

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00011-0014	1-00026-0014	1-00071-0001	1-00065-0010
Address	26 BEAVER STREET	37 WALL STREET	156 FRONT STREET	9 MAIDEN LANE
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	21	374	66	68
Year Built	1909	1904	1930	1900
Gross SqFt	51,387	377,214	52,969	58,354
Estimated Gross Income	\$1,734,825	\$13,406,186	\$1,788,390	\$2,099,485
Gross Income per SqFt	\$33.76	\$35.54	\$33.76	\$35.98
Estimated Expense	\$527,744	\$4,692,542	\$543,771	\$645,225
Expense SqFt	\$10.27	\$12.44	\$10.27	\$11.06
Net Operating Income	\$1,207,081	\$8,713,644	\$1,244,619	\$1,454,260
Full Market Value	\$8,960,000	\$64,398,000	\$9,239,000	\$10,730,000
Market Value per SqFt	\$174.36	\$170.72	\$174.42	\$183.88
Distance from Cooperative in miles		0.14	0.35	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00028-0001	1-00150-0022	1-00144-0026	1-00174-0028
Address	3 HANOVER SQUARE	108 DUANE STREET	142 WEST BROADWAY	71 FRANKLIN STREET
Neighborhood	FINANCIAL	CIVIC CENTER	TRIBECA	CIVIC CENTER
Building Classification	D0-ELEVATOR	C7-WALK-UP	D5-ELEVATOR	D9-ELEVATOR
Total Units	211	9	9	10
Year Built	1926	1915	1915	1921
Gross SqFt	239,121	20,000	20,250	18,095
Estimated Gross Income	\$7,879,037	\$631,094	\$549,828	\$606,002
Gross Income per SqFt	\$32.95	\$31.55	\$27.15	\$33.49
Estimated Expense	\$2,647,069	\$189,039	\$194,770	
Expense SqFt	\$11.07	\$9.45	\$9.62	
Net Operating Income	\$5,231,968	\$442,055	\$355,058	\$606,002
Full Market Value	\$38,899,000	\$7,889,000	\$6,186,000	\$7,575,000
Market Value per SqFt	\$162.67	\$394.45	\$305.48	\$418.62
Distance from Cooperative in miles		0.74	0.84	0.91

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00064-0008	1-00077-0024	1-00065-0010	1-00065-0020
Address	53 LIBERTY STREET	82 FULTON STREET	9 MAIDEN LANE	12 JOHN STREET
Neighborhood	FINANCIAL	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	92	205	68	20
Year Built	1911	1900	1900	1900
Gross SqFt	167,448	159,000	58,354	31,118
Estimated Gross Income	\$5,326,521	\$5,447,340	\$2,099,485	\$890,618
Gross Income per SqFt	\$31.81	\$34.26	\$35.98	\$28.62
Estimated Expense	\$1,558,941	\$1,906,410	\$645,225	\$250,756
Expense SqFt	\$9.31	\$11.99	\$11.06	\$8.06
Net Operating Income	\$3,767,580	\$3,540,930	\$1,454,260	\$639,862
Full Market Value	\$28,097,000	\$26,237,000	\$10,730,000	\$4,807,000
Market Value per SqFt	\$167.80	\$165.01	\$183.88	\$154.48
Distance from Cooperative in miles		0.15	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00065-0017	1-00097-0033	1-00150-0022	1-00174-0028
Address	176 BROADWAY	234 FRONT STREET	108 DUANE STREET	71 FRANKLIN STREET
Neighborhood	FINANCIAL	SOUTHBRIDGE	CIVIC CENTER	CIVIC CENTER
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP	D9-ELEVATOR
Total Units	83	8	9	10
Year Built	1927	1900	1915	1921
Gross SqFt	168,176	9,826	20,000	18,095
Estimated Gross Income	\$5,541,399	\$288,295	\$631,094	\$606,002
Gross Income per SqFt	\$32.95	\$29.34	\$31.55	\$33.49
Estimated Expense	\$1,861,708		\$189,039	
Expense SqFt	\$11.07		\$9.45	
Net Operating Income	\$3,679,691	\$288,295	\$442,055	\$606,002
Full Market Value	\$27,358,000	\$3,604,000	\$7,889,000	\$7,575,000
Market Value per SqFt	\$162.67	\$366.78	\$394.45	\$418.62
Distance from Cooperative in miles		0.38	0.42	0.60

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00094-0001	1-00341-0058	1-00336-0001	1-00460-0001
Address	80 GOLD STREET	410 GRAND STREET	16 BIALYSTOKER PLACE	1 COOPER SQUARE
Neighborhood	SOUTHBRIDGE	LOWER EAST SIDE	LOWER EAST SIDE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	1,664	404	128	153
Year Built	1971	1972	1982	1985
Gross SqFt	2,075,590	225,000	98,052	122,689
Estimated Gross Income	\$36,447,360	\$2,723,730	\$1,957,118	\$2,458,276
Gross Income per SqFt	\$17.56	\$12.11	\$19.96	\$20.04
Estimated Expense	\$18,680,310	\$1,579,119	\$919,728	\$1,106,655
Expense SqFt	\$9.00	\$7.02	\$9.38	\$9.02
Net Operating Income	\$17,767,050	\$1,144,611	\$1,037,390	\$1,351,621
Full Market Value	\$128,180,000	\$7,280,000	\$7,420,000	\$7,725,000
Market Value per SqFt	\$61.76	\$32.36	\$75.67	\$62.96
Distance from Cooperative in miles		1.05	1.14	1.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00100-0026	1-00077-0024	1-00065-0020	1-00026-0014
Address	138 NASSAU STREET	82 FULTON STREET	12 JOHN STREET	37 WALL STREET
Neighborhood	SOUTHBRIDGE	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	43	205	20	374
Year Built	1901	1900	1900	1904
Gross SqFt	79,422	159,000	31,118	377,214
Estimated Gross Income	\$2,289,736	\$5,447,340	\$890,618	\$13,406,186
Gross Income per SqFt	\$28.83	\$34.26	\$28.62	\$35.54
Estimated Expense	\$935,591	\$1,906,410	\$250,756	\$4,692,542
Expense SqFt	\$11.78	\$11.99	\$8.06	\$12.44
Net Operating Income	\$1,354,145	\$3,540,930	\$639,862	\$8,713,644
Full Market Value	\$10,168,000	\$26,237,000	\$4,807,000	\$64,398,000
Market Value per SqFt	\$128.02	\$165.01	\$154.48	\$170.72
Distance from Cooperative in miles		0.14	0.22	0.40

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00101-0001	1-00077-0024	1-00065-0020	1-00026-0014
Address	36 PARK ROW	82 FULTON STREET	12 JOHN STREET	37 WALL STREET
Neighborhood	SOUTHBRIDGE	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	51	205	20	374
Year Built	1900	1900	1900	1904
Gross SqFt	111,685	159,000	31,118	377,214
Estimated Gross Income	\$3,219,879	\$5,447,340	\$890,618	\$13,406,186
Gross Income per SqFt	\$28.83	\$34.26	\$28.62	\$35.54
Estimated Expense	\$1,315,649	\$1,906,410	\$250,756	\$4,692,542
Expense SqFt	\$11.78	\$11.99	\$8.06	\$12.44
Net Operating Income	\$1,904,230	\$3,540,930	\$639,862	\$8,713,644
Full Market Value	\$14,298,000	\$26,237,000	\$4,807,000	\$64,398,000
Market Value per SqFt	\$128.02	\$165.01	\$154.48	\$170.72
Distance from Cooperative in miles		0.19	0.20	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00106-0007	1-00077-0024	1-00071-0001	1-00065-0020
Address	266 WATER STREET	82 FULTON STREET	156 FRONT STREET	12 JOHN STREET
Neighborhood	SOUTHBRIDGE	FINANCIAL	FINANCIAL	FINANCIAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	24	205	66	20
Year Built	1900	1900	1930	1900
Gross SqFt	41,203	159,000	52,969	31,118
Estimated Gross Income	\$1,391,013	\$5,447,340	\$1,788,390	\$890,618
Gross Income per SqFt	\$33.76	\$34.26	\$33.76	\$28.62
Estimated Expense	\$423,155	\$1,906,410	\$543,771	\$250,756
Expense SqFt	\$10.27	\$11.99	\$10.27	\$8.06
Net Operating Income	\$967,858	\$3,540,930	\$1,244,619	\$639,862
Full Market Value	\$7,184,000	\$26,237,000	\$9,239,000	\$4,807,000
Market Value per SqFt	\$174.36	\$165.01	\$174.42	\$154.48
Distance from Cooperative in miles		0.24	0.28	0.39

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00117-0001	1-00163-0021	1-00304-0035	1-00470-0029
Address	185 PARK ROW	67 BAYARD STREET	75 CHRYSTIE STREET	212 GRAND STREET
Neighborhood	CIVIC CENTER	CHINATOWN	CHINATOWN	LITTLE ITALY
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	D9-ELEVATOR
Total Units	880	28	45	16
Year Built	1960	1945	1910	1920
Gross SqFt	515,425	14,200	26,964	14,221
Estimated Gross Income	\$13,751,539	\$374,596	\$745,551	\$379,406
Gross Income per SqFt	\$26.68	\$26.38	\$27.65	\$26.68
Estimated Expense	\$4,767,681	\$157,336	\$277,544	\$131,484
Expense SqFt	\$9.25	\$11.08	\$10.29	\$9.25
Net Operating Income	\$8,983,858	\$217,260	\$468,007	\$247,922
Full Market Value	\$64,955,000	\$1,572,000	\$3,373,000	\$1,793,000
Market Value per SqFt	\$126.02	\$110.70	\$125.09	\$126.08
Distance from Cooperative in miles		0.20	0.44	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00134-0025	1-00065-0020	1-00180-0029	1-00173-0027
Address	258 BROADWAY	12 JOHN STREET	7 HARRISON STREET	343 BROADWAY
Neighborhood	CIVIC CENTER	FINANCIAL	TRIBECA	CIVIC CENTER
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	46	20	49	359
Year Built	1915	1900	1900	2005
Gross SqFt	88,320	31,118	33,400	396,000
Estimated Gross Income	\$2,527,718	\$890,618	\$634,619	\$14,128,690
Gross Income per SqFt	\$28.62	\$28.62	\$19.00	\$35.68
Estimated Expense	\$711,859	\$250,756	\$298,271	\$3,635,867
Expense SqFt	\$8.06	\$8.06	\$8.93	\$9.18
Net Operating Income	\$1,815,859	\$639,862	\$336,348	\$10,492,823
Full Market Value	\$13,641,000	\$4,807,000	\$2,414,000	\$77,529,000
Market Value per SqFt	\$154.45	\$154.48	\$72.28	\$195.78
Distance from Cooperative in miles		0.29	0.34	0.27

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00137-0005	1-00220-0027	1-00179-0032	
Address	76 WARREN STREET	36 LAIGHT STREET	176 WEST BROADWAY	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	34	13	17	
Year Built	1915	1900	2008	
Gross SqFt	70,000	26,712	52,930	
Estimated Gross Income	\$2,191,700	\$853,854	\$1,622,305	
Gross Income per SqFt	\$31.31	\$31.97	\$30.65	
Estimated Expense	\$686,700	\$271,026	\$501,776	
Expense SqFt	\$9.81	\$10.15	\$9.48	
Net Operating Income	\$1,505,000	\$582,828	\$1,120,529	
Full Market Value	\$11,235,000	\$4,345,000	\$8,377,000	
Market Value per SqFt	\$160.50	\$162.66	\$158.27	
Distance from Cooperative in miles		0.49	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00137-0035	1-00065-0010	1-00077-0024	1-00477-0001
Address	90 WEST BROADWAY	9 MAIDEN LANE	82 FULTON STREET	80 VARICK STREET
Neighborhood	TRIBECA	FINANCIAL	FINANCIAL	SOHO
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	21	68	205	64
Year Built	1920	1900	1900	1920
Gross SqFt	48,079	58,354	159,000	125,235
