\$210.63	\$190.26	
<b>Distance from Condominium in miles</b>		0.20	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01539-7501	1-01541-0021	1-01553-0027	
Condominium Section	0234-R1			
Address	1801 2 AVENUE	1849 2 AVENUE	1749 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	290	1,097	165	
Year Built	1985	1986	2002	
Gross SqFt	391,767	968,264	164,384	
Estimated Gross Income	\$13,378,843	\$35,130,330	\$6,065,770	
Gross Income per SqFt	\$34.15	\$36.28	\$36.90	
Estimated Expense	\$3,901,999	\$10,144,306	\$2,063,019	
Expense SqFt	\$9.96	\$10.48	\$12.55	
Net Operating Income	\$9,476,844	\$24,986,024	\$4,002,751	
Full Market Value	\$70,234,998	\$184,222,000	\$29,469,000	
Market Value per SqFt	\$179.28	\$190.26	\$179.27	
Distance from Condominium in miles		0.10	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01540-7501	1-01554-0011	1-01520-0033	1-01535-0031
Condominium Section	1767-R1			
Address	206 EAST 95 STREET	317 EAST 91 STREET	169 EAST 91 STREET	240 EAST 90 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	43	35	53	25
Year Built	1989	1987	1985	1960
Gross SqFt	43,065	20,134	33,443	21,000
Estimated Gross Income	\$1,686,425	\$729,765	\$1,309,498	\$905,032
Gross Income per SqFt	\$39.16	\$36.25	\$39.16	\$43.10
Estimated Expense	\$450,029	\$265,287	\$349,450	\$178,329
Expense SqFt	\$10.45	\$13.18	\$10.45	\$8.49
Net Operating Income	\$1,236,396	\$464,478	\$960,048	\$726,703
Full Market Value	\$9,350,000	\$3,425,000	\$7,260,000	\$5,476,000
Market Value per SqFt	\$217.11	\$170.11	\$217.09	\$260.76
Distance from Condominium in miles		0.20	0.26	0.25

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01540-7502	1-01309-0008	1-01517-0025	
Condominium Section	1943-R1			
Address	212 EAST 95 STREET	125 EAST 54 STREET	155 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	MIDTOWN CBD	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	22	66	50	
Year Built	2007	1977	1976	
Gross SqFt	37,488	56,073	29,000	
Estimated Gross Income	\$1,519,764	\$2,703,803	\$952,855	
Gross Income per SqFt	\$40.54	\$48.22	\$32.86	
Estimated Expense	\$449,856	\$696,287	\$303,416	
Expense SqFt	\$12.00	\$12.42	\$10.46	
Net Operating Income	\$1,069,908	\$2,007,516	\$649,439	
Full Market Value	\$8,082,999	\$15,061,000	\$4,697,000	
Market Value per SqFt	\$215.62	\$268.60	\$161.97	
Distance from Condominium in miles		2.02	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01543-7501	1-01577-0001	1-01547-0023	
Condominium Section	0726-R1			
Address	345 EAST 80 STREET	1520 YORK AVENUE	351 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	328	272	187	
Year Built	1973	1972	1970	
Gross SqFt	331,552	281,902	261,150	
Estimated Gross Income	\$12,376,836	\$12,352,818	\$8,168,036	
Gross Income per SqFt	\$37.33	\$43.82	\$31.28	
Estimated Expense	\$3,749,853	\$3,140,313	\$2,589,964	
Expense SqFt	\$11.31	\$11.14	\$9.92	
Net Operating Income	\$8,626,983	\$9,212,505	\$5,578,072	
Full Market Value	\$63,448,001	\$69,387,000	\$41,643,000	
Market Value per SqFt	\$191.37	\$246.14	\$159.46	
Distance from Condominium in miles		0.28	0.20	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01544-7501	1-01527-0045	1-01532-0004	
Condominium Section	1586-R1			
Address	350 EAST 82 STREET	200 EAST 82 STREET	1533 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	149	246	179	
Year Built	1998	1980	1991	
Gross SqFt	213,419	205,261	222,000	
Estimated Gross Income	\$8,967,866	\$9,453,255	\$8,432,539	
Gross Income per SqFt	\$42.02	\$46.05	\$37.98	
Estimated Expense	\$2,100,043	\$2,284,392	\$1,897,717	
Expense SqFt	\$9.84	\$11.13	\$8.55	
Net Operating Income	\$6,867,823	\$7,168,863	\$6,534,822	
Full Market Value	\$51,833,004	\$53,905,000	\$40,700,000	
Market Value per SqFt	\$242.87	\$262.62	\$183.33	
Distance from Condominium in miles		0.14	0.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01547-7501	1-01453-0035	1-01519-0011	
Condominium Section	1346-R1			
Address	1628 2 AVENUE	334 EAST 79 STREET	121 EAST 90 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	14	46	20	
Year Built	1915	1920	1923	
Gross SqFt	7,921	27,124	9,530	
Estimated Gross Income	\$274,542	\$998,731	\$328,484	
Gross Income per SqFt	\$34.66	\$36.82	\$34.47	
Estimated Expense	\$73,586	\$270,162	\$102,145	
Expense SqFt	\$9.29	\$9.96	\$10.72	
Net Operating Income	\$200,956	\$728,569	\$226,339	
Full Market Value	\$1,488,001	\$5,365,000	\$1,676,000	
Market Value per SqFt	\$187.86	\$197.80	\$175.87	
Distance from Condominium in miles		0.31	0.46	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01548-7501	1-01548-0035	1-01548-0123	1-01548-0018
Condominium Section	0585-R1			
Address	320 EAST 86 STREET	340 EAST 86 STREET	351 EAST 85 STREET	341 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R9-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	18	16	20
Year Built	1925	1920	1925	1920
Gross SqFt	16,350	11,844	6,075	10,270
Estimated Gross Income	\$605,277	\$423,038	\$257,760	\$424,151
Gross Income per SqFt	\$37.02	\$35.72	\$42.43	\$41.30
Estimated Expense	\$135,378	\$116,708	\$101,543	\$134,742
Expense SqFt	\$8.28	\$9.85	\$16.71	\$13.12
Net Operating Income	\$469,899	\$306,330	\$156,217	\$289,409
Full Market Value	\$3,458,000	\$2,263,000	\$1,179,000	\$2,185,000
Market Value per SqFt	\$211.50	\$191.07	\$194.07	\$212.76
Distance from Condominium in miles		0.00	0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01548-7502	1-01531-0035	1-01532-0004	
Condominium Section	2032-R1			
Address	305 EAST 85 STREET	228 EAST 86 STREET	1533 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	59	111	179	
Year Built	2008	1986	1991	
Gross SqFt	106,286	81,100	222,000	
Estimated Gross Income	\$4,288,640	\$3,463,850	\$8,432,539	
Gross Income per SqFt	\$40.35	\$42.71	\$37.98	
Estimated Expense	\$1,003,340	\$836,713	\$1,897,717	
Expense SqFt	\$9.44	\$10.32	\$8.55	
Net Operating Income	\$3,285,300	\$2,627,137	\$6,534,822	
Full Market Value	\$24,825,001	\$19,817,000	\$40,700,000	
Market Value per SqFt	\$233.57	\$244.35	\$183.33	
Distance from Condominium in miles		0.14	0.14	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01550-7501	1-01532-0001	1-01570-0021	1-01546-0001
Condominium Section	0768-R1			
Address	360 EAST 88 STREET	203 EAST 86 STREET	1731 YORK AVENUE	303 EAST 83 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	163	257	267	263
Year Built	1988	1986	1986	1977
Gross SqFt	273,330	256,810	279,945	268,750
Estimated Gross Income	\$11,632,925	\$12,361,754	\$11,913,850	\$10,933,342
Gross Income per SqFt	\$42.56	\$48.14	\$42.56	\$40.68
Estimated Expense	\$3,312,760	\$3,786,605	\$3,392,690	\$3,160,226
Expense SqFt	\$12.12	\$14.74	\$12.12	\$11.76
Net Operating Income	\$8,320,165	\$8,575,149	\$8,521,160	\$7,773,116
Full Market Value	\$62,770,002	\$64,383,000	\$64,286,000	\$58,723,000
Market Value per SqFt	\$229.65	\$250.70	\$229.64	\$218.50
Distance from Condominium in miles		0.15	0.21	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01551-7501	1-01551-0015	1-01551-0018	
Condominium Section	0500-R1			
Address	348 EAST 89 STREET	325 EAST 88 STREET	331 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	
Total Units	14	21	20	
Year Built	1915	1930	1920	
Gross SqFt	8,345	9,390	8,740	
Estimated Gross Income	\$291,157	\$332,917	\$300,065	
Gross Income per SqFt	\$34.89	\$35.45	\$34.33	
Estimated Expense	\$71,183	\$89,588	\$62,606	
Expense SqFt	\$8.53	\$9.54	\$7.16	
Net Operating Income	\$219,974	\$243,329	\$237,459	
Full Market Value	\$1,628,001	\$1,799,000	\$1,759,000	
Market Value per SqFt	\$195.09	\$191.59	\$201.26	
Distance from Condominium in miles		0.00	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01552-7501	1-01519-0011	1-01517-0006	
Condominium Section	0322-R1			
Address	1724 2 AVENUE	121 EAST 90 STREET	105 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	26	20	12	
Year Built	1910	1923	1925	
Gross SqFt	13,796	9,530	9,950	
Estimated Gross Income	\$478,169	\$328,484	\$346,763	
Gross Income per SqFt	\$34.66	\$34.47	\$34.85	
Estimated Expense	\$128,165	\$102,145	\$66,398	
Expense SqFt	\$9.29	\$10.72	\$6.67	
Net Operating Income	\$350,004	\$226,339	\$280,365	
Full Market Value	\$2,590,998	\$1,676,000	\$2,075,000	
Market Value per SqFt	\$187.81	\$175.87	\$208.54	
Distance from Condominium in miles		0.35	0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01552-7502	1-01517-0025	1-01309-0008	
Condominium Section	0507-R1			
Address	1730 2 AVENUE	155 EAST 88 STREET	125 EAST 54 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	31	50	66	
Year Built	1987	1976	1977	
Gross SqFt	25,593	29,000	56,073	
Estimated Gross Income	\$1,037,540	\$952,855	\$2,703,803	
Gross Income per SqFt	\$40.54	\$32.86	\$48.22	
Estimated Expense	\$307,116	\$303,416	\$696,287	
Expense SqFt	\$12.00	\$10.46	\$12.42	
Net Operating Income	\$730,424	\$649,439	\$2,007,516	
Full Market Value	\$5,518,001	\$4,697,000	\$15,061,000	
Market Value per SqFt	\$215.61	\$161.97	\$268.60	
Distance from Condominium in miles		0.26	1.80	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01554-7501	1-01553-0027	1-01532-0004	1-01532-0001
<b>Condominium Section</b>	2006-R1			
<b>Address</b>	1760 2 AVENUE	1749 1 AVENUE	1533 3 AVENUE	203 EAST 86 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	154	165	179	257
<b>Year Built</b>	2000	2002	1991	1986
<b>Gross SqFt</b>	181,821	164,384	222,000	256,810
<b>Estimated Gross Income</b>	\$6,905,562	\$6,065,770	\$8,432,539	\$12,361,754
<b>Gross Income per SqFt</b>	\$37.98	\$36.90	\$37.98	\$48.14
<b>Estimated Expense</b>	\$1,554,570	\$2,063,019	\$1,897,717	\$3,786,605
<b>Expense SqFt</b>	\$8.55	\$12.55	\$8.55	\$14.74
<b>Net Operating Income</b>	\$5,350,992	\$4,002,751	\$6,534,822	\$8,575,149
<b>Full Market Value</b>	\$40,501,003	\$29,469,000	\$40,700,000	\$64,383,000
<b>Market Value per SqFt</b>	\$222.75	\$179.27	\$183.33	\$250.70
<b>Distance from Condominium in miles</b>		0.05	0.29	0.29

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01555-7501	1-01532-0004	1-01570-0021	
<b>Condominium Section</b>	0524-R1			
<b>Address</b>	1776 2 AVENUE	1533 3 AVENUE	1731 YORK AVENUE	
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	221	179	267	
<b>Year Built</b>	1987	1991	1986	
<b>Gross SqFt</b>	220,209	222,000	279,945	
<b>Estimated Gross Income</b>	\$8,867,816	\$8,432,539	\$11,913,850	
<b>Gross Income per SqFt</b>	\$40.27	\$37.98	\$42.56	
<b>Estimated Expense</b>	\$2,276,961	\$1,897,717	\$3,392,690	
<b>Expense SqFt</b>	\$10.34	\$8.55	\$12.12	
<b>Net Operating Income</b>	\$6,590,855	\$6,534,822	\$8,521,160	
<b>Full Market Value</b>	\$49,801,996	\$40,700,000	\$64,286,000	
<b>Market Value per SqFt</b>	\$226.16	\$183.33	\$229.64	
<b>Distance from Condominium in miles</b>		0.33	0.17	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01557-7501	1-01517-0025	1-01309-0008	
Condominium Section	0483-R1			
Address	1838 2 AVENUE	155 EAST 88 STREET	125 EAST 54 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	MIDTOWN CBD	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	18	50	66	
Year Built	1987	1976	1977	
Gross SqFt	17,550	29,000	56,073	
Estimated Gross Income	\$711,477	\$952,855	\$2,703,803	
Gross Income per SqFt	\$40.54	\$32.86	\$48.22	
Estimated Expense	\$210,600	\$303,416	\$696,287	
Expense SqFt	\$12.00	\$10.46	\$12.42	
Net Operating Income	\$500,877	\$649,439	\$2,007,516	
Full Market Value	\$3,784,001	\$4,697,000	\$15,061,000	
Market Value per SqFt	\$215.61	\$161.97	\$268.60	
Distance from Condominium in miles		0.40	2.04	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01557-7502	1-01557-0025	1-01694-0003	1-01573-0022
Condominium Section	0752-R1			
Address	301 EAST 94 STREET	345 EAST 94 STREET	455 EAST 102 STREET	1775 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	HARLEM-EAST	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	108	212	116	274
Year Built	1989	1998	1973	1994
Gross SqFt	117,992	207,037	175,885	347,118
Estimated Gross Income	\$3,848,899	\$6,204,899	\$3,378,751	\$11,491,618
Gross Income per SqFt	\$32.62	\$29.97	\$19.21	\$33.11
Estimated Expense	\$1,463,101	\$1,884,037	\$1,588,242	\$3,588,539
Expense SqFt	\$12.40	\$9.10	\$9.03	\$10.34
Net Operating Income	\$2,385,798	\$4,320,862	\$1,790,509	\$7,903,079
Full Market Value	\$13,937,004	\$32,368,000	\$12,843,000	\$58,741,000
Market Value per SqFt	\$118.12	\$156.34	\$73.02	\$169.22
Distance from Condominium in miles		0.00	0.36	0.11

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-7501	1-01527-0045	1-01553-0027	
Condominium Section	1539-R1			
Address	450 EAST 83 STREET	200 EAST 82 STREET	1749 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	120	246	165	
Year Built	2005	1980	2002	
Gross SqFt	180,466	205,261	164,384	
Estimated Gross Income	\$7,043,588	\$9,453,255	\$6,065,770	
Gross Income per SqFt	\$39.03	\$46.05	\$36.90	
Estimated Expense	\$1,856,995	\$2,284,392	\$2,063,019	
Expense SqFt	\$10.29	\$11.13	\$12.55	
Net Operating Income	\$5,186,593	\$7,168,863	\$4,002,751	
Full Market Value	\$39,226,998	\$53,905,000	\$29,469,000	
Market Value per SqFt	\$217.37	\$262.62	\$179.27	
Distance from Condominium in miles		0.28	0.43	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01564-7502	1-01532-0016	1-01531-0035	
Condominium Section	0396-R1			
Address	401 EAST 84 STREET	241 EAST 86 STREET	228 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	88	111	111	
Year Built	1986	1989	1986	
Gross SqFt	105,768	104,440	81,100	
Estimated Gross Income	\$4,414,756	\$4,256,647	\$3,463,850	
Gross Income per SqFt	\$41.74	\$40.76	\$42.71	
Estimated Expense	\$996,335	\$889,093	\$836,713	
Expense SqFt	\$9.42	\$8.51	\$10.32	
Net Operating Income	\$3,418,421	\$3,367,554	\$2,627,137	
Full Market Value	\$25,802,995	\$22,000,000	\$19,817,000	
Market Value per SqFt	\$243.96	\$210.65	\$244.35	
Distance from Condominium in miles		0.29	0.28	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-7501	1-01453-0035	1-01519-0040	
Condominium Section	0942-R1			
Address	420 EAST 86 STREET	334 EAST 79 STREET	172 EAST 91 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	45	46	44	
Year Built	1935	1920	1900	
Gross SqFt	51,750	27,124	35,200	
Estimated Gross Income	\$1,721,205	\$998,731	\$1,114,403	
Gross Income per SqFt	\$33.26	\$36.82	\$31.66	
Estimated Expense	\$493,695	\$270,162	\$398,373	
Expense SqFt	\$9.54	\$9.96	\$11.32	
Net Operating Income	\$1,227,510	\$728,569	\$716,030	
Full Market Value	\$9,120,001	\$5,365,000	\$5,342,000	
Market Value per SqFt	\$176.23	\$197.80	\$151.76	
Distance from Condominium in miles		0.38	0.46	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-7501	1-01532-0016	1-01532-0004	
Condominium Section	0440-R1			
Address	455 EAST 86 STREET	241 EAST 86 STREET	1533 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	142	111	179	
Year Built	1986	1989	1991	
Gross SqFt	167,332	104,440	222,000	
Estimated Gross Income	\$6,587,861	\$4,256,647	\$8,432,539	
Gross Income per SqFt	\$39.37	\$40.76	\$37.98	
Estimated Expense	\$1,427,342	\$889,093	\$1,897,717	
Expense SqFt	\$8.53	\$8.51	\$8.55	
Net Operating Income	\$5,160,519	\$3,367,554	\$6,534,822	
Full Market Value	\$39,020,997	\$22,000,000	\$40,700,000	
Market Value per SqFt	\$233.20	\$210.65	\$183.33	
Distance from Condominium in miles		0.27	0.27	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01569-7501	1-01517-0020	1-01517-0050	
Condominium Section	0117-R1			
Address	402 EAST 90 STREET	1327 LEXINGTON AVENUE	1329 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	82	97	98	
Year Built	1910	1927	1929	
Gross SqFt	109,500	87,192	80,351	
Estimated Gross Income	\$3,799,650	\$2,355,916	\$3,405,431	
Gross Income per SqFt	\$34.70	\$27.02	\$42.38	
Estimated Expense	\$1,168,365	\$630,812	\$873,472	
Expense SqFt	\$10.67	\$7.23	\$10.87	
Net Operating Income	\$2,631,285	\$1,725,104	\$2,531,959	
Full Market Value	\$19,479,000	\$10,241,000	\$19,103,000	
Market Value per SqFt	\$177.89	\$117.45	\$237.74	
Distance from Condominium in miles		0.39	0.39	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01569-7502	1-01584-0001	1-01590-0036	
Condominium Section	0605-R1			
Address	401 EAST 89 STREET	1658 YORK AVENUE	85 EAST END AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	197	180	175	
Year Built	1963	1963	1951	
Gross SqFt	163,567	202,322	169,386	
Estimated Gross Income	\$4,996,972	\$7,177,457	\$4,532,769	
Gross Income per SqFt	\$30.55	\$35.48	\$26.76	
Estimated Expense	\$1,195,675	\$2,066,963	\$1,903,899	
Expense SqFt	\$7.31	\$10.22	\$11.24	
Net Operating Income	\$3,801,297	\$5,110,494	\$2,628,870	
Full Market Value	\$28,420,997	\$37,774,000	\$19,003,000	
Market Value per SqFt	\$173.76	\$186.70	\$112.19	
Distance from Condominium in miles		0.17	0.39	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01569-7503	1-01553-0027	1-01532-0016	
Condominium Section	1701-R1			
Address	400 EAST 90 STREET	1749 1 AVENUE	241 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	128	165	111	
Year Built	1999	2002	1989	
Gross SqFt	112,798	164,384	104,440	
Estimated Gross Income	\$4,104,719	\$6,065,770	\$4,256,647	
Gross Income per SqFt	\$36.39	\$36.90	\$40.76	
Estimated Expense	\$1,012,926	\$2,063,019	\$889,093	
Expense SqFt	\$8.98	\$12.55	\$8.51	
Net Operating Income	\$3,091,793	\$4,002,751	\$3,367,554	
Full Market Value	\$22,791,005	\$29,469,000	\$22,000,000	
Market Value per SqFt	\$202.05	\$179.27	\$210.65	
Distance from Condominium in miles		0.14	0.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01576-7501	1-01563-0020	1-01453-0021	
Condominium Section	0277-R1			
Address	510 EAST 80 STREET	449 EAST 83 STREET	353 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	91	74	67	
Year Built	1986	1985	1986	
Gross SqFt	81,223	53,130	53,662	
Estimated Gross Income	\$2,747,774	\$1,722,823	\$1,890,012	
Gross Income per SqFt	\$33.83	\$32.43	\$35.22	
Estimated Expense	\$732,631	\$541,786	\$420,072	
Expense SqFt	\$9.02	\$10.20	\$7.83	
Net Operating Income	\$2,015,143	\$1,181,037	\$1,469,940	
Full Market Value	\$14,956,004	\$8,790,000	\$10,871,000	
Market Value per SqFt	\$184.14	\$165.44	\$202.58	
Distance from Condominium in miles		0.24	0.28	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01577-7501	1-01590-0036	1-01581-0030	1-01577-0027
Condominium Section	0033-R1			
Address	520 EAST 81 STREET	85 EAST END AVENUE	110 EAST END AVENUE	28 EAST END AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	163	175	146	103
Year Built	1964	1951	1951	1950
Gross SqFt	103,108	169,386	150,754	109,723
Estimated Gross Income	\$3,202,534	\$4,532,769	\$4,683,033	\$3,042,380
Gross Income per SqFt	\$31.06	\$26.76	\$31.06	\$27.73
Estimated Expense	\$1,041,391	\$1,903,899	\$1,522,482	\$760,193
Expense SqFt	\$10.10	\$11.24	\$10.10	\$6.93
Net Operating Income	\$2,161,143	\$2,628,870	\$3,160,551	\$2,282,187
Full Market Value	\$16,141,004	\$19,003,000	\$23,606,000	\$16,442,000
Market Value per SqFt	\$156.54	\$112.19	\$156.59	\$149.85
Distance from Condominium in miles		0.19	0.20	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01577-7502	1-01559-0033	1-01590-0036	1-01577-0001
Condominium Section	0045-R1			
Address	525 EAST 80 STREET	420 EAST 80 STREET	85 EAST END AVENUE	1520 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	68	157	175	272
Year Built	1981	1961	1951	1972
Gross SqFt	137,403	137,238	169,386	281,902
Estimated Gross Income	\$5,107,270	\$4,261,263	\$4,532,769	\$12,352,818
Gross Income per SqFt	\$37.17	\$31.05	\$26.76	\$43.82
Estimated Expense	\$1,247,619	\$1,579,404	\$1,903,899	\$3,140,313
Expense SqFt	\$9.08	\$11.51	\$11.24	\$11.14
Net Operating Income	\$3,859,651	\$2,681,859	\$2,628,870	\$9,212,505
Full Market Value	\$28,396,000	\$20,032,000	\$19,003,000	\$69,387,000
Market Value per SqFt	\$206.66	\$145.97	\$112.19	\$246.14
Distance from Condominium in miles		0.15	0.19	0.00

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01577-7503	1-01453-0035	1-01513-0068	1-01517-0006
<b>Condominium Section</b>	0207-R1			
<b>Address</b>	507 EAST 80 STREET	334 EAST 79 STREET	104 EAST 85 STREET	105 EAST 88 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	16	46	20	12
<b>Year Built</b>	1925	1920	1916	1925
<b>Gross SqFt</b>	18,290	27,124	9,745	9,950
<b>Estimated Gross Income</b>	\$637,407	\$998,731	\$271,215	\$346,763
<b>Gross Income per SqFt</b>	\$34.85	\$36.82	\$27.83	\$34.85
<b>Estimated Expense</b>	\$121,994	\$270,162	\$88,369	\$66,398
<b>Expense SqFt</b>	\$6.67	\$9.96	\$9.07	\$6.67
<b>Net Operating Income</b>	\$515,413	\$728,569	\$182,846	\$280,365
<b>Full Market Value</b>	\$3,813,999	\$5,365,000	\$1,317,000	\$2,075,000
<b>Market Value per SqFt</b>	\$208.53	\$197.80	\$135.15	\$208.54
<b>Distance from Condominium in miles</b>		0.30	0.65	0.73

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01578-7501	1-01532-0016	1-01590-0036	1-01473-0038
<b>Condominium Section</b>	0517-R1			
<b>Address</b>	52 EAST END AVENUE	241 EAST 86 STREET	85 EAST END AVENUE	420 EAST 79 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	82	111	175	112
<b>Year Built</b>	1988	1989	1951	1959
<b>Gross SqFt</b>	118,052	104,440	169,386	113,820
<b>Estimated Gross Income</b>	\$4,387,993	\$4,256,647	\$4,532,769	\$3,455,427
<b>Gross Income per SqFt</b>	\$37.17	\$40.76	\$26.76	\$30.36
<b>Estimated Expense</b>	\$1,071,912	\$889,093	\$1,903,899	\$1,286,283
<b>Expense SqFt</b>	\$9.08	\$8.51	\$11.24	\$11.30
<b>Net Operating Income</b>	\$3,316,081	\$3,367,554	\$2,628,870	\$2,169,144
<b>Full Market Value</b>	\$24,397,008	\$22,000,000	\$19,003,000	\$16,224,000
<b>Market Value per SqFt</b>	\$206.66	\$210.65	\$112.19	\$142.54
<b>Distance from Condominium in miles</b>		0.48	0.16	0.21

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01578-7502	1-01453-0035	1-01513-0068	1-01517-0006
Condominium Section	1481-R1			
Address	48 EAST END AVENUE	334 EAST 79 STREET	104 EAST 85 STREET	105 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	32	46	20	12
Year Built	1910	1920	1916	1925
Gross SqFt	12,888	27,124	9,745	9,950
Estimated Gross Income	\$449,147	\$998,731	\$271,215	\$346,763
Gross Income per SqFt	\$34.85	\$36.82	\$27.83	\$34.85
Estimated Expense	\$85,963	\$270,162	\$88,369	\$66,398
Expense SqFt	\$6.67	\$9.96	\$9.07	\$6.67
Net Operating Income	\$363,184	\$728,569	\$182,846	\$280,365
Full Market Value	\$2,688,006	\$5,365,000	\$1,317,000	\$2,075,000
Market Value per SqFt	\$208.57	\$197.80	\$135.15	\$208.54
Distance from Condominium in miles		0.32	0.64	0.71