Estimated Gross Income	\$1,529,393	\$2,099,485	\$5,447,340	\$2,411,005
Gross Income per SqFt	\$31.81	\$35.98	\$34.26	\$19.25
Estimated Expense	\$447,615	\$645,225	\$1,906,410	\$1,143,952
Expense SqFt	\$9.31	\$11.06	\$11.99	\$9.13
Net Operating Income	\$1,081,778	\$1,454,260	\$3,540,930	\$1,267,053
Full Market Value	\$8,068,000	\$10,730,000	\$26,237,000	\$9,087,000
Market Value per SqFt	\$167.81	\$183.88	\$165.01	\$72.56
Distance from Cooperative in miles		0.41	0.50	0.59

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00140-0001	1-00220-0027	1-00144-0026	
Address	139 CHAMBERS STREET	36 LAIGHT STREET	142 WEST BROADWAY	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	
Total Units	11	13	9	
Year Built	1915	1900	1915	
Gross SqFt	26,531	26,712	20,250	
Estimated Gross Income	\$784,256	\$853,854	\$549,828	
Gross Income per SqFt	\$29.56	\$31.97	\$27.15	
Estimated Expense	\$262,126	\$271,026	\$194,770	
Expense SqFt	\$9.88	\$10.15	\$9.62	
Net Operating Income	\$522,130	\$582,828	\$355,058	
Full Market Value	\$3,915,000	\$4,345,000	\$6,186,000	
Market Value per SqFt	\$147.56	\$162.66	\$305.48	
Distance from Cooperative in miles		0.44	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00143-0001	1-00140-0005	1-00220-0027	
Address	47 HUDSON STREET	147 CHAMBERS STREET	36 LAIGHT STREET	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	45	123	13	
Year Built	1930	1997	1900	
Gross SqFt	77,630	130,568	26,712	
Estimated Gross Income	\$2,352,189	\$5,593,246	\$853,854	
Gross Income per SqFt	\$30.30	\$42.84	\$31.97	
Estimated Expense	\$707,209	\$1,503,252	\$271,026	
Expense SqFt	\$9.11	\$11.51	\$10.15	
Net Operating Income	\$1,644,980	\$4,089,994	\$582,828	
Full Market Value	\$12,315,000	\$30,849,000	\$4,345,000	
Market Value per SqFt	\$158.64	\$236.27	\$162.66	
Distance from Cooperative in miles		0.11	0.34	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00143-0004	1-00065-0020	1-00077-0024	
Address	55 HUDSON STREET	12 JOHN STREET	82 FULTON STREET	
Neighborhood	TRIBECA	FINANCIAL	FINANCIAL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	63	20	205	
Year Built	1900	1900	1900	
Gross SqFt	103,750	31,118	159,000	
Estimated Gross Income	\$3,135,325	\$890,618	\$5,447,340	
Gross Income per SqFt	\$30.22	\$28.62	\$34.26	
Estimated Expense	\$901,588	\$250,756	\$1,906,410	
Expense SqFt	\$8.69	\$8.06	\$11.99	
Net Operating Income	\$2,233,737	\$639,862	\$3,540,930	
Full Market Value	\$16,725,000	\$4,807,000	\$26,237,000	
Market Value per SqFt	\$161.20	\$154.48	\$165.01	
Distance from Cooperative in miles		0.55	0.63	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00143-0009	1-00220-0027	1-00179-0032	
Address	173 DUANE STREET	36 LAIGHT STREET	176 WEST BROADWAY	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	11	13	17	
Year Built	1925	1900	2008	
Gross SqFt	24,500	26,712	52,930	
Estimated Gross Income	\$767,095	\$853,854	\$1,622,305	
Gross Income per SqFt	\$31.31	\$31.97	\$30.65	
Estimated Expense	\$240,345	\$271,026	\$501,776	
Expense SqFt	\$9.81	\$10.15	\$9.48	
Net Operating Income	\$526,750	\$582,828	\$1,120,529	
Full Market Value	\$3,836,000	\$4,345,000	\$8,377,000	
Market Value per SqFt	\$156.57	\$162.66	\$158.27	
Distance from Cooperative in miles		0.34	0.12	

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00143-0021	1-00180-0029	1-00220-0027	1-00151-0001
Address	335 GREENWICH STREET	7 HARRISON STREET	36 LAIGHT STREET	101 DUANE STREET
Neighborhood	TRIBECA	TRIBECA	TRIBECA	CIVIC CENTER
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	29	49	13	443
Year Built	1931	1900	1900	1988
Gross SqFt	55,800	33,400	26,712	434,418
Estimated Gross Income	\$1,783,926	\$634,619	\$853,854	\$17,024,841
Gross Income per SqFt	\$31.97	\$19.00	\$31.97	\$39.19
Estimated Expense	\$566,370	\$298,271	\$271,026	\$5,786,448
Expense SqFt	\$10.15	\$8.93	\$10.15	\$13.32
Net Operating Income	\$1,217,556	\$336,348	\$582,828	\$11,238,393
Full Market Value	\$9,077,000	\$2,414,000	\$4,345,000	\$84,991,000
Market Value per SqFt	\$162.67	\$72.28	\$162.66	\$195.64
Distance from Cooperative in miles		0.05	0.34	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00144-0001	1-00218-0006	1-00179-0032	
Address	16 HUDSON STREET	415 WASHINGTON STREET	176 WEST BROADWAY	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	33	21	17	
Year Built	1915	2010	2008	
Gross SqFt	78,306	45,001	52,930	
Estimated Gross Income	\$2,426,703	\$1,877,892	\$1,622,305	
Gross Income per SqFt	\$30.99	\$41.73	\$30.65	
Estimated Expense	\$694,574	\$315,316	\$501,776	
Expense SqFt	\$8.87	\$7.01	\$9.48	
Net Operating Income	\$1,732,129	\$1,562,576	\$1,120,529	
Full Market Value	\$12,939,000	\$11,794,000	\$8,377,000	
Market Value per SqFt	\$165.24	\$262.08	\$158.27	
Distance from Cooperative in miles		0.43	0.14	

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00144-0023	1-00218-0006	1-00179-0032	
Address	84 THOMAS STREET	415 WASHINGTON STREET	176 WEST BROADWAY	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	16	21	17	
Year Built	1910	2010	2008	
Gross SqFt	37,960	45,001	52,930	
Estimated Gross Income	\$1,176,380	\$1,877,892	\$1,622,305	
Gross Income per SqFt	\$30.99	\$41.73	\$30.65	
Estimated Expense	\$336,705	\$315,316	\$501,776	
Expense SqFt	\$8.87	\$7.01	\$9.48	
Net Operating Income	\$839,675	\$1,562,576	\$1,120,529	
Full Market Value	\$6,272,000	\$11,794,000	\$8,377,000	
Market Value per SqFt	\$165.23	\$262.08	\$158.27	
Distance from Cooperative in miles		0.39	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00146-0021	1-00149-0009	1-00173-0017	
Address	134 DUANE STREET	91 CHAMBERS STREET	74 LEONARD STREET	
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	20	39	19	
Year Built	1920	2009	1920	
Gross SqFt	38,700	45,000	23,000	
Estimated Gross Income	\$1,123,074	\$1,593,450	\$680,655	
Gross Income per SqFt	\$29.02	\$35.41	\$29.59	
Estimated Expense	\$306,891	\$468,450	\$244,216	
Expense SqFt	\$7.93	\$10.41	\$10.62	
Net Operating Income	\$816,183	\$1,125,000	\$436,439	
Full Market Value	\$6,126,000	\$5,220,000	\$3,272,000	
Market Value per SqFt	\$158.29	\$116.00	\$142.26	
Distance from Cooperative in miles		0.10	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00150-0010	1-00149-0009	1-00173-0017	
Address	74 READE STREET	91 CHAMBERS STREET	74 LEONARD STREET	
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	12	39	19	
Year Built	1915	2009	1920	
Gross SqFt	17,056	45,000	23,000	
Estimated Gross Income	\$488,825	\$1,593,450	\$680,655	
Gross Income per SqFt	\$28.66	\$35.41	\$29.59	
Estimated Expense	\$127,238	\$468,450	\$244,216	
Expense SqFt	\$7.46	\$10.41	\$10.62	
Net Operating Income	\$361,587	\$1,125,000	\$436,439	
Full Market Value	\$2,716,000	\$5,220,000	\$3,272,000	
Market Value per SqFt	\$159.24	\$116.00	\$142.26	
Distance from Cooperative in miles		0.04	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00161-0001	1-00163-0021	1-00107-0042	
Address	196 PARK ROW	67 BAYARD STREET	23 PECK SLIP	
Neighborhood	CIVIC CENTER	CHINATOWN	SOUTHBRIDGE	
Building Classification	D4-ELEVATOR	C7-WALK-UP	D7-ELEVATOR	
Total Units	253	28	24	
Year Built	1965	1945	1900	
Gross SqFt	306,862	14,200	25,903	
Estimated Gross Income	\$9,521,928	\$374,596	\$959,447	
Gross Income per SqFt	\$31.03	\$26.38	\$37.04	
Estimated Expense	\$2,611,396	\$157,336	\$326,119	
Expense SqFt	\$8.51	\$11.08	\$12.59	
Net Operating Income	\$6,910,532	\$217,260	\$633,328	
Full Market Value	\$51,617,000	\$1,572,000	\$2,948,000	
Market Value per SqFt	\$168.21	\$110.70	\$113.81	
Distance from Cooperative in miles		0.14	0.38	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00172-0001	1-00151-0001	1-00163-0021	1-00470-0029
Address	364 BROADWAY	101 DUANE STREET	67 BAYARD STREET	212 GRAND STREET
Neighborhood	CHINATOWN	CIVIC CENTER	CHINATOWN	LITTLE ITALY
Building Classification	D0-ELEVATOR	D6-ELEVATOR	C7-WALK-UP	D9-ELEVATOR
Total Units	40	443	28	16
Year Built	1920	1988	1945	1920
Gross SqFt	93,378	434,418	14,200	14,221
Estimated Gross Income	\$2,491,325	\$17,024,841	\$374,596	\$379,406
Gross Income per SqFt	\$26.68	\$39.19	\$26.38	\$26.68
Estimated Expense	\$863,747	\$5,786,448	\$157,336	\$131,484
Expense SqFt	\$9.25	\$13.32	\$11.08	\$9.25
Net Operating Income	\$1,627,578	\$11,238,393	\$217,260	\$247,922
Full Market Value	\$11,768,000	\$84,991,000	\$1,572,000	\$1,793,000
Market Value per SqFt	\$126.03	\$195.64	\$110.70	\$126.08
Distance from Cooperative in miles		0.19	0.31	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00178-0025	1-00149-0009	1-00173-0017	
Address	13 WHITE STREET	91 CHAMBERS STREET	74 LEONARD STREET	
Neighborhood	CIVIC CENTER	CIVIC CENTER	CIVIC CENTER	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	29	39	19	
Year Built	1890	2009	1920	
Gross SqFt	49,000	45,000	23,000	
Estimated Gross Income	\$1,187,760	\$1,593,450	\$680,655	
Gross Income per SqFt	\$24.24	\$35.41	\$29.59	
Estimated Expense	\$480,690	\$468,450	\$244,216	
Expense SqFt	\$9.81	\$10.41	\$10.62	
Net Operating Income	\$707,070	\$1,125,000	\$436,439	
Full Market Value	\$5,144,000	\$5,220,000	\$3,272,000	
Market Value per SqFt	\$104.98	\$116.00	\$142.26	
Distance from Cooperative in miles		0.29	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-0006	1-00163-0021	1-00489-0036	
Address	7 WORTH STREET	67 BAYARD STREET	59 THOMPSON STREET	
Neighborhood	TRIBECA	CHINATOWN	SOHO	