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-7501	1-01531-0035	1-01532-0016	
Condominium Section	1130-R1			
Address	90 EAST END AVENUE	228 EAST 86 STREET	241 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	40	111	111	
Year Built	1999	1986	1989	
Gross SqFt	119,396	81,100	104,440	
Estimated Gross Income	\$4,983,589	\$3,463,850	\$4,256,647	
Gross Income per SqFt	\$41.74	\$42.71	\$40.76	
Estimated Expense	\$1,124,710	\$836,713	\$889,093	
Expense SqFt	\$9.42	\$10.32	\$8.51	
Net Operating Income	\$3,858,879	\$2,627,137	\$3,367,554	
Full Market Value	\$28,159,988	\$19,817,000	\$22,000,000	
Market Value per SqFt	\$235.85	\$244.35	\$210.65	
Distance from Condominium in miles		0.42	0.44	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01584-7501	1-01570-0021	1-01584-0001	1-01563-0004
Condominium Section	1837-R1			
Address	170 EAST END AVENUE	1731 YORK AVENUE	1658 YORK AVENUE	1608 1 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	97	267	180	182
Year Built	2005	1986	1963	1994
Gross SqFt	268,404	279,945	202,322	302,854
Estimated Gross Income	\$11,423,274	\$11,913,850	\$7,177,457	\$13,249,303
Gross Income per SqFt	\$42.56	\$42.56	\$35.48	\$43.75
Estimated Expense	\$3,253,056	\$3,392,690	\$2,066,963	\$3,994,452
Expense SqFt	\$12.12	\$12.12	\$10.22	\$13.19
Net Operating Income	\$8,170,218	\$8,521,160	\$5,110,494	\$9,254,851
Full Market Value	\$60,619,993	\$64,286,000	\$37,774,000	\$69,706,000
Market Value per SqFt	\$225.85	\$229.64	\$186.70	\$230.16
Distance from Condominium in miles		0.20	0.00	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01599-7501	1-01944-0036	1-01771-0056	
Condominium Section	1359-R1			
Address	1400 5 AVENUE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	129	80	35	
Year Built	2003	1989	1920	
Gross SqFt	163,480	54,779	28,734	
Estimated Gross Income	\$3,876,111	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$1,741,062	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$2,135,049	\$860,771	\$299,194	
Full Market Value	\$15,564,004	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		0.50	0.49	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01599-7502	1-01944-0036	1-01771-0056	
<b>Condominium Section</b>	1735-R1			
<b>Address</b>	40 WEST 116 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	248	80	35	
<b>Year Built</b>	2006	1989	1920	
<b>Gross SqFt</b>	395,140	54,779	28,734	
<b>Estimated Gross Income</b>	\$9,368,769	\$1,535,924	\$556,558	
<b>Gross Income per SqFt</b>	\$23.71	\$28.04	\$19.37	
<b>Estimated Expense</b>	\$4,208,241	\$675,153	\$257,364	
<b>Expense SqFt</b>	\$10.65	\$12.33	\$8.96	
<b>Net Operating Income</b>	\$5,160,528	\$860,771	\$299,194	
<b>Full Market Value</b>	\$37,619,038	\$3,795,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$95.20	\$69.28	\$42.11	
<b>Distance from Condominium in miles</b>		0.50	0.49	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01600-7501	1-01621-0014	1-01824-0016	
<b>Condominium Section</b>	1073-R1			
<b>Address</b>	130 LENOX AVENUE	1760 MADISON AVENUE	89 LENOX AVENUE	
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	
<b>Building Classification</b>	R9-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	240	84	161	
<b>Year Built</b>	1999	1985	1981	
<b>Gross SqFt</b>	312,016	77,000	154,962	
<b>Estimated Gross Income</b>	\$7,273,093	\$1,859,620	\$3,482,095	
<b>Gross Income per SqFt</b>	\$23.31	\$24.15	\$22.47	
<b>Estimated Expense</b>	\$3,269,928	\$763,584	\$1,708,671	
<b>Expense SqFt</b>	\$10.48	\$9.92	\$11.03	
<b>Net Operating Income</b>	\$4,003,165	\$1,096,036	\$1,773,424	
<b>Full Market Value</b>	\$29,210,000	\$5,535,000	\$10,905,000	
<b>Market Value per SqFt</b>	\$93.62	\$71.88	\$70.37	
<b>Distance from Condominium in miles</b>		0.15	0.19	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01602-7501	1-01603-0001	1-01607-0069	1-01517-0020
<b>Condominium Section</b>	1167-R1			
<b>Address</b>	65 EAST 96 STREET	1160 5 AVENUE	1212 5 AVENUE	1327 LEXINGTON AVENUE
<b>Neighborhood</b>	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	60	82	72	97
<b>Year Built</b>	1924	1925	1925	1927
<b>Gross SqFt</b>	108,700	90,349	120,942	87,192
<b>Estimated Gross Income</b>	\$4,088,207	\$4,905,454	\$4,549,177	\$2,355,916
<b>Gross Income per SqFt</b>	\$37.61	\$54.29	\$37.61	\$27.02
<b>Estimated Expense</b>	\$1,147,872	\$1,234,785	\$1,277,622	\$630,812
<b>Expense SqFt</b>	\$10.56	\$13.67	\$10.56	\$7.23
<b>Net Operating Income</b>	\$2,940,335	\$3,670,669	\$3,271,555	\$1,725,104
<b>Full Market Value</b>	\$21,611,000	\$27,399,000	\$24,045,000	\$10,241,000
<b>Market Value per SqFt</b>	\$198.81	\$303.26	\$198.81	\$117.45
<b>Distance from Condominium in miles</b>		0.10	0.27	0.45

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01602-7502	1-01602-0066	1-01630-0005	1-01520-0033
<b>Condominium Section</b>	1528-R1			
<b>Address</b>	21 EAST 96 STREET	6 EAST 97 STREET	109 EAST 102 STREET	169 EAST 91 STREET
<b>Neighborhood</b>	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	HARLEM-EAST	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	9	24	45	53
<b>Year Built</b>	2005	1930	2003	1985
<b>Gross SqFt</b>	29,100	14,952	30,129	33,443
<b>Estimated Gross Income</b>	\$861,360	\$409,857	\$891,880	\$1,309,498
<b>Gross Income per SqFt</b>	\$29.60	\$27.41	\$29.60	\$39.16
<b>Estimated Expense</b>	\$165,870	\$129,092	\$171,799	\$349,450
<b>Expense SqFt</b>	\$5.70	\$8.63	\$5.70	\$10.45
<b>Net Operating Income</b>	\$695,490	\$280,765	\$720,081	\$960,048
<b>Full Market Value</b>	\$4,894,993	\$2,025,000	\$5,398,000	\$7,260,000
<b>Market Value per SqFt</b>	\$168.21	\$135.43	\$179.16	\$217.09
<b>Distance from Condominium in miles</b>		0.00	0.36	0.32

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01607-7501	1-01607-0069	1-01603-0001	1-01524-0001
Condominium Section	1669-R1			
Address	1200 5 AVENUE	1212 5 AVENUE	1160 5 AVENUE	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	51	72	82	86
Year Built	1928	1925	1925	1925
Gross SqFt	120,464	120,942	90,349	165,834
Estimated Gross Income	\$4,530,651	\$4,549,177	\$4,905,454	\$4,358,929
Gross Income per SqFt	\$37.61	\$37.61	\$54.29	\$26.28
Estimated Expense	\$1,272,100	\$1,277,622	\$1,234,785	\$1,514,748
Expense SqFt	\$10.56	\$10.56	\$13.67	\$9.13
Net Operating Income	\$3,258,551	\$3,271,555	\$3,670,669	\$2,844,181
Full Market Value	\$22,660,019	\$24,045,000	\$27,399,000	\$20,582,000
Market Value per SqFt	\$188.11	\$198.81	\$303.26	\$124.11
Distance from Condominium in miles		0.00	0.20	0.36

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01613-7501	1-01453-0035	1-01519-0040	1-01467-0018
Condominium Section	0267-R1			
Address	1255 5 AVENUE	334 EAST 79 STREET	172 EAST 91 STREET	425 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	59	46	44	49
Year Built	1925	1920	1900	1938
Gross SqFt	63,284	27,124	35,200	57,375
Estimated Gross Income	\$2,003,571	\$998,731	\$1,114,403	\$1,195,707
Gross Income per SqFt	\$31.66	\$36.82	\$31.66	\$20.84
Estimated Expense	\$785,354	\$270,162	\$398,373	\$223,277
Expense SqFt	\$12.41	\$9.96	\$11.32	\$3.89
Net Operating Income	\$1,218,217	\$728,569	\$716,030	\$972,430
Full Market Value	\$9,088,000	\$5,365,000	\$5,342,000	\$6,570,000
Market Value per SqFt	\$143.61	\$197.80	\$151.76	\$114.51
Distance from Condominium in miles		1.57	0.91	1.90



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01614-7501	1-02026-0033	1-01944-0036	
Condominium Section	1285-R1			
Address	1630 MADISON AVENUE	202 WEST 141 STREET	2177 FRED DOUGLASS BOULEV	
Neighborhood	UPPER EAST SIDE (96-110)	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	11	69	80	
Year Built	2003	1992	1989	
Gross SqFt	7,742	28,351	54,779	
Estimated Gross Income	\$235,744	\$1,350,493	\$1,535,924	
Gross Income per SqFt	\$30.45	\$47.63	\$28.04	
Estimated Expense	\$92,517	\$535,786	\$675,153	
Expense SqFt	\$11.95	\$18.90	\$12.33	
Net Operating Income	\$143,227	\$814,707	\$860,771	
Full Market Value	\$1,070,999	\$3,765,000	\$3,795,000	
Market Value per SqFt	\$138.34	\$132.80	\$69.28	
Distance from Condominium in miles		1.67	0.77	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01621-7501	1-01717-0033	1-01771-0056	
Condominium Section	1993-R1			
Address	1405 5 AVENUE	1460 5 AVENUE	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	17	110	35	
Year Built	2007	1998	1920	
Gross SqFt	17,666	79,352	28,734	
Estimated Gross Income	\$277,886	\$1,202,125	\$556,558	
Gross Income per SqFt	\$15.73	\$15.15	\$19.37	
Estimated Expense	\$145,038	\$701,622	\$257,364	
Expense SqFt	\$8.21	\$8.84	\$8.96	
Net Operating Income	\$132,848	\$500,503	\$299,194	
Full Market Value	\$909,000	\$3,255,000	\$1,210,000	
Market Value per SqFt	\$51.45	\$41.02	\$42.11	
Distance from Condominium in miles		0.21	0.40	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01621-7501	1-01717-0033	1-01771-0056	
Condominium Section	1993-R2			
Address	1405 5 AVENUE	1460 5 AVENUE	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	63	110	35	
Year Built	2007	1998	1920	
Gross SqFt	71,948	79,352	28,734	
Estimated Gross Income	\$1,241,822	\$1,202,125	\$556,558	
Gross Income per SqFt	\$17.26	\$15.15	\$19.37	
Estimated Expense	\$640,337	\$701,622	\$257,364	
Expense SqFt	\$8.90	\$8.84	\$8.96	
Net Operating Income	\$601,485	\$500,503	\$299,194	
Full Market Value	\$4,343,000	\$3,255,000	\$1,210,000	
Market Value per SqFt	\$60.36	\$41.02	\$42.11	
Distance from Condominium in miles		0.21	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01621-7502	1-01630-0005	1-02087-0025	
Condominium Section	2095-R1			
Address	55 EAST 115 STREET	109 EAST 102 STREET	603 WEST 138 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-UPPER	
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D2-ELEVATOR	
Total Units	55	45	24	
Year Built	2009	2003	1920	
Gross SqFt	43,516	30,129	31,554	
Estimated Gross Income	\$1,253,696	\$891,880	\$884,143	
Gross Income per SqFt	\$28.81	\$29.60	\$28.02	
Estimated Expense	\$274,586	\$171,799	\$235,077	
Expense SqFt	\$6.31	\$5.70	\$7.45	
Net Operating Income	\$979,110	\$720,081	\$649,066	
Full Market Value	\$1,443,453	\$5,398,000	\$616,000	
Market Value per SqFt	\$33.17	\$179.16	\$19.52	
Distance from Condominium in miles		0.67	1.70	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01623-7501	1-01624-0045	1-01617-0007	
Condominium Section	1322-R1			
Address	1787 MADISON AVENUE	1501 LEXINGTON AVENUE	1680 MADISON AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	152	161	135	
Year Built	2003	2001	1982	
Gross SqFt	109,646	133,370	130,000	
Estimated Gross Income	\$3,350,000	\$5,334,285	\$2,896,023	
Gross Income per SqFt	\$30.55	\$40.00	\$22.28	
Estimated Expense	\$1,210,000	\$1,688,835	\$1,414,581	
Expense SqFt	\$11.04	\$12.66	\$10.88	
Net Operating Income	\$2,140,000	\$3,645,450	\$1,481,442	
Full Market Value	\$16,007,000	\$27,552,000	\$10,835,000	
Market Value per SqFt	\$145.99	\$206.58	\$83.35	
Distance from Condominium in miles		1.08	0.32	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01627-7501	1-01519-0011	1-01517-0006	
Condominium Section	1628-R1			
Address	158 EAST 100 STREET	121 EAST 90 STREET	105 EAST 88 STREET	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D6-ELEVATOR	
Total Units	13	20	12	
Year Built	2004	1923	1925	
Gross SqFt	6,342	9,530	9,950	
Estimated Gross Income	\$219,814	\$328,484	\$346,763	
Gross Income per SqFt	\$34.66	\$34.47	\$34.85	
Estimated Expense	\$58,917	\$102,145	\$66,398	
Expense SqFt	\$9.29	\$10.72	\$6.67	
Net Operating Income	\$160,897	\$226,339	\$280,365	
Full Market Value	\$1,190,997	\$1,676,000	\$2,075,000	
Market Value per SqFt	\$187.80	\$175.87	\$208.54	
Distance from Condominium in miles		0.46	0.56	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01630-7501	1-01628-0048	1-01629-0028	
Condominium Section	0441-R1			
Address	169 EAST 102 STREET	180 EAST 101 STREET	175 EAST 101 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	
Total Units	17	16	30	
Year Built	1920	1920	1922	
Gross SqFt	9,590	9,700	17,065	
Estimated Gross Income	\$217,214	\$240,115	\$350,592	
Gross Income per SqFt	\$22.65	\$24.75	\$20.54	
Estimated Expense	\$93,407	\$102,395	\$152,203	
Expense SqFt	\$9.74	\$10.56	\$8.92	
Net Operating Income	\$123,807	\$137,720	\$198,389	
Full Market Value	\$905,002	\$1,001,000	\$1,416,000	
Market Value per SqFt	\$94.37	\$103.20	\$82.98	
Distance from Condominium in miles		0.10	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01630-7501	1-01628-0048	1-01629-0028	
Condominium Section	0441-R2			
Address	173 EAST 102 STREET	180 EAST 101 STREET	175 EAST 101 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	
Total Units	17	16	30	
Year Built	1920	1920	1922	
Gross SqFt	9,590	9,700	17,065	
Estimated Gross Income	\$217,214	\$240,115	\$350,592	
Gross Income per SqFt	\$22.65	\$24.75	\$20.54	
Estimated Expense	\$93,407	\$102,395	\$152,203	
Expense SqFt	\$9.74	\$10.56	\$8.92	
Net Operating Income	\$123,807	\$137,720	\$198,389	
Full Market Value	\$905,001	\$1,001,000	\$1,416,000	
Market Value per SqFt	\$94.37	\$103.20	\$82.98	
Distance from Condominium in miles		0.10	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01630-7502	1-01453-0035	1-01517-0025	
Condominium Section	1801-R1			
Address	117 EAST 102 STREET	334 EAST 79 STREET	155 EAST 88 STREET	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	11	46	50	
Year Built	2006	1920	1976	
Gross SqFt	12,184	27,124	29,000	
Estimated Gross Income	\$436,675	\$998,731	\$952,855	
Gross Income per SqFt	\$35.84	\$36.82	\$32.86	
Estimated Expense	\$101,371	\$270,162	\$303,416	
Expense SqFt	\$8.32	\$9.96	\$10.46	
Net Operating Income	\$335,304	\$728,569	\$649,439	
Full Market Value	\$2,477,002	\$5,365,000	\$4,697,000	
Market Value per SqFt	\$203.30	\$197.80	\$161.97	
Distance from Condominium in miles		1.26	0.71	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01632-7501	1-01632-0023	1-01631-0046	1-01634-0044
Condominium Section	0666-R1			
Address	165 EAST 104 STREET	155 EAST 104 STREET	170 EAST 104 STREET	164 EAST 107 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	16	16	16
Year Built	1910	1910	1900	1910
Gross SqFt	7,690	8,145	6,509	7,728
Estimated Gross Income	\$196,403	\$129,657	\$182,298	\$197,399
Gross Income per SqFt	\$25.54	\$15.92	\$28.01	\$25.54
Estimated Expense	\$83,821	\$65,366	\$69,222	\$84,210
Expense SqFt	\$10.90	\$8.03	\$10.63	\$10.90
Net Operating Income	\$112,582	\$64,291	\$113,076	\$113,189
Full Market Value	\$816,002	\$439,000	\$814,000	\$821,000
Market Value per SqFt	\$106.11	\$53.90	\$125.06	\$106.24
Distance from Condominium in miles		0.00	0.05	0.11

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01638-7501	1-02026-0033	1-01467-0018	
Condominium Section	1932-R1			
Address	161 EAST 110 STREET	202 WEST 141 STREET	425 EAST 72 STREET	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	68	69	49	
Year Built	2006	1992	1938	
Gross SqFt	65,699	28,351	57,375	
Estimated Gross Income	\$1,764,018	\$1,350,493	\$1,195,707	
Gross Income per SqFt	\$26.85	\$47.63	\$20.84	
Estimated Expense	\$492,743	\$535,786	\$223,277	
Expense SqFt	\$7.50	\$18.90	\$3.89	
Net Operating Income	\$1,271,275	\$814,707	\$972,430	
Full Market Value	\$9,188,003	\$3,765,000	\$6,570,000	
Market Value per SqFt	\$139.85	\$132.80	\$114.51	
Distance from Condominium in miles		1.69	1.96	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01644-7501	1-01627-0037	1-01603-0001	
Condominium Section	2043-R1			
Address	178 EAST 117 STREET	1794 3 AVENUE	1160 5 AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	UPPER EAST SIDE (96-110)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	22	15	82	
Year Built	2007	2002	1925	
Gross SqFt	35,435	10,390	90,349	
Estimated Gross Income	\$1,150,000	\$287,436	\$4,905,454	
Gross Income per SqFt	\$32.45	\$27.66	\$54.29	
Estimated Expense	\$460,000	\$180,927	\$1,234,785	
Expense SqFt	\$12.98	\$17.41	\$13.67	
Net Operating Income	\$690,000	\$106,509	\$3,670,669	
Full Market Value	\$5,138,000	\$768,000	\$27,399,000	
Market Value per SqFt	\$145.00	\$73.92	\$303.26	
Distance from Condominium in miles		0.86	1.01	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01644-7502	1-01944-0036	1-01519-0040	1-02026-0033
<b>Condominium Section</b>	2044-R1			
<b>Address</b>	160 EAST 117 STREET	2177 FRED DOUGLASS BOULEV	172 EAST 91 STREET	202 WEST 141 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	19	80	44	69
<b>Year Built</b>	2007	1989	1900	1992
<b>Gross SqFt</b>	26,231	54,779	35,200	28,351
<b>Estimated Gross Income</b>	\$830,473	\$1,535,924	\$1,114,403	\$1,350,493
<b>Gross Income per SqFt</b>	\$31.66	\$28.04	\$31.66	\$47.63
<b>Estimated Expense</b>	\$325,527	\$675,153	\$398,373	\$535,786
<b>Expense SqFt</b>	\$12.41	\$12.33	\$11.32	\$18.90
<b>Net Operating Income</b>	\$504,946	\$860,771	\$716,030	\$814,707
<b>Full Market Value</b>	\$3,767,000	\$3,795,000	\$5,342,000	\$3,765,000
<b>Market Value per SqFt</b>	\$143.61	\$69.28	\$151.76	\$132.80
<b>Distance from Condominium in miles</b>		0.92	1.31	1.43

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01646-7501	1-01677-0009	1-01557-0025	1-01694-0003
<b>Condominium Section</b>	1462-R1			
<b>Address</b>	1865 2 AVENUE	315 EAST 105 STREET	345 EAST 94 STREET	455 EAST 102 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-EAST	UPPER EAST SIDE (79-96)	HARLEM-EAST
<b>Building Classification</b>	RR-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	17	24	212	116
<b>Year Built</b>	1987	2004	1998	1973
<b>Gross SqFt</b>	22,626	28,000	207,037	175,885
<b>Estimated Gross Income</b>	\$133,960	\$661,920	\$6,204,899	\$3,378,751
<b>Gross Income per SqFt</b>	\$5.92	\$23.64	\$29.97	\$19.21
<b>Estimated Expense</b>	\$67,000	\$297,920	\$1,884,037	\$1,588,242
<b>Expense SqFt</b>	\$2.96	\$10.64	\$9.10	\$9.03
<b>Net Operating Income</b>	\$66,960	\$364,000	\$4,320,862	\$1,790,509
<b>Full Market Value</b>	\$398,000	\$2,123,000	\$32,368,000	\$12,843,000
<b>Market Value per SqFt</b>	\$17.59	\$75.82	\$156.34	\$73.02
<b>Distance from Condominium in miles</b>		0.47	0.17	0.36

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01646-7502	1-01624-0045	1-01552-0023	
Condominium Section	1512-R1			
Address	215 EAST 96 STREET	1501 LEXINGTON AVENUE	389 EAST 89 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	UPPER EAST SIDE (79-96)	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	263	161	200	
Year Built	2005	2001	2002	
Gross SqFt	241,417	133,370	209,730	
Estimated Gross Income	\$10,028,462	\$5,334,285	\$9,035,038	
Gross Income per SqFt	\$41.54	\$40.00	\$43.08	
Estimated Expense	\$2,505,908	\$1,688,835	\$2,401,790	
Expense SqFt	\$10.38	\$12.66	\$11.45	
Net Operating Income	\$7,522,554	\$3,645,450	\$6,633,248	
Full Market Value	\$56,522,000	\$27,552,000	\$49,987,000	
Market Value per SqFt	\$234.13	\$206.58	\$238.34	
Distance from Condominium in miles		0.12	0.38	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01646-7502	1-01523-0034	1-01541-0001	
Condominium Section	1512-R2			
Address	215 EAST 96 STREET	1680 3 AVENUE	1695 3 AVENUE	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	215	253	387	
Year Built	2005	1980	1985	
Gross SqFt	184,939	242,158	329,850	
Estimated Gross Income	\$7,436,397	\$9,788,639	\$12,717,109	
Gross Income per SqFt	\$40.21	\$40.42	\$38.55	
Estimated Expense	\$2,324,683	\$3,018,791	\$3,534,634	
Expense SqFt	\$12.57	\$12.47	\$10.72	
Net Operating Income	\$5,111,714	\$6,769,848	\$9,182,475	
Full Market Value	\$38,629,000	\$51,151,000	\$69,475,000	
Market Value per SqFt	\$208.87	\$211.23	\$210.63	
Distance from Condominium in miles		0.16	0.06	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01660-7501	1-01639-0150	1-01682-0005	
Condominium Section	0716-R1			
Address	2141 2 AVENUE	1799 LEXINGTON AVENUE	305 EAST 110 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	10	14	16	
Year Built	1910	1910	1910	
Gross SqFt	6,504	6,900	9,190	
Estimated Gross Income	\$164,559	\$205,213	\$211,819	
Gross Income per SqFt	\$25.30	\$29.74	\$23.05	
Estimated Expense	\$56,130	\$66,558	\$95,418	
Expense SqFt	\$8.63	\$9.65	\$10.38	
Net Operating Income	\$108,429	\$138,655	\$116,401	
Full Market Value	\$787,000	\$1,039,000	\$764,000	
Market Value per SqFt	\$121.00	\$150.58	\$83.13	
Distance from Condominium in miles		0.12	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01661-7501	1-01453-0035	1-01517-0025	
Condominium Section	1403-R1			
Address	227 EAST 111 STREET	334 EAST 79 STREET	155 EAST 88 STREET	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	22	46	50	
Year Built	2003	1920	1976	
Gross SqFt	25,721	27,124	29,000	
Estimated Gross Income	\$896,120	\$998,731	\$952,855	
Gross Income per SqFt	\$34.84	\$36.82	\$32.86	
Estimated Expense	\$277,015	\$270,162	\$303,416	
Expense SqFt	\$10.77	\$9.96	\$10.46	
Net Operating Income	\$619,105	\$728,569	\$649,439	
Full Market Value	\$4,582,000	\$5,365,000	\$4,697,000	
Market Value per SqFt	\$178.14	\$197.80	\$161.97	
Distance from Condominium in miles		1.68	1.17	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01667-7501	1-01124-0051	1-01519-0040	1-01687-0038
Condominium Section	1829-R1			
Address	232 EAST 118 STREET	32 WEST 72 STREET	172 EAST 91 STREET	326 EAST 116 STREET
Neighborhood	HARLEM-EAST	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	HARLEM-EAST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	12	18	44	20
Year Built	1910	1926	1900	2003
Gross SqFt	12,222	9,185	35,200	15,118
Estimated Gross Income	\$386,949	\$336,549	\$1,114,403	\$246,373
Gross Income per SqFt	\$31.66	\$36.64	\$31.66	\$16.30
Estimated Expense	\$151,675	\$74,931	\$398,373	\$114,461
Expense SqFt	\$12.41	\$8.16	\$11.32	\$7.57
Net Operating Income	\$235,274	\$261,618	\$716,030	\$131,912
Full Market Value	\$1,755,000	\$1,927,000	\$5,342,000	\$897,000
Market Value per SqFt	\$143.59	\$209.80	\$151.76	\$59.33
Distance from Condominium in miles		2.58	1.37	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01674-7501	1-01624-0015	1-01624-0045	
Condominium Section	1471-R1			
Address	333 EAST 102 STREET	1490 LEXINGTON AVENUE	1501 LEXINGTON AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	233	213	161	
Year Built	2003	2002	2001	
Gross SqFt	315,656	308,000	133,370	
Estimated Gross Income	\$9,600,000	\$6,195,763	\$5,334,285	
Gross Income per SqFt	\$30.41	\$20.12	\$40.00	
Estimated Expense	\$3,000,000	\$1,938,320	\$1,688,835	
Expense SqFt	\$9.50	\$6.29	\$12.66	
Net Operating Income	\$6,600,000	\$4,257,443	\$3,645,450	
Full Market Value	\$49,368,000	\$24,970,000	\$27,552,000	
Market Value per SqFt	\$156.40	\$81.07	\$206.58	
Distance from Condominium in miles		0.46	0.39	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01676-7501	1-01673-0050	1-01676-0009	
Condominium Section	0342-R1			
Address	311 EAST 104 STREET	1980 2 AVENUE	313 EAST 104 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C7-WALK-UP	
Total Units	12	17	17	
Year Built	1900	1900	1900	
Gross SqFt	6,092	10,625	7,615	
Estimated Gross Income	\$145,477	\$288,867	\$156,627	
Gross Income per SqFt	\$23.88	\$27.19	\$20.57	
Estimated Expense	\$52,391	\$111,683	\$50,904	
Expense SqFt	\$8.60	\$10.51	\$6.68	
Net Operating Income	\$93,086	\$177,184	\$105,723	
Full Market Value	\$678,000	\$1,265,000	\$635,000	
Market Value per SqFt	\$111.29	\$119.06	\$83.39	
Distance from Condominium in miles		0.15	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01676-7504	1-02026-0033	1-01944-0036	
Condominium Section	1905-R1			
Address	2019 1 AVENUE	202 WEST 141 STREET	2177 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	41	69	80	
Year Built	2007	1992	1989	
Gross SqFt	32,660	28,351	54,779	
Estimated Gross Income	\$994,497	\$1,350,493	\$1,535,924	
Gross Income per SqFt	\$30.45	\$47.63	\$28.04	
Estimated Expense	\$390,287	\$535,786	\$675,153	
Expense SqFt	\$11.95	\$18.90	\$12.33	
Net Operating Income	\$604,210	\$814,707	\$860,771	
Full Market Value	\$4,518,002	\$3,765,000	\$3,795,000	
Market Value per SqFt	\$138.33	\$132.80	\$69.28	
Distance from Condominium in miles		2.08	1.34	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01677-7503	1-01519-0040	1-01467-0018	
Condominium Section	0574-R1			
Address	319 EAST 105 STREET	172 EAST 91 STREET	425 EAST 72 STREET	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
Total Units	36	44	49	
Year Built	1929	1900	1938	
Gross SqFt	33,280	35,200	57,375	
Estimated Gross Income	\$873,600	\$1,114,403	\$1,195,707	
Gross Income per SqFt	\$26.25	\$31.66	\$20.84	
Estimated Expense	\$263,578	\$398,373	\$223,277	
Expense SqFt	\$7.92	\$11.32	\$3.89	
Net Operating Income	\$610,022	\$716,030	\$972,430	
Full Market Value	\$4,415,008	\$5,342,000	\$6,570,000	
Market Value per SqFt	\$132.66	\$151.76	\$114.51	
Distance from Condominium in miles		0.80	1.67	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01680-7501	1-01645-0012	1-01630-0041	
Condominium Section	0458-R1			
Address	305 EAST 108 STREET	127 EAST 117 STREET	160 EAST 103 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	33	35	60	
Year Built	1926	1920	1920	
Gross SqFt	46,998	29,500	65,019	
Estimated Gross Income	\$945,130	\$677,536	\$1,156,590	
Gross Income per SqFt	\$20.11	\$22.97	\$17.79	
Estimated Expense	\$291,388	\$312,419	\$355,849	
Expense SqFt	\$6.20	\$10.59	\$5.47	
Net Operating Income	\$653,742	\$365,117	\$800,741	
Full Market Value	\$4,673,999	\$2,145,000	\$5,773,000	
Market Value per SqFt	\$99.45	\$72.71	\$88.79	
Distance from Condominium in miles		0.57	0.40	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01680-7502	1-01517-0025	1-01453-0035	1-02026-0033
<b>Condominium Section</b>	1883-R1			
<b>Address</b>	330 EAST 109 STREET	155 EAST 88 STREET	334 EAST 79 STREET	202 WEST 141 STREET
<b>Neighborhood</b>	HARLEM-EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	28	50	46	69
<b>Year Built</b>	2007	1976	1920	1992
<b>Gross SqFt</b>	25,174	29,000	27,124	28,351
<b>Estimated Gross Income</b>	\$926,907	\$952,855	\$998,731	\$1,350,493
<b>Gross Income per SqFt</b>	\$36.82	\$32.86	\$36.82	\$47.63
<b>Estimated Expense</b>	\$250,733	\$303,416	\$270,162	\$535,786
<b>Expense SqFt</b>	\$9.96	\$10.46	\$9.96	\$18.90
<b>Net Operating Income</b>	\$676,174	\$649,439	\$728,569	\$814,707
<b>Full Market Value</b>	\$4,979,007	\$4,697,000	\$5,365,000	\$3,765,000
<b>Market Value per SqFt</b>	\$197.78	\$161.97	\$197.80	\$132.80
<b>Distance from Condominium in miles</b>		1.05	1.52	1.91