Building Classification	D4-ELEVATOR	C7-WALK-UP	D9-ELEVATOR	
Total Units	18	28	36	
Year Built	1920	1945	1900	
Gross SqFt	43,094	14,200	15,918	
Estimated Gross Income	\$1,090,709	\$374,596	\$385,865	
Gross Income per SqFt	\$25.31	\$26.38	\$24.24	
Estimated Expense	\$380,520	\$157,336	\$156,079	
Expense SqFt	\$8.83	\$11.08	\$9.81	
Net Operating Income	\$710,189	\$217,260	\$229,786	
Full Market Value	\$5,155,000	\$1,572,000	\$1,672,000	
Market Value per SqFt	\$119.62	\$110.70	\$105.04	
Distance from Cooperative in miles		0.56	0.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-0011	1-00220-0027	1-00179-0032	
Address	1 WORTH STREET	36 LAIGHT STREET	176 WEST BROADWAY	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	11	13	17	
Year Built	1915	1900	2008	
Gross SqFt	19,285	26,712	52,930	
Estimated Gross Income	\$603,813	\$853,854	\$1,622,305	
Gross Income per SqFt	\$31.31	\$31.97	\$30.65	
Estimated Expense	\$189,186	\$271,026	\$501,776	
Expense SqFt	\$9.81	\$10.15	\$9.48	
Net Operating Income	\$414,627	\$582,828	\$1,120,529	
Full Market Value	\$2,869,000	\$4,345,000	\$8,377,000	
Market Value per SqFt	\$148.77	\$162.66	\$158.27	
Distance from Cooperative in miles		0.27	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-0017	1-00220-0027	1-00504-0031	1-00489-0036
Address	84 HUDSON STREET	36 LAIGHT STREET	112 SULLIVAN STREET	59 THOMPSON STREET
Neighborhood	TRIBECA	TRIBECA	SOHO	SOHO
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	38	13	60	36
Year Built	1915	1900	1920	1900
Gross SqFt	51,748	26,712	38,880	15,918
Estimated Gross Income	\$1,529,153	\$853,854	\$1,149,094	\$385,865
Gross Income per SqFt	\$29.55	\$31.97	\$29.55	\$24.24
Estimated Expense	\$474,529	\$271,026	\$356,644	\$156,079
Expense SqFt	\$9.17	\$10.15	\$9.17	\$9.81
Net Operating Income	\$1,054,624	\$582,828	\$792,450	\$229,786
Full Market Value	\$7,907,000	\$4,345,000	\$5,941,000	\$1,672,000
Market Value per SqFt	\$152.80	\$162.66	\$152.80	\$105.04
Distance from Cooperative in miles		0.27	0.58	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00179-0056	1-00220-0027	1-00504-0031	1-00163-0021
Address	100 HUDSON STREET	36 LAIGHT STREET	112 SULLIVAN STREET	67 BAYARD STREET
Neighborhood	TRIBECA	TRIBECA	SOHO	CHINATOWN
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	49	13	60	28
Year Built	1919	1900	1920	1945
Gross SqFt	73,954	26,712	38,880	14,200
Estimated Gross Income	\$2,185,341	\$853,854	\$1,149,094	\$374,596
Gross Income per SqFt	\$29.55	\$31.97	\$29.55	\$26.38
Estimated Expense	\$678,158	\$271,026	\$356,644	\$157,336
Expense SqFt	\$9.17	\$10.15	\$9.17	\$11.08
Net Operating Income	\$1,507,183	\$582,828	\$792,450	\$217,260
Full Market Value	\$11,300,000	\$4,345,000	\$5,941,000	\$1,572,000
Market Value per SqFt	\$152.80	\$162.66	\$152.80	\$110.70
Distance from Cooperative in miles		0.24	0.55	0.57

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00187-0030	1-00179-0032	1-00220-0027	
Address	105 HUDSON STREET	176 WEST BROADWAY	36 LAIGHT STREET	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	32	17	13	
Year Built	1920	2008	1900	
Gross SqFt	89,724	52,930	26,712	
Estimated Gross Income	\$2,651,344	\$1,622,305	\$853,854	
Gross Income per SqFt	\$29.55	\$30.65	\$31.97	
Estimated Expense	\$822,769	\$501,776	\$271,026	
Expense SqFt	\$9.17	\$9.48	\$10.15	
Net Operating Income	\$1,828,575	\$1,120,529	\$582,828	
Full Market Value	\$13,710,000	\$8,377,000	\$4,345,000	
Market Value per SqFt	\$152.80	\$158.27	\$162.66	
Distance from Cooperative in miles		0.12	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00188-0001	1-00220-0027	1-00179-0032	
Address	55 NORTH MOORE STREET	36 LAIGHT STREET	176 WEST BROADWAY	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	14	13	17	
Year Built	1915	1900	2008	
Gross SqFt	23,700	26,712	52,930	
Estimated Gross Income	\$742,050	\$853,854	\$1,622,305	
Gross Income per SqFt	\$31.31	\$31.97	\$30.65	
Estimated Expense	\$237,650	\$271,026	\$501,776	
Expense SqFt	\$10.03	\$10.15	\$9.48	
Net Operating Income	\$504,400	\$582,828	\$1,120,529	
Full Market Value	\$3,765,000	\$4,345,000	\$8,377,000	
Market Value per SqFt	\$158.86	\$162.66	\$158.27	
Distance from Cooperative in miles		0.17	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00189-0025	1-00220-0027	1-00144-0026	
Address	34 NORTH MOORE STREET	36 LAIGHT STREET	142 WEST BROADWAY	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	
Total Units	14	13	9	
Year Built	1910	1900	1915	
Gross SqFt	28,500	26,712	20,250	
Estimated Gross Income	\$842,460	\$853,854	\$549,828	
Gross Income per SqFt	\$29.56	\$31.97	\$27.15	
Estimated Expense	\$281,580	\$271,026	\$194,770	
Expense SqFt	\$9.88	\$10.15	\$9.62	
Net Operating Income	\$560,880	\$582,828	\$355,058	
Full Market Value	\$4,205,000	\$4,345,000	\$6,186,000	
Market Value per SqFt	\$147.54	\$162.66	\$305.48	
Distance from Cooperative in miles		0.19	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00210-0026	1-00489-0036	1-00504-0036	
Address	45 LISPENARD STREET	59 THOMPSON STREET	100 SULLIVAN STREET	
Neighborhood	TRIBECA	SOHO	SOHO	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	19	36	70	
Year Built	1920	1900	1920	
Gross SqFt	37,400	15,918	53,200	
Estimated Gross Income	\$891,990	\$385,865	\$1,247,289	
Gross Income per SqFt	\$23.85	\$24.24	\$23.45	
Estimated Expense	\$310,794	\$156,079	\$362,260	
Expense SqFt	\$8.31	\$9.81	\$6.81	
Net Operating Income	\$581,196	\$229,786	\$885,029	
Full Market Value	\$4,232,000	\$1,672,000	\$6,455,000	
Market Value per SqFt	\$113.16	\$105.04	\$121.33	
Distance from Cooperative in miles		0.32	0.43	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00214-0025	1-00214-0002	1-00174-0007	
Address	135 HUDSON STREET	399 GREENWICH STREET	75 LEONARD STREET	
Neighborhood	TRIBECA	TRIBECA	CIVIC CENTER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	22	18	
Year Built	1915	1915	1920	
Gross SqFt	22,363	7,450	23,072	
Estimated Gross Income	\$650,092	\$276,437	\$760,127	
Gross Income per SqFt	\$29.07	\$37.11	\$32.95	
Estimated Expense	\$206,858	\$88,706	\$398,147	
Expense SqFt	\$9.25	\$11.91	\$17.26	
Net Operating Income	\$443,234	\$187,731	\$361,980	
Full Market Value	\$3,326,000	\$1,381,000	\$2,691,000	
Market Value per SqFt	\$148.73	\$185.37	\$116.63	
Distance from Cooperative in miles		0.04	0.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00219-0026	1-00220-0027	1-00179-0032	
Address	165 HUDSON STREET	36 LAIGHT STREET	176 WEST BROADWAY	
Neighborhood	TRIBECA	TRIBECA	TRIBECA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	18	13	17	
Year Built	1910	1900	2008	
Gross SqFt	30,000	26,712	52,930	
Estimated Gross Income	\$803,100	\$853,854	\$1,622,305	
Gross Income per SqFt	\$26.77	\$31.97	\$30.65	
Estimated Expense	\$152,100	\$271,026	\$501,776	
Expense SqFt	\$5.07	\$10.15	\$9.48	
Net Operating Income	\$651,000	\$582,828	\$1,120,529	
Full Market Value	\$4,706,000	\$4,345,000	\$8,377,000	
Market Value per SqFt	\$156.87	\$162.66	\$158.27	
Distance from Cooperative in miles		0.09	0.29	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00229-0020	1-00173-0027	1-00504-0031	
Address	71 GRAND STREET	343 BROADWAY	112 SULLIVAN STREET	
Neighborhood	SOHO	CIVIC CENTER	SOHO	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	18	359	60	
Year Built	1920	2005	1920	
Gross SqFt	42,240	396,000	38,880	
Estimated Gross Income	\$1,377,869	\$14,128,690	\$1,149,094	
Gross Income per SqFt	\$32.62	\$35.68	\$29.55	
Estimated Expense	\$387,763	\$3,635,867	\$356,644	
Expense SqFt	\$9.18	\$9.18	\$9.17	
Net Operating Income	\$990,106	\$10,492,823	\$792,450	
Full Market Value	\$7,366,000	\$77,529,000	\$5,941,000	
Market Value per SqFt	\$174.38	\$195.78	\$152.80	
Distance from Cooperative in miles		0.31	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00229-0022	1-00489-0001	1-00504-0031	1-00504-0036
Address	75 GRAND STREET	55 SULLIVAN STREET	112 SULLIVAN STREET	100 SULLIVAN STREET
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	40	60	70
Year Built	1915	2009	1920	1920
Gross SqFt	85,676	65,000	38,880	53,200
Estimated Gross Income	\$2,531,726	\$3,361,800	\$1,149,094	\$1,247,289
Gross Income per SqFt	\$29.55	\$51.72	\$29.55	\$23.45
Estimated Expense	\$785,649	\$852,150	\$356,644	\$362,260
Expense SqFt	\$9.17	\$13.11	\$9.17	\$6.81
Net Operating Income	\$1,746,077	\$2,509,650	\$792,450	\$885,029
Full Market Value	\$13,091,000	\$16,400,000	\$5,941,000	\$6,455,000
Market Value per SqFt	\$152.80	\$252.31	\$152.80	\$121.33
Distance from Cooperative in miles		0.22	0.33	0.33

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00230-0031	1-00476-0057	1-00476-0045	1-00488-0010
Address	31 MERCER STREET	32 THOMPSON STREET	30 GRAND STREET	72 THOMPSON STREET
Neighborhood	SOHO	SOHO	SOHO	SOHO
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	14	18	44	36
Year Built	1920	1920	1900	1910
Gross SqFt	30,000	8,992	26,952	19,002
Estimated Gross Income	\$926,400	\$388,275	\$1,078,338	\$586,820
Gross Income per SqFt	\$30.88	\$43.18	\$40.01	\$30.88
Estimated Expense	\$244,500	\$128,136	\$322,592	\$154,899
Expense SqFt	\$8.15	\$14.25	\$11.97	\$8.15
Net Operating Income	\$681,900	\$260,139	\$755,746	\$431,921
Full Market Value	\$5,095,000	\$1,960,000	\$5,712,000	\$3,227,000
Market Value per SqFt	\$169.83	\$217.97	\$211.93	\$169.82
Distance from Cooperative in miles		0.16	0.19	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00232-0009	1-00489-0001	1-00504-0031	