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01681-7501	1-02026-0033	1-01453-0035	1-01517-0025
<b>Condominium Section</b>	1573-R1			
<b>Address</b>	2132 2 AVENUE	202 WEST 141 STREET	334 EAST 79 STREET	155 EAST 88 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-CENTRAL	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	31	69	46	50
<b>Year Built</b>	2006	1992	1920	1976
<b>Gross SqFt</b>	32,483	28,351	27,124	29,000
<b>Estimated Gross Income</b>	\$1,196,024	\$1,350,493	\$998,731	\$952,855
<b>Gross Income per SqFt</b>	\$36.82	\$47.63	\$36.82	\$32.86
<b>Estimated Expense</b>	\$323,531	\$535,786	\$270,162	\$303,416
<b>Expense SqFt</b>	\$9.96	\$18.90	\$9.96	\$10.46
<b>Net Operating Income</b>	\$872,493	\$814,707	\$728,569	\$649,439
<b>Full Market Value</b>	\$6,424,998	\$3,765,000	\$5,365,000	\$4,697,000
<b>Market Value per SqFt</b>	\$197.80	\$132.80	\$197.80	\$161.97
<b>Distance from Condominium in miles</b>		1.87	1.57	1.09

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01681-7502	1-02026-0033	1-01467-0018	
Condominium Section	1942-R1			
Address	342 EAST 110 STREET	202 WEST 141 STREET	425 EAST 72 STREET	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	UPPER EAST SIDE (59-79)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	35	69	49	
Year Built	2007	1992	1938	
Gross SqFt	38,481	28,351	57,375	
Estimated Gross Income	\$1,033,215	\$1,350,493	\$1,195,707	
Gross Income per SqFt	\$26.85	\$47.63	\$20.84	
Estimated Expense	\$288,608	\$535,786	\$223,277	
Expense SqFt	\$7.50	\$18.90	\$3.89	
Net Operating Income	\$744,607	\$814,707	\$972,430	
Full Market Value	\$5,381,001	\$3,765,000	\$6,570,000	
Market Value per SqFt	\$139.84	\$132.80	\$114.51	
Distance from Condominium in miles		1.87	1.88	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01683-7501	1-02026-0033	1-01453-0035	1-01517-0025
Condominium Section	1479-R1			
Address	324 EAST 112 STREET	202 WEST 141 STREET	334 EAST 79 STREET	155 EAST 88 STREET
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	20	69	46	50
Year Built	2004	1992	1920	1976
Gross SqFt	22,295	28,351	27,124	29,000
Estimated Gross Income	\$820,902	\$1,350,493	\$998,731	\$952,855
Gross Income per SqFt	\$36.82	\$47.63	\$36.82	\$32.86
Estimated Expense	\$222,058	\$535,786	\$270,162	\$303,416
Expense SqFt	\$9.96	\$18.90	\$9.96	\$10.46
Net Operating Income	\$598,844	\$814,707	\$728,569	\$649,439
Full Market Value	\$4,409,998	\$3,765,000	\$5,365,000	\$4,697,000
Market Value per SqFt	\$197.80	\$132.80	\$197.80	\$161.97
Distance from Condominium in miles		1.79	1.67	1.19

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01710-7502	1-02026-0033	1-01517-0025	
Condominium Section	1570-R1			
Address	450 EAST 117 STREET	202 WEST 141 STREET	155 EAST 88 STREET	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	9	69	50	
Year Built	2005	1992	1976	
Gross SqFt	10,833	28,351	29,000	
Estimated Gross Income	\$377,422	\$1,350,493	\$952,855	
Gross Income per SqFt	\$34.84	\$47.63	\$32.86	
Estimated Expense	\$116,671	\$535,786	\$303,416	
Expense SqFt	\$10.77	\$18.90	\$10.46	
Net Operating Income	\$260,751	\$814,707	\$649,439	
Full Market Value	\$1,973,999	\$3,765,000	\$4,697,000	
Market Value per SqFt	\$182.22	\$132.80	\$161.97	
Distance from Condominium in miles		1.68	1.47	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01710-7503	1-01944-0036	1-01517-0025	1-02026-0033
Condominium Section	1958-R1			
Address	416 EAST 117 STREET	2177 FRED DOUGLASS BOULEV	155 EAST 88 STREET	202 WEST 141 STREET
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	15	80	50	69
Year Built	2007	1989	1976	1992
Gross SqFt	21,472	54,779	29,000	28,351
Estimated Gross Income	\$705,570	\$1,535,924	\$952,855	\$1,350,493
Gross Income per SqFt	\$32.86	\$28.04	\$32.86	\$47.63
Estimated Expense	\$248,431	\$675,153	\$303,416	\$535,786
Expense SqFt	\$11.57	\$12.33	\$10.46	\$18.90
Net Operating Income	\$457,139	\$860,771	\$649,439	\$814,707
Full Market Value	\$3,399,005	\$3,795,000	\$4,697,000	\$3,765,000
Market Value per SqFt	\$158.30	\$69.28	\$161.97	\$132.80
Distance from Condominium in miles		1.31	1.47	1.68

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01720-7501	1-01944-0036	1-01771-0056	1-01767-0052
<b>Condominium Section</b>	1323-R1			
<b>Address</b>	1 MT MORRIS PARK WEST	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	154 EAST 119 STREET
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	36	80	35	48
<b>Year Built</b>	1909	1989	1920	1915
<b>Gross SqFt</b>	40,987	54,779	28,734	46,518
<b>Estimated Gross Income</b>	\$793,918	\$1,535,924	\$556,558	\$801,963
<b>Gross Income per SqFt</b>	\$19.37	\$28.04	\$19.37	\$17.24
<b>Estimated Expense</b>	\$367,244	\$675,153	\$257,364	\$441,238
<b>Expense SqFt</b>	\$8.96	\$12.33	\$8.96	\$9.49
<b>Net Operating Income</b>	\$426,674	\$860,771	\$299,194	\$360,725
<b>Full Market Value</b>	\$3,059,002	\$3,795,000	\$1,210,000	\$1,738,000
<b>Market Value per SqFt</b>	\$74.63	\$69.28	\$42.11	\$37.36
<b>Distance from Condominium in miles</b>		0.46	0.40	0.49

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01721-7501	1-01519-0040	1-01771-0056	1-01767-0052
<b>Condominium Section</b>	0751-R1			
<b>Address</b>	3 WEST 122 STREET	172 EAST 91 STREET	2010 LEXINGTON AVENUE	154 EAST 119 STREET
<b>Neighborhood</b>	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	24	44	35	48
<b>Year Built</b>	1900	1900	1920	1915
<b>Gross SqFt</b>	27,073	35,200	28,734	46,518
<b>Estimated Gross Income</b>	\$524,404	\$1,114,403	\$556,558	\$801,963
<b>Gross Income per SqFt</b>	\$19.37	\$31.66	\$19.37	\$17.24
<b>Estimated Expense</b>	\$242,574	\$398,373	\$257,364	\$441,238
<b>Expense SqFt</b>	\$8.96	\$11.32	\$8.96	\$9.49
<b>Net Operating Income</b>	\$281,830	\$716,030	\$299,194	\$360,725
<b>Full Market Value</b>	\$2,020,998	\$5,342,000	\$1,210,000	\$1,738,000
<b>Market Value per SqFt</b>	\$74.65	\$151.76	\$42.11	\$37.36
<b>Distance from Condominium in miles</b>		1.68	0.39	0.52



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01724-7501	1-01717-0033	1-01944-0036	1-02026-0033
Condominium Section	1713-R1			
Address	50 WEST 127 STREET	1460 5 AVENUE	2177 FRED DOUGLASS BOULEV	202 WEST 141 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	23	110	80	69
Year Built	2005	1998	1989	1992
Gross SqFt	32,150	79,352	54,779	28,351
Estimated Gross Income	\$901,486	\$1,202,125	\$1,535,924	\$1,350,493
Gross Income per SqFt	\$28.04	\$15.15	\$28.04	\$47.63
Estimated Expense	\$396,410	\$701,622	\$675,153	\$535,786
Expense SqFt	\$12.33	\$8.84	\$12.33	\$18.90
Net Operating Income	\$505,076	\$500,503	\$860,771	\$814,707
Full Market Value	\$3,636,003	\$3,255,000	\$3,795,000	\$3,765,000
Market Value per SqFt	\$113.09	\$41.02	\$69.28	\$132.80
Distance from Condominium in miles		0.40	0.66	0.78

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01724-7503	1-01767-0022	1-01767-0052	
Condominium Section	1865-R1			
Address	2056 5 AVENUE	149 EAST 118 STREET	154 EAST 119 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	21	42	48	
Year Built	1920	1920	1915	
Gross SqFt	24,795	40,577	46,518	
Estimated Gross Income	\$400,439	\$695,962	\$801,963	
Gross Income per SqFt	\$16.15	\$17.15	\$17.24	
Estimated Expense	\$224,891	\$376,767	\$441,238	
Expense SqFt	\$9.07	\$9.29	\$9.49	
Net Operating Income	\$175,548	\$319,195	\$360,725	
Full Market Value	\$927,302	\$1,507,000	\$1,738,000	
Market Value per SqFt	\$37.40	\$37.14	\$37.36	
Distance from Condominium in miles		0.59	0.59	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01727-7501	1-01624-0045	1-01748-0035	
Condominium Section	1578-R1			
Address	380 LENOX AVENUE	1501 LEXINGTON AVENUE	1911 MADISON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	77	161	156	
Year Built	2005	2001	1997	
Gross SqFt	131,237	133,370	194,030	
Estimated Gross Income	\$3,850,000	\$5,334,285	\$4,362,345	
Gross Income per SqFt	\$29.34	\$40.00	\$22.48	
Estimated Expense	\$1,250,000	\$1,688,835	\$1,771,002	
Expense SqFt	\$9.52	\$12.66	\$9.13	
Net Operating Income	\$2,600,000	\$3,645,450	\$2,591,343	
Full Market Value	\$19,536,003	\$27,552,000	\$18,944,000	
Market Value per SqFt	\$148.86	\$206.58	\$97.63	
Distance from Condominium in miles		1.72	0.38	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01728-7501	1-01728-0050	1-01729-0047	
Condominium Section	1280-R1			
Address	24 WEST 131 STREET	26 WEST 131 STREET	28 WEST 132 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	5	20	30	
Year Built	1900	1900	1910	
Gross SqFt	8,800	13,200	12,150	
Estimated Gross Income	\$153,912	\$238,427	\$205,574	
Gross Income per SqFt	\$17.49	\$18.06	\$16.92	
Estimated Expense	\$71,016	\$90,035	\$113,267	
Expense SqFt	\$8.07	\$6.82	\$9.32	
Net Operating Income	\$82,896	\$148,392	\$92,307	
Full Market Value	\$599,000	\$1,068,000	\$592,000	
Market Value per SqFt	\$68.07	\$80.91	\$48.72	
Distance from Condominium in miles		0.00	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01728-7501	1-01728-0050	1-01729-0047	
Condominium Section	1280-R2			
Address	25 WEST 131 STREET	26 WEST 131 STREET	28 WEST 132 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	5	20	30	
Year Built	1900	1900	1910	
Gross SqFt	8,320	13,200	12,150	
Estimated Gross Income	\$145,517	\$238,427	\$205,574	
Gross Income per SqFt	\$17.49	\$18.06	\$16.92	
Estimated Expense	\$67,142	\$90,035	\$113,267	
Expense SqFt	\$8.07	\$6.82	\$9.32	
Net Operating Income	\$78,375	\$148,392	\$92,307	
Full Market Value	\$566,000	\$1,068,000	\$592,000	
Market Value per SqFt	\$68.03	\$80.91	\$48.72	
Distance from Condominium in miles		0.05	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01728-7501	1-01728-0050	1-01729-0047	
Condominium Section	1280-R3			
Address	32 WEST 132 STREET	26 WEST 131 STREET	28 WEST 132 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	5	20	30	
Year Built	1900	1900	1910	
Gross SqFt	8,640	13,200	12,150	
Estimated Gross Income	\$151,114	\$238,427	\$205,574	
Gross Income per SqFt	\$17.49	\$18.06	\$16.92	
Estimated Expense	\$69,725	\$90,035	\$113,267	
Expense SqFt	\$8.07	\$6.82	\$9.32	
Net Operating Income	\$81,389	\$148,392	\$92,307	
Full Market Value	\$588,000	\$1,068,000	\$592,000	
Market Value per SqFt	\$68.06	\$80.91	\$48.72	
Distance from Condominium in miles		0.05	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01729-7501	1-01467-0018	1-01767-0052	
Condominium Section	0846-R1			
Address	55 WEST 131 STREET	425 EAST 72 STREET	154 EAST 119 STREET	
Neighborhood	HARLEM-CENTRAL	UPPER EAST SIDE (59-79)	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	34	49	48	
Year Built	1898	1938	1915	
Gross SqFt	28,408	57,375	46,518	
Estimated Gross Income	\$540,888	\$1,195,707	\$801,963	
Gross Income per SqFt	\$19.04	\$20.84	\$17.24	
Estimated Expense	\$183,516	\$223,277	\$441,238	
Expense SqFt	\$6.46	\$3.89	\$9.49	
Net Operating Income	\$357,372	\$972,430	\$360,725	
Full Market Value	\$2,364,979	\$6,570,000	\$1,738,000	
Market Value per SqFt	\$83.25	\$114.51	\$37.36	
Distance from Condominium in miles		3.08	0.78	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01729-7501	1-01726-0057	1-01729-0007	
Condominium Section	0846-R2			
Address	47 WEST 131 STREET	38 WEST 129 STREET	67 WEST 131 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	4	30	20	
Year Built	1881	1909	1900	
Gross SqFt	5,224	9,405	16,780	
Estimated Gross Income	\$108,032	\$231,900	\$280,167	
Gross Income per SqFt	\$20.68	\$24.66	\$16.70	
Estimated Expense	\$41,583	\$97,597	\$92,820	
Expense SqFt	\$7.96	\$10.38	\$5.53	
Net Operating Income	\$66,449	\$134,303	\$187,347	
Full Market Value	\$488,000	\$976,000	\$1,108,000	
Market Value per SqFt	\$93.42	\$103.77	\$66.03	
Distance from Condominium in miles		0.15	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01729-7503	1-01756-0067	1-01728-0050	
Condominium Section	1530-R1			
Address	7 WEST 131 STREET	6 EAST 132 STREET	26 WEST 131 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	
Total Units	12	20	20	
Year Built	2004	1936	1900	
Gross SqFt	15,230	9,350	13,200	
Estimated Gross Income	\$378,313	\$295,525	\$238,427	
Gross Income per SqFt	\$24.84	\$31.61	\$18.06	
Estimated Expense	\$129,303	\$94,858	\$90,035	
Expense SqFt	\$8.49	\$10.15	\$6.82	
Net Operating Income	\$249,010	\$200,667	\$148,392	
Full Market Value	\$1,809,000	\$1,497,000	\$1,068,000	
Market Value per SqFt	\$118.78	\$160.11	\$80.91	
Distance from Condominium in miles		0.15	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01736-7501	1-01944-0036	1-01771-0056	
Condominium Section	1602-R1			
Address	34 WEST 139 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	RR-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	125	80	35	
Year Built	2007	1989	1920	
Gross SqFt	120,394	54,779	28,734	
Estimated Gross Income	\$2,854,542	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$1,282,196	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$1,572,346	\$860,771	\$299,194	
Full Market Value	\$11,462,000	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		1.16	0.87	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01745-7501	1-02026-0033	1-01517-0025	1-01944-0036
Condominium Section	1382-R1			
Address	1825 MADISON AVENUE	202 WEST 141 STREET	155 EAST 88 STREET	2177 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	92	69	50	80
Year Built	2003	1992	1976	1989
Gross SqFt	97,592	28,351	29,000	54,779
Estimated Gross Income	\$3,206,873	\$1,350,493	\$952,855	\$1,535,924
Gross Income per SqFt	\$32.86	\$47.63	\$32.86	\$28.04
Estimated Expense	\$1,129,139	\$535,786	\$303,416	\$675,153
Expense SqFt	\$11.57	\$18.90	\$10.46	\$12.33
Net Operating Income	\$2,077,734	\$814,707	\$649,439	\$860,771
Full Market Value	\$15,450,000	\$3,765,000	\$4,697,000	\$3,795,000
Market Value per SqFt	\$158.31	\$132.80	\$161.97	\$69.28
Distance from Condominium in miles		1.25	1.53	0.72

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01745-7502	1-01624-0045	1-01724-0053	
Condominium Section	2161-R1			
Address	1465 5 AVENUE	1501 LEXINGTON AVENUE	40 WEST 127 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	56	161	24	
Year Built	2009	2001	1910	
Gross SqFt	51,845	133,370	22,164	
Estimated Gross Income	\$1,500,000	\$5,334,285	\$559,288	
Gross Income per SqFt	\$28.93	\$40.00	\$25.23	
Estimated Expense	\$460,000	\$1,688,835	\$195,774	
Expense SqFt	\$8.87	\$12.66	\$8.83	
Net Operating Income	\$1,040,000	\$3,645,450	\$363,514	
Full Market Value	\$7,785,000	\$27,552,000	\$2,175,000	
Market Value per SqFt	\$150.16	\$206.58	\$98.13	
Distance from Condominium in miles		1.15	0.43	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01746-7501	1-01624-0045	1-01718-0037	
Condominium Section	1952-R1			
Address	1485 5 AVENUE	1501 LEXINGTON AVENUE	2 WEST 120 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	
Building Classification	RR-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	49	161	109	
Year Built	2007	2001	1900	
Gross SqFt	53,079	133,370	77,093	
Estimated Gross Income	\$1,485,000	\$5,334,285	\$1,131,805	
Gross Income per SqFt	\$27.98	\$40.00	\$14.68	
Estimated Expense	\$500,000	\$1,688,835	\$475,908	
Expense SqFt	\$9.42	\$12.66	\$6.17	
Net Operating Income	\$985,000	\$3,645,450	\$655,897	
Full Market Value	\$6,098,000	\$27,552,000	\$4,528,000	
Market Value per SqFt	\$114.89	\$206.58	\$58.73	
Distance from Condominium in miles		1.20	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01746-7501	1-01736-0027	1-01625-0016	
Condominium Section	1952-R2			
Address	1485 5 AVENUE	29 WEST 138 STREET	1510 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	158	73	301	
Year Built	2007	2007	2008	
Gross SqFt	312,279	253,722	316,454	
Estimated Gross Income	\$10,220,892	\$8,210,444	\$10,477,792	
Gross Income per SqFt	\$32.73	\$32.36	\$33.11	
Estimated Expense	\$3,961,618	\$2,641,246	\$3,272,134	
Expense SqFt	\$12.69	\$10.41	\$10.34	
Net Operating Income	\$6,259,274	\$5,569,198	\$7,205,658	
Full Market Value	\$46,609,995	\$41,456,000	\$42,832,844	
Market Value per SqFt	\$149.26	\$163.39	\$135.35	
Distance from Condominium in miles		0.96	1.13	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01753-7501	1-02026-0033	1-01517-0025	
Condominium Section	1525-R1			
Address	23 EAST 128 STREET	202 WEST 141 STREET	155 EAST 88 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	12	69	50	
Year Built	2005	1992	1976	
Gross SqFt	12,000	28,351	29,000	
Estimated Gross Income	\$483,000	\$1,350,493	\$952,855	
Gross Income per SqFt	\$40.25	\$47.63	\$32.86	
Estimated Expense	\$153,240	\$535,786	\$303,416	
Expense SqFt	\$12.77	\$18.90	\$10.46	
Net Operating Income	\$329,760	\$814,707	\$649,439	
Full Market Value	\$2,491,999	\$3,765,000	\$4,697,000	
Market Value per SqFt	\$207.67	\$132.80	\$161.97	
Distance from Condominium in miles		0.78	2.04	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01753-7502	1-02026-0033	1-01517-0025	
Condominium Section	1656-R1			
Address	50 EAST 129 STREET	202 WEST 141 STREET	155 EAST 88 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	18	69	50	
Year Built	2004	1992	1976	
Gross SqFt	15,023	28,351	29,000	
Estimated Gross Income	\$604,676	\$1,350,493	\$952,855	
Gross Income per SqFt	\$40.25	\$47.63	\$32.86	
Estimated Expense	\$191,844	\$535,786	\$303,416	
Expense SqFt	\$12.77	\$18.90	\$10.46	
Net Operating Income	\$412,832	\$814,707	\$649,439	
Full Market Value	\$3,119,999	\$3,765,000	\$4,697,000	
Market Value per SqFt	\$207.68	\$132.80	\$161.97	
Distance from Condominium in miles		0.84	2.02	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01753-7503	1-02026-0033	1-01944-0036	1-01517-0025
Condominium Section	1985-R1			
Address	2077 5 AVENUE	202 WEST 141 STREET	2177 FRED DOUGLASS BOULEV	155 EAST 88 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	13	69	80	50
Year Built	2007	1992	1989	1976
Gross SqFt	24,731	28,351	54,779	29,000
Estimated Gross Income	\$812,661	\$1,350,493	\$1,535,924	\$952,855
Gross Income per SqFt	\$32.86	\$47.63	\$28.04	\$32.86
Estimated Expense	\$286,138	\$535,786	\$675,153	\$303,416
Expense SqFt	\$11.57	\$18.90	\$12.33	\$10.46
Net Operating Income	\$526,523	\$814,707	\$860,771	\$649,439
Full Market Value	\$3,915,001	\$3,765,000	\$3,795,000	\$4,697,000
Market Value per SqFt	\$158.30	\$132.80	\$69.28	\$161.97
Distance from Condominium in miles		0.78	0.84	2.04

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01753-7504	1-01438-0014	1-01437-0045	1-01439-0046
Condominium Section	2216-R1			
Address	51 EAST 128 STREET	329 EAST 63 STREET	316 EAST 63 STREET	310 EAST 65 STREET
Neighborhood	HARLEM-CENTRAL	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	13	92	42	88
Year Built	2008	1920	1999	1965
Gross SqFt	13,879	47,008	34,137	76,500
Estimated Gross Income	\$435,939	\$2,370,073	\$1,042,622	\$2,402,713
Gross Income per SqFt	\$31.41	\$50.42	\$30.54	\$31.41
Estimated Expense	\$130,879	\$483,911	\$233,901	\$833,282
Expense SqFt	\$9.43	\$10.29	\$6.85	\$10.89
Net Operating Income	\$305,060	\$1,886,162	\$808,721	\$1,569,431
Full Market Value	\$2,275,003	\$14,129,000	\$6,047,000	\$11,714,000
Market Value per SqFt	\$163.92	\$300.57	\$177.14	\$153.12
Distance from Condominium in miles		0.00	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01755-7501	1-02026-0033	1-01517-0025	1-01944-0036
Condominium Section	1470-R1			
Address	69 EAST 130 STREET	202 WEST 141 STREET	155 EAST 88 STREET	2177 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	25	69	50	80
Year Built	2004	1992	1976	1989
Gross SqFt	40,418	28,351	29,000	54,779
Estimated Gross Income	\$1,328,135	\$1,350,493	\$952,855	\$1,535,924
Gross Income per SqFt	\$32.86	\$47.63	\$32.86	\$28.04
Estimated Expense	\$467,636	\$535,786	\$303,416	\$675,153
Expense SqFt	\$11.57	\$18.90	\$10.46	\$12.33
Net Operating Income	\$860,499	\$814,707	\$649,439	\$860,771
Full Market Value	\$6,398,999	\$3,765,000	\$4,697,000	\$3,795,000
Market Value per SqFt	\$158.32	\$132.80	\$161.97	\$69.28
Distance from Condominium in miles		0.78	2.12	0.97

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01783-7501	1-02026-0033	1-01517-0025	
Condominium Section	1923-R1			
Address	249 EAST 118 STREET	202 WEST 141 STREET	155 EAST 88 STREET	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	28	69	50	
Year Built	2006	1992	1976	
Gross SqFt	35,526	28,351	29,000	
Estimated Gross Income	\$1,429,922	\$1,350,493	\$952,855	
Gross Income per SqFt	\$40.25	\$47.63	\$32.86	
Estimated Expense	\$453,667	\$535,786	\$303,416	
Expense SqFt	\$12.77	\$18.90	\$10.46	
Net Operating Income	\$976,255	\$814,707	\$649,439	
Full Market Value	\$7,377,001	\$3,765,000	\$4,697,000	
Market Value per SqFt	\$207.65	\$132.80	\$161.97	
Distance from Condominium in miles		1.42	1.52	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01785-7501	1-01785-0018	1-01784-0128	1-01783-0001
<b>Condominium Section</b>	1901-R1			
<b>Address</b>	207 EAST 120 STREET	239 EAST 120 STREET	246 EAST 120 STREET	2167 3 AVENUE
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
<b>Building Classification</b>	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
<b>Total Units</b>	11	10	20	21
<b>Year Built</b>	1900	1900	1900	1900
<b>Gross SqFt</b>	14,440	8,125	10,840	11,640
<b>Estimated Gross Income</b>	\$365,910	\$128,050	\$274,660	\$305,595
<b>Gross Income per SqFt</b>	\$25.34	\$15.76	\$25.34	\$26.25
<b>Estimated Expense</b>	\$153,642		\$115,293	\$125,048
<b>Expense SqFt</b>	\$10.64		\$10.64	\$10.74
<b>Net Operating Income</b>	\$212,268	\$128,050	\$159,367	\$180,547
<b>Full Market Value</b>	\$1,539,001	\$1,161,000	\$1,156,000	\$1,307,000
<b>Market Value per SqFt</b>	\$106.58	\$142.89	\$106.64	\$112.29
<b>Distance from Condominium in miles</b>		0.00	0.05	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01788-7501	1-01944-0036	1-02026-0033	1-01517-0025
<b>Condominium Section</b>	1820-R1			
<b>Address</b>	2279 3 AVENUE	2177 FRED DOUGLASS BOULEV	202 WEST 141 STREET	155 EAST 88 STREET
<b>Neighborhood</b>	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	11	80	69	50
<b>Year Built</b>	2006	1989	1992	1976
<b>Gross SqFt</b>	16,737	54,779	28,351	29,000
<b>Estimated Gross Income</b>	\$549,978	\$1,535,924	\$1,350,493	\$952,855
<b>Gross Income per SqFt</b>	\$32.86	\$28.04	\$47.63	\$32.86
<b>Estimated Expense</b>	\$193,647	\$675,153	\$535,786	\$303,416
<b>Expense SqFt</b>	\$11.57	\$12.33	\$18.90	\$10.46
<b>Net Operating Income</b>	\$356,331	\$860,771	\$814,707	\$649,439
<b>Full Market Value</b>	\$2,649,998	\$3,795,000	\$3,765,000	\$4,697,000
<b>Market Value per SqFt</b>	\$158.33	\$69.28	\$132.80	\$161.97
<b>Distance from Condominium in miles</b>		1.08	1.24	1.77

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01788-7502	1-01788-0043	1-01788-0044	1-01788-0022
Condominium Section	1876-R1			
Address	206 EAST 124 STREET	210 EAST 124 STREET	208 EAST 124 STREET	2401 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	15	15	18
Year Built	1900	1910	1920	1920
Gross SqFt	12,090	10,610	9,815	7,524
Estimated Gross Income	\$218,345	\$191,636	\$171,696	\$182,376
Gross Income per SqFt	\$18.06	\$18.06	\$17.49	\$24.24
Estimated Expense	\$112,195	\$98,510	\$93,127	\$80,868
Expense SqFt	\$9.28	\$9.28	\$9.49	\$10.75
Net Operating Income	\$106,150	\$93,126	\$78,569	\$101,508
Full Market Value	\$743,600	\$671,000	\$567,000	\$739,000
Market Value per SqFt	\$61.51	\$63.24	\$57.77	\$98.22
Distance from Condominium in miles		0.00	0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01795-7501	1-02026-0033	1-01517-0025	
Condominium Section	1956-R1			
Address	328 EAST 119 STREET	202 WEST 141 STREET	155 EAST 88 STREET	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	20	69	50	
Year Built	2008	1992	1976	
Gross SqFt	16,136	28,351	29,000	
Estimated Gross Income	\$562,178	\$1,350,493	\$952,855	
Gross Income per SqFt	\$34.84	\$47.63	\$32.86	
Estimated Expense	\$173,785	\$535,786	\$303,416	
Expense SqFt	\$10.77	\$18.90	\$10.46	
Net Operating Income	\$388,393	\$814,707	\$649,439	
Full Market Value	\$2,875,006	\$3,765,000	\$4,697,000	
Market Value per SqFt	\$178.17	\$132.80	\$161.97	
Distance from Condominium in miles		1.51	1.54	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01795-7502	1-01519-0040	1-01517-0025	
Condominium Section	2125-R1			
Address	346 EAST 119 STREET	172 EAST 91 STREET	155 EAST 88 STREET	
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	11	44	50	
Year Built	2007	1900	1976	
Gross SqFt	12,026	35,200	29,000	
Estimated Gross Income	\$387,959	\$1,114,403	\$952,855	
Gross Income per SqFt	\$32.26	\$31.66	\$32.86	
Estimated Expense	\$144,192	\$398,373	\$303,416	
Expense SqFt	\$11.99	\$11.32	\$10.46	
Net Operating Income	\$243,767	\$716,030	\$649,439	
Full Market Value	\$1,764,000	\$5,342,000	\$4,697,000	
Market Value per SqFt	\$146.68	\$151.76	\$161.97	
Distance from Condominium in miles		1.44	1.54	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01807-7501	1-01944-0036	1-02026-0033	1-01517-0025
Condominium Section	1732-R1			
Address	414 EAST 120 STREET	2177 FRED DOUGLASS BOULEV	202 WEST 141 STREET	155 EAST 88 STREET
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	12	80	69	50
Year Built	2006	1989	1992	1976
Gross SqFt	9,745	54,779	28,351	29,000
Estimated Gross Income	\$320,221	\$1,535,924	\$1,350,493	\$952,855
Gross Income per SqFt	\$32.86	\$28.04	\$47.63	\$32.86
Estimated Expense	\$112,750	\$675,153	\$535,786	\$303,416
Expense SqFt	\$11.57	\$12.33	\$18.90	\$10.46
Net Operating Income	\$207,471	\$860,771	\$814,707	\$649,439
Full Market Value	\$1,542,999	\$3,795,000	\$3,765,000	\$4,697,000
Market Value per SqFt	\$158.34	\$69.28	\$132.80	\$161.97
Distance from Condominium in miles		1.31	1.58	1.61

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01820-7501	1-01944-0036	1-01771-0056	
Condominium Section	0592-R1			
Address	137 CENTRAL PARK NORTH	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	35	80	35	
Year Built	1910	1989	1920	
Gross SqFt	36,637	54,779	28,734	
Estimated Gross Income	\$868,663	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$390,184	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$478,479	\$860,771	\$299,194	
Full Market Value	\$3,487,998	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		0.46	0.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01820-7502	1-01944-0036	1-01771-0056	
Condominium Section	1520-R1			
Address	125 CENTRAL PARK NORTH	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	17	80	35	
Year Built	1900	1989	1920	
Gross SqFt	22,039	54,779	28,734	
Estimated Gross Income	\$522,545	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$234,715	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$287,830	\$860,771	\$299,194	
Full Market Value	\$2,097,999	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.19	\$69.28	\$42.11	
Distance from Condominium in miles		0.46	0.80	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01820-7503	1-01944-0036	1-01520-0065	1-01519-0011
<b>Condominium Section</b>	1768-R1			
<b>Address</b>	111 CENTRAL PARK NORTH	2177 FRED DOUGLASS BOULEV	118 EAST 92 STREET	121 EAST 90 STREET
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	85	80	26	20
<b>Year Built</b>	2006	1989	1910	1923
<b>Gross SqFt</b>	94,012	54,779	12,012	9,530
<b>Estimated Gross Income</b>	\$3,240,594	\$1,535,924	\$520,321	\$328,484
<b>Gross Income per SqFt</b>	\$34.47	\$28.04	\$43.32	\$34.47
<b>Estimated Expense</b>	\$1,119,683	\$675,153	\$98,127	\$102,145
<b>Expense SqFt</b>	\$11.91	\$12.33	\$8.17	\$10.72
<b>Net Operating Income</b>	\$2,120,911	\$860,771	\$422,194	\$226,339
<b>Full Market Value</b>	\$15,709,016	\$3,795,000	\$3,181,000	\$1,676,000
<b>Market Value per SqFt</b>	\$167.10	\$69.28	\$264.82	\$175.87
<b>Distance from Condominium in miles</b>		0.46	1.10	1.14

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01821-7502	1-01826-0006	1-01639-0057	1-01630-0005
<b>Condominium Section</b>	2139-R1			
<b>Address</b>	118 WEST 112 STREET	241 CENTRAL PARK NORTH	138 EAST 112 STREET	109 EAST 102 STREET
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-EAST
<b>Building Classification</b>	R4-CONDOMINIUM	C1-WALK-UP	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	24	30	21	45
<b>Year Built</b>	1915	1900	2004	2003
<b>Gross SqFt</b>	24,090	21,114	23,553	30,129
<b>Estimated Gross Income</b>	\$728,963	\$638,832	\$875,659	\$891,880
<b>Gross Income per SqFt</b>	\$30.26	\$30.26	\$37.18	\$29.60
<b>Estimated Expense</b>	\$218,496	\$254,518	\$271,283	\$171,799
<b>Expense SqFt</b>	\$9.07	\$12.05	\$11.52	\$5.70
<b>Net Operating Income</b>	\$510,467	\$384,314	\$604,376	\$720,081
<b>Full Market Value</b>	\$3,807,000	\$2,877,000	\$4,447,000	\$5,398,000
<b>Market Value per SqFt</b>	\$158.03	\$136.26	\$188.81	\$179.16
<b>Distance from Condominium in miles</b>		0.15	0.54	0.71

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01823-7501	1-01944-0036	1-01767-0052	
Condominium Section	0807-R1			
Address	66 ST NICHOLAS' AVENUE	2177 FRED DOUGLASS BOULEV	154 EAST 119 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	54	80	48	
Year Built	1915	1989	1915	
Gross SqFt	58,429	54,779	46,518	
Estimated Gross Income	\$1,322,833	\$1,535,924	\$801,963	
Gross Income per SqFt	\$22.64	\$28.04	\$17.24	
Estimated Expense	\$637,460	\$675,153	\$441,238	
Expense SqFt	\$10.91	\$12.33	\$9.49	
Net Operating Income	\$685,373	\$860,771	\$360,725	
Full Market Value	\$4,323,007	\$3,795,000	\$1,738,000	
Market Value per SqFt	\$73.99	\$69.28	\$37.36	
Distance from Condominium in miles		0.39	0.63	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01823-7502	1-01944-0036	1-01767-0052	1-01771-0056
Condominium Section	1545-R1			
Address	61 LENOX AVENUE	2177 FRED DOUGLASS BOULEV	154 EAST 119 STREET	2010 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	80	48	35
Year Built	1900	1989	1915	1920
Gross SqFt	18,567	54,779	46,518	28,734
Estimated Gross Income	\$359,643	\$1,535,924	\$801,963	\$556,558
Gross Income per SqFt	\$19.37	\$28.04	\$17.24	\$19.37
Estimated Expense	\$166,360	\$675,153	\$441,238	\$257,364
Expense SqFt	\$8.96	\$12.33	\$9.49	\$8.96
Net Operating Income	\$193,283	\$860,771	\$360,725	\$299,194
Full Market Value	\$1,386,000	\$3,795,000	\$1,738,000	\$1,210,000
Market Value per SqFt	\$74.65	\$69.28	\$37.36	\$42.11
Distance from Condominium in miles		0.39	0.63	0.67



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01825-7501	1-01944-0036	1-01771-0056	
Condominium Section	1996-R1			
Address	106 WEST 116 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	32	80	35	
Year Built	2006	1989	1920	
Gross SqFt	57,450	54,779	28,734	
Estimated Gross Income	\$1,362,140	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$611,843	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$750,297	\$860,771	\$299,194	
Full Market Value	\$5,469,000	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		0.32	0.63	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01826-7501	1-01944-0036	1-01771-0056	
Condominium Section	0591-R1			
Address	1800 ADAM C POWELL BOULEV	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	35	80	35	
Year Built	1911	1989	1920	
Gross SqFt	48,636	54,779	28,734	
Estimated Gross Income	\$1,153,160	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$517,973	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$635,187	\$860,771	\$299,194	
Full Market Value	\$4,630,002	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		0.37	0.92	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01826-7502	1-01944-0036	1-01771-0056	
<b>Condominium Section</b>	1662-R1			
<b>Address</b>	220 WEST 111 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
<b>Building Classification</b>	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	24	80	35	
<b>Year Built</b>	1900	1989	1920	
<b>Gross SqFt</b>	18,540	54,779	28,734	
<b>Estimated Gross Income</b>	\$439,583	\$1,535,924	\$556,558	
<b>Gross Income per SqFt</b>	\$23.71	\$28.04	\$19.37	
<b>Estimated Expense</b>	\$197,451	\$675,153	\$257,364	
<b>Expense SqFt</b>	\$10.65	\$12.33	\$8.96	
<b>Net Operating Income</b>	\$242,132	\$860,771	\$299,194	
<b>Full Market Value</b>	\$1,764,999	\$3,795,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$95.20	\$69.28	\$42.11	
<b>Distance from Condominium in miles</b>		0.37	0.92	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01828-7501	1-01944-0036	1-01767-0052	1-01771-0056
<b>Condominium Section</b>	0749-R1			
<b>Address</b>	1852 ADAM C POWELL BOULEV	2177 FRED DOUGLASS BOULEV	154 EAST 119 STREET	2010 LEXINGTON AVENUE
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	14	80	48	35
<b>Year Built</b>	1900	1989	1915	1920
<b>Gross SqFt</b>	18,448	54,779	46,518	28,734
<b>Estimated Gross Income</b>	\$357,338	\$1,535,924	\$801,963	\$556,558
<b>Gross Income per SqFt</b>	\$19.37	\$28.04	\$17.24	\$19.37
<b>Estimated Expense</b>	\$165,294	\$675,153	\$441,238	\$257,364
<b>Expense SqFt</b>	\$8.96	\$12.33	\$9.49	\$8.96
<b>Net Operating Income</b>	\$192,044	\$860,771	\$360,725	\$299,194
<b>Full Market Value</b>	\$1,377,000	\$3,795,000	\$1,738,000	\$1,210,000
<b>Market Value per SqFt</b>	\$74.64	\$69.28	\$37.36	\$42.11
<b>Distance from Condominium in miles</b>		0.29	0.85	0.86

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01828-7502	1-01944-0036	1-01767-0022	1-01771-0056
Condominium Section	1332-R1			
Address	203 WEST 112 STREET	2177 FRED DOUGLASS BOULEV	149 EAST 118 STREET	2010 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	80	42	35
Year Built	1920	1989	1920	1920
Gross SqFt	23,700	54,779	40,577	28,734
Estimated Gross Income	\$459,069	\$1,535,924	\$695,962	\$556,558
Gross Income per SqFt	\$19.37	\$28.04	\$17.15	\$19.37
Estimated Expense	\$212,352	\$675,153	\$376,767	\$257,364
Expense SqFt	\$8.96	\$12.33	\$9.29	\$8.96
Net Operating Income	\$246,717	\$860,771	\$319,195	\$299,194
Full Market Value	\$1,768,999	\$3,795,000	\$1,507,000	\$1,210,000
Market Value per SqFt	\$74.64	\$69.28	\$37.14	\$42.11
Distance from Condominium in miles		0.29	0.85	0.86

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01828-7503	1-01944-0036	1-01771-0056	
Condominium Section	1540-R1			
Address	2072 FRED DOUGLASS BOULEV	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	13	80	35	
Year Built	1900	1989	1920	
Gross SqFt	6,866	54,779	28,734	
Estimated Gross Income	\$162,793	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$73,123	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$89,670	\$860,771	\$299,194	
Full Market Value	\$654,001	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.25	\$69.28	\$42.11	
Distance from Condominium in miles		0.29	0.86	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01828-7505	1-01828-0003	1-01829-0002	1-01829-0001
Condominium Section	1684-R1			
Address	2082 FRED DOUGLASS BOULEV	2074 FRED DOUGLASS BOULEV	2092 FRED DOUGLASS BOULEV	2090 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	15	14	16
Year Built	1900	1900	1900	1900
Gross SqFt	6,846	9,362	9,640	11,615
Estimated Gross Income	\$173,409	\$323,658	\$142,929	\$294,208
Gross Income per SqFt	\$25.33	\$34.57	\$14.83	\$25.33
Estimated Expense	\$33,066	\$97,718	\$49,461	\$126,487
Expense SqFt	\$4.83	\$10.44	\$5.13	\$10.89
Net Operating Income	\$140,343	\$225,940	\$93,468	\$167,721
Full Market Value	\$873,398	\$1,673,000	\$645,000	\$1,217,000
Market Value per SqFt	\$127.58	\$178.70	\$66.91	\$104.78
Distance from Condominium in miles		0.00	0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01828-7506	1-01944-0036	1-01771-0056	
Condominium Section	2166-R1			
Address	261 WEST 112 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	35	80	35	
Year Built	2006	1989	1920	
Gross SqFt	66,215	54,779	28,734	
Estimated Gross Income	\$1,569,958	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$705,190	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$864,768	\$860,771	\$299,194	
Full Market Value	\$6,304,012	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.21	\$69.28	\$42.11	
Distance from Condominium in miles		0.29	0.86	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01829-7501	1-01944-0036	1-01771-0056	
Condominium Section	1440-R1			
Address	2098 FRED DOUGLASS BOULEV	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	33	80	35	
Year Built	1900	1989	1920	
Gross SqFt	28,560	54,779	28,734	
Estimated Gross Income	\$677,158	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$304,164	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$372,994	\$860,771	\$299,194	
Full Market Value	\$3,837,433	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$134.36	\$69.28	\$42.11	
Distance from Condominium in miles		0.24	0.83	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01830-7501	1-01944-0036	1-01771-0056	
Condominium Section	1799-R1			
Address	266 WEST 115 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	15	80	35	
Year Built	2005	1989	1920	
Gross SqFt	20,184	54,779	28,734	
Estimated Gross Income	\$478,563	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$214,960	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$263,603	\$860,771	\$299,194	
Full Market Value	\$1,921,999	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.22	\$69.28	\$42.11	
Distance from Condominium in miles		0.20	0.81	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01830-7502	1-01847-0021		
Condominium Section	2152-R1			
Address	2110 FREDERICK DOUGLASS B	2075 FRED DOUGLASS BOULEV		
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY		
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR		
Total Units	38	82		
Year Built	2008	1988		
Gross SqFt	42,068	54,675		
Estimated Gross Income	\$1,068,948	\$1,517,231		
Gross Income per SqFt	\$25.41	\$27.75		
Estimated Expense	\$267,132	\$606,893		
Expense SqFt	\$6.35	\$11.10		
Net Operating Income	\$801,816	\$910,338		
Full Market Value	\$1,127,503	\$4,515,000		
Market Value per SqFt	\$26.80	\$82.58		
Distance from Condominium in miles		0.16		

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01831-7501	1-01922-0057	1-01922-0061	
Condominium Section	1657-R1			
Address	245 WEST 115 STREET	272 WEST 117 STREET	2162 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	D9-ELEVATOR	
Total Units	20	20	72	
Year Built	1900	1910	1910	
Gross SqFt	7,852	9,575	30,020	
Estimated Gross Income	\$194,965	\$261,302	\$671,455	
Gross Income per SqFt	\$24.83	\$27.29	\$22.37	
Estimated Expense	\$65,329	\$104,559	\$250,426	
Expense SqFt	\$8.32	\$10.92	\$8.34	
Net Operating Income	\$129,636	\$156,743	\$421,029	
Full Market Value	\$942,000	\$1,131,000	\$3,079,000	
Market Value per SqFt	\$119.97	\$118.12	\$102.56	
Distance from Condominium in miles		0.05	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01831-7502	1-01944-0036	1-01771-0056	
Condominium Section	1913-R1			
Address	247 WEST 115 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	36	80	35	
Year Built	2007	1989	1920	
Gross SqFt	49,200	54,779	28,734	
Estimated Gross Income	\$1,166,532	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$523,980	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$642,552	\$860,771	\$299,194	
Full Market Value	\$4,683,998	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		0.17	0.78	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01832-7501	1-01235-0009	1-01513-0068	1-01944-0036
Condominium Section	0236-R1			
Address	26 WEST 97 STREET	265 WEST 87 STREET	104 EAST 85 STREET	2177 FRED DOUGLASS BOULEV
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	29	20	80
Year Built	1900	1950	1916	1989
Gross SqFt	13,885	19,931	9,745	54,779
Estimated Gross Income	\$389,335	\$736,991	\$271,215	\$1,535,924
Gross Income per SqFt	\$28.04	\$36.98	\$27.83	\$28.04
Estimated Expense	\$171,202	\$186,865	\$88,369	\$675,153
Expense SqFt	\$12.33	\$9.38	\$9.07	\$12.33
Net Operating Income	\$218,133	\$550,126	\$182,846	\$860,771
Full Market Value	\$1,570,001	\$2,376,000	\$1,317,000	\$3,795,000
Market Value per SqFt	\$113.07	\$119.21	\$135.15	\$69.28
Distance from Condominium in miles		0.60	1.06	1.06

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01833-7501	1-01832-0016	1-01868-0061	
<b>Condominium Section</b>	0433-R1			
<b>Address</b>	382 CENTRAL PARK WEST	27 WEST 96 STREET	752 WEST END AVENUE	
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	414	92	210	
<b>Year Built</b>	1961	1927	1931	
<b>Gross SqFt</b>	390,628	133,915	198,248	
<b>Estimated Gross Income</b>	\$8,902,412	\$3,051,647	\$4,555,542	
<b>Gross Income per SqFt</b>	\$22.79	\$22.79	\$22.98	
<b>Estimated Expense</b>	\$3,671,903	\$1,259,210	\$1,691,988	
<b>Expense SqFt</b>	\$9.40	\$9.40	\$8.53	
<b>Net Operating Income</b>	\$5,230,509	\$1,792,437	\$2,863,554	
<b>Full Market Value</b>	\$22,549,629	\$13,094,000	\$20,570,000	
<b>Market Value per SqFt</b>	\$57.73	\$97.78	\$103.76	
<b>Distance from Condominium in miles</b>		0.10	0.40	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01833-7502	1-01832-0016	1-01209-0033	1-01832-0013
<b>Condominium Section</b>	0435-R1			
<b>Address</b>	372 CENTRAL PARK WEST	27 WEST 96 STREET	360 CENTRAL PARK WEST	35 WEST 96 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	413	92	142	128
<b>Year Built</b>	1961	1927	1929	1907
<b>Gross SqFt</b>	390,628	133,915	186,523	36,264
<b>Estimated Gross Income</b>	\$10,472,737	\$3,051,647	\$3,897,277	\$1,205,218
<b>Gross Income per SqFt</b>	\$26.81	\$22.79	\$20.89	\$33.23
<b>Estimated Expense</b>	\$3,289,088	\$1,259,210	\$1,627,254	\$228,669
<b>Expense SqFt</b>	\$8.42	\$9.40	\$8.72	\$6.31
<b>Net Operating Income</b>	\$7,183,649	\$1,792,437	\$2,270,023	\$976,549
<b>Full Market Value</b>	\$22,549,639	\$13,094,000	\$16,668,000	\$7,256,000
<b>Market Value per SqFt</b>	\$57.73	\$97.78	\$89.36	\$200.09
<b>Distance from Condominium in miles</b>		0.10	0.16	0.10



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01833-7503	1-01832-0016	1-01209-0033	1-01832-0013
<b>Condominium Section</b>	0750-R1			
<b>Address</b>	392 CENTRAL PARK WEST	27 WEST 96 STREET	360 CENTRAL PARK WEST	35 WEST 96 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	414	92	142	128
<b>Year Built</b>	1960	1927	1929	1907
<b>Gross SqFt</b>	390,628	133,915	186,523	36,264
<b>Estimated Gross Income</b>	\$10,472,737	\$3,051,647	\$3,897,277	\$1,205,218
<b>Gross Income per SqFt</b>	\$26.81	\$22.79	\$20.89	\$33.23
<b>Estimated Expense</b>	\$3,289,088	\$1,259,210	\$1,627,254	\$228,669
<b>Expense SqFt</b>	\$8.42	\$9.40	\$8.72	\$6.31
<b>Net Operating Income</b>	\$7,183,649	\$1,792,437	\$2,270,023	\$976,549
<b>Full Market Value</b>	\$22,549,605	\$13,094,000	\$16,668,000	\$7,256,000
<b>Market Value per SqFt</b>	\$57.73	\$97.78	\$89.36	\$200.09
<b>Distance from Condominium in miles</b>		0.10	0.16	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01833-7504	1-01832-0016	1-01209-0033	1-01832-0013
<b>Condominium Section</b>	0753-R1			
<b>Address</b>	400 CENTRAL PARK WEST	27 WEST 96 STREET	360 CENTRAL PARK WEST	35 WEST 96 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	414	92	142	128
<b>Year Built</b>	1960	1927	1929	1907
<b>Gross SqFt</b>	390,628	133,915	186,523	36,264
<b>Estimated Gross Income</b>	\$10,472,737	\$3,051,647	\$3,897,277	\$1,205,218
<b>Gross Income per SqFt</b>	\$26.81	\$22.79	\$20.89	\$33.23
<b>Estimated Expense</b>	\$3,289,088	\$1,259,210	\$1,627,254	\$228,669
<b>Expense SqFt</b>	\$8.42	\$9.40	\$8.72	\$6.31
<b>Net Operating Income</b>	\$7,183,649	\$1,792,437	\$2,270,023	\$976,549
<b>Full Market Value</b>	\$22,549,620	\$13,094,000	\$16,668,000	\$7,256,000
<b>Market Value per SqFt</b>	\$57.73	\$97.78	\$89.36	\$200.09
<b>Distance from Condominium in miles</b>		0.10	0.16	0.10

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01833-7505	1-01832-0013	1-01226-0029	
<b>Condominium Section</b>	2180-R1			
<b>Address</b>	775 COLUMBUS AVENUE	35 WEST 96 STREET	720 COLUMBUS AVENUE	
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	RR-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	56	128	171	
<b>Year Built</b>	2007	1907	1986	
<b>Gross SqFt</b>	53,985	36,264	232,831	
<b>Estimated Gross Income</b>	\$1,728,060	\$1,205,218	\$7,452,920	
<b>Gross Income per SqFt</b>	\$32.01	\$33.23	\$32.01	
<b>Estimated Expense</b>	\$512,858	\$228,669	\$2,831,225	
<b>Expense SqFt</b>	\$9.50	\$6.31	\$12.16	
<b>Net Operating Income</b>	\$1,215,202	\$976,549	\$4,621,695	
<b>Full Market Value</b>	\$9,049,000	\$7,256,000	\$34,452,000	
<b>Market Value per SqFt</b>	\$167.62	\$200.09	\$147.97	
<b>Distance from Condominium in miles</b>		0.10	0.23	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01833-7506	1-01887-0003	1-01226-0029	
<b>Condominium Section</b>	2181-R1			
<b>Address</b>	795 COLUMBUS AVENUE	323 WEST 96 STREET	720 COLUMBUS AVENUE	
<b>Neighborhood</b>	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
<b>Building Classification</b>	RR-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	132	172	171	
<b>Year Built</b>	2007	2001	1986	
<b>Gross SqFt</b>	127,758	210,000	232,831	
<b>Estimated Gross Income</b>	\$4,071,647	\$6,693,604	\$7,452,920	
<b>Gross Income per SqFt</b>	\$31.87	\$31.87	\$32.01	
<b>Estimated Expense</b>	\$1,082,110	\$1,969,647	\$2,831,225	
<b>Expense SqFt</b>	\$8.47	\$9.38	\$12.16	
<b>Net Operating Income</b>	\$2,989,537	\$4,723,957	\$4,621,695	
<b>Full Market Value</b>	\$38,681,000	\$35,224,000	\$34,452,000	
<b>Market Value per SqFt</b>	\$302.77	\$167.73	\$147.97	
<b>Distance from Condominium in miles</b>		0.48	0.23	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01837-7501	1-01839-0018	1-01841-0001	1-01842-0029
<b>Condominium Section</b>	0281-R1			
<b>Address</b>	418 CENTRAL PARK WEST	78 MANHATTAN AVENUE	921 COLUMBUS AVENUE	463 CENTRAL PARK WEST
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	88	58	34	66
<b>Year Built</b>	1902	1920	1927	1956
<b>Gross SqFt</b>	88,060	34,535	24,900	71,216
<b>Estimated Gross Income</b>	\$2,345,038	\$919,760	\$789,432	\$1,517,717
<b>Gross Income per SqFt</b>	\$26.63	\$26.63	\$31.70	\$21.31
<b>Estimated Expense</b>	\$891,167	\$349,631	\$311,708	\$519,338
<b>Expense SqFt</b>	\$10.12	\$10.12	\$12.52	\$7.29
<b>Net Operating Income</b>	\$1,453,871	\$570,129	\$477,724	\$998,379
<b>Full Market Value</b>	\$10,511,993	\$4,122,000	\$3,564,000	\$7,324,000
<b>Market Value per SqFt</b>	\$119.37	\$119.36	\$143.13	\$102.84
<b>Distance from Condominium in miles</b>		0.10	0.22	0.26

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01838-7501	1-01839-0018	1-01841-0001	1-01842-0053
<b>Condominium Section</b>	0253-R1			
<b>Address</b>	420 CENTRAL PARK WEST	78 MANHATTAN AVENUE	921 COLUMBUS AVENUE	60 WEST 107 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	58	34	25
<b>Year Built</b>	1941	1920	1927	1940
<b>Gross SqFt</b>	47,400	34,535	24,900	25,144
<b>Estimated Gross Income</b>	\$1,262,262	\$919,760	\$789,432	\$574,705
<b>Gross Income per SqFt</b>	\$26.63	\$26.63	\$31.70	\$22.86
<b>Estimated Expense</b>	\$479,688	\$349,631	\$311,708	\$179,318
<b>Expense SqFt</b>	\$10.12	\$10.12	\$12.52	\$7.13
<b>Net Operating Income</b>	\$782,574	\$570,129	\$477,724	\$395,387
<b>Full Market Value</b>	\$3,893,996	\$4,122,000	\$3,564,000	\$1,573,000
<b>Market Value per SqFt</b>	\$82.15	\$119.36	\$143.13	\$62.56
<b>Distance from Condominium in miles</b>		0.05	0.17	0.22