Address	452 BROADWAY	55 SULLIVAN STREET	112 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	28	40	60	
Year Built	1900	2009	1920	
Gross SqFt	42,111	65,000	38,880	
Estimated Gross Income	\$1,157,631	\$3,361,800	\$1,149,094	
Gross Income per SqFt	\$27.49	\$51.72	\$29.55	
Estimated Expense	\$290,566	\$852,150	\$356,644	
Expense SqFt	\$6.90	\$13.11	\$9.17	
Net Operating Income	\$867,065	\$2,509,650	\$792,450	
Full Market Value	\$6,251,000	\$16,400,000	\$5,941,000	
Market Value per SqFt	\$148.44	\$252.31	\$152.80	
Distance from Cooperative in miles		0.33	0.43	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00243-0056	1-00900-0027	1-00246-0001	
Address	645 WATER STREET	329 2 AVENUE	257 SOUTH STREET	
Neighborhood	LOWER EAST SIDE	GRAMERCY	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	212	302	254	
Year Built	1962	1963	1978	
Gross SqFt	251,500	291,894	262,875	
Estimated Gross Income	\$6,360,435	\$7,482,187	\$6,647,247	
Gross Income per SqFt	\$25.29	\$25.63	\$25.29	
Estimated Expense	\$2,862,196	\$2,365,821	\$2,111,998	
Expense SqFt	\$11.38	\$8.11	\$8.03	
Net Operating Income	\$3,498,239	\$5,116,366	\$4,535,249	
Full Market Value	\$18,900,000	\$37,080,000	\$31,565,889	
Market Value per SqFt	\$75.15	\$127.03	\$120.08	
Distance from Cooperative in miles		1.71	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00244-0019	1-00336-0001	1-00341-0001	
Address	605 WATER STREET	16 BIALYSTOKER PLACE	444 GRAND STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	124	128	202	
Year Built	1964	1982	1976	
Gross SqFt	124,600	98,052	265,180	
Estimated Gross Income	\$1,685,838	\$1,957,118	\$2,516,669	
Gross Income per SqFt	\$13.53	\$19.96	\$9.49	
Estimated Expense	\$955,682	\$919,728	\$1,682,349	
Expense SqFt	\$7.67	\$9.38	\$6.34	
Net Operating Income	\$730,156	\$1,037,390	\$834,320	
Full Market Value	\$4,833,000	\$7,420,000	\$4,953,000	
Market Value per SqFt	\$38.79	\$75.67	\$18.68	
Distance from Cooperative in miles		0.35	0.35	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00253-0001	1-00199-0034	1-00304-0031	
Address	2 MONROE STREET	106 BAYARD STREET	83 CHRYSTIE STREET	
Neighborhood	LOWER EAST SIDE	CHINATOWN	CHINATOWN	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	C7-WALK-UP	
Total Units	1,618	54	30	
Year Built	1935	1915	1910	
Gross SqFt	1,396,625	30,582	22,044	
Estimated Gross Income	\$19,832,075	\$455,245	\$349,177	
Gross Income per SqFt	\$14.20	\$14.89	\$15.84	
Estimated Expense	\$10,488,654	\$234,825	\$160,260	
Expense SqFt	\$7.51	\$7.68	\$7.27	
Net Operating Income	\$9,343,421	\$220,420	\$188,917	
Full Market Value	\$64,781,000	\$1,519,000	\$1,188,000	
Market Value per SqFt	\$46.38	\$49.67	\$53.89	
Distance from Cooperative in miles		0.44	0.47	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00259-0071	1-00354-0022	1-00304-0021	
Address	35 MONTGOMERY STREET	149 NORFOLK STREET	249 GRAND STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	CHINATOWN	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	145	35	26	
Year Built	1964	1912	1910	
Gross SqFt	287,175	22,404	26,565	
Estimated Gross Income	\$3,842,402	\$328,004	\$321,912	
Gross Income per SqFt	\$13.38	\$14.64	\$12.12	
Estimated Expense	\$1,992,995	\$108,280	\$186,077	
Expense SqFt	\$6.94	\$4.83	\$7.00	
Net Operating Income	\$1,849,407	\$219,724	\$135,835	
Full Market Value	\$12,267,000	\$1,517,000	\$864,000	
Market Value per SqFt	\$42.72	\$67.71	\$32.52	
Distance from Cooperative in miles		0.57	0.66	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00263-0008	1-00246-0001	1-00273-0017	1-00354-0022
Address	453 F D R DRIVE	257 SOUTH STREET	191 MADISON STREET	149 NORFOLK STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	836	254	24	35
Year Built	1955	1978	1910	1912
Gross SqFt	923,000	262,875	8,995	22,404
Estimated Gross Income	\$21,127,470	\$6,647,247	\$205,854	\$328,004
Gross Income per SqFt	\$22.89	\$25.29	\$22.89	\$14.64
Estimated Expense	\$9,248,460	\$2,111,998	\$90,133	\$108,280
Expense SqFt	\$10.02	\$8.03	\$10.02	\$4.83
Net Operating Income	\$11,879,010	\$4,535,249	\$115,721	\$219,724
Full Market Value	\$86,759,000	\$31,565,889	\$845,000	\$1,517,000
Market Value per SqFt	\$94.00	\$120.08	\$93.94	\$67.71
Distance from Cooperative in miles		0.45	0.62	0.64

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00267-0001	1-00935-0013	1-00886-0062	
Address	305 MADISON STREET	315 EAST 29 STREET	175 LEXINGTON AVENUE	
Neighborhood	LOWER EAST SIDE	KIPS BAY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	143	208	17	
Year Built	1964	1970	1915	
Gross SqFt	136,070	165,105	25,284	
Estimated Gross Income	\$2,779,910	\$3,122,777	\$554,731	
Gross Income per SqFt	\$20.43	\$18.91	\$21.94	
Estimated Expense	\$1,100,806	\$1,562,072	\$255,116	
Expense SqFt	\$8.09	\$9.46	\$10.09	
Net Operating Income	\$1,679,104	\$1,560,705	\$299,615	
Full Market Value	\$11,991,000	\$8,400,000	\$2,195,000	
Market Value per SqFt	\$88.12	\$50.88	\$86.81	
Distance from Cooperative in miles		1.93	2.07	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00289-9001	1-00304-0035	1-00236-0027	1-00424-0028
Address	1 BOWERY	75 CHRYSTIE STREET	133 MULBERRY STREET	139 CHRYSTIE STREET
Neighborhood	CHINATOWN	CHINATOWN	CHINATOWN	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	790	45	17	11
Year Built	1977	1910	1920	1900
Gross SqFt	1,217,600	26,964	41,900	10,960
Estimated Gross Income	\$38,390,928	\$745,551	\$1,465,401	\$345,608
Gross Income per SqFt	\$31.53	\$27.65	\$34.97	\$31.53
Estimated Expense	\$15,134,768	\$277,544	\$248,405	\$136,244
Expense SqFt	\$12.43	\$10.29	\$5.93	\$12.43
Net Operating Income	\$23,256,160	\$468,007	\$1,216,996	\$209,364
Full Market Value	\$173,528,000	\$3,373,000	\$9,005,000	\$1,562,000
Market Value per SqFt	\$142.52	\$125.09	\$214.92	\$142.52
Distance from Cooperative in miles		0.19	0.29	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00299-0027	1-00409-0031	1-00355-0044	
Address	25 ORCHARD STREET	252 BROOME STREET	178 NORFOLK STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C8-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	15	17	21	
Year Built	1900	1920	1900	
Gross SqFt	12,325	12,531	11,830	
Estimated Gross Income	\$337,844	\$349,161	\$348,111	
Gross Income per SqFt	\$27.41	\$27.86	\$29.43	
Estimated Expense	\$79,475	\$109,987	\$136,042	
Expense SqFt	\$6.45	\$8.78	\$11.50	
Net Operating Income	\$258,369	\$239,174	\$212,069	
Full Market Value	\$1,863,000	\$1,723,000	\$1,590,000	
Market Value per SqFt	\$151.16	\$137.50	\$134.40	
Distance from Cooperative in miles		0.23	0.51	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00311-0013	1-00470-0029	1-00304-0021	
Address	357 GRAND STREET	212 GRAND STREET	249 GRAND STREET	
Neighborhood	LOWER EAST SIDE	LITTLE ITALY	CHINATOWN	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	893	16	26	
Year Built	1960	1920	1910	
Gross SqFt	986,641	14,221	26,565	
Estimated Gross Income	\$19,140,835	\$379,406	\$321,912	
Gross Income per SqFt	\$19.40	\$26.68	\$12.12	
Estimated Expense	\$8,021,391	\$131,484	\$186,077	
Expense SqFt	\$8.13	\$9.25	\$7.00	
Net Operating Income	\$11,119,444	\$247,922	\$135,835	
Full Market Value	\$79,721,000	\$1,793,000	\$864,000	
Market Value per SqFt	\$80.80	\$126.08	\$32.52	
Distance from Cooperative in miles		0.47	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00315-0001	1-00246-0001	1-00354-0022	
Address	409 GRAND STREET	257 SOUTH STREET	149 NORFOLK STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	880	254	35	
Year Built	1960	1978	1912	
Gross SqFt	1,034,940	262,875	22,404	
Estimated Gross Income	\$19,839,800	\$6,647,247	\$328,004	
Gross Income per SqFt	\$19.17	\$25.29	\$14.64	
Estimated Expense	\$7,782,749	\$2,111,998	\$108,280	
Expense SqFt	\$7.52	\$8.03	\$4.83	
Net Operating Income	\$12,057,051	\$4,535,249	\$219,724	
Full Market Value	\$86,492,000	\$31,565,889	\$1,517,000	
Market Value per SqFt	\$83.57	\$120.08	\$67.71	
Distance from Cooperative in miles		0.30	0.36	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00321-0001	1-00398-0025	1-00373-0056	
Address	570 GRAND STREET	190 EAST 3 STREET	299 EAST 3 STREET	
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	1,684	23	38	
Year Built	1955	1912	2003	
Gross SqFt	1,231,250	10,656	57,600	
Estimated Gross Income	\$16,449,500	\$226,845	\$945,792	
Gross Income per SqFt	\$13.36	\$21.29	\$16.42	
Estimated Expense	\$5,774,563	\$71,020	\$383,040	
Expense SqFt	\$4.69	\$6.66	\$6.65	
Net Operating Income	\$10,674,937	\$155,825	\$562,752	
Full Market Value	\$70,822,000	\$1,143,000	\$4,075,000	
Market Value per SqFt	\$57.52	\$107.26	\$70.75	
Distance from Cooperative in miles		0.66	0.49	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00331-0001	1-00273-0017	1-00398-0025	
Address	504 GRAND STREET	191 MADISON STREET	190 EAST 3 STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	240	24	23	
Year Built	1929	1910	1912	
Gross SqFt	216,200	8,995	10,656	
Estimated Gross Income	\$4,775,858	\$205,854	\$226,845	
Gross Income per SqFt	\$22.09	\$22.89	\$21.29	
Estimated Expense	\$1,803,108	\$90,133	\$71,020	
Expense SqFt	\$8.34	\$10.02	\$6.66	
Net Operating Income	\$2,972,750	\$115,721	\$155,825	
Full Market Value	\$21,767,000	\$845,000	\$1,143,000	
Market Value per SqFt	\$100.68	\$93.94	\$107.26	
Distance from Cooperative in miles		0.50	0.52	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00331-0065	1-00398-0018	1-00385-0019	