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01838-7502	1-01944-0036	1-01235-0009	1-01519-0011
Condominium Section	1780-R1			
Address	425 CENTRAL PARK WEST	2177 FRED DOUGLASS BOULEV	265 WEST 87 STREET	121 EAST 90 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	61	80	29	20
Year Built	1941	1989	1950	1923
Gross SqFt	48,500	54,779	19,931	9,530
Estimated Gross Income	\$1,671,795	\$1,535,924	\$736,991	\$328,484
Gross Income per SqFt	\$34.47	\$28.04	\$36.98	\$34.47
Estimated Expense	\$577,635	\$675,153	\$186,865	\$102,145
Expense SqFt	\$11.91	\$12.33	\$9.38	\$10.72
Net Operating Income	\$1,094,160	\$860,771	\$550,126	\$226,339
Full Market Value	\$5,445,011	\$3,795,000	\$2,376,000	\$1,676,000
Market Value per SqFt	\$112.27	\$69.28	\$119.21	\$175.87
Distance from Condominium in miles		0.76	0.87	1.02

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01840-7501	1-01839-0041	1-01839-0022	
Condominium Section	0265-R1			
Address	110 MANHATTAN AVENUE	12 WEST 104 STREET	15 WEST 103 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	
Total Units	77	15	20	
Year Built	1986	1920	1915	
Gross SqFt	87,732	10,085	10,645	
Estimated Gross Income	\$2,477,552	\$325,691	\$262,121	
Gross Income per SqFt	\$28.24	\$32.29	\$24.62	
Estimated Expense	\$805,380	\$127,390	\$97,688	
Expense SqFt	\$9.18	\$12.63	\$9.18	
Net Operating Income	\$1,672,172	\$198,301	\$164,433	
Full Market Value	\$12,030,999	\$1,476,000	\$1,195,000	
Market Value per SqFt	\$137.13	\$146.36	\$112.26	
Distance from Condominium in miles		0.05	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01841-7501	1-01841-0006	1-01841-0055	1-01841-0061
Condominium Section	0674-R1			
Address	5860 WEST 106 STREET	69 WEST 105 STREET	56 WEST 106 STREET	935 COLUMBUS AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	20	15	15
Year Built	1910	1920	1900	1920
Gross SqFt	20,670	12,115	9,980	8,710
Estimated Gross Income	\$479,544	\$335,520	\$236,518	\$136,000
Gross Income per SqFt	\$23.20	\$27.69	\$23.70	\$15.61
Estimated Expense	\$129,188	\$123,111	\$65,480	\$28,832
Expense SqFt	\$6.25	\$10.16	\$6.56	\$3.31
Net Operating Income	\$350,356	\$212,409	\$171,038	\$107,168
Full Market Value	\$1,694,011	\$1,430,000	\$844,000	\$536,000
Market Value per SqFt	\$81.96	\$118.04	\$84.57	\$61.54
Distance from Condominium in miles		0.00	0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01841-7503	1-01841-0001	1-01843-0051	
Condominium Section	1387-R1			
Address	455 CENTRAL PARK WEST	921 COLUMBUS AVENUE	169 MANHATTAN AVENUE	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	98	34	24	
Year Built	2002	1927	1940	
Gross SqFt	220,057	24,900	19,368	
Estimated Gross Income	\$6,689,733	\$789,432	\$563,400	
Gross Income per SqFt	\$30.40	\$31.70	\$29.09	
Estimated Expense	\$2,715,503	\$311,708	\$235,352	
Expense SqFt	\$12.34	\$12.52	\$12.15	
Net Operating Income	\$3,974,230	\$477,724	\$328,048	
Full Market Value	\$29,722,998	\$3,564,000	\$2,462,000	
Market Value per SqFt	\$135.07	\$143.13	\$127.12	
Distance from Condominium in miles		0.08	0.14	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01842-7501	1-01842-0029	1-01844-0020	1-01843-0055
<b>Condominium Section</b>	0395-R1			
<b>Address</b>	467 CENTRAL PARK WEST	463 CENTRAL PARK WEST	200 MANHATTAN AVENUE	62 WEST 108 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
<b>Total Units</b>	99	66	105	45
<b>Year Built</b>	1929	1956	1890	1939
<b>Gross SqFt</b>	115,824	71,216	112,493	32,388
<b>Estimated Gross Income</b>	\$2,707,965	\$1,517,717	\$2,629,613	\$777,269
<b>Gross Income per SqFt</b>	\$23.38	\$21.31	\$23.38	\$24.00
<b>Estimated Expense</b>	\$826,983	\$519,338	\$803,033	\$266,194
<b>Expense SqFt</b>	\$7.14	\$7.29	\$7.14	\$8.22
<b>Net Operating Income</b>	\$1,880,982	\$998,379	\$1,826,580	\$511,075
<b>Full Market Value</b>	\$8,095,998	\$7,324,000	\$8,235,000	\$3,720,000
<b>Market Value per SqFt</b>	\$69.90	\$102.84	\$73.20	\$114.86
<b>Distance from Condominium in miles</b>		0.00	0.10	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01842-7502	1-01841-0160	1-01842-0002	1-01841-0054
<b>Condominium Section</b>	0786-R1			
<b>Address</b>	69 WEST 106 STREET	70 WEST 106 STREET	943 COLUMBUS AVENUE	54 WEST 106 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
<b>Building Classification</b>	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
<b>Total Units</b>	11	16	20	20
<b>Year Built</b>	1900	1900	1900	1900
<b>Gross SqFt</b>	9,215	8,090	7,540	9,980
<b>Estimated Gross Income</b>	\$264,286	\$274,700	\$251,372	\$236,526
<b>Gross Income per SqFt</b>	\$28.68	\$33.96	\$33.34	\$23.70
<b>Estimated Expense</b>	\$102,471	\$99,507	\$92,685	\$65,469
<b>Expense SqFt</b>	\$11.12	\$12.30	\$12.29	\$6.56
<b>Net Operating Income</b>	\$161,815	\$175,193	\$158,687	\$171,057
<b>Full Market Value</b>	\$1,214,999	\$1,005,000	\$1,179,000	\$1,247,000
<b>Market Value per SqFt</b>	\$131.85	\$124.23	\$156.37	\$124.95
<b>Distance from Condominium in miles</b>		0.10	0.08	0.10

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01843-7501	1-01843-0062	1-01843-0034	
<b>Condominium Section</b>	1968-R1			
<b>Address</b>	67 WEST 107 STREET	973 COLUMBUS AVENUE	475 CENTRAL PARK WEST	
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
<b>Building Classification</b>	R2-CONDOMINIUM	C7-WALK-UP	C5-WALK-UP	
<b>Total Units</b>	56	22	56	
<b>Year Built</b>	1929	1910	1913	
<b>Gross SqFt</b>	38,255	10,583	26,645	
<b>Estimated Gross Income</b>	\$943,751	\$256,872	\$667,817	
<b>Gross Income per SqFt</b>	\$24.67	\$24.27	\$25.06	
<b>Estimated Expense</b>	\$405,503	\$112,259	\$282,081	
<b>Expense SqFt</b>	\$10.60	\$10.61	\$10.59	
<b>Net Operating Income</b>	\$538,248	\$144,613	\$385,736	
<b>Full Market Value</b>	\$3,912,001	\$1,052,000	\$2,801,000	
<b>Market Value per SqFt</b>	\$102.26	\$99.40	\$105.12	
<b>Distance from Condominium in miles</b>		0.00	0.08	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01845-7501	1-01843-0044	1-01847-0021	1-01843-0051
<b>Condominium Section</b>	0536-R1			
<b>Address</b>	300 CATHEDRAL PARKWAY	18 WEST 108 STREET	2075 FRED DOUGLASS BOULEV	169 MANHATTAN AVENUE
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	342	24	82	24
<b>Year Built</b>	1989	1900	1988	1940
<b>Gross SqFt</b>	341,224	18,783	54,675	19,368
<b>Estimated Gross Income</b>	\$9,926,206	\$757,349	\$1,517,231	\$563,400
<b>Gross Income per SqFt</b>	\$29.09	\$40.32	\$27.75	\$29.09
<b>Estimated Expense</b>	\$4,145,872	\$138,889	\$606,893	\$235,352
<b>Expense SqFt</b>	\$12.15	\$7.39	\$11.10	\$12.15
<b>Net Operating Income</b>	\$5,780,334	\$618,460	\$910,338	\$328,048
<b>Full Market Value</b>	\$43,379,990	\$4,515,000	\$4,515,000	\$2,462,000
<b>Market Value per SqFt</b>	\$127.13	\$240.38	\$82.58	\$127.12
<b>Distance from Condominium in miles</b>		0.09	0.16	0.13

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01845-7501	1-01832-0016	1-01736-0027	1-01625-0016
<b>Condominium Section</b>	0536-R2			
<b>Address</b>	301 CATHEDRAL PARKWAY	27 WEST 96 STREET	29 WEST 138 STREET	1510 LEXINGTON AVENUE
<b>Neighborhood</b>	MANHATTAN VALLEY	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	267	92	73	301
<b>Year Built</b>	1986	1927	2007	2008
<b>Gross SqFt</b>	281,819	133,915	253,722	316,454
<b>Estimated Gross Income</b>	\$8,198,115	\$3,051,647	\$8,210,444	\$10,477,792
<b>Gross Income per SqFt</b>	\$29.09	\$22.79	\$32.36	\$33.11
<b>Estimated Expense</b>	\$3,424,353	\$1,259,210	\$2,641,246	\$3,272,134
<b>Expense SqFt</b>	\$12.15	\$9.40	\$10.41	\$10.34
<b>Net Operating Income</b>	\$4,773,762	\$1,792,437	\$5,569,198	\$7,205,658
<b>Full Market Value</b>	\$35,826,001	\$13,094,000	\$41,456,000	\$42,832,844
<b>Market Value per SqFt</b>	\$127.12	\$97.78	\$163.39	\$135.35
<b>Distance from Condominium in miles</b>		0.71	1.48	1.06

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01845-7502	1-01864-0023	1-01843-0051	1-01843-0055
<b>Condominium Section</b>	1468-R2			
<b>Address</b>	352 CATHEDRAL PARKWAY	107 WEST 109 STREET	169 MANHATTAN AVENUE	62 WEST 108 STREET
<b>Neighborhood</b>	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	MANHATTAN VALLEY
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	25	49	24	45
<b>Year Built</b>	2005	1930	1940	1939
<b>Gross SqFt</b>	50,523	31,026	19,368	32,388
<b>Estimated Gross Income</b>	\$1,469,714	\$1,094,597	\$563,400	\$777,269
<b>Gross Income per SqFt</b>	\$29.09	\$35.28	\$29.09	\$24.00
<b>Estimated Expense</b>	\$613,854	\$383,171	\$235,352	\$266,194
<b>Expense SqFt</b>	\$12.15	\$12.35	\$12.15	\$8.22
<b>Net Operating Income</b>	\$855,860	\$711,426	\$328,048	\$511,075
<b>Full Market Value</b>	\$6,423,000	\$5,261,000	\$2,462,000	\$3,720,000
<b>Market Value per SqFt</b>	\$127.13	\$169.57	\$127.12	\$114.86
<b>Distance from Condominium in miles</b>		0.13	0.10	0.10



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01847-7502	1-01847-0021	1-01827-0001	
Condominium Section	2038-R1			
Address	304 WEST 114 STREET	2075 FRED DOUGLASS BOULEV	257 WEST 111 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	12	82	113	
Year Built	2007	1988	1985	
Gross SqFt	12,499	54,675	105,273	
Estimated Gross Income	\$317,600	\$1,517,231	\$2,427,874	
Gross Income per SqFt	\$25.41	\$27.75	\$23.06	
Estimated Expense	\$130,365	\$606,893	\$1,150,827	
Expense SqFt	\$10.43	\$11.10	\$10.93	
Net Operating Income	\$187,235	\$910,338	\$1,277,047	
Full Market Value	\$1,357,999	\$4,515,000	\$7,125,000	
Market Value per SqFt	\$108.65	\$82.58	\$67.68	
Distance from Condominium in miles		0.05	0.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01848-7501	1-01847-0042	1-01847-0021	
Condominium Section	1489-R1			
Address	304 WEST 115 STREET	312 MANHATTAN AVENUE	2075 FRED DOUGLASS BOULEV	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	15	59	82	
Year Built	2004	1920	1988	
Gross SqFt	21,583	44,622	54,675	
Estimated Gross Income	\$491,661	\$794,547	\$1,517,231	
Gross Income per SqFt	\$22.78	\$17.81	\$27.75	
Estimated Expense	\$197,700	\$374,592	\$606,893	
Expense SqFt	\$9.16	\$8.39	\$11.10	
Net Operating Income	\$293,961	\$419,955	\$910,338	
Full Market Value	\$2,147,000	\$3,028,000	\$4,515,000	
Market Value per SqFt	\$99.48	\$67.86	\$82.58	
Distance from Condominium in miles		0.05	0.10	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01848-7502	1-01848-0036	1-01847-0042	1-01943-0001
Condominium Section	1513-R1			
Address	316 WEST 116 STREET	370 MANHATTAN AVENUE	312 MANHATTAN AVENUE	20 MORNINGSIDE AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	66	59	109
Year Built	1900	1912	1920	1900
Gross SqFt	24,987	69,000	44,622	103,528
Estimated Gross Income	\$445,018	\$1,043,802	\$794,547	\$2,250,722
Gross Income per SqFt	\$17.81	\$15.13	\$17.81	\$21.74
Estimated Expense	\$209,641	\$551,549	\$374,592	\$788,008
Expense SqFt	\$8.39	\$7.99	\$8.39	\$7.61
Net Operating Income	\$235,377	\$492,253	\$419,955	\$1,462,714
Full Market Value	\$1,696,998	\$3,384,000	\$3,028,000	\$7,500,000
Market Value per SqFt	\$67.92	\$49.04	\$67.86	\$72.44
Distance from Condominium in miles		0.00	0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01848-7503	1-01847-0021	1-01943-0001	
Condominium Section	2175-R1			
Address	2131 FREDERICK DOUGLASS B	2075 FRED DOUGLASS BOULEV	20 MORNINGSIDE AVENUE	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	73	82	109	
Year Built	2007	1988	1900	
Gross SqFt	152,994	54,675	103,528	
Estimated Gross Income	\$3,786,602	\$1,517,231	\$2,250,722	
Gross Income per SqFt	\$24.75	\$27.75	\$21.74	
Estimated Expense	\$1,341,757	\$606,893	\$788,008	
Expense SqFt	\$8.77	\$11.10	\$7.61	
Net Operating Income	\$2,444,845	\$910,338	\$1,462,714	
Full Market Value	\$17,769,001	\$4,515,000	\$7,500,000	
Market Value per SqFt	\$116.14	\$82.58	\$72.44	
Distance from Condominium in miles		0.15	0.10	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01851-7501	1-01887-0003	1-01201-0034	
Condominium Section	2207-R1			
Address	750 COLUMBUS AVENUE	323 WEST 96 STREET	275 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	207	172	114	
Year Built	1988	2001	1931	
Gross SqFt	276,305	210,000	248,962	
Estimated Gross Income	\$8,764,395	\$6,693,604	\$7,848,186	
Gross Income per SqFt	\$31.72	\$31.87	\$31.52	
Estimated Expense	\$2,591,741	\$1,969,647	\$2,818,828	
Expense SqFt	\$9.38	\$9.38	\$11.32	
Net Operating Income	\$6,172,654	\$4,723,957	\$5,029,358	
Full Market Value	\$44,188,000	\$35,224,000	\$37,530,000	
Market Value per SqFt	\$159.92	\$167.73	\$150.75	
Distance from Condominium in miles		0.30	0.49	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01852-7501	1-01887-0003	1-01226-0029	
Condominium Section	2136-R1			
Address	808 COLUMBUS AVENUE	323 WEST 96 STREET	720 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	359	172	171	
Year Built	2008	2001	1986	
Gross SqFt	362,220	210,000	232,831	
Estimated Gross Income	\$11,355,597	\$6,693,604	\$7,452,920	
Gross Income per SqFt	\$31.35	\$31.87	\$32.01	
Estimated Expense	\$3,531,645	\$1,969,647	\$2,831,225	
Expense SqFt	\$9.75	\$9.38	\$12.16	
Net Operating Income	\$7,823,952	\$4,723,957	\$4,621,695	
Full Market Value	\$58,633,000	\$35,224,000	\$34,452,000	
Market Value per SqFt	\$161.87	\$167.73	\$147.97	
Distance from Condominium in miles		0.32	0.16	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01852-7502	1-01603-0001	1-01624-0045	
Condominium Section	2137-R1			
Address	801 AMSTERDAM AVENUE	1160 5 AVENUE	1501 LEXINGTON AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (96-110)	HARLEM-EAST	
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	100	82	161	
Year Built	2008	1925	2001	
Gross SqFt	77,882	90,349	133,370	
Estimated Gross Income	\$3,600,000	\$4,905,454	\$5,334,285	
Gross Income per SqFt	\$46.22	\$54.29	\$40.00	
Estimated Expense	\$935,000	\$1,234,785	\$1,688,835	
Expense SqFt	\$12.01	\$13.67	\$12.66	
Net Operating Income	\$2,665,000	\$3,670,669	\$3,645,450	
Full Market Value	\$24,702,404	\$27,399,000	\$27,552,000	
Market Value per SqFt	\$317.18	\$303.26	\$206.58	
Distance from Condominium in miles		0.84	1.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01859-7501	1-01517-0025	1-01944-0036	1-01767-0052
Condominium Section	1027-R1			
Address	123 WEST 104 STREET	155 EAST 88 STREET	2177 FRED DOUGLASS BOULEV	154 EAST 119 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	RR-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	56	50	80	48
Year Built	1990	1976	1989	1915
Gross SqFt	39,543	29,000	54,779	46,518
Estimated Gross Income	\$1,108,786	\$952,855	\$1,535,924	\$801,963
Gross Income per SqFt	\$28.04	\$32.86	\$28.04	\$17.24
Estimated Expense	\$487,565	\$303,416	\$675,153	\$441,238
Expense SqFt	\$12.33	\$10.46	\$12.33	\$9.49
Net Operating Income	\$621,221	\$649,439	\$860,771	\$360,725
Full Market Value	\$4,472,000	\$4,697,000	\$3,795,000	\$1,738,000
Market Value per SqFt	\$113.09	\$161.97	\$69.28	\$37.36
Distance from Condominium in miles		1.38	0.69	1.33

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01862-7501	1-01844-0005	1-01820-0058	1-01994-0081
Condominium Section	1914-R1			
Address	171 WEST 107 STREET	71 WEST 108 STREET	150 WEST 111 STREET	549 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS
Building Classification	RR-CONDOMINIUM	C4-WALK-UP	D1-ELEVATOR	D7-ELEVATOR
Total Units	25	18	18	61
Year Built	1920	1900	2006	1925
Gross SqFt	35,792	18,465	17,820	50,886
Estimated Gross Income	\$204,503	\$326,398	\$301,467	\$940,288
Gross Income per SqFt	\$5.71	\$17.68	\$16.92	\$18.48
Estimated Expense	\$102,250	\$168,229	\$139,528	\$420,967
Expense SqFt	\$2.86	\$9.11	\$7.83	\$8.27
Net Operating Income	\$102,253	\$158,169	\$161,939	\$519,321
Full Market Value	\$454,300	\$1,141,000	\$1,171,000	\$3,735,000
Market Value per SqFt	\$12.69	\$61.79	\$65.71	\$73.40
Distance from Condominium in miles		0.14	0.53	0.92

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01868-7501	1-01235-0042	1-01218-0001	
Condominium Section	0093-R1			
Address	275 WEST 96 STREET	2380 BROADWAY	567 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	302	162	272	
Year Built	1983	1984	1975	
Gross SqFt	358,000	252,000	288,418	
Estimated Gross Income	\$11,982,260	\$14,006,444	\$9,652,067	
Gross Income per SqFt	\$33.47	\$55.58	\$33.47	
Estimated Expense	\$4,227,980	\$3,214,726	\$3,404,820	
Expense SqFt	\$11.81	\$12.76	\$11.81	
Net Operating Income	\$7,754,280	\$10,791,718	\$6,247,247	
Full Market Value	\$46,419,746	\$80,475,000	\$46,400,000	
Market Value per SqFt	\$129.66	\$319.35	\$160.88	
Distance from Condominium in miles		0.46	0.50	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01869-7501	1-01864-0036	1-01888-0015	
Condominium Section	0516-R1			
Address	2576 BROADWAY	400 CATHEDRAL PARKWAY	781 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	56	143	82	
Year Built	1901	1908	1927	
Gross SqFt	80,242	117,276	91,615	
Estimated Gross Income	\$2,300,000	\$3,638,864	\$1,972,242	
Gross Income per SqFt	\$28.66	\$31.03	\$21.53	
Estimated Expense	\$870,000	\$1,273,240	\$750,492	
Expense SqFt	\$10.84	\$10.86	\$8.19	
Net Operating Income	\$1,430,000	\$2,365,624	\$1,221,750	
Full Market Value	\$10,745,000	\$8,173,000	\$8,958,000	
Market Value per SqFt	\$133.91	\$69.69	\$97.78	
Distance from Condominium in miles		0.62	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01869-7502	1-01864-0036	1-01888-0015	
Condominium Section	0708-R1			
Address	780 WEST END AVENUE	400 CATHEDRAL PARKWAY	781 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	61	143	82	
Year Built	1914	1908	1927	
Gross SqFt	97,950	117,276	91,615	
Estimated Gross Income	\$2,500,000	\$3,638,864	\$1,972,242	
Gross Income per SqFt	\$25.52	\$31.03	\$21.53	
Estimated Expense	\$900,000	\$1,273,240	\$750,492	
Expense SqFt	\$9.19	\$10.86	\$8.19	
Net Operating Income	\$1,600,000	\$2,365,624	\$1,221,750	
Full Market Value	\$11,653,997	\$8,173,000	\$8,958,000	
Market Value per SqFt	\$118.98	\$69.69	\$97.78	
Distance from Condominium in miles		0.64	0.10	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01869-7503	1-01869-0044	1-01868-0061	
<b>Condominium Section</b>	1855-R1			
<b>Address</b>	240 WEST 98 STREET	2586 BROADWAY	752 WEST END AVENUE	
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
<b>Building Classification</b>	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	166	138	210	
<b>Year Built</b>	1923	1911	1931	
<b>Gross SqFt</b>	267,321	170,928	198,248	
<b>Estimated Gross Income</b>	\$6,910,248	\$4,907,343	\$4,555,542	
<b>Gross Income per SqFt</b>	\$25.85	\$28.71	\$22.98	
<b>Estimated Expense</b>	\$2,331,039	\$1,914,394	\$1,691,988	
<b>Expense SqFt</b>	\$8.72	\$11.20	\$8.53	
<b>Net Operating Income</b>	\$4,579,209	\$2,992,949	\$2,863,554	
<b>Full Market Value</b>	\$33,171,002	\$22,478,000	\$20,570,000	
<b>Market Value per SqFt</b>	\$124.09	\$131.51	\$103.76	
<b>Distance from Condominium in miles</b>		0.09	0.05	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01870-7501	1-01519-0040	1-01453-0035	1-01467-0018
<b>Condominium Section</b>	0353-R1			
<b>Address</b>	243 WEST 98 STREET	172 EAST 91 STREET	334 EAST 79 STREET	425 EAST 72 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	31	44	46	49
<b>Year Built</b>	1920	1900	1920	1938
<b>Gross SqFt</b>	49,780	35,200	27,124	57,375
<b>Estimated Gross Income</b>	\$1,576,035	\$1,114,403	\$998,731	\$1,195,707
<b>Gross Income per SqFt</b>	\$31.66	\$31.66	\$36.82	\$20.84
<b>Estimated Expense</b>	\$617,770	\$398,373	\$270,162	\$223,277
<b>Expense SqFt</b>	\$12.41	\$11.32	\$9.96	\$3.89
<b>Net Operating Income</b>	\$958,265	\$716,030	\$728,569	\$972,430
<b>Full Market Value</b>	\$7,148,998	\$5,342,000	\$5,365,000	\$6,570,000
<b>Market Value per SqFt</b>	\$143.61	\$151.76	\$197.80	\$114.51
<b>Distance from Condominium in miles</b>		1.40	1.88	2.17

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-7502	1-01869-0044	1-01874-0052	1-01871-0001
Condominium Section	0438-R1			
Address	2600 BROADWAY	2586 BROADWAY	2689 BROADWAY	808 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	79	138	140	132
Year Built	1911	1911	1910	1920
Gross SqFt	163,616	170,928	168,140	107,120
Estimated Gross Income	\$3,486,657	\$4,907,343	\$3,061,009	\$2,282,727
Gross Income per SqFt	\$21.31	\$28.71	\$18.21	\$21.31
Estimated Expense	\$1,120,770	\$1,914,394	\$877,587	\$1,049,776
Expense SqFt	\$6.85	\$11.20	\$5.22	\$9.80
Net Operating Income	\$2,365,887	\$2,992,949	\$2,183,422	\$1,232,951
Full Market Value	\$17,355,000	\$22,478,000	\$15,714,000	\$9,045,000
Market Value per SqFt	\$106.07	\$131.51	\$93.46	\$84.44
Distance from Condominium in miles		0.10	0.20	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-7503	1-01520-0065	1-01519-0040	
Condominium Section	1161-R1			
Address	251 WEST 98 STREET	118 EAST 92 STREET	172 EAST 91 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	32	26	44	
Year Built	1912	1910	1900	
Gross SqFt	32,752	12,012	35,200	
Estimated Gross Income	\$1,170,229	\$520,321	\$1,114,403	
Gross Income per SqFt	\$35.73	\$43.32	\$31.66	
Estimated Expense	\$348,809	\$98,127	\$398,373	
Expense SqFt	\$10.65	\$8.17	\$11.32	
Net Operating Income	\$821,420	\$422,194	\$716,030	
Full Market Value	\$6,068,000	\$3,181,000	\$5,342,000	
Market Value per SqFt	\$185.27	\$264.82	\$151.76	
Distance from Condominium in miles		1.30	1.40	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01871-7501	1-01240-0052	1-01871-0052	
Condominium Section	1753-R1			
Address	245 WEST 99 STREET	2495 BROADWAY	2637 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	68	146	195	
Year Built	2006	2005	1923	
Gross SqFt	152,422	129,000	111,883	
Estimated Gross Income	\$6,107,550	\$6,215,220	\$4,464,535	
Gross Income per SqFt	\$40.07	\$48.18	\$39.90	
Estimated Expense	\$1,964,720	\$1,486,080	\$1,832,605	
Expense SqFt	\$12.89	\$11.52	\$16.38	
Net Operating Income	\$4,142,830	\$4,729,140	\$2,631,930	
Full Market Value	\$31,309,001	\$35,480,000	\$19,800,000	
Market Value per SqFt	\$205.41	\$275.04	\$176.97	
Distance from Condominium in miles		0.35	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01871-7502	1-01240-0052	1-01871-0052	
Condominium Section	1786-R1			
Address	2628 BROADWAY	2495 BROADWAY	2637 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	64	146	195	
Year Built	2005	2005	1923	
Gross SqFt	132,905	129,000	111,883	
Estimated Gross Income	\$5,325,503	\$6,215,220	\$4,464,535	
Gross Income per SqFt	\$40.07	\$48.18	\$39.90	
Estimated Expense	\$1,713,145	\$1,486,080	\$1,832,605	
Expense SqFt	\$12.89	\$11.52	\$16.38	
Net Operating Income	\$3,612,358	\$4,729,140	\$2,631,930	
Full Market Value	\$27,300,000	\$35,480,000	\$19,800,000	
Market Value per SqFt	\$205.41	\$275.04	\$176.97	
Distance from Condominium in miles		0.37	0.09	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01874-7501	1-01872-0043	1-01869-0044	
Condominium Section	0362-R1			
Address	2681 BROADWAY	2644 BROADWAY	2586 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	345	176	138	
Year Built	1927	1926	1911	
Gross SqFt	221,974	259,607	170,928	
Estimated Gross Income	\$5,682,534	\$5,835,965	\$4,907,343	
Gross Income per SqFt	\$25.60	\$22.48	\$28.71	
Estimated Expense	\$1,711,420	\$2,624,627	\$1,914,394	
Expense SqFt	\$7.71	\$10.11	\$11.20	
Net Operating Income	\$3,971,114	\$3,211,338	\$2,992,949	
Full Market Value	\$28,782,000	\$23,476,000	\$22,478,000	
Market Value per SqFt	\$129.66	\$90.43	\$131.51	
Distance from Condominium in miles		0.13	0.26	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01876-7501	1-01519-0040	1-01453-0035	1-01467-0018
Condominium Section	0464-R1			
Address	209 WEST 104 STREET	172 EAST 91 STREET	334 EAST 79 STREET	425 EAST 72 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	46	44	46	49
Year Built	1930	1900	1920	1938
Gross SqFt	33,324	35,200	27,124	57,375
Estimated Gross Income	\$1,055,038	\$1,114,403	\$998,731	\$1,195,707
Gross Income per SqFt	\$31.66	\$31.66	\$36.82	\$20.84
Estimated Expense	\$413,551	\$398,373	\$270,162	\$223,277
Expense SqFt	\$12.41	\$11.32	\$9.96	\$3.89
Net Operating Income	\$641,487	\$716,030	\$728,569	\$972,430
Full Market Value	\$4,785,005	\$5,342,000	\$5,365,000	\$6,570,000
Market Value per SqFt	\$143.59	\$151.76	\$197.80	\$114.51
Distance from Condominium in miles		1.44	2.00	2.31