Address	484 GRAND STREET	176 EAST 3 STREET	228 EAST 3 STREET	
Neighborhood	LOWER EAST SIDE	ALPHABET CITY	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	274	50	23	
Year Built	1949	1931	2003	
Gross SqFt	299,510	43,520	12,880	
Estimated Gross Income	\$6,226,813	\$1,165,005	\$208,398	
Gross Income per SqFt	\$20.79	\$26.77	\$16.18	
Estimated Expense	\$2,503,904	\$315,702	\$78,182	
Expense SqFt	\$8.36	\$7.25	\$6.07	
Net Operating Income	\$3,722,909	\$849,303	\$130,216	
Full Market Value	\$27,342,000	\$3,113,000	\$841,000	
Market Value per SqFt	\$91.29	\$71.53	\$65.30	
Distance from Cooperative in miles		0.52	0.44	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00331-0120	1-00354-0020	1-00385-0019	
Address	530 GRAND STREET	155 NORFOLK STREET	228 EAST 3 STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	533	50	23	
Year Built	1949	1912	2003	
Gross SqFt	532,006	22,500	12,880	
Estimated Gross Income	\$12,534,061	\$726,910	\$208,398	
Gross Income per SqFt	\$23.56	\$32.31	\$16.18	
Estimated Expense	\$6,165,950	\$268,260	\$78,182	
Expense SqFt	\$11.59	\$11.92	\$6.07	
Net Operating Income	\$6,368,111	\$458,650	\$130,216	
Full Market Value	\$46,438,000	\$3,414,000	\$841,000	
Market Value per SqFt	\$87.29	\$151.73	\$65.30	
Distance from Cooperative in miles		0.49	0.48	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00333-0001	1-00336-0001	1-00341-0001	
Address	87 DELANCEY STREET	16 BIALYSTOKER PLACE	444 GRAND STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	1,139	128	202	
Year Built	1966	1982	1976	
Gross SqFt	1,191,180	98,052	265,180	
Estimated Gross Income	\$16,116,665	\$1,957,118	\$2,516,669	
Gross Income per SqFt	\$13.53	\$19.96	\$9.49	
Estimated Expense	\$9,136,351	\$919,728	\$1,682,349	
Expense SqFt	\$7.67	\$9.38	\$6.34	
Net Operating Income	\$6,980,314	\$1,037,390	\$834,320	
Full Market Value	\$46,203,000	\$7,420,000	\$4,953,000	
Market Value per SqFt	\$38.79	\$75.67	\$18.68	
Distance from Cooperative in miles		0.18	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00341-0070	1-00931-0001	1-00341-0058	
Address	131 BROOME STREET	444 2 AVENUE	410 GRAND STREET	
Neighborhood	LOWER EAST SIDE	KIPS BAY	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	201	411	404	
Year Built	1972	1970	1972	
Gross SqFt	228,000	435,548	225,000	
Estimated Gross Income	\$3,556,800	\$8,313,052	\$2,723,730	
Gross Income per SqFt	\$15.60	\$19.09	\$12.11	
Estimated Expense	\$2,010,960	\$4,619,674	\$1,579,119	
Expense SqFt	\$8.82	\$10.61	\$7.02	
Net Operating Income	\$1,545,840	\$3,693,378	\$1,144,611	
Full Market Value	\$10,584,000	\$26,501,000	\$7,280,000	
Market Value per SqFt	\$46.42	\$60.85	\$32.36	
Distance from Cooperative in miles		1.61	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00343-0062	1-00348-0005	1-00344-0064	
Address	63 PITT STREET	104 SUFFOLK STREET	95 PITT STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	16	20	20	
Year Built	1920	1920	1920	
Gross SqFt	10,070	9,858	9,990	
Estimated Gross Income	\$322,441	\$332,940	\$302,346	
Gross Income per SqFt	\$32.02	\$33.77	\$30.26	
Estimated Expense	\$120,337	\$119,925	\$117,132	
Expense SqFt	\$11.95	\$12.17	\$11.72	
Net Operating Income	\$202,104	\$213,015	\$185,214	
Full Market Value	\$1,507,000	\$1,581,000	\$1,387,000	
Market Value per SqFt	\$149.65	\$160.38	\$138.84	
Distance from Cooperative in miles		0.14	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00344-0154	1-01674-0001	1-00353-0024	
Address	141 ATTORNEY STREET	1984 2 AVENUE	129 RIVINGTON STREET	
Neighborhood	LOWER EAST SIDE	HARLEM-EAST	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	21	13	19	
Year Built	1920	1910	1930	
Gross SqFt	18,753	9,070	14,497	
Estimated Gross Income	\$272,856	\$139,326	\$198,771	
Gross Income per SqFt	\$14.55	\$15.36	\$13.71	
Estimated Expense	\$156,025	\$76,007	\$106,195	
Expense SqFt	\$8.32	\$8.38	\$7.33	
Net Operating Income	\$116,831	\$63,319	\$92,576	
Full Market Value	\$807,000	\$435,000	\$460,000	
Market Value per SqFt	\$43.03	\$47.96	\$31.73	
Distance from Cooperative in miles		5.16	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00344-0173	1-01058-0016	1-00866-0009	
Address	72 CLINTON STREET	425 WEST 48 STREET	9 EAST 36 STREET	
Neighborhood	LOWER EAST SIDE	CLINTON	MURRAY HILL	
Building Classification	C6-WALK-UP	C4-WALK-UP	D7-ELEVATOR	
Total Units	22	39	18	
Year Built	1925	1901	1925	
Gross SqFt	14,425	35,404	13,290	
Estimated Gross Income	\$445,011	\$1,298,537	\$332,343	
Gross Income per SqFt	\$30.85	\$36.68	\$25.01	
Estimated Expense	\$132,999	\$383,682	\$100,822	
Expense SqFt	\$9.22	\$10.84	\$7.59	
Net Operating Income	\$312,012	\$914,855	\$231,521	
Full Market Value	\$2,331,000	\$4,020,000	\$1,681,000	
Market Value per SqFt	\$161.59	\$113.55	\$126.49	
Distance from Cooperative in miles		3.01	2.07	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00348-0002	1-00348-0074	1-00348-0004	
Address	98 SUFFOLK STREET	170 DELANCEY STREET	102 SUFFOLK STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	20	24	14	
Year Built	1920	1920	1920	
Gross SqFt	9,519	12,180	9,858	
Estimated Gross Income	\$250,064	\$383,054	\$207,941	
Gross Income per SqFt	\$26.27	\$31.45	\$21.09	
Estimated Expense	\$110,135	\$172,170	\$88,578	
Expense SqFt	\$11.57	\$14.14	\$8.99	
Net Operating Income	\$139,929	\$210,884	\$119,363	
Full Market Value	\$1,013,000	\$1,574,000	\$695,000	
Market Value per SqFt	\$106.42	\$129.23	\$70.50	
Distance from Cooperative in miles		0.05	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00350-0057	1-00350-0020	1-00350-0050	
Address	309 EAST HOUSTON STREET	293 EAST HOUSTON STREET	6 CLINTON STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	32	19	22	
Year Built	1920	1920	1930	
Gross SqFt	20,837	11,620	13,045	
Estimated Gross Income	\$654,907	\$388,991	\$383,074	
Gross Income per SqFt	\$31.43	\$33.48	\$29.37	
Estimated Expense	\$238,584	\$141,545	\$139,845	
Expense SqFt	\$11.45	\$12.18	\$10.72	
Net Operating Income	\$416,323	\$247,446	\$243,229	
Full Market Value	\$3,107,000	\$1,838,000	\$1,824,000	
Market Value per SqFt	\$149.11	\$158.18	\$139.82	
Distance from Cooperative in miles		0.05	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00351-0001	1-00273-0017	1-00422-0056	
Address	62 ESSEX STREET	191 MADISON STREET	247 ELDRIDGE STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	182	24	11	
Year Built	1972	1910	2001	
Gross SqFt	198,260	8,995	7,926	
Estimated Gross Income	\$4,454,902	\$205,854	\$174,805	
Gross Income per SqFt	\$22.47	\$22.89	\$22.05	
Estimated Expense	\$2,220,512	\$90,133	\$85,166	
Expense SqFt	\$11.20	\$10.02	\$10.75	
Net Operating Income	\$2,234,390	\$115,721	\$89,639	
Full Market Value	\$16,334,000	\$845,000	\$629,000	
Market Value per SqFt	\$82.39	\$93.94	\$79.36	
Distance from Cooperative in miles		0.32	0.39	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00354-0027	1-00354-0014	1-00350-0033	1-00350-0035
Address	139 NORFOLK STREET	125 STANTON STREET	162 STANTON STREET	158 STANTON STREET
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	12	20	16
Year Built	1920	1910	1920	1920
Gross SqFt	10,255	7,826	8,340	8,063
Estimated Gross Income	\$341,902	\$237,307	\$278,081	\$307,912
Gross Income per SqFt	\$33.34	\$30.32	\$33.34	\$38.19
Estimated Expense	\$123,675	\$97,996	\$100,592	\$107,473
Expense SqFt	\$12.06	\$12.52	\$12.06	\$13.33
Net Operating Income	\$218,227	\$139,311	\$177,489	\$200,439
Full Market Value	\$1,621,000	\$1,043,000	\$1,319,000	\$1,485,000
Market Value per SqFt	\$158.07	\$133.27	\$158.15	\$184.17
Distance from Cooperative in miles		0.00	0.12	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00354-0031	1-00349-0022	1-00350-0039	
Address	128 RIVINGTON STREET	47 CLINTON STREET	30 CLINTON STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	24	10	12	
Year Built	1920	1900	1900	
Gross SqFt	19,405	10,625	12,420	
Estimated Gross Income	\$244,503	\$172,412	\$116,673	
Gross Income per SqFt	\$12.60	\$16.23	\$9.39	
Estimated Expense	\$87,323	\$30,319	\$76,271	
Expense SqFt	\$4.50	\$2.85	\$6.14	
Net Operating Income	\$157,180	\$142,093	\$40,402	
Full Market Value	\$894,000	\$1,638,000	\$240,000	
Market Value per SqFt	\$46.07	\$154.16	\$19.32	
Distance from Cooperative in miles		0.09	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00376-0014	1-00376-0007	1-00376-0009	
Address	246 EAST 7 STREET	102 AVENUE C	234 EAST 7 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	24	28	20	
Year Built	1928	1900	1900	
Gross SqFt	16,776	16,679	6,490	
Estimated Gross Income	\$627,087	\$656,322	\$272,806	
Gross Income per SqFt	\$37.38	\$39.35	\$42.03	
Estimated Expense	\$239,394	\$216,175	\$95,988	
Expense SqFt	\$14.27	\$12.96	\$14.79	
Net Operating Income	\$387,693	\$440,147	\$176,818	
Full Market Value	\$2,851,000	\$3,328,000	\$1,334,000	
Market Value per SqFt	\$169.95	\$199.53	\$205.55	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00376-0016	1-00376-0009	1-00376-0011	
Address	248 EAST 7 STREET	234 EAST 7 STREET	238 EAST 7 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	12	20	30	
Year Built	1928	1900	1900	
Gross SqFt	11,802	6,490	16,962	
Estimated Gross Income	\$392,298	\$272,806	\$526,985	
Gross Income per SqFt	\$33.24	\$42.03	\$31.07	
Estimated Expense	\$136,195	\$95,988	\$127,209	
Expense SqFt	\$11.54	\$14.79	\$7.50	
Net Operating Income	\$256,103	\$176,818	\$399,776	
Full Market Value	\$1,903,000	\$1,334,000	\$2,986,000	
Market Value per SqFt	\$161.24	\$205.55	\$176.04	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00376-0019	1-00375-0028	1-00378-0039	
Address	254 EAST 7 STREET	738 EAST 6 STREET	115 AVENUE D	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	20	11	23	
Year Built	1910	1900	1900	
Gross SqFt	14,508	6,500	13,266	
Estimated Gross Income	\$489,500	\$236,962	\$411,385	
Gross Income per SqFt	\$33.74	\$36.46	\$31.01	
Estimated Expense	\$154,655	\$72,401	\$135,013	
Expense SqFt	\$10.66	\$11.14	\$10.18	
Net Operating Income	\$334,845	\$164,561	\$276,372	
Full Market Value	\$2,485,000	\$1,213,000	\$2,064,000	
Market Value per SqFt	\$171.28	\$186.62	\$155.59	
Distance from Cooperative in miles		0.05	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00377-0059	1-00374-0041	1-00376-0011	
Address	257 EAST 7 STREET	41 AVENUE D	238 EAST 7 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	12	22	30	
Year Built	1900	1900	1900	
Gross SqFt	8,655	17,192	16,962	
Estimated Gross Income	\$284,490	\$611,692	\$526,985	
Gross Income per SqFt	\$32.87	\$35.58	\$31.07	
Estimated Expense	\$76,943	\$176,699	\$127,209	
Expense SqFt	\$8.89	\$10.28	\$7.50	
Net Operating Income	\$207,547	\$434,993	\$399,776	
Full Market Value	\$1,543,000	\$2,959,000	\$2,986,000	
Market Value per SqFt	\$178.28	\$172.11	\$176.04	
Distance from Cooperative in miles		0.14	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00377-0062	1-00398-0035	1-00386-0003	
Address	249 EAST 7 STREET	24 AVENUE B	41 AVENUE B	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	D6-ELEVATOR	D7-ELEVATOR	
Total Units	13	64	23	
Year Built	2001	1997	1999	
Gross SqFt	9,664	77,000	24,156	
Estimated Gross Income	\$334,664	\$3,663,660	\$593,723	
Gross Income per SqFt	\$34.63	\$47.58	\$24.58	
Estimated Expense	\$86,686	\$1,208,900	\$233,606	
Expense SqFt	\$8.97	\$15.70	\$9.67	
Net Operating Income	\$247,978	\$2,454,760	\$360,117	
Full Market Value	\$1,836,000	\$18,439,000	\$2,618,000	
Market Value per SqFt	\$189.98	\$239.47	\$108.38	
Distance from Cooperative in miles		0.37	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00379-0011	1-00376-0007	1-00392-0037	
Address	404 EAST 10 STREET	102 AVENUE C	145 AVENUE C	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	12	28	30	
Year Built	1900	1900	1900	
Gross SqFt	8,675	16,679	18,836	
Estimated Gross Income	\$312,474	\$656,322	\$615,751	
Gross Income per SqFt	\$36.02	\$39.35	\$32.69	
Estimated Expense	\$102,278	\$216,175	\$199,831	
Expense SqFt	\$11.79	\$12.96	\$10.61	
Net Operating Income	\$210,196	\$440,147	\$415,920	
Full Market Value	\$1,551,000	\$3,328,000	\$3,094,000	
Market Value per SqFt	\$178.79	\$199.53	\$164.26	
Distance from Cooperative in miles		0.14	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00379-0045	1-00343-0050	1-00411-0010	
Address	735 EAST 9 STREET	203 RIVINGTON STREET	164 ORCHARD STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	12	71	13	
Year Built	1920	1906	1920	
Gross SqFt	31,500	99,911	10,219	
Estimated Gross Income	\$651,735	\$2,077,150	\$210,264	
Gross Income per SqFt	\$20.69	\$20.79	\$20.58	
Estimated Expense	\$249,165	\$955,149	\$83,756	
Expense SqFt	\$7.91	\$9.56	\$8.20	
Net Operating Income	\$402,570	\$1,122,001	\$126,508	
Full Market Value	\$2,957,000	\$8,240,000	\$851,000	
Market Value per SqFt	\$93.87	\$82.47	\$83.28	
Distance from Cooperative in miles		0.60	0.68	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00382-0100	1-00931-0001	1-00341-0001	
Address	162 AVENUE C	444 2 AVENUE	444 GRAND STREET	
Neighborhood	ALPHABET CITY	KIPS BAY	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	439	411	202	
Year Built	1950	1970	1976	
Gross SqFt	553,660	435,548	265,180	
Estimated Gross Income	\$7,911,801	\$8,313,052	\$2,516,669	
Gross Income per SqFt	\$14.29	\$19.09	\$9.49	
Estimated Expense	\$4,695,037	\$4,619,674	\$1,682,349	
Expense SqFt	\$8.48	\$10.61	\$6.34	
Net Operating Income	\$3,216,764	\$3,693,378	\$834,320	
Full Market Value	\$22,288,000	\$26,501,000	\$4,953,000	
Market Value per SqFt	\$40.26	\$60.85	\$18.68	
Distance from Cooperative in miles		0.86	0.87	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00387-0141	1-00415-0012	1-00733-0001	
Address	73 AVENUE C	176 ELDRIDGE STREET	463 WEST 35 STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	JAVITS CENTER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	18	60	15	
Year Built	1920	1920	1930	
Gross SqFt	16,747	32,786	13,220	
Estimated Gross Income	\$289,053	\$623,024	\$210,019	
Gross Income per SqFt	\$17.26	\$19.00	\$15.89	
Estimated Expense	\$147,876	\$304,535	\$104,209	
Expense SqFt	\$8.83	\$9.29	\$7.88	
Net Operating Income	\$141,177	\$318,489	\$105,810	
Full Market Value	\$1,019,000	\$1,065,000	\$560,000	
Market Value per SqFt	\$60.85	\$32.48	\$42.36	
Distance from Cooperative in miles		0.51	2.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00389-0007	1-00389-0022	1-00402-0025	
Address	105 AVENUE B	208 EAST 7 STREET	162 EAST 7 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	14	30	14	
Year Built	1900	1900	1900	
Gross SqFt	12,074	19,418	6,794	
Estimated Gross Income	\$393,250	\$738,467	\$211,846	
Gross Income per SqFt	\$32.57	\$38.03	\$31.18	
Estimated Expense	\$133,659	\$251,075	\$77,802	
Expense SqFt	\$11.07	\$12.93	\$11.45	
Net Operating Income	\$259,591	\$487,392	\$134,044	
Full Market Value	\$1,931,000	\$3,689,000	\$1,001,000	
Market Value per SqFt	\$159.93	\$189.98	\$147.34	
Distance from Cooperative in miles		0.00	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00389-0020	1-00391-0012	1-00386-0053	
Address	204 EAST 7 STREET	610 EAST 9 STREET	233 EAST 3 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	24	29	
Year Built	1900	1910	1910	
Gross SqFt	10,800	11,568	17,754	
Estimated Gross Income	\$288,036	\$329,949	\$440,392	
Gross Income per SqFt	\$26.67	\$28.52	\$24.81	
Estimated Expense	\$112,536	\$119,964	\$131,247	
Expense SqFt	\$10.42	\$10.37	\$7.39	
Net Operating Income	\$175,500	\$209,985	\$309,145	
Full Market Value	\$1,269,000	\$1,578,000	\$2,246,000	
Market Value per SqFt	\$117.50	\$136.41	\$126.51	
Distance from Cooperative in miles		0.09	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00389-0030	1-00402-0057	1-00402-0023	
Address	224 EAST 7 STREET	515 EAST 6 STREET	156 EAST 7 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	13	39	33	
Year Built	1950	1923	1915	
Gross SqFt	8,720	16,960	20,382	
Estimated Gross Income	\$299,706	\$618,881	\$655,030	
Gross Income per SqFt	\$34.37	\$36.49	\$32.14	
Estimated Expense	\$93,653	\$175,326	\$226,909	
Expense SqFt	\$10.74	\$10.34	\$11.13	
Net Operating Income	\$206,053	\$443,555	\$428,121	
Full Market Value	\$1,526,000	\$3,269,000	\$3,150,000	
Market Value per SqFt	\$175.00	\$192.75	\$154.55	
Distance from Cooperative in miles		0.14	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00390-0055	1-00390-0020	1-00393-0033	
Address	199 EAST 7 STREET	324 EAST 8 STREET	175 AVENUE C	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	19	20	10	
Year Built	1935	1910	1920	
Gross SqFt	15,986	6,055	5,755	
Estimated Gross Income	\$345,457	\$178,138	\$98,082	
Gross Income per SqFt	\$21.61	\$29.42	\$17.04	
Estimated Expense	\$149,469	\$70,541	\$34,792	
Expense SqFt	\$9.35	\$11.65	\$6.05	
Net Operating Income	\$195,988	\$107,597	\$63,290	
Full Market Value	\$1,437,000	\$807,000	\$1,030,000	
Market Value per SqFt	\$89.89	\$133.28	\$178.97	
Distance from Cooperative in miles		0.00	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00394-0052	1-00393-0035	1-00393-0033	
Address	633 EAST 11 STREET	171 AVENUE C	175 AVENUE C	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	24	19	10	
Year Built	1937	1900	1920	
Gross SqFt	11,610	7,665	5,755	
Estimated Gross Income	\$306,504	\$288,428	\$98,082	
Gross Income per SqFt	\$26.40	\$37.63	\$17.04	
Estimated Expense	\$99,266	\$84,678	\$34,792	
Expense SqFt	\$8.55	\$11.05	\$6.05	
Net Operating Income	\$207,238	\$203,750	\$63,290	
Full Market Value	\$1,499,000	\$1,497,000	\$1,030,000	
Market Value per SqFt	\$129.11	\$195.30	\$178.97	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00395-0012	1-00389-0011	1-00372-0060	
Address	620 EAST 13 STREET	186 EAST 7 STREET	274 EAST 2 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	138	174	103	
Year Built	1973	1998	1997	
Gross SqFt	173,220	96,000	80,500	
Estimated Gross Income	\$3,592,583	\$5,239,919	\$2,764,792	
Gross Income per SqFt	\$20.74	\$54.58	\$34.35	
Estimated Expense	\$1,844,793	\$1,244,260	\$660,879	
Expense SqFt	\$10.65	\$12.96	\$8.21	
Net Operating Income	\$1,747,790	\$3,995,659	\$2,103,913	
Full Market Value	\$12,838,000	\$29,818,000	\$15,587,000	
Market Value per SqFt	\$74.11	\$310.60	\$193.63	
Distance from Cooperative in miles		0.29	0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00396-0020	1-00396-0026	1-00407-0026	
Address	626 EAST 14 STREET	638 EAST 14 STREET	536 EAST 14 STREET	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	119	20	16	
Year Built	1920	1920	1920	
Gross SqFt	65,585	10,740	7,066	
Estimated Gross Income	\$1,731,444	\$380,518	\$167,280	
Gross Income per SqFt	\$26.40	\$35.43	\$23.67	
Estimated Expense	\$642,077	\$133,176	\$75,199	
Expense SqFt	\$9.79	\$12.40	\$10.64	
Net Operating Income	\$1,089,367	\$247,342	\$92,081	