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01878-7501	1-01861-0010	1-01883-0036	
Condominium Section	1406-R1			
Address	2770 BROADWAY	149 WEST 106 STREET	1050 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	64	230	100	
Year Built	2004	1981	1991	
Gross SqFt	133,872	170,050	67,536	
Estimated Gross Income	\$4,167,435	\$5,685,573	\$1,946,157	
Gross Income per SqFt	\$31.13	\$33.43	\$28.82	
Estimated Expense	\$1,137,912	\$1,507,755	\$598,034	
Expense SqFt	\$8.50	\$8.87	\$8.86	
Net Operating Income	\$3,029,523	\$4,177,818	\$1,348,123	
Full Market Value	\$22,624,000	\$15,450,000	\$3,893,000	
Market Value per SqFt	\$169.00	\$90.86	\$57.64	
Distance from Condominium in miles		0.15	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01881-7501	1-01882-0020	1-01882-0028	1-01878-0021
Condominium Section	0188-R1			
Address	504 CATHEDRAL PARKWAY	515 CATHEDRAL PARKWAY	1020 AMSTERDAM AVENUE	209 WEST 106 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	148	95	69	77
Year Built	1920	1909	1910	1925
Gross SqFt	107,102	83,471	88,930	106,149
Estimated Gross Income	\$2,711,823	\$2,113,813	\$1,784,918	\$2,051,860
Gross Income per SqFt	\$25.32	\$25.32	\$20.07	\$19.33
Estimated Expense	\$645,825	\$503,306	\$449,536	\$963,833
Expense SqFt	\$6.03	\$6.03	\$5.05	\$9.08
Net Operating Income	\$2,065,998	\$1,610,507	\$1,335,382	\$1,088,027
Full Market Value	\$14,994,009	\$11,688,000	\$9,270,000	\$7,802,000
Market Value per SqFt	\$140.00	\$140.02	\$104.24	\$73.50
Distance from Condominium in miles		0.06	0.06	0.14

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01881-7502	1-01881-0035	1-01879-0037	
Condominium Section	0291-R1			
Address	520 CATHEDRAL PARKWAY	1012 AMSTERDAM AVENUE	204 WEST 108 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	36	30	48	
Year Built	1911	1925	1915	
Gross SqFt	59,769	31,644	42,186	
Estimated Gross Income	\$1,848,000	\$1,135,949	\$1,093,822	
Gross Income per SqFt	\$30.92	\$35.90	\$25.93	
Estimated Expense	\$571,390	\$354,329	\$333,826	
Expense SqFt	\$9.56	\$11.20	\$7.91	
Net Operating Income	\$1,276,610	\$781,620	\$759,996	
Full Market Value	\$9,538,001	\$5,768,000	\$5,504,000	
Market Value per SqFt	\$159.58	\$182.28	\$130.47	
Distance from Condominium in miles		0.00	0.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01881-7503	1-01881-0035	1-01879-0037	
Condominium Section	1410-R1			
Address	514 CATHEDRAL PARKWAY	1012 AMSTERDAM AVENUE	204 WEST 108 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	49	30	48	
Year Built	1900	1925	1915	
Gross SqFt	55,578	31,644	42,186	
Estimated Gross Income	\$1,718,472	\$1,135,949	\$1,093,822	
Gross Income per SqFt	\$30.92	\$35.90	\$25.93	
Estimated Expense	\$531,326	\$354,329	\$333,826	
Expense SqFt	\$9.56	\$11.20	\$7.91	
Net Operating Income	\$1,187,146	\$781,620	\$759,996	
Full Market Value	\$8,869,003	\$5,768,000	\$5,504,000	
Market Value per SqFt	\$159.58	\$182.28	\$130.47	
Distance from Condominium in miles		0.00	0.09	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-7501	1-01881-0035	1-01879-0037	
Condominium Section	0312-R1			
Address	527 CATHEDRAL PARKWAY	1012 AMSTERDAM AVENUE	204 WEST 108 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	56	30	48	
Year Built	1920	1925	1915	
Gross SqFt	70,493	31,644	42,186	
Estimated Gross Income	\$2,180,000	\$1,135,949	\$1,093,822	
Gross Income per SqFt	\$30.93	\$35.90	\$25.93	
Estimated Expense	\$675,000	\$354,329	\$333,826	
Expense SqFt	\$9.58	\$11.20	\$7.91	
Net Operating Income	\$1,505,000	\$781,620	\$759,996	
Full Market Value	\$11,244,005	\$5,768,000	\$5,504,000	
Market Value per SqFt	\$159.51	\$182.28	\$130.47	
Distance from Condominium in miles		0.06	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-7502	1-02026-0033	1-01517-0025	1-01944-0036
Condominium Section	1588-R1			
Address	545 CATHEDRAL PARKWAY	202 WEST 141 STREET	155 EAST 88 STREET	2177 FRED DOUGLASS BOULEV
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	UPPER EAST SIDE (79-96)	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	55	69	50	80
Year Built	2005	1992	1976	1989
Gross SqFt	79,805	28,351	29,000	54,779
Estimated Gross Income	\$2,622,392	\$1,350,493	\$952,855	\$1,535,924
Gross Income per SqFt	\$32.86	\$47.63	\$32.86	\$28.04
Estimated Expense	\$923,344	\$535,786	\$303,416	\$675,153
Expense SqFt	\$11.57	\$18.90	\$10.46	\$12.33
Net Operating Income	\$1,699,048	\$814,707	\$649,439	\$860,771
Full Market Value	\$12,633,998	\$3,765,000	\$4,697,000	\$3,795,000
Market Value per SqFt	\$158.31	\$132.80	\$161.97	\$69.28
Distance from Condominium in miles		1.59	1.71	0.52

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01883-7501	1-01869-0044	1-01872-0043	
Condominium Section	0532-R1			
Address	2860 BROADWAY	2586 BROADWAY	2644 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	135	138	176	
Year Built	1930	1911	1926	
Gross SqFt	147,648	170,928	259,607	
Estimated Gross Income	\$3,778,312	\$4,907,343	\$5,835,965	
Gross Income per SqFt	\$25.59	\$28.71	\$22.48	
Estimated Expense	\$1,529,633	\$1,914,394	\$2,624,627	
Expense SqFt	\$10.36	\$11.20	\$10.11	
Net Operating Income	\$2,248,679	\$2,992,949	\$3,211,338	
Full Market Value	\$16,379,000	\$22,478,000	\$23,476,000	
Market Value per SqFt	\$110.93	\$131.51	\$90.43	
Distance from Condominium in miles		0.71	0.56	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01883-7502	1-01944-0036	1-02026-0033	
Condominium Section	0718-R1			
Address	516 WEST 112 STREET	2177 FRED DOUGLASS BOULEV	202 WEST 141 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	71	80	69	
Year Built	1990	1989	1992	
Gross SqFt	46,573	54,779	28,351	
Estimated Gross Income	\$1,418,148	\$1,535,924	\$1,350,493	
Gross Income per SqFt	\$30.45	\$28.04	\$47.63	
Estimated Expense	\$556,547	\$675,153	\$535,786	
Expense SqFt	\$11.95	\$12.33	\$18.90	
Net Operating Income	\$861,601	\$860,771	\$814,707	
Full Market Value	\$6,443,002	\$3,795,000	\$3,765,000	
Market Value per SqFt	\$138.34	\$69.28	\$132.80	
Distance from Condominium in miles		0.49	1.54	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01887-7501	1-01882-0042	1-01883-0014	
<b>Condominium Section</b>	1703-R1			
<b>Address</b>	306 WEST 97 STREET	518 WEST 111 STREET	529 WEST 111 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	61	32	37	
<b>Year Built</b>	1920	1925	1920	
<b>Gross SqFt</b>	90,386	43,002	43,540	
<b>Estimated Gross Income</b>	\$1,500,000	\$667,569	\$763,692	
<b>Gross Income per SqFt</b>	\$16.60	\$15.52	\$17.54	
<b>Estimated Expense</b>	\$680,000	\$327,188	\$381,846	
<b>Expense SqFt</b>	\$7.52	\$7.61	\$8.77	
<b>Net Operating Income</b>	\$820,000	\$340,381	\$381,846	
<b>Full Market Value</b>	\$5,389,975	\$2,002,000	\$2,755,000	
<b>Market Value per SqFt</b>	\$59.63	\$46.56	\$63.28	
<b>Distance from Condominium in miles</b>		0.72	0.77	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01888-7501	1-01879-0049	1-01888-0015	
<b>Condominium Section</b>	0315-R1			
<b>Address</b>	318 WEST 100 STREET	226 WEST 108 STREET	781 WEST END AVENUE	
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	33	25	82	
<b>Year Built</b>	1910	1925	1927	
<b>Gross SqFt</b>	39,500	21,700	91,615	
<b>Estimated Gross Income</b>	\$815,000	\$398,007	\$1,972,242	
<b>Gross Income per SqFt</b>	\$20.63	\$18.34	\$21.53	
<b>Estimated Expense</b>	\$316,000	\$144,864	\$750,492	
<b>Expense SqFt</b>	\$8.00	\$6.68	\$8.19	
<b>Net Operating Income</b>	\$499,000	\$253,143	\$1,221,750	
<b>Full Market Value</b>	\$3,666,998	\$1,821,000	\$8,958,000	
<b>Market Value per SqFt</b>	\$92.84	\$83.92	\$97.78	
<b>Distance from Condominium in miles</b>		0.43	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01888-7502	1-01519-0040	1-01467-0018	
<b>Condominium Section</b>	1981-R1			
<b>Address</b>	314 WEST 100 STREET	172 EAST 91 STREET	425 EAST 72 STREET	
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
<b>Building Classification</b>	R4-CONDOMINIUM	D7-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	33	44	49	
<b>Year Built</b>	1940	1900	1938	
<b>Gross SqFt</b>	45,120	35,200	57,375	
<b>Estimated Gross Income</b>	\$1,346,832	\$1,114,403	\$1,195,707	
<b>Gross Income per SqFt</b>	\$29.85	\$31.66	\$20.84	
<b>Estimated Expense</b>	\$558,134	\$398,373	\$223,277	
<b>Expense SqFt</b>	\$12.37	\$11.32	\$3.89	
<b>Net Operating Income</b>	\$788,698	\$716,030	\$972,430	
<b>Full Market Value</b>	\$5,910,000	\$5,342,000	\$6,570,000	
<b>Market Value per SqFt</b>	\$130.98	\$151.76	\$114.51	
<b>Distance from Condominium in miles</b>		1.51	2.28	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01888-7503	1-01871-0001	1-01887-0040	1-01889-0040
<b>Condominium Section</b>	1773-R1			
<b>Address</b>	817 WEST END AVENUE	808 WEST END AVENUE	250 RIVERSIDE DRIVE	290 RIVERSIDE DRIVE
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	76	132	72	63
<b>Year Built</b>	1920	1920	1918	1924
<b>Gross SqFt</b>	116,255	107,120	107,019	106,763
<b>Estimated Gross Income</b>	\$1,825,204	\$2,282,727	\$1,535,723	\$1,676,627
<b>Gross Income per SqFt</b>	\$15.70	\$21.31	\$14.35	\$15.70
<b>Estimated Expense</b>	\$685,905	\$1,049,776	\$829,397	\$629,623
<b>Expense SqFt</b>	\$5.90	\$9.80	\$7.75	\$5.90
<b>Net Operating Income</b>	\$1,139,299	\$1,232,951	\$706,326	\$1,047,004
<b>Full Market Value</b>	\$7,794,000	\$9,045,000	\$4,891,000	\$7,163,000
<b>Market Value per SqFt</b>	\$67.04	\$84.44	\$45.70	\$67.09
<b>Distance from Condominium in miles</b>		0.09	0.10	0.10



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-7501	1-01891-0026	1-01868-0061	
Condominium Section	0872-R1			
Address	825 WEST END AVENUE	915 WEST END AVENUE	752 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	106	94	210	
Year Built	1928	1923	1931	
Gross SqFt	195,971	118,591	198,248	
Estimated Gross Income	\$4,528,890	\$2,756,615	\$4,555,542	
Gross Income per SqFt	\$23.11	\$23.24	\$22.98	
Estimated Expense	\$1,567,768	\$884,289	\$1,691,988	
Expense SqFt	\$8.00	\$7.46	\$8.53	
Net Operating Income	\$2,961,122	\$1,872,326	\$2,863,554	
Full Market Value	\$21,616,001	\$13,664,000	\$20,570,000	
Market Value per SqFt	\$110.30	\$115.22	\$103.76	
Distance from Condominium in miles		0.20	0.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01891-7502	1-01868-0061	1-01891-0026	1-01876-0061
Condominium Section	2054-R1			
Address	905 WEST END AVENUE	752 WEST END AVENUE	915 WEST END AVENUE	908 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	53	210	94	90
Year Built	1920	1931	1923	1925
Gross SqFt	132,377	198,248	118,591	120,542
Estimated Gross Income	\$2,440,000	\$4,555,542	\$2,756,615	\$2,742,209
Gross Income per SqFt	\$18.43	\$22.98	\$23.24	\$22.75
Estimated Expense	\$1,125,000	\$1,691,988	\$884,289	\$754,061
Expense SqFt	\$8.50	\$8.53	\$7.46	\$6.26
Net Operating Income	\$1,315,000	\$2,863,554	\$1,872,326	\$1,988,148
Full Market Value	\$9,461,004	\$20,570,000	\$13,664,000	\$14,525,000
Market Value per SqFt	\$71.47	\$103.76	\$115.22	\$120.50
Distance from Condominium in miles		0.41	0.00	0.08

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01893-7501	1-01887-0003	1-01868-0061	
<b>Condominium Section</b>	0831-R1			
<b>Address</b>	301 WEST 108 STREET	323 WEST 96 STREET	752 WEST END AVENUE	
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
<b>Building Classification</b>	R9-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	137	172	210	
<b>Year Built</b>	1920	2001	1931	
<b>Gross SqFt</b>	165,106	210,000	198,248	
<b>Estimated Gross Income</b>	\$4,527,207	\$6,693,604	\$4,555,542	
<b>Gross Income per SqFt</b>	\$27.42	\$31.87	\$22.98	
<b>Estimated Expense</b>	\$1,662,617	\$1,969,647	\$1,691,988	
<b>Expense SqFt</b>	\$10.07	\$9.38	\$8.53	
<b>Net Operating Income</b>	\$2,864,590	\$4,723,957	\$2,863,554	
<b>Full Market Value</b>	\$20,774,000	\$35,224,000	\$20,570,000	
<b>Market Value per SqFt</b>	\$125.82	\$167.73	\$103.76	
<b>Distance from Condominium in miles</b>		0.61	0.61	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01893-7502	1-01892-0016	1-01878-0021	1-01878-0025
<b>Condominium Section</b>	1917-R1			
<b>Address</b>	610 CATHEDRAL PARKWAY	949 WEST END AVENUE	209 WEST 106 STREET	203 WEST 106 STREET
<b>Neighborhood</b>	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
<b>Building Classification</b>	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	67	60	77	76
<b>Year Built</b>	1922	1916	1925	1926
<b>Gross SqFt</b>	103,749	83,805	106,149	108,052
<b>Estimated Gross Income</b>	\$1,956,706	\$1,665,271	\$2,051,860	\$1,966,546
<b>Gross Income per SqFt</b>	\$18.86	\$19.87	\$19.33	\$18.20
<b>Estimated Expense</b>	\$660,881	\$582,470	\$963,833	\$943,294
<b>Expense SqFt</b>	\$6.37	\$6.95	\$9.08	\$8.73
<b>Net Operating Income</b>	\$1,295,825	\$1,082,801	\$1,088,027	\$1,023,252
<b>Full Market Value</b>	\$9,310,000	\$4,763,000	\$7,802,000	\$7,365,000
<b>Market Value per SqFt</b>	\$89.74	\$56.83	\$73.50	\$68.16
<b>Distance from Condominium in miles</b>		0.15	0.21	0.21

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01894-7501	1-01878-0012	1-01962-0019	1-01895-0023
Condominium Section	0497-R1			
Address	2849 BROADWAY	2760 BROADWAY	88 MORNINGSIDE DRIVE	2891 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)
Building Classification	R9-CONDOMINIUM	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	151	180	288	255
Year Built	1926	1928	1925	1911
Gross SqFt	192,853	249,756	189,905	88,332
Estimated Gross Income	\$4,776,969	\$5,374,799	\$4,703,515	\$2,692,154
Gross Income per SqFt	\$24.77	\$21.52	\$24.77	\$30.48
Estimated Expense	\$1,847,532	\$2,141,510	\$1,819,882	\$1,139,010
Expense SqFt	\$9.58	\$8.57	\$9.58	\$12.89
Net Operating Income	\$2,929,437	\$3,233,289	\$2,883,633	\$1,553,144
Full Market Value	\$21,288,000	\$23,706,000	\$20,955,000	\$11,614,000
Market Value per SqFt	\$110.38	\$94.92	\$110.34	\$131.48
Distance from Condominium in miles		0.25	0.48	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01896-7501	1-01895-0023	1-01990-0040	
Condominium Section	0202-R1			
Address	2931 BROADWAY	2891 BROADWAY	468 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	46	255	39	
Year Built	1911	1911	1910	
Gross SqFt	63,300	88,332	67,518	
Estimated Gross Income	\$1,669,221	\$2,692,154	\$1,503,076	
Gross Income per SqFt	\$26.37	\$30.48	\$22.26	
Estimated Expense	\$660,219	\$1,139,010	\$537,283	
Expense SqFt	\$10.43	\$12.89	\$7.96	
Net Operating Income	\$1,009,002	\$1,553,144	\$965,793	
Full Market Value	\$7,300,000	\$11,614,000	\$7,064,000	
Market Value per SqFt	\$115.32	\$131.48	\$104.62	
Distance from Condominium in miles		0.10	0.16	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01901-7501	1-01944-0036	1-01771-0056	
<b>Condominium Section</b>	1478-R1			
<b>Address</b>	106 WEST 117 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	28	80	35	
<b>Year Built</b>	2004	1989	1920	
<b>Gross SqFt</b>	52,916	54,779	28,734	
<b>Estimated Gross Income</b>	\$1,254,638	\$1,535,924	\$556,558	
<b>Gross Income per SqFt</b>	\$23.71	\$28.04	\$19.37	
<b>Estimated Expense</b>	\$563,555	\$675,153	\$257,364	
<b>Expense SqFt</b>	\$10.65	\$12.33	\$8.96	
<b>Net Operating Income</b>	\$691,083	\$860,771	\$299,194	
<b>Full Market Value</b>	\$5,038,000	\$3,795,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$95.21	\$69.28	\$42.11	
<b>Distance from Condominium in miles</b>		0.30	0.60	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01901-7501	1-01944-0036	1-01771-0056	
<b>Condominium Section</b>	1478-R2			
<b>Address</b>	101 WEST 117 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	23	80	35	
<b>Year Built</b>	2004	1989	1920	
<b>Gross SqFt</b>	37,719	54,779	28,734	
<b>Estimated Gross Income</b>	\$894,317	\$1,535,924	\$556,558	
<b>Gross Income per SqFt</b>	\$23.71	\$28.04	\$19.37	
<b>Estimated Expense</b>	\$401,707	\$675,153	\$257,364	
<b>Expense SqFt</b>	\$10.65	\$12.33	\$8.96	
<b>Net Operating Income</b>	\$492,610	\$860,771	\$299,194	
<b>Full Market Value</b>	\$3,591,000	\$3,795,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$95.20	\$69.28	\$42.11	
<b>Distance from Condominium in miles</b>		0.30	0.58	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01903-7501	1-01825-0063	1-01825-0059	
Condominium Section	1495-R1			
Address	100 WEST 119 STREET	1917 ADAM C POWELL BOULEV	164 WEST 116 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	25	39	89	
Year Built	1910	1921	1983	
Gross SqFt	44,329	37,657	76,300	
Estimated Gross Income	\$844,467	\$721,225	\$1,444,928	
Gross Income per SqFt	\$19.05	\$19.15	\$18.94	
Estimated Expense	\$391,868	\$310,591	\$718,573	
Expense SqFt	\$8.84	\$8.25	\$9.42	
Net Operating Income	\$452,599	\$410,634	\$726,355	
Full Market Value	\$3,248,002	\$2,946,000	\$4,590,000	
Market Value per SqFt	\$73.27	\$78.23	\$60.16	
Distance from Condominium in miles		0.16	0.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01908-7502	1-01944-0036	1-01771-0056	
Condominium Section	1699-R1			
Address	138 WEST 124 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	21	80	35	
Year Built	1906	1989	1920	
Gross SqFt	46,991	54,779	28,734	
Estimated Gross Income	\$1,114,157	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$500,454	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$613,703	\$860,771	\$299,194	
Full Market Value	\$4,474,000	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.21	\$69.28	\$42.11	
Distance from Condominium in miles		0.42	0.53	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01908-7504	1-01624-0045	1-01724-0053	
Condominium Section	2149-R1			
Address	117 WEST 123 STREET	1501 LEXINGTON AVENUE	40 WEST 127 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	26	161	24	
Year Built	2008	2001	1910	
Gross SqFt	28,300	133,370	22,164	
Estimated Gross Income	\$849,000	\$5,334,285	\$559,288	
Gross Income per SqFt	\$30.00	\$40.00	\$25.23	
Estimated Expense	\$250,000	\$1,688,835	\$195,774	
Expense SqFt	\$8.83	\$12.66	\$8.83	
Net Operating Income	\$599,000	\$3,645,450	\$363,514	
Full Market Value	\$4,484,000	\$27,552,000	\$2,175,000	
Market Value per SqFt	\$158.45	\$206.58	\$98.13	
Distance from Condominium in miles		1.49	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01914-7502	1-01771-0056	1-01944-0036	
Condominium Section	1690-R1			
Address	381 LENOX AVENUE	2010 LEXINGTON AVENUE	2177 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	19	35	80	
Year Built	2007	1920	1989	
Gross SqFt	29,315	28,734	54,779	
Estimated Gross Income	\$695,059	\$556,558	\$1,535,924	
Gross Income per SqFt	\$23.71	\$19.37	\$28.04	
Estimated Expense	\$312,205	\$257,364	\$675,153	
Expense SqFt	\$10.65	\$8.96	\$12.33	
Net Operating Income	\$382,854	\$299,194	\$860,771	
Full Market Value	\$2,790,997	\$1,210,000	\$3,795,000	
Market Value per SqFt	\$95.21	\$42.11	\$69.28	
Distance from Condominium in miles		0.63	0.67	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01914-7503	1-02026-0033	1-01771-0056	1-01944-0036
<b>Condominium Section</b>	2069-R1			
<b>Address</b>	2185 ADAM C POWELL BOULEV	202 WEST 141 STREET	2010 LEXINGTON AVENUE	2177 FRED DOUGLASS BOULEV
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	RR-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	48	69	35	80
<b>Year Built</b>	2007	1992	1920	1989
<b>Gross SqFt</b>	54,628	28,351	28,734	54,779
<b>Estimated Gross Income</b>	\$1,531,769	\$1,350,493	\$556,558	\$1,535,924
<b>Gross Income per SqFt</b>	\$28.04	\$47.63	\$19.37	\$28.04
<b>Estimated Expense</b>	\$673,563	\$535,786	\$257,364	\$675,153
<b>Expense SqFt</b>	\$12.33	\$18.90	\$8.96	\$12.33
<b>Net Operating Income</b>	\$858,206	\$814,707	\$299,194	\$860,771
<b>Full Market Value</b>	\$6,178,000	\$3,765,000	\$1,210,000	\$3,795,000
<b>Market Value per SqFt</b>	\$113.09	\$132.80	\$42.11	\$69.28
<b>Distance from Condominium in miles</b>		0.57	0.63	0.67

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01917-7501	1-02026-0033	1-01944-0036	1-01771-0056
<b>Condominium Section</b>	1926-R1			
<b>Address</b>	2257 ADAM C POWELL BOULEV	202 WEST 141 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	11	69	80	35
<b>Year Built</b>	2007	1992	1989	1920
<b>Gross SqFt</b>	8,195	28,351	54,779	28,734
<b>Estimated Gross Income</b>	\$229,788	\$1,350,493	\$1,535,924	\$556,558
<b>Gross Income per SqFt</b>	\$28.04	\$47.63	\$28.04	\$19.37
<b>Estimated Expense</b>	\$101,044	\$535,786	\$675,153	\$257,364
<b>Expense SqFt</b>	\$12.33	\$18.90	\$12.33	\$8.96
<b>Net Operating Income</b>	\$128,744	\$814,707	\$860,771	\$299,194
<b>Full Market Value</b>	\$926,999	\$3,765,000	\$3,795,000	\$1,210,000
<b>Market Value per SqFt</b>	\$113.12	\$132.80	\$69.28	\$42.11
<b>Distance from Condominium in miles</b>		0.43	0.81	0.73

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01918-7501	1-01920-0018	1-01918-0036	
Condominium Section	2088-R1			
Address	161 WEST 133 STREET	123 WEST 135 STREET	477 LENOX AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	12	24	15	
Year Built	1910	1910	1926	
Gross SqFt	11,436	16,446	11,790	
Estimated Gross Income	\$318,721	\$482,807	\$310,848	
Gross Income per SqFt	\$27.87	\$29.36	\$26.37	
Estimated Expense	\$130,942	\$210,856	\$118,827	
Expense SqFt	\$11.45	\$12.82	\$10.08	
Net Operating Income	\$187,779	\$271,951	\$192,021	
Full Market Value	\$1,345,001	\$2,040,000	\$1,389,000	
Market Value per SqFt	\$117.61	\$124.04	\$117.81	
Distance from Condominium in miles		0.10	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01922-7501	1-01944-0036	1-01771-0056	
Condominium Section	1733-R1			
Address	227 WEST 116 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	16	80	35	
Year Built	1910	1989	1920	
Gross SqFt	15,210	54,779	28,734	
Estimated Gross Income	\$360,629	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$161,987	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$198,642	\$860,771	\$299,194	
Full Market Value	\$1,253,995	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$82.45	\$69.28	\$42.11	
Distance from Condominium in miles		0.13	0.77	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01923-7501	1-01944-0036	1-01771-0056	
Condominium Section	1894-R1			
Address	257 WEST 117 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	47	80	35	
Year Built	1892	1989	1920	
Gross SqFt	87,400	54,779	28,734	
Estimated Gross Income	\$2,072,254	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$930,810	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$1,141,444	\$860,771	\$299,194	
Full Market Value	\$8,320,999	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.21	\$69.28	\$42.11	
Distance from Condominium in miles		0.10	0.77	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01924-7501	1-01944-0036	1-01771-0056	
Condominium Section	1348-R1			
Address	163 ST NICHOLAS AVENUE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	64	80	35	
Year Built	2003	1989	1920	
Gross SqFt	63,252	54,779	28,734	
Estimated Gross Income	\$1,499,705	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$673,634	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$826,071	\$860,771	\$299,194	
Full Market Value	\$6,021,997	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.21	\$69.28	\$42.11	
Distance from Condominium in miles		0.10	0.77	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01924-7502	1-01944-0036	1-01771-0056	
Condominium Section	1488-R1			
Address	2216 FRED DOUGLASS BOULEV	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	74	80	35	
Year Built	2003	1989	1920	
Gross SqFt	59,844	54,779	28,734	
Estimated Gross Income	\$1,418,901	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$637,339	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$781,562	\$860,771	\$299,194	
Full Market Value	\$5,696,999	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		0.12	0.77	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01924-7502	1-01944-0036	1-01771-0056	
Condominium Section	1488-R2			
Address	276 WEST 119 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	22	80	35	
Year Built	2004	1989	1920	
Gross SqFt	19,500	54,779	28,734	
Estimated Gross Income	\$462,345	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$207,675	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$254,670	\$860,771	\$299,194	
Full Market Value	\$1,856,000	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.18	\$69.28	\$42.11	
Distance from Condominium in miles		0.10	0.77	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01928-7503	1-01928-0036	1-01927-0022	1-01929-0003
Condominium Section	1831-R1			
Address	252 WEST 123 STREET	2058 ADAM C POWELL BOULEV	217 WEST 121 STREET	2294 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	6	19	15	16
Year Built	1910	1910	1910	1910
Gross SqFt	7,739	14,825	9,240	12,833
Estimated Gross Income	\$197,190	\$295,166	\$360,821	\$326,993
Gross Income per SqFt	\$25.48	\$19.91	\$39.05	\$25.48
Estimated Expense	\$67,948	\$132,832	\$65,539	\$112,731
Expense SqFt	\$8.78	\$8.96	\$7.09	\$8.78
Net Operating Income	\$129,242	\$162,334	\$295,282	\$214,262
Full Market Value	\$881,001	\$1,161,000	\$2,175,000	\$1,553,000
Market Value per SqFt	\$113.84	\$78.31	\$235.39	\$121.02
Distance from Condominium in miles		0.00	0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01928-7503	1-01928-0036	1-01927-0022	1-01929-0003
Condominium Section	1831-R2			
Address	256 WEST 123 STREET	2058 ADAM C POWELL BOULEV	217 WEST 121 STREET	2294 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	6	19	15	16
Year Built	1910	1910	1910	1910
Gross SqFt	6,601	14,825	9,240	12,833
Estimated Gross Income	\$168,193	\$295,166	\$360,821	\$326,993
Gross Income per SqFt	\$25.48	\$19.91	\$39.05	\$25.48
Estimated Expense	\$57,957	\$132,832	\$65,539	\$112,731
Expense SqFt	\$8.78	\$8.96	\$7.09	\$8.78
Net Operating Income	\$110,236	\$162,334	\$295,282	\$214,262
Full Market Value	\$749,101	\$1,161,000	\$2,175,000	\$1,553,000
Market Value per SqFt	\$113.48	\$78.31	\$235.39	\$121.02
Distance from Condominium in miles		0.00	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01928-7506	1-01624-0045	1-01724-0053	
Condominium Section	2159-R1			
Address	2280 FREDERICK DOUGLASS B	1501 LEXINGTON AVENUE	40 WEST 127 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-EAST	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	89	161	24	
Year Built	2008	2001	1910	
Gross SqFt	109,191	133,370	22,164	
Estimated Gross Income	\$3,275,730	\$5,334,285	\$559,288	
Gross Income per SqFt	\$30.00	\$40.00	\$25.23	
Estimated Expense	\$912,837	\$1,688,835	\$195,774	
Expense SqFt	\$8.36	\$12.66	\$8.83	
Net Operating Income	\$2,362,893	\$3,645,450	\$363,514	
Full Market Value	\$17,688,028	\$27,552,000	\$2,175,000	
Market Value per SqFt	\$161.99	\$206.58	\$98.13	
Distance from Condominium in miles		1.53	0.41	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01929-7501	1-01944-0036	1-01771-0056	
Condominium Section	1233-R1			
Address	2292 FRED DOUGLASS BOULEV	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	10	80	35	
Year Built	1900	1989	1920	
Gross SqFt	14,160	54,779	28,734	
Estimated Gross Income	\$335,734	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$150,804	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$184,930	\$860,771	\$299,194	
Full Market Value	\$1,346,999	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.13	\$69.28	\$42.11	
Distance from Condominium in miles		0.32	0.70	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01929-7504	1-01735-0059	1-01600-0026	
Condominium Section	2225-R1			
Address	2300 FREDERICK DOUGLASS B	48 WEST 138 STREET	19 WEST 116 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	44	88	38	
Year Built	2008	1940	2008	
Gross SqFt	55,379	41,382	46,774	
Estimated Gross Income	\$1,160,190	\$985,877	\$845,710	
Gross Income per SqFt	\$20.95	\$23.82	\$18.08	
Estimated Expense	\$349,995	\$316,214	\$234,501	
Expense SqFt	\$6.32	\$7.64	\$5.01	
Net Operating Income	\$810,195	\$669,663	\$611,209	
Full Market Value	\$5,818,358	\$4,877,000	\$4,400,000	
Market Value per SqFt	\$105.06	\$117.85	\$94.07	
Distance from Condominium in miles		0.79	0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01930-7501	1-01944-0036	1-01771-0056	
Condominium Section	1712-R1			
Address	267 WEST 124 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	11	80	35	
Year Built	1910	1989	1920	
Gross SqFt	25,230	54,779	28,734	
Estimated Gross Income	\$598,203	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$268,700	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$329,503	\$860,771	\$299,194	
Full Market Value	\$2,402,001	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		0.37	0.71	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01941-7501	1-01467-0018	1-01767-0052	
Condominium Section	2133-R1			
Address	239 WEST 135 STREET	425 EAST 72 STREET	154 EAST 119 STREET	
Neighborhood	HARLEM-CENTRAL	UPPER EAST SIDE (59-79)	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	12	49	48	
Year Built	2008	1938	1915	
Gross SqFt	9,741	57,375	46,518	
Estimated Gross Income	\$185,469	\$1,195,707	\$801,963	
Gross Income per SqFt	\$19.04	\$20.84	\$17.24	
Estimated Expense	\$62,927	\$223,277	\$441,238	
Expense SqFt	\$6.46	\$3.89	\$9.49	
Net Operating Income	\$122,542	\$972,430	\$360,725	
Full Market Value	\$2,039,000	\$6,570,000	\$1,738,000	
Market Value per SqFt	\$209.32	\$114.51	\$37.36	
Distance from Condominium in miles		3.39	1.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01942-7501	1-01941-0001	1-01941-0033	1-01941-0030
Condominium Section	0887-R1			
Address	273 WEST 136 STREET	2536 FRED DOUGLASS BOULEV	2308 ADAM C POWELL BOULEV	2302 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	32	22	18	11
Year Built	1994	1910	1910	1910
Gross SqFt	35,082	30,922	12,870	9,145
Estimated Gross Income	\$679,889	\$499,708	\$249,457	\$196,526
Gross Income per SqFt	\$19.38	\$16.16	\$19.38	\$21.49
Estimated Expense	\$311,177	\$210,377	\$114,200	\$90,444
Expense SqFt	\$8.87	\$6.80	\$8.87	\$9.89
Net Operating Income	\$368,712	\$289,331	\$135,257	\$106,082
Full Market Value	\$2,643,996	\$1,971,000	\$970,000	\$771,000
Market Value per SqFt	\$75.37	\$63.74	\$75.37	\$84.31
Distance from Condominium in miles		0.05	0.05	0.05

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01942-7502	1-01941-0001	1-01941-0033	1-01941-0030
Condominium Section	1284-R1			
Address	2322 ADAM C POWELL BOULEV	2536 FRED DOUGLASS BOULEV	2308 ADAM C POWELL BOULEV	2302 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	22	18	11
Year Built	1933	1910	1910	1910
Gross SqFt	38,386	30,922	12,870	9,145
Estimated Gross Income	\$743,921	\$499,708	\$249,457	\$196,526
Gross Income per SqFt	\$19.38	\$16.16	\$19.38	\$21.49
Estimated Expense	\$340,484	\$210,377	\$114,200	\$90,444
Expense SqFt	\$8.87	\$6.80	\$8.87	\$9.89
Net Operating Income	\$403,437	\$289,331	\$135,257	\$106,082
Full Market Value	\$2,893,001	\$1,971,000	\$970,000	\$771,000
Market Value per SqFt	\$75.37	\$63.74	\$75.37	\$84.31
Distance from Condominium in miles		0.05	0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01943-7501	1-01944-0036	1-01771-0056	
Condominium Section	0793-R1			
Address	352 WEST 117 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	41	80	35	
Year Built	1900	1989	1920	
Gross SqFt	45,436	54,779	28,734	
Estimated Gross Income	\$1,077,288	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$483,893	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$593,395	\$860,771	\$299,194	
Full Market Value	\$4,325,999	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.21	\$69.28	\$42.11	
Distance from Condominium in miles		0.10	0.96	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01943-7503	1-01779-0007	1-01760-0101	
Condominium Section	1515-R1			
Address	304 WEST 117 STREET	107 EAST 130 STREET	45 EAST 135 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	RR-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	95	179	206	
Year Built	2005	1900	1946	
Gross SqFt	147,404	191,721	232,414	
Estimated Gross Income	\$2,811,000	\$3,688,825	\$4,471,645	
Gross Income per SqFt	\$19.07	\$19.24	\$19.24	
Estimated Expense	\$1,097,000	\$1,793,679	\$2,175,395	
Expense SqFt	\$7.44	\$9.36	\$9.36	
Net Operating Income	\$1,714,000	\$1,895,146	\$2,296,250	
Full Market Value	\$8,767,000	\$11,625,000	\$16,470,000	
Market Value per SqFt	\$59.48	\$60.63	\$70.86	
Distance from Condominium in miles		1.08	1.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01944-7502	1-01944-0064	1-01943-0019	
Condominium Section	1190-R1			
Address	370 WEST 118 STREET	35 MORNINGSIDE AVENUE	386 MANHATTAN AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	
Total Units	49	20	20	
Year Built	1931	1901	1900	
Gross SqFt	63,586	10,090	10,005	
Estimated Gross Income	\$1,574,389	\$222,608	\$274,780	
Gross Income per SqFt	\$24.76	\$22.06	\$27.46	
Estimated Expense	\$356,082	\$58,206	\$54,367	
Expense SqFt	\$5.60	\$5.77	\$5.43	
Net Operating Income	\$1,218,307	\$164,402	\$220,413	
Full Market Value	\$6,779,998	\$1,204,000	\$1,589,000	
Market Value per SqFt	\$106.63	\$119.33	\$158.82	
Distance from Condominium in miles		0.00	0.10	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01945-7502	1-01944-0036	1-01771-0056	
Condominium Section	1391-R1			
Address	309 WEST 118 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	48	80	35	
Year Built	2003	1989	1920	
Gross SqFt	108,510	54,779	28,734	
Estimated Gross Income	\$2,572,772	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$1,155,632	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$1,417,140	\$860,771	\$299,194	
Full Market Value	\$10,331,002	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.21	\$69.28	\$42.11	
Distance from Condominium in miles		0.05	0.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01945-7503	1-01748-0035	1-02009-0039	
Condominium Section	1556-R1			
Address	444 MANHATTAN AVENUE	1911 MADISON AVENUE	108 WEST 141 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	RR-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	123	156	55	
Year Built	2004	1997	1903	
Gross SqFt	99,275	194,030	60,218	
Estimated Gross Income	\$2,216,811	\$4,362,345	\$1,335,935	
Gross Income per SqFt	\$22.33	\$22.48	\$22.18	
Estimated Expense	\$764,418	\$1,771,002	\$377,371	
Expense SqFt	\$7.70	\$9.13	\$6.27	
Net Operating Income	\$1,452,393	\$2,591,343	\$958,564	
Full Market Value	\$10,503,000	\$18,944,000	\$7,012,000	
Market Value per SqFt	\$105.80	\$97.63	\$116.44	
Distance from Condominium in miles		0.76	1.14	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01945-7504	1-01944-0036	1-01771-0056	
<b>Condominium Section</b>	1762-R1			
<b>Address</b>	2187 FRED DOUGLASS BOULEV	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	93	80	35	
<b>Year Built</b>	2006	1989	1920	
<b>Gross SqFt</b>	108,572	54,779	28,734	
<b>Estimated Gross Income</b>	\$2,574,242	\$1,535,924	\$556,558	
<b>Gross Income per SqFt</b>	\$23.71	\$28.04	\$19.37	
<b>Estimated Expense</b>	\$1,156,292	\$675,153	\$257,364	
<b>Expense SqFt</b>	\$10.65	\$12.33	\$8.96	
<b>Net Operating Income</b>	\$1,417,950	\$860,771	\$299,194	
<b>Full Market Value</b>	\$10,336,002	\$3,795,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$95.20	\$69.28	\$42.11	
<b>Distance from Condominium in miles</b>		0.05	0.85	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01946-7501	1-01944-0036	1-01771-0056	
<b>Condominium Section</b>	1681-R1			
<b>Address</b>	313 WEST 119 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	54	80	35	
<b>Year Built</b>	2006	1989	1920	
<b>Gross SqFt</b>	67,413	54,779	28,734	
<b>Estimated Gross Income</b>	\$1,598,362	\$1,535,924	\$556,558	
<b>Gross Income per SqFt</b>	\$23.71	\$28.04	\$19.37	
<b>Estimated Expense</b>	\$717,948	\$675,153	\$257,364	
<b>Expense SqFt</b>	\$10.65	\$12.33	\$8.96	
<b>Net Operating Income</b>	\$880,414	\$860,771	\$299,194	
<b>Full Market Value</b>	\$6,417,998	\$3,795,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$95.20	\$69.28	\$42.11	
<b>Distance from Condominium in miles</b>		0.10	0.84	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01946-7502	1-01831-0056	1-01600-0026	1-01820-0058
<b>Condominium Section</b>	2017-R1			
<b>Address</b>	454 MANHATTAN AVENUE	246 WEST 116 STREET	19 WEST 116 STREET	150 WEST 111 STREET
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	RR-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	125	33	38	18
<b>Year Built</b>	2007	2005	2008	2006
<b>Gross SqFt</b>	117,030	37,491	46,774	17,820
<b>Estimated Gross Income</b>	\$1,781,000	\$523,908	\$845,710	\$301,467
<b>Gross Income per SqFt</b>	\$15.22	\$13.97	\$18.08	\$16.92
<b>Estimated Expense</b>	\$360,000	\$231,685	\$234,501	\$139,528
<b>Expense SqFt</b>	\$3.08	\$6.18	\$5.01	\$7.83
<b>Net Operating Income</b>	\$1,421,000	\$292,223	\$611,209	\$161,939
<b>Full Market Value</b>	\$9,210,000	\$1,923,000	\$4,400,000	\$1,171,000
<b>Market Value per SqFt</b>	\$78.70	\$51.29	\$94.07	\$65.71
<b>Distance from Condominium in miles</b>		0.24	0.51	0.54

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-01947-7501	1-01944-0036	1-01771-0056	
<b>Condominium Section</b>	1289-R1			
<b>Address</b>	2235 FRED DOUGLASS BOULEV	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
<b>Neighborhood</b>	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
<b>Building Classification</b>	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	74	80	35	
<b>Year Built</b>	2003	1989	1920	
<b>Gross SqFt</b>	93,600	54,779	28,734	
<b>Estimated Gross Income</b>	\$2,219,256	\$1,535,924	\$556,558	
<b>Gross Income per SqFt</b>	\$23.71	\$28.04	\$19.37	
<b>Estimated Expense</b>	\$996,840	\$675,153	\$257,364	
<b>Expense SqFt</b>	\$10.65	\$12.33	\$8.96	
<b>Net Operating Income</b>	\$1,222,416	\$860,771	\$299,194	
<b>Full Market Value</b>	\$8,911,000	\$3,795,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$95.20	\$69.28	\$42.11	
<b>Distance from Condominium in miles</b>		0.15	0.83	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01950-7501	1-01944-0036	1-01771-0056	
Condominium Section	1852-R1			
Address	258 ST NICHOLAS AVENUE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	52	80	35	
Year Built	2006	1989	1920	
Gross SqFt	70,212	54,779	28,734	
Estimated Gross Income	\$1,664,727	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$747,758	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$916,969	\$860,771	\$299,194	
Full Market Value	\$6,684,006	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		0.30	0.81	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01954-7501	1-01735-0059	1-01594-0012	
Condominium Section	2078-R1			
Address	311 WEST 127 STREET	48 WEST 138 STREET	35 CENTRAL PARK NORTH	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	39	88	64	
Year Built	2009	1940	1920	
Gross SqFt	42,760	41,382	48,369	
Estimated Gross Income	\$1,006,143	\$985,877	\$1,123,950	
Gross Income per SqFt	\$23.53	\$23.82	\$23.24	
Estimated Expense	\$362,605	\$316,214	\$402,970	
Expense SqFt	\$8.48	\$7.64	\$8.33	
Net Operating Income	\$643,538	\$669,663	\$720,980	
Full Market Value	\$2,338,500	\$4,877,000	\$5,261,000	
Market Value per SqFt	\$54.69	\$117.85	\$108.77	
Distance from Condominium in miles		0.69	0.98	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01955-7501	1-01954-0029	1-01954-0001	
Condominium Section	1340-R1			
Address	368 ST NICHOLAS AVENUE	2367 FRED DOUGLASS BOULEV	1 CONVENT AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	15	13	25	
Year Built	1910	1910	1901	
Gross SqFt	23,765	9,690	22,069	
Estimated Gross Income	\$469,121	\$228,386	\$351,070	
Gross Income per SqFt	\$19.74	\$23.57	\$15.91	
Estimated Expense	\$181,089	\$88,922	\$133,517	
Expense SqFt	\$7.62	\$9.18	\$6.05	
Net Operating Income	\$288,032	\$139,464	\$217,553	
Full Market Value	\$1,958,004	\$1,017,000	\$1,485,000	
Market Value per SqFt	\$82.39	\$104.95	\$67.29	
Distance from Condominium in miles		0.05	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01959-7501	1-01944-0036	1-01771-0056	
Condominium Section	1423-R1			
Address	300 WEST 135 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	170	80	35	
Year Built	2003	1989	1920	
Gross SqFt	240,000	54,779	28,734	
Estimated Gross Income	\$5,690,400	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$2,556,000	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$3,134,400	\$860,771	\$299,194	
Full Market Value	\$22,849,001	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		0.85	1.02	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01960-7502	1-02041-0048	1-01941-0001	1-01941-0033
Condominium Section	0899-R1			
Address	300 WEST 137 STREET	2593 FRED DOUGLASS BOULEV	2536 FRED DOUGLASS BOULEV	2308 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	28	18	22	18
Year Built	1994	1920	1910	1910
Gross SqFt	41,964	12,185	30,922	12,870
Estimated Gross Income	\$813,262	\$261,397	\$499,708	\$249,457
Gross Income per SqFt	\$19.38	\$21.45	\$16.16	\$19.38
Estimated Expense	\$372,221	\$79,250	\$210,377	\$114,200
Expense SqFt	\$8.87	\$6.50	\$6.80	\$8.87
Net Operating Income	\$441,041	\$182,147	\$289,331	\$135,257
Full Market Value	\$3,162,003	\$1,336,000	\$1,971,000	\$970,000
Market Value per SqFt	\$75.35	\$109.64	\$63.74	\$75.37
Distance from Condominium in miles		0.10	0.14	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01988-7501	1-01944-0036	1-01771-0056	
Condominium Section	1273-R1			
Address	519 WEST 135 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	13	80	35	
Year Built	2002	1989	1920	
Gross SqFt	21,862	54,779	28,734	
Estimated Gross Income	\$518,348	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$232,830	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$285,518	\$860,771	\$299,194	
Full Market Value	\$2,080,999	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.19	\$69.28	\$42.11	
Distance from Condominium in miles		0.98	1.37	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01988-7502	1-01944-0036	1-01771-0056	
Condominium Section	1565-R1			
Address	504 WEST 136 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	29	80	35	
Year Built	2006	1989	1920	
Gross SqFt	31,308	54,779	28,734	
Estimated Gross Income	\$742,313	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$333,430	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$408,883	\$860,771	\$299,194	
Full Market Value	\$2,980,998	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.22	\$69.28	\$42.11	
Distance from Condominium in miles		0.98	1.37	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01995-7501	1-01944-0036	1-01771-0056	1-01767-0022
Condominium Section	0457-R1			
Address	31 TIEMANN PLACE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	149 EAST 118 STREET
Neighborhood	MORNINGSIDE HEIGHTS	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	48	80	35	42
Year Built	1926	1989	1920	1920
Gross SqFt	37,103	54,779	28,734	40,577
Estimated Gross Income	\$718,685	\$1,535,924	\$556,558	\$695,962
Gross Income per SqFt	\$19.37	\$28.04	\$19.37	\$17.15
Estimated Expense	\$332,443	\$675,153	\$257,364	\$376,767
Expense SqFt	\$8.96	\$12.33	\$8.96	\$9.29
Net Operating Income	\$386,242	\$860,771	\$299,194	\$319,195
Full Market Value	\$2,769,000	\$3,795,000	\$1,210,000	\$1,507,000
Market Value per SqFt	\$74.63	\$69.28	\$42.11	\$37.14
Distance from Condominium in miles		0.76	1.40	1.54

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02007-7501	1-01771-0056	1-01944-0036	
Condominium Section	1922-R1			
Address	555 LENOX AVENUE	2010 LEXINGTON AVENUE	2177 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	32	35	80	
Year Built	1910	1920	1989	
Gross SqFt	23,822	28,734	54,779	
Estimated Gross Income	\$564,820	\$556,558	\$1,535,924	
Gross Income per SqFt	\$23.71	\$19.37	\$28.04	
Estimated Expense	\$253,704	\$257,364	\$675,153	
Expense SqFt	\$10.65	\$8.96	\$12.33	
Net Operating Income	\$311,116	\$299,194	\$860,771	
Full Market Value	\$2,267,999	\$1,210,000	\$3,795,000	
Market Value per SqFt	\$95.21	\$42.11	\$69.28	
Distance from Condominium in miles		0.96	1.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02011-7501	1-01771-0056	1-01944-0036	
Condominium Section	1979-R1			
Address	147 WEST 142 STREET	2010 LEXINGTON AVENUE	2177 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	10	35	80	
Year Built	2008	1920	1989	
Gross SqFt	11,928	28,734	54,779	
Estimated Gross Income	\$282,813	\$556,558	\$1,535,924	
Gross Income per SqFt	\$23.71	\$19.37	\$28.04	
Estimated Expense	\$127,033	\$257,364	\$675,153	
Expense SqFt	\$10.65	\$8.96	\$12.33	
Net Operating Income	\$155,780	\$299,194	\$860,771	
Full Market Value	\$1,135,000	\$1,210,000	\$3,795,000	
Market Value per SqFt	\$95.15	\$42.11	\$69.28	
Distance from Condominium in miles		1.13	1.28	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02023-7503	1-01942-0035	1-01941-0001	1-01941-0033
Condominium Section	0874-R1			
Address	297 WEST 137 STREET	2330 ADAM C POWELL BOULEV	2536 FRED DOUGLASS BOULEV	2308 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	28	10	22	18
Year Built	1993	1905	1910	1910
Gross SqFt	30,976	10,140	30,922	12,870
Estimated Gross Income	\$600,315	\$225,205	\$499,708	\$249,457
Gross Income per SqFt	\$19.38	\$22.21	\$16.16	\$19.38
Estimated Expense	\$274,757	\$59,301	\$210,377	\$114,200
Expense SqFt	\$8.87	\$5.85	\$6.80	\$8.87
Net Operating Income	\$325,558	\$165,904	\$289,331	\$135,257
Full Market Value	\$2,333,998	\$1,971,000	\$1,971,000	\$970,000
Market Value per SqFt	\$75.35	\$194.38	\$63.74	\$75.37
Distance from Condominium in miles		0.05	0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02025-7501	1-02025-0029	1-02025-0043	
Condominium Section	1737-R1			
Address	202 WEST 140 STREET	2380 ADAM C POWELL BOULEV	208 WEST 140 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	C1-WALK-UP	
Total Units	29	21	18	
Year Built	1926	1926	1926	
Gross SqFt	30,584	19,619	15,292	
Estimated Gross Income	\$650,216	\$437,100	\$309,488	
Gross Income per SqFt	\$21.26	\$22.28	\$20.24	
Estimated Expense	\$221,428	\$140,731	\$111,623	
Expense SqFt	\$7.24	\$7.17	\$7.30	
Net Operating Income	\$428,788	\$296,369	\$197,865	
Full Market Value	\$3,145,998	\$2,168,000	\$1,414,000	
Market Value per SqFt	\$102.86	\$110.51	\$92.47	
Distance from Condominium in miles		0.00	0.00	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02034-7501	1-01771-0056	1-01944-0036	
Condominium Section	1365-R1			
Address	255 WEST 148 STREET	2010 LEXINGTON AVENUE	2177 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	104	35	80	
Year Built	1920	1920	1989	
Gross SqFt	143,389	28,734	54,779	
Estimated Gross Income	\$3,399,753	\$556,558	\$1,535,924	
Gross Income per SqFt	\$23.71	\$19.37	\$28.04	
Estimated Expense	\$1,527,093	\$257,364	\$675,153	
Expense SqFt	\$10.65	\$8.96	\$12.33	
Net Operating Income	\$1,872,660	\$299,194	\$860,771	
Full Market Value	\$13,651,000	\$1,210,000	\$3,795,000	
Market Value per SqFt	\$95.20	\$42.11	\$69.28	
Distance from Condominium in miles		1.48	1.56	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02041-7502	1-01942-0035	1-01941-0001	
Condominium Section	0900-R1			
Address	300 WEST 138 STREET	2330 ADAM C POWELL BOULEV	2536 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	28	10	22	
Year Built	1994	1905	1910	
Gross SqFt	36,188	10,140	30,922	
Estimated Gross Income	\$694,448	\$225,205	\$499,708	
Gross Income per SqFt	\$19.19	\$22.21	\$16.16	
Estimated Expense	\$229,070	\$59,301	\$210,377	
Expense SqFt	\$6.33	\$5.85	\$6.80	
Net Operating Income	\$465,378	\$165,904	\$289,331	
Full Market Value	\$3,338,001	\$1,971,000	\$1,971,000	
Market Value per SqFt	\$92.24	\$194.38	\$63.74	
Distance from Condominium in miles		0.14	0.16	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02041-7503	1-01944-0036	1-01771-0056	
Condominium Section	1716-R1			
Address	2605 FRED DOUGLASS BOULEV	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	14	80	35	
Year Built	1894	1989	1920	
Gross SqFt	18,306	54,779	28,734	
Estimated Gross Income	\$434,035	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$194,959	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$239,076	\$860,771	\$299,194	
Full Market Value	\$1,743,000	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.21	\$69.28	\$42.11	
Distance from Condominium in miles		1.05	1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02042-7502	1-02041-0068	1-02041-0048	
Condominium Section	0974-R1			
Address	2611 FRED DOUGLASS BOULEV	90 EDGEcombe AVENUE	2593 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C4-WALK-UP	
Total Units	47	31	18	
Year Built	1896	1920	1920	
Gross SqFt	76,584	23,235	12,185	
Estimated Gross Income	\$1,400,721	\$351,546	\$261,397	
Gross Income per SqFt	\$18.29	\$15.13	\$21.45	
Estimated Expense	\$527,664	\$179,142	\$79,250	
Expense SqFt	\$6.89	\$7.71	\$6.50	
Net Operating Income	\$873,057	\$172,404	\$182,147	
Full Market Value	\$6,281,996	\$1,185,000	\$1,336,000	
Market Value per SqFt	\$82.03	\$51.00	\$109.64	
Distance from Condominium in miles		0.05	0.05	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02044-7501	1-01944-0036	1-01771-0056	
Condominium Section	1422-R1			
Address	300 WEST 145 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	128	80	35	
Year Built	2003	1989	1920	
Gross SqFt	212,047	54,779	28,734	
Estimated Gross Income	\$5,027,634	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$2,258,301	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$2,769,333	\$860,771	\$299,194	
Full Market Value	\$20,188,000	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.21	\$69.28	\$42.11	
Distance from Condominium in miles		1.34	1.36	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02044-7502	1-01944-0036	1-01771-0056	1-01717-0033
Condominium Section	1511-R1			
Address	24 BRADHURST AVENUE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	1460 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	26	80	35	110
Year Built	1920	1989	1920	1998
Gross SqFt	35,390	54,779	28,734	79,352
Estimated Gross Income	\$685,504	\$1,535,924	\$556,558	\$1,202,125
Gross Income per SqFt	\$19.37	\$28.04	\$19.37	\$15.15
Estimated Expense	\$317,094	\$675,153	\$257,364	\$701,622
Expense SqFt	\$8.96	\$12.33	\$8.96	\$8.84
Net Operating Income	\$368,410	\$860,771	\$299,194	\$500,503
Full Market Value	\$2,642,000	\$3,795,000	\$1,210,000	\$3,255,000
Market Value per SqFt	\$74.65	\$69.28	\$42.11	\$41.02
Distance from Condominium in miles		1.30	1.33	1.33