Full Market Value	\$7,881,000	\$1,828,000	\$671,000	
Market Value per SqFt	\$120.16	\$170.20	\$94.96	
Distance from Cooperative in miles		0.00	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00397-0012	1-00348-0051	1-00415-0012	
Address	157 EAST 2 STREET	169 RIVINGTON STREET	176 ELDRIDGE STREET	
Neighborhood	ALPHABET CITY	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	
Total Units	40	14	60	
Year Built	1920	1920	1920	
Gross SqFt	27,500	11,480	32,786	
Estimated Gross Income	\$446,875	\$159,315	\$623,024	
Gross Income per SqFt	\$16.25	\$13.88	\$19.00	
Estimated Expense	\$230,175	\$79,923	\$304,535	
Expense SqFt	\$8.37	\$6.96	\$9.29	
Net Operating Income	\$216,700	\$79,392	\$318,489	
Full Market Value	\$1,475,000	\$523,000	\$1,065,000	
Market Value per SqFt	\$53.64	\$45.56	\$32.48	
Distance from Cooperative in miles		0.27	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00398-0008	1-00399-0044	1-00400-0001	1-00398-0025
Address	156 EAST 3 STREET	183 EAST 3 STREET	58 AVENUE A	190 EAST 3 STREET
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	61	43	84	23
Year Built	1940	1950	1940	1912
Gross SqFt	55,947	35,550	79,956	10,656
Estimated Gross Income	\$1,497,701	\$887,469	\$2,501,326	\$226,845
Gross Income per SqFt	\$26.77	\$24.96	\$31.28	\$21.29
Estimated Expense	\$405,616	\$232,683	\$472,858	\$71,020
Expense SqFt	\$7.25	\$6.55	\$5.91	\$6.66
Net Operating Income	\$1,092,085	\$654,786	\$2,028,468	\$155,825
Full Market Value	\$7,894,000	\$4,756,000	\$15,143,000	\$1,143,000
Market Value per SqFt	\$141.10	\$133.78	\$189.39	\$107.26
Distance from Cooperative in miles		0.05	0.10	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00398-0058	1-02048-0037	1-02152-0036	1-01844-0055
Address	160 EAST 2 STREET	123 EDGEcombe AVENUE	287 AUDUBON AVENUE	60 WEST 109 STREET
Neighborhood	ALPHABET CITY	HARLEM-CENTRAL	WASHINGTON HEIGHTS UPPER	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	24	10	17	30
Year Built	1950	1910	1906	1902
Gross SqFt	11,611	8,085	12,185	28,285
Estimated Gross Income	\$221,190	\$177,940	\$232,136	\$452,378
Gross Income per SqFt	\$19.05	\$22.01	\$19.05	\$15.99
Estimated Expense	\$101,828	\$121,166	\$106,818	\$230,833
Expense SqFt	\$8.77	\$14.99	\$8.77	\$8.16
Net Operating Income	\$119,362	\$56,774	\$125,318	\$221,545
Full Market Value	\$857,000	\$1,557,000	\$899,000	\$1,511,000
Market Value per SqFt	\$73.81	\$192.58	\$73.78	\$53.42
Distance from Cooperative in miles		7.02	9.00	5.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00398-0066	1-00398-0033	1-00397-0007	
Address	24 AVENUE A	28 AVENUE B	16 AVENUE A	
Neighborhood	ALPHABET CITY	ALPHABET CITY	ALPHABET CITY	
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR	
Total Units	23	17	64	
Year Built	1900	1900	1920	
Gross SqFt	15,308	8,699	48,275	
Estimated Gross Income	\$386,833	\$260,669	\$1,150,560	
Gross Income per SqFt	\$25.27	\$29.97	\$23.83	
Estimated Expense	\$96,440	\$68,427	\$278,122	
Expense SqFt	\$6.30	\$7.87	\$5.76	
Net Operating Income	\$290,393	\$192,242	\$872,438	
Full Market Value	\$2,108,000	\$1,440,000	\$6,353,000	
Market Value per SqFt	\$137.71	\$165.54	\$131.60	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00404-0010	1-01036-0036	1-00411-0044	
Address	512 EAST 11 STREET	727 8 AVENUE	142 LUDLOW STREET	
Neighborhood	ALPHABET CITY	MIDTOWN WEST	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	D6-ELEVATOR	C4-WALK-UP	
Total Units	20	87	20	
Year Built	1929	1890	1900	
Gross SqFt	6,175	29,670	12,950	
Estimated Gross Income	\$123,871	\$784,200	\$414,012	
Gross Income per SqFt	\$20.06	\$26.43	\$31.97	
Estimated Expense	\$39,891	\$333,293	\$179,487	
Expense SqFt	\$6.46	\$11.23	\$13.86	
Net Operating Income	\$83,980	\$450,907	\$234,525	
Full Market Value	\$601,000	\$2,002,000	\$1,748,000	
Market Value per SqFt	\$97.33	\$67.48	\$134.98	
Distance from Cooperative in miles		2.26	0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00416-0055	1-00416-0032	1-00415-0069	
Address	85 STANTON STREET	66 RIVINGTON STREET	135 ORCHARD STREET	
Neighborhood	LOWER EAST SIDE	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	11	24	13	
Year Built	1900	1900	1900	
Gross SqFt	8,928	16,306	11,255	
Estimated Gross Income	\$297,927	\$627,369	\$366,523	
Gross Income per SqFt	\$33.37	\$38.47	\$32.57	
Estimated Expense	\$114,189	\$184,065	\$65,742	
Expense SqFt	\$12.79	\$11.29	\$5.84	
Net Operating Income	\$183,738	\$443,304	\$300,781	
Full Market Value	\$1,365,000	\$3,354,000	\$2,238,000	
Market Value per SqFt	\$152.89	\$205.69	\$198.84	
Distance from Cooperative in miles		0.05	0.08	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00419-0040	1-00733-0001	1-00348-0051	
Address	110 FORSYTH STREET	463 WEST 35 STREET	169 RIVINGTON STREET	
Neighborhood	LOWER EAST SIDE	JAVITS CENTER	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	31	15	14	
Year Built	1900	1930	1920	
Gross SqFt	20,798	13,220	11,480	
Estimated Gross Income	\$304,067	\$210,019	\$159,315	
Gross Income per SqFt	\$14.62	\$15.89	\$13.88	
Estimated Expense	\$159,521	\$104,209	\$79,923	
Expense SqFt	\$7.67	\$7.88	\$6.96	
Net Operating Income	\$144,546	\$105,810	\$79,392	
Full Market Value	\$998,000	\$560,000	\$523,000	
Market Value per SqFt	\$47.99	\$42.36	\$45.56	
Distance from Cooperative in miles		2.46	0.37	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00431-0001	1-00402-0029	1-00436-0048	
Address	60 1 AVENUE	172 EAST 7 STREET	103 ST MARK'S PLACE	
Neighborhood	EAST VILLAGE	ALPHABET CITY	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C7-WALK-UP	
Total Units	203	25	23	
Year Built	1964	1929	1920	
Gross SqFt	194,800	20,886	13,405	
Estimated Gross Income	\$4,745,328	\$544,340	\$353,624	
Gross Income per SqFt	\$24.36	\$26.06	\$26.38	
Estimated Expense	\$1,710,344	\$170,420	\$148,527	
Expense SqFt	\$8.78	\$8.16	\$11.08	
Net Operating Income	\$3,034,984	\$373,920	\$205,097	
Full Market Value	\$8,670,000	\$2,574,000	\$1,484,000	
Market Value per SqFt	\$44.51	\$123.24	\$110.70	
Distance from Cooperative in miles		0.20	0.24	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00431-0025	1-00448-0001	1-00399-0044	
Address	51 AVENUE A	104 2 AVENUE	183 EAST 3 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	104	33	43	
Year Built	1929	1920	1950	
Gross SqFt	121,406	35,819	35,550	
Estimated Gross Income	\$3,433,362	\$1,270,500	\$887,469	
Gross Income per SqFt	\$28.28	\$35.47	\$24.96	
Estimated Expense	\$798,851	\$444,872	\$232,683	
Expense SqFt	\$6.58	\$12.42	\$6.55	
Net Operating Income	\$2,634,511	\$825,628	\$654,786	
Full Market Value	\$18,952,000	\$5,830,000	\$4,756,000	
Market Value per SqFt	\$156.10	\$162.76	\$133.78	
Distance from Cooperative in miles		0.20	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00431-0031	1-00397-0065	1-00399-0044	
Address	43 AVENUE A	244 EAST HOUSTON STREET	183 EAST 3 STREET	
Neighborhood	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	105	13	43	
Year Built	1929	1900	1950	
Gross SqFt	120,605	9,606	35,550	
Estimated Gross Income	\$3,410,709	\$318,427	\$887,469	
Gross Income per SqFt	\$28.28	\$33.15	\$24.96	
Estimated Expense	\$793,581	\$103,593	\$232,683	
Expense SqFt	\$6.58	\$10.78	\$6.55	
Net Operating Income	\$2,617,128	\$214,834	\$654,786	
Full Market Value	\$18,827,000	\$1,597,000	\$4,756,000	
Market Value per SqFt	\$156.10	\$166.25	\$133.78	
Distance from Cooperative in miles		0.16	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00432-0001	1-00126-0027	1-00934-0001	
Address	66 1 AVENUE	38 MURRAY STREET	500 2 AVENUE	
Neighborhood	EAST VILLAGE	CIVIC CENTER	KIPS BAY	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	877	392	900	
Year Built	1962	1964	1975	
Gross SqFt	780,062	620,552	829,024	
Estimated Gross Income	\$28,604,874	\$22,463,417	\$30,792,800	
Gross Income per SqFt	\$36.67	\$36.20	\$37.14	
Estimated Expense	\$8,635,286	\$5,344,170	\$11,227,762	
Expense SqFt	\$11.07	\$8.61	\$13.54	
Net Operating Income	\$19,969,588	\$17,119,247	\$19,565,038	
Full Market Value	\$50,850,000	\$126,248,000	\$143,956,000	
Market Value per SqFt	\$65.19	\$203.44	\$173.65	
Distance from Cooperative in miles		1.48	1.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00434-0044	1-00435-0057	1-00435-0054	
Address	427 EAST 6 STREET	93 EAST 7 STREET	97 EAST 7 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	15	16	10	
Year Built	1900	1900	1900	
Gross SqFt	7,980	7,335	6,915	
Estimated Gross Income	\$281,534	\$296,689	\$230,854	
Gross Income per SqFt	\$35.28	\$40.45	\$33.38	
Estimated Expense	\$105,575	\$49,250	\$136,589	
Expense SqFt	\$13.23	\$6.71	\$19.75	
Net Operating Income	\$175,959	\$247,439	\$94,265	
Full Market Value	\$1,301,000	\$1,364,000	\$2,886,000	
Market Value per SqFt	\$163.03	\$185.96	\$417.35	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00436-0057	1-00436-0012	1-00436-0030	
Address	87 ST MARK'S PLACE	412 EAST 9 STREET	135 AVENUE A	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C7-WALK-UP	D9-ELEVATOR	
Total Units	25	22	34	
Year Built	1940	1920	1928	
Gross SqFt	15,000	11,780	27,781	
Estimated Gross Income	\$473,100	\$412,432	\$794,590	
Gross Income per SqFt	\$31.54	\$35.01	\$28.60	
Estimated Expense	\$137,400	\$101,915	\$268,326	
Expense SqFt	\$9.16	\$8.65	\$9.66	
Net Operating Income	\$335,700	\$310,517	\$526,264	
Full Market Value	\$2,505,000	\$2,297,000	\$3,945,000	