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02045-7501	1-01944-0036	1-01771-0056	
Condominium Section	1640-R1			
Address	68 BRADHURST AVENUE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	180	80	35	
Year Built	2005	1989	1920	
Gross SqFt	204,835	54,779	28,734	
Estimated Gross Income	\$4,856,638	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$2,181,493	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$2,675,145	\$860,771	\$299,194	
Full Market Value	\$19,500,992	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		1.40	1.41	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02045-7502	1-01944-0036	1-01771-0056	
Condominium Section	1717-R1			
Address	102 BRADHURST AVENUE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	135	80	35	
Year Built	2005	1989	1920	
Gross SqFt	164,085	54,779	28,734	
Estimated Gross Income	\$3,890,455	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$1,747,505	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$2,142,950	\$860,771	\$299,194	
Full Market Value	\$15,621,000	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		1.50	1.49	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02045-7503	1-01944-0036	1-01771-0056	
Condominium Section	2049-R1			
Address	130 BRADHURST AVENUE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	134	80	35	
Year Built	2007	1989	1920	
Gross SqFt	161,156	54,779	28,734	
Estimated Gross Income	\$3,821,009	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$1,716,311	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$2,104,698	\$860,771	\$299,194	
Full Market Value	\$15,343,000	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.21	\$69.28	\$42.11	
Distance from Condominium in miles		1.55	1.53	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02051-7501	1-01944-0036	1-01771-0056	
Condominium Section	1327-R1			
Address	330 WEST 145 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	77	80	35	
Year Built	2001	1989	1920	
Gross SqFt	91,858	54,779	28,734	
Estimated Gross Income	\$2,177,953	\$1,535,924	\$556,558	
Gross Income per SqFt	\$23.71	\$28.04	\$19.37	
Estimated Expense	\$978,288	\$675,153	\$257,364	
Expense SqFt	\$10.65	\$12.33	\$8.96	
Net Operating Income	\$1,199,665	\$860,771	\$299,194	
Full Market Value	\$8,745,000	\$3,795,000	\$1,210,000	
Market Value per SqFt	\$95.20	\$69.28	\$42.11	
Distance from Condominium in miles		1.31	1.36	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02066-7501	1-02079-0025	1-02064-0059	
Condominium Section	0561-R1			
Address	443 WEST 151 STREET	507 WEST 147 STREET	474 WEST 150 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	38	30	29	
Year Built	1926	1930	1916	
Gross SqFt	25,050	21,228	19,982	
Estimated Gross Income	\$560,870	\$488,500	\$435,008	
Gross Income per SqFt	\$22.39	\$23.01	\$21.77	
Estimated Expense	\$198,897	\$188,411	\$200,020	
Expense SqFt	\$7.94	\$8.88	\$10.01	
Net Operating Income	\$361,973	\$300,089	\$234,988	
Full Market Value	\$2,646,002	\$2,191,000	\$1,722,000	
Market Value per SqFt	\$105.63	\$103.21	\$86.18	
Distance from Condominium in miles		0.25	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02067-7501	1-01944-0036	1-01771-0056	1-01767-0022
Condominium Section	1823-R1			
Address	469 WEST 152 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	149 EAST 118 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	6	80	35	42
Year Built	1920	1989	1920	1920
Gross SqFt	6,390	54,779	28,734	40,577
Estimated Gross Income	\$123,774	\$1,535,924	\$556,558	\$695,962
Gross Income per SqFt	\$19.37	\$28.04	\$19.37	\$17.15
Estimated Expense	\$57,254	\$675,153	\$257,364	\$376,767
Expense SqFt	\$8.96	\$12.33	\$8.96	\$9.29
Net Operating Income	\$66,520	\$860,771	\$299,194	\$319,195
Full Market Value	\$476,001	\$3,795,000	\$1,210,000	\$1,507,000
Market Value per SqFt	\$74.49	\$69.28	\$42.11	\$37.14
Distance from Condominium in miles		1.76	1.83	2.04

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02067-7501	1-01944-0036	1-01771-0056	1-01717-0033
<b>Condominium Section</b>	1823-R2			
<b>Address</b>	479 WEST 152 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	1460 5 AVENUE
<b>Neighborhood</b>	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	20	80	35	110
<b>Year Built</b>	1920	1989	1920	1998
<b>Gross SqFt</b>	17,565	54,779	28,734	79,352
<b>Estimated Gross Income</b>	\$340,234	\$1,535,924	\$556,558	\$1,202,125
<b>Gross Income per SqFt</b>	\$19.37	\$28.04	\$19.37	\$15.15
<b>Estimated Expense</b>	\$157,382	\$675,153	\$257,364	\$701,622
<b>Expense SqFt</b>	\$8.96	\$12.33	\$8.96	\$8.84
<b>Net Operating Income</b>	\$182,852	\$860,771	\$299,194	\$500,503
<b>Full Market Value</b>	\$1,311,001	\$3,795,000	\$1,210,000	\$3,255,000
<b>Market Value per SqFt</b>	\$74.64	\$69.28	\$42.11	\$41.02
<b>Distance from Condominium in miles</b>		1.76	1.83	1.84

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02079-7501	1-01944-0036	1-01771-0056	
<b>Condominium Section</b>	1490-R1			
<b>Address</b>	529 WEST 147 STREET	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	
<b>Neighborhood</b>	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	12	80	35	
<b>Year Built</b>	2005	1989	1920	
<b>Gross SqFt</b>	12,000	54,779	28,734	
<b>Estimated Gross Income</b>	\$284,520	\$1,535,924	\$556,558	
<b>Gross Income per SqFt</b>	\$23.71	\$28.04	\$19.37	
<b>Estimated Expense</b>	\$127,800	\$675,153	\$257,364	
<b>Expense SqFt</b>	\$10.65	\$12.33	\$8.96	
<b>Net Operating Income</b>	\$156,720	\$860,771	\$299,194	
<b>Full Market Value</b>	\$1,142,004	\$3,795,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$95.17	\$69.28	\$42.11	
<b>Distance from Condominium in miles</b>		1.55	1.74	



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02090-7501	1-01944-0036	1-01771-0056	1-01767-0022
<b>Condominium Section</b>	1832-R1			
<b>Address</b>	660 RIVERSIDE DRIVE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	149 EAST 118 STREET
<b>Neighborhood</b>	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	54	80	35	42
<b>Year Built</b>	1908	1989	1920	1920
<b>Gross SqFt</b>	30,886	54,779	28,734	40,577
<b>Estimated Gross Income</b>	\$598,262	\$1,535,924	\$556,558	\$695,962
<b>Gross Income per SqFt</b>	\$19.37	\$28.04	\$19.37	\$17.15
<b>Estimated Expense</b>	\$276,739	\$675,153	\$257,364	\$376,767
<b>Expense SqFt</b>	\$8.96	\$12.33	\$8.96	\$9.29
<b>Net Operating Income</b>	\$321,523	\$860,771	\$299,194	\$319,195
<b>Full Market Value</b>	\$2,305,012	\$3,795,000	\$1,210,000	\$1,507,000
<b>Market Value per SqFt</b>	\$74.63	\$69.28	\$42.11	\$37.14
<b>Distance from Condominium in miles</b>		1.39	1.70	1.89

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02090-7502	1-01944-0036	1-01771-0056	1-01767-0052
<b>Condominium Section</b>	2015-R1			
<b>Address</b>	668 RIVERSIDE DRIVE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	154 EAST 119 STREET
<b>Neighborhood</b>	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	64	80	35	48
<b>Year Built</b>	1907	1989	1920	1915
<b>Gross SqFt</b>	43,135	54,779	28,734	46,518
<b>Estimated Gross Income</b>	\$835,525	\$1,535,924	\$556,558	\$801,963
<b>Gross Income per SqFt</b>	\$19.37	\$28.04	\$19.37	\$17.24
<b>Estimated Expense</b>	\$386,490	\$675,153	\$257,364	\$441,238
<b>Expense SqFt</b>	\$8.96	\$12.33	\$8.96	\$9.49
<b>Net Operating Income</b>	\$449,035	\$860,771	\$299,194	\$360,725
<b>Full Market Value</b>	\$3,220,000	\$3,795,000	\$1,210,000	\$1,738,000
<b>Market Value per SqFt</b>	\$74.65	\$69.28	\$42.11	\$37.36
<b>Distance from Condominium in miles</b>		1.39	1.70	1.89

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02092-7501	1-01944-0036	1-01771-0056	1-01767-0022
Condominium Section	1897-R1			
Address	680 RIVERSIDE DRIVE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	149 EAST 118 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	25	80	35	42
Year Built	1926	1989	1920	1920
Gross SqFt	24,132	54,779	28,734	40,577
Estimated Gross Income	\$467,437	\$1,535,924	\$556,558	\$695,962
Gross Income per SqFt	\$19.37	\$28.04	\$19.37	\$17.15
Estimated Expense	\$216,223	\$675,153	\$257,364	\$376,767
Expense SqFt	\$8.96	\$12.33	\$8.96	\$9.29
Net Operating Income	\$251,214	\$860,771	\$299,194	\$319,195
Full Market Value	\$1,800,999	\$3,795,000	\$1,210,000	\$1,507,000
Market Value per SqFt	\$74.63	\$69.28	\$42.11	\$37.14
Distance from Condominium in miles		1.49	1.76	1.96

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02093-7501	1-01944-0036	1-01771-0056	1-01767-0022
Condominium Section	1896-R1			
Address	690 RIVERSIDE DRIVE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	149 EAST 118 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	35	80	35	42
Year Built	1920	1989	1920	1920
Gross SqFt	30,441	54,779	28,734	40,577
Estimated Gross Income	\$589,642	\$1,535,924	\$556,558	\$695,962
Gross Income per SqFt	\$19.37	\$28.04	\$19.37	\$17.15
Estimated Expense	\$272,751	\$675,153	\$257,364	\$376,767
Expense SqFt	\$8.96	\$12.33	\$8.96	\$9.29
Net Operating Income	\$316,891	\$860,771	\$299,194	\$319,195
Full Market Value	\$2,272,000	\$3,795,000	\$1,210,000	\$1,507,000
Market Value per SqFt	\$74.64	\$69.28	\$42.11	\$37.14
Distance from Condominium in miles		1.54	1.79	1.99

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02094-7501	1-01944-0036	1-01771-0056	1-01767-0052
<b>Condominium Section</b>	1673-R1			
<b>Address</b>	706 RIVERSIDE DRIVE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	154 EAST 119 STREET
<b>Neighborhood</b>	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	50	80	35	48
<b>Year Built</b>	1913	1989	1920	1915
<b>Gross SqFt</b>	86,020	54,779	28,734	46,518
<b>Estimated Gross Income</b>	\$1,666,207	\$1,535,924	\$556,558	\$801,963
<b>Gross Income per SqFt</b>	\$19.37	\$28.04	\$19.37	\$17.24
<b>Estimated Expense</b>	\$770,739	\$675,153	\$257,364	\$441,238
<b>Expense SqFt</b>	\$8.96	\$12.33	\$8.96	\$9.49
<b>Net Operating Income</b>	\$895,468	\$860,771	\$299,194	\$360,725
<b>Full Market Value</b>	\$6,421,002	\$3,795,000	\$1,210,000	\$1,738,000
<b>Market Value per SqFt</b>	\$74.65	\$69.28	\$42.11	\$37.36
<b>Distance from Condominium in miles</b>		1.58	1.83	2.03

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02094-7502	1-01944-0036	1-01771-0056	1-01767-0022
<b>Condominium Section</b>	2100-R1			
<b>Address</b>	700 RIVERSIDE DRIVE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	149 EAST 118 STREET
<b>Neighborhood</b>	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	36	80	35	42
<b>Year Built</b>	1920	1989	1920	1920
<b>Gross SqFt</b>	38,578	54,779	28,734	40,577
<b>Estimated Gross Income</b>	\$747,256	\$1,535,924	\$556,558	\$695,962
<b>Gross Income per SqFt</b>	\$19.37	\$28.04	\$19.37	\$17.15
<b>Estimated Expense</b>	\$345,659	\$675,153	\$257,364	\$376,767
<b>Expense SqFt</b>	\$8.96	\$12.33	\$8.96	\$9.29
<b>Net Operating Income</b>	\$401,597	\$860,771	\$299,194	\$319,195
<b>Full Market Value</b>	\$1,650,003	\$3,795,000	\$1,210,000	\$1,507,000
<b>Market Value per SqFt</b>	\$42.77	\$69.28	\$42.11	\$37.14
<b>Distance from Condominium in miles</b>		1.58	1.83	2.03

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02095-7501	1-02095-0033	1-02096-0034	
Condominium Section	1710-R1			
Address	608 WEST 149 STREET	3607 BROADWAY	3631 BROADWAY	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	49	92	51	
Year Built	2005	1920	1920	
Gross SqFt	67,805	56,436	57,612	
Estimated Gross Income	\$1,467,300	\$1,364,823	\$1,100,457	
Gross Income per SqFt	\$21.64	\$24.18	\$19.10	
Estimated Expense	\$444,801	\$470,031	\$275,261	
Expense SqFt	\$6.56	\$8.33	\$4.78	
Net Operating Income	\$1,022,499	\$894,792	\$825,196	
Full Market Value	\$7,495,006	\$6,511,000	\$5,385,000	
Market Value per SqFt	\$110.54	\$115.37	\$93.47	
Distance from Condominium in miles		0.00	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02096-7501	1-01944-0036	1-01771-0056	1-01767-0052
Condominium Section	1680-R1			
Address	725 RIVERSIDE DRIVE	2177 FRED DOUGLASS BOULEV	2010 LEXINGTON AVENUE	154 EAST 119 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	74	80	35	48
Year Built	1912	1989	1920	1915
Gross SqFt	107,100	54,779	28,734	46,518
Estimated Gross Income	\$2,074,527	\$1,535,924	\$556,558	\$801,963
Gross Income per SqFt	\$19.37	\$28.04	\$19.37	\$17.24
Estimated Expense	\$959,616	\$675,153	\$257,364	\$441,238
Expense SqFt	\$8.96	\$12.33	\$8.96	\$9.49
Net Operating Income	\$1,114,911	\$860,771	\$299,194	\$360,725
Full Market Value	\$7,993,998	\$3,795,000	\$1,210,000	\$1,738,000
Market Value per SqFt	\$74.64	\$69.28	\$42.11	\$37.36
Distance from Condominium in miles		1.68	1.90	2.10

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02122-7501	1-01821-0055	1-01883-0036	
Condominium Section	1873-R1			
Address	540 WEST 163 STREET	132 WEST 112 STREET	1050 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	UPPER WEST SIDE (96-116)	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	13	29	100	
Year Built	2008	2004	1991	
Gross SqFt	22,052	35,987	67,536	
Estimated Gross Income	\$525,000	\$693,290	\$1,946,157	
Gross Income per SqFt	\$23.81	\$19.27	\$28.82	
Estimated Expense	\$135,000	\$166,916	\$598,034	
Expense SqFt	\$6.12	\$4.64	\$8.86	
Net Operating Income	\$390,000	\$526,374	\$1,348,123	
Full Market Value	\$2,827,999	\$3,405,000	\$3,893,000	
Market Value per SqFt	\$128.24	\$94.62	\$57.64	
Distance from Condominium in miles		2.64	2.54	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-7501	1-01771-0056	1-01767-0052	
Condominium Section	1833-R1			
Address	801 RIVERSIDE DRIVE	2010 LEXINGTON AVENUE	154 EAST 119 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	
Total Units	48	35	48	
Year Built	1920	1920	1915	
Gross SqFt	52,476	28,734	46,518	
Estimated Gross Income	\$960,836	\$556,558	\$801,963	
Gross Income per SqFt	\$18.31	\$19.37	\$17.24	
Estimated Expense	\$484,353	\$257,364	\$441,238	
Expense SqFt	\$9.23	\$8.96	\$9.49	
Net Operating Income	\$476,483	\$299,194	\$360,725	
Full Market Value	\$3,428,002	\$1,210,000	\$1,738,000	
Market Value per SqFt	\$65.33	\$42.11	\$37.36	
Distance from Condominium in miles		2.26	2.47	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-7502	1-01767-0052	1-01717-0033	
Condominium Section	1909-R1			
Address	779 RIVERSIDE DRIVE	154 EAST 119 STREET	1460 5 AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	93	48	110	
Year Built	1930	1915	1998	
Gross SqFt	97,650	46,518	79,352	
Estimated Gross Income	\$1,581,930	\$801,963	\$1,202,125	
Gross Income per SqFt	\$16.20	\$17.24	\$15.15	
Estimated Expense	\$895,451	\$441,238	\$701,622	
Expense SqFt	\$9.17	\$9.49	\$8.84	
Net Operating Income	\$686,479	\$360,725	\$500,503	
Full Market Value	\$4,673,994	\$1,738,000	\$3,255,000	
Market Value per SqFt	\$47.86	\$37.36	\$41.02	
Distance from Condominium in miles		2.47	2.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-7503	1-01687-0014	1-02009-0054	
Condominium Section	2059-R1			
Address	807 RIVERSIDE DRIVE	325 EAST 115 STREET	164 WEST 141 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-EAST	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	53	44	84	
Year Built	1900	1998	1920	
Gross SqFt	58,230	39,792	53,525	
Estimated Gross Income	\$676,633	\$532,019	\$527,706	
Gross Income per SqFt	\$11.62	\$13.37	\$9.86	
Estimated Expense	\$362,191	\$281,727	\$300,111	
Expense SqFt	\$6.22	\$7.08	\$5.61	
Net Operating Income	\$314,442	\$250,292	\$227,595	
Full Market Value	\$1,693,970	\$1,605,000	\$1,347,000	
Market Value per SqFt	\$29.09	\$40.33	\$25.17	
Distance from Condominium in miles		2.75	1.24	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-7501	1-02009-0054	1-01771-0056	1-01767-0052
Condominium Section	1946-R1			
Address	812 RIVERSIDE DRIVE	164 WEST 141 STREET	2010 LEXINGTON AVENUE	154 EAST 119 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	41	84	35	48
Year Built	1920	1920	1920	1915
Gross SqFt	51,426	53,525	28,734	46,518
Estimated Gross Income	\$886,584	\$527,706	\$556,558	\$801,963
Gross Income per SqFt	\$17.24	\$9.86	\$19.37	\$17.24
Estimated Expense	\$488,033	\$300,111	\$257,364	\$441,238
Expense SqFt	\$9.49	\$5.61	\$8.96	\$9.49
Net Operating Income	\$398,551	\$227,595	\$299,194	\$360,725
Full Market Value	\$2,877,999	\$1,347,000	\$1,210,000	\$1,738,000
Market Value per SqFt	\$55.96	\$25.17	\$42.11	\$37.36
Distance from Condominium in miles		1.26	2.29	2.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02164-7501	1-01944-0036	1-01717-0033	
Condominium Section	0769-R1			
Address	4260 BROADWAY	2177 FRED DOUGLASS BOULEV	1460 5 AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
Total Units	113	80	110	
Year Built	1969	1989	1998	
Gross SqFt	109,752	54,779	79,352	
Estimated Gross Income	\$2,370,643	\$1,535,924	\$1,202,125	
Gross Income per SqFt	\$21.60	\$28.04	\$15.15	
Estimated Expense	\$1,162,274	\$675,153	\$701,622	
Expense SqFt	\$10.59	\$12.33	\$8.84	
Net Operating Income	\$1,208,369	\$860,771	\$500,503	
Full Market Value	\$8,769,541	\$3,795,000	\$3,255,000	
Market Value per SqFt	\$79.90	\$69.28	\$41.02	
Distance from Condominium in miles		3.36	3.43	

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02179-7501	1-02179-0425	1-02176-0104	
<b>Condominium Section</b>	0448-R1			
<b>Address</b>	255 CABRINI BOULEVARD	825 WEST 187 STREET	454 FT WASHINGTON AVENUE	
<b>Neighborhood</b>	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	79	87	96	
<b>Year Built</b>	1937	1929	1920	
<b>Gross SqFt</b>	101,844	78,564	101,100	
<b>Estimated Gross Income</b>	\$2,322,043	\$1,806,174	\$1,883,493	
<b>Gross Income per SqFt</b>	\$22.80	\$22.99	\$18.63	
<b>Estimated Expense</b>	\$809,660	\$758,209	\$903,834	
<b>Expense SqFt</b>	\$7.95	\$9.65	\$8.94	
<b>Net Operating Income</b>	\$1,512,383	\$1,047,965	\$979,659	
<b>Full Market Value</b>	\$10,988,001	\$7,652,000	\$7,043,000	
<b>Market Value per SqFt</b>	\$107.89	\$97.40	\$69.66	
<b>Distance from Condominium in miles</b>		0.39	0.43	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02179-7502	1-01771-0056	1-01944-0036	1-01717-0033
<b>Condominium Section</b>	0648-R1			
<b>Address</b>	92 PINEHURST AVENUE	2010 LEXINGTON AVENUE	2177 FRED DOUGLASS BOULEV	1460 5 AVENUE
<b>Neighborhood</b>	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	RR-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	72	35	80	110
<b>Year Built</b>	1928	1920	1989	1998
<b>Gross SqFt</b>	72,986	28,734	54,779	79,352
<b>Estimated Gross Income</b>	\$1,124,725	\$556,558	\$1,535,924	\$1,202,125
<b>Gross Income per SqFt</b>	\$15.41	\$19.37	\$28.04	\$15.15
<b>Estimated Expense</b>	\$513,092	\$257,364	\$675,153	\$701,622
<b>Expense SqFt</b>	\$7.03	\$8.96	\$12.33	\$8.84
<b>Net Operating Income</b>	\$611,633	\$299,194	\$860,771	\$500,503
<b>Full Market Value</b>	\$3,982,000	\$1,210,000	\$3,795,000	\$3,255,000
<b>Market Value per SqFt</b>	\$54.56	\$42.11	\$69.28	\$41.02
<b>Distance from Condominium in miles</b>		3.48	3.41	3.51



**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-7503	1-02026-0033	1-01944-0036	
Condominium Section	1362-R1			
Address	340 CABRINI BOULEVARD	202 WEST 141 STREET	2177 FRED DOUGLASS BOULEV	
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	20	69	80	
Year Built	2002	1992	1989	
Gross SqFt	22,838	28,351	54,779	
Estimated Gross Income	\$681,714	\$1,350,493	\$1,535,924	
Gross Income per SqFt	\$29.85	\$47.63	\$28.04	
Estimated Expense	\$282,506	\$535,786	\$675,153	
Expense SqFt	\$12.37	\$18.90	\$12.33	
Net Operating Income	\$399,208	\$814,707	\$860,771	
Full Market Value	\$2,991,000	\$3,765,000	\$3,795,000	
Market Value per SqFt	\$130.97	\$132.80	\$69.28	
Distance from Condominium in miles		2.95	4.02	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-7501	1-01771-0056	1-01717-0033	1-01467-0018
Condominium Section	0699-R1			
Address	1 BENNETT AVENUE	2010 LEXINGTON AVENUE	1460 5 AVENUE	425 EAST 72 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	UPPER EAST SIDE (59-79)
Building Classification	R9-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	65	35	110	49
Year Built	1950	1920	1998	1938
Gross SqFt	55,522	28,734	79,352	57,375
Estimated Gross Income	\$1,075,461	\$556,558	\$1,202,125	\$1,195,707
Gross Income per SqFt	\$19.37	\$19.37	\$15.15	\$20.84
Estimated Expense	\$497,477	\$257,364	\$701,622	\$223,277
Expense SqFt	\$8.96	\$8.96	\$8.84	\$3.89
Net Operating Income	\$577,984	\$299,194	\$500,503	\$972,430
Full Market Value	\$4,144,000	\$1,210,000	\$3,255,000	\$6,570,000
Market Value per SqFt	\$74.64	\$42.11	\$41.02	\$114.51
Distance from Condominium in miles		3.34	3.40	5.86

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02180-7503	1-02026-0033	1-01717-0033	1-01944-0036
<b>Condominium Section</b>	1451-R1			
<b>Address</b>	736 WEST 187 STREET	202 WEST 141 STREET	1460 5 AVENUE	2177 FRED DOUGLASS BOULEV
<b>Neighborhood</b>	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
<b>Building Classification</b>	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	56	69	110	80
<b>Year Built</b>	2003	1992	1998	1989
<b>Gross SqFt</b>	75,765	28,351	79,352	54,779
<b>Estimated Gross Income</b>	\$2,124,451	\$1,350,493	\$1,202,125	\$1,535,924
<b>Gross Income per SqFt</b>	\$28.04	\$47.63	\$15.15	\$28.04
<b>Estimated Expense</b>	\$934,182	\$535,786	\$701,622	\$675,153
<b>Expense SqFt</b>	\$12.33	\$18.90	\$8.84	\$12.33
<b>Net Operating Income</b>	\$1,190,269	\$814,707	\$500,503	\$860,771
<b>Full Market Value</b>	\$8,567,994	\$3,765,000	\$3,255,000	\$3,795,000
<b>Market Value per SqFt</b>	\$113.09	\$132.80	\$41.02	\$69.28
<b>Distance from Condominium in miles</b>		2.45	3.60	3.52

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02221-7501	1-02009-0054	1-01717-0033	1-01687-0014
<b>Condominium Section</b>	0557-R1			
<b>Address</b>	571 ACADEMY STREET	164 WEST 141 STREET	1460 5 AVENUE	325 EAST 115 STREET
<b>Neighborhood</b>	INWOOD	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	89	84	110	44
<b>Year Built</b>	1925	1920	1998	1998
<b>Gross SqFt</b>	76,970	53,525	79,352	39,792
<b>Estimated Gross Income</b>	\$1,029,089	\$527,706	\$1,202,125	\$532,019
<b>Gross Income per SqFt</b>	\$13.37	\$9.86	\$15.15	\$13.37
<b>Estimated Expense</b>	\$525,705	\$300,111	\$701,622	\$281,727
<b>Expense SqFt</b>	\$6.83	\$5.61	\$8.84	\$7.08
<b>Net Operating Income</b>	\$503,384	\$227,595	\$500,503	\$250,292
<b>Full Market Value</b>	\$3,338,998	\$1,347,000	\$3,255,000	\$1,605,000
<b>Market Value per SqFt</b>	\$43.38	\$25.17	\$41.02	\$40.33
<b>Distance from Condominium in miles</b>		3.32	4.43	4.77

**BOROUGH OF MANHATTAN - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	1-02248-7501	1-01944-0036	1-01717-0033	
<b>Condominium Section</b>	1893-R1			
<b>Address</b>	175 PAYSON AVENUE	2177 FRED DOUGLASS BOULEV	1460 5 AVENUE	
<b>Neighborhood</b>	INWOOD	HARLEM-CENTRAL	HARLEM-CENTRAL	
<b>Building Classification</b>	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	12	80	110	
<b>Year Built</b>	2006	1989	1998	
<b>Gross SqFt</b>	10,950	54,779	79,352	
<b>Estimated Gross Income</b>	\$236,520	\$1,535,924	\$1,202,125	
<b>Gross Income per SqFt</b>	\$21.60	\$28.04	\$15.15	
<b>Estimated Expense</b>	\$115,961	\$675,153	\$701,622	
<b>Expense SqFt</b>	\$10.59	\$12.33	\$8.84	
<b>Net Operating Income</b>	\$120,559	\$860,771	\$500,503	
<b>Full Market Value</b>	\$884,000	\$3,795,000	\$3,255,000	
<b>Market Value per SqFt</b>	\$80.73	\$69.28	\$41.02	
<b>Distance from Condominium in miles</b>		4.61	4.66	