Market Value per SqFt	\$167.00	\$194.99	\$142.00	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00440-0031	1-01532-0045	1-00733-0001	
Address	446 EAST 13 STREET	206 EAST 87 STREET	463 WEST 35 STREET	
Neighborhood	EAST VILLAGE	UPPER EAST SIDE (79-96)	JAVITS CENTER	
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP	
Total Units	14	20	15	
Year Built	1900	1920	1930	
Gross SqFt	10,400	9,605	13,220	
Estimated Gross Income	\$212,264	\$213,116	\$210,019	
Gross Income per SqFt	\$20.41	\$22.19	\$15.89	
Estimated Expense	\$105,248	\$67,443	\$104,209	
Expense SqFt	\$10.12	\$7.02	\$7.88	
Net Operating Income	\$107,016	\$145,673	\$105,810	
Full Market Value	\$758,000	\$1,066,000	\$560,000	
Market Value per SqFt	\$72.88	\$110.98	\$42.36	
Distance from Cooperative in miles		3.68	1.88	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00443-0030	1-00444-0024	1-00444-0038	
Address	29 1 AVENUE	70 EAST 3 STREET	41 1 AVENUE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP	
Total Units	24	24	14	
Year Built	1910	1920	1900	
Gross SqFt	22,625	11,406	8,100	
Estimated Gross Income	\$676,714	\$342,096	\$241,603	
Gross Income per SqFt	\$29.91	\$29.99	\$29.83	
Estimated Expense	\$275,346	\$137,261	\$99,594	
Expense SqFt	\$12.17	\$12.03	\$12.30	
Net Operating Income	\$401,368	\$204,835	\$142,009	
Full Market Value	\$3,007,000	\$1,534,000	\$1,057,000	
Market Value per SqFt	\$132.91	\$134.49	\$130.49	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00443-0050	1-00445-0038	1-00398-0018	1-00398-0025
Address	54 EAST 1 STREET	91 EAST 3 STREET	176 EAST 3 STREET	190 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	ALPHABET CITY	ALPHABET CITY
Building Classification	C6-WALK-UP	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	25	41	50	23
Year Built	1910	1920	1931	1912
Gross SqFt	10,083	19,785	43,520	10,656
Estimated Gross Income	\$278,997	\$655,208	\$1,165,005	\$226,845
Gross Income per SqFt	\$27.67	\$33.12	\$26.77	\$21.29
Estimated Expense	\$104,662	\$236,722	\$315,702	\$71,020
Expense SqFt	\$10.38	\$11.96	\$7.25	\$6.66
Net Operating Income	\$174,335	\$418,486	\$849,303	\$155,825
Full Market Value	\$1,256,000	\$3,110,000	\$3,113,000	\$1,143,000
Market Value per SqFt	\$124.57	\$157.19	\$71.53	\$107.26
Distance from Cooperative in miles		0.10	0.28	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00443-0052	1-00443-0054	1-00443-0032	1-00443-0009
Address	50 EAST 1 STREET	46 EAST 1 STREET	27 1 AVENUE	51 EAST 2 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	22	24	16	20
Year Built	1910	1910	1910	1910
Gross SqFt	8,536	8,556	9,424	19,565
Estimated Gross Income	\$266,579	\$378,764	\$197,499	\$631,618
Gross Income per SqFt	\$31.23	\$44.27	\$20.96	\$32.28
Estimated Expense	\$74,263	\$120,104	\$83,549	\$191,756
Expense SqFt	\$8.70	\$14.04	\$8.87	\$9.80
Net Operating Income	\$192,316	\$258,660	\$113,950	\$439,862
Full Market Value	\$1,436,000	\$1,947,000	\$837,000	\$3,275,000
Market Value per SqFt	\$168.23	\$227.56	\$88.82	\$167.39
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00443-0056	1-00451-0006	1-00467-0035	
Address	38 EAST 1 STREET	156 2 AVENUE	175 2 AVENUE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	15	36	63	
Year Built	1920	1920	1935	
Gross SqFt	41,236	39,395	49,227	
Estimated Gross Income	\$1,796,240	\$1,978,751	\$2,368,311	
Gross Income per SqFt	\$43.56	\$50.23	\$48.11	
Estimated Expense	\$912,965	\$565,566	\$781,725	
Expense SqFt	\$22.14	\$14.36	\$15.88	
Net Operating Income	\$883,275	\$1,413,185	\$1,586,586	
Full Market Value	\$6,654,000	\$10,586,000	\$11,913,000	
Market Value per SqFt	\$161.36	\$268.71	\$242.00	
Distance from Cooperative in miles		0.38	0.49	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00444-0033	1-00444-0038	1-00444-0029	1-00444-0019
Address	88 EAST 3 STREET	41 1 AVENUE	80 EAST 3 STREET	60 EAST 3 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	22	14	20	18
Year Built	1900	1900	1910	1910
Gross SqFt	8,845	8,100	9,955	10,444
Estimated Gross Income	\$274,107	\$241,603	\$308,466	\$419,742
Gross Income per SqFt	\$30.99	\$29.83	\$30.99	\$40.19
Estimated Expense	\$93,669	\$99,594	\$105,440	\$141,358
Expense SqFt	\$10.59	\$12.30	\$10.59	\$13.53
Net Operating Income	\$180,438	\$142,009	\$203,026	\$278,384
Full Market Value	\$1,348,000	\$1,057,000	\$1,517,000	\$2,104,000
Market Value per SqFt	\$152.40	\$130.49	\$152.39	\$201.46
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00445-0051	1-00445-0052	1-00445-0029	
Address	71 EAST 3 STREET	67 EAST 3 STREET	126 EAST 4 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	24	19	21	
Year Built	1900	1987	1910	
Gross SqFt	11,046	14,000	9,195	
Estimated Gross Income	\$397,987	\$509,912	\$327,709	
Gross Income per SqFt	\$36.03	\$36.42	\$35.64	
Estimated Expense	\$129,459	\$164,805	\$107,339	
Expense SqFt	\$11.72	\$11.77	\$11.67	
Net Operating Income	\$268,528	\$345,107	\$220,370	
Full Market Value	\$1,981,000	\$2,544,000	\$1,628,000	
Market Value per SqFt	\$179.34	\$181.71	\$177.05	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00446-0025	1-00447-0042	1-00447-0050	
Address	334 EAST 5 STREET	333 EAST 5 STREET	317 EAST 5 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	12	24	10	
Year Built	1900	1900	1900	
Gross SqFt	7,001	7,000	6,750	
Estimated Gross Income	\$207,230	\$304,519	\$226,058	
Gross Income per SqFt	\$29.60	\$43.50	\$33.49	
Estimated Expense	\$64,689	\$94,619		
Expense SqFt	\$9.24	\$13.52		
Net Operating Income	\$142,541	\$209,900	\$226,058	
Full Market Value	\$1,069,000	\$1,581,000	\$1,060,000	
Market Value per SqFt	\$152.69	\$225.86	\$157.04	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00447-0024	1-00447-0016	1-00447-0019	1-00447-0031
Address	336 EAST 6 STREET	320 EAST 6 STREET	326 EAST 6 STREET	91 1 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	18	18	12
Year Built	1929	1920	1920	1920
Gross SqFt	8,370	7,250	6,960	6,625
Estimated Gross Income	\$331,787	\$289,682	\$289,681	\$171,173
Gross Income per SqFt	\$39.64	\$39.96	\$41.62	\$25.84
Estimated Expense	\$156,268	\$101,490	\$93,808	\$71,271
Expense SqFt	\$18.67	\$14.00	\$13.48	\$10.76
Net Operating Income	\$175,519	\$188,192	\$195,873	\$99,902
Full Market Value	\$1,327,000	\$1,422,000	\$1,479,000	\$724,000
Market Value per SqFt	\$158.54	\$196.14	\$212.50	\$109.28
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00449-0002	1-00449-0052	1-00449-0027	
Address	120 2 AVENUE	59 EAST 7 STREET	76 ST MARK'S PLACE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	13	26	20	
Year Built	1920	1910	1929	
Gross SqFt	16,251	11,058	9,470	
Estimated Gross Income	\$639,477	\$387,804	\$443,196	
Gross Income per SqFt	\$39.35	\$35.07	\$46.80	
Estimated Expense	\$259,691	\$135,792	\$146,312	
Expense SqFt	\$15.98	\$12.28	\$15.45	
Net Operating Income	\$379,786	\$252,012	\$296,884	
Full Market Value	\$2,872,000	\$1,864,000	\$2,231,000	
Market Value per SqFt	\$176.73	\$168.57	\$235.59	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00449-0015	1-00449-0027	1-00435-0028	
Address	52 ST MARK'S PLACE	76 ST MARK'S PLACE	128 ST MARK'S PLACE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C4-WALK-UP	
Total Units	19	20	20	
Year Built	1920	1929	1900	
Gross SqFt	9,585	9,470	7,275	
Estimated Gross Income	\$381,483	\$443,196	\$393,832	
Gross Income per SqFt	\$39.80	\$46.80	\$54.13	
Estimated Expense	\$129,685	\$146,312	\$110,823	
Expense SqFt	\$13.53	\$15.45	\$15.23	
Net Operating Income	\$251,798	\$296,884	\$283,009	
Full Market Value	\$1,903,000	\$2,231,000	\$2,113,000	
Market Value per SqFt	\$198.54	\$235.59	\$290.45	
Distance from Cooperative in miles		0.00	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00452-0006	1-00452-0053	1-00451-0001	1-00454-0004
Address	170 2 AVENUE	209 EAST 10 STREET	146 2 AVENUE	198 2 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	77	15	62	35
Year Built	1928	1920	1900	1920
Gross SqFt	97,896	9,200	37,353	24,747
Estimated Gross Income	\$3,524,256	\$331,211	\$1,529,405	\$711,930
Gross Income per SqFt	\$36.00	\$36.00	\$40.94	\$28.77
Estimated Expense	\$1,345,091	\$120,911	\$519,954	\$277,661
Expense SqFt	\$13.74	\$13.14	\$13.92	\$11.22
Net Operating Income	\$2,179,165	\$210,300	\$1,009,451	\$434,269
Full Market Value	\$16,078,000	\$1,552,000	\$7,624,000	\$3,261,000
Market Value per SqFt	\$164.24	\$168.70	\$204.11	\$131.77
Distance from Cooperative in miles		0.00	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00452-0019	1-00452-0050	1-00452-0021	1-00452-0048
Address	322 EAST 11 STREET	215 EAST 10 STREET	326 EAST 11 STREET	219 EAST 10 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	25	25	15	23
Year Built	1900	1900	1900	1900
Gross SqFt	10,794	10,728	10,980	10,500
Estimated Gross Income	\$373,796	\$371,508	\$420,468	\$363,187
Gross Income per SqFt	\$34.63	\$34.63	\$38.29	\$34.59
Estimated Expense	\$137,624	\$130,023	\$128,188	\$127,155
Expense SqFt	\$12.75	\$12.12	\$11.67	\$12.11
Net Operating Income	\$236,172	\$241,485	\$292,280	\$236,032
Full Market Value	\$1,749,000	\$1,788,000	\$2,212,000	\$1,748,000
Market Value per SqFt	\$162.03	\$166.67	\$201.46	\$166.48
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00452-0054	1-00452-0039	1-00468-0046	1-00466-0016
Address	205 EAST 10 STREET	237 EAST 10 STREET	229 EAST 12 STREET	214 EAST 11 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	31	28	35	23
Year Built	1920	1920	1920	1920
Gross SqFt	25,818	11,214	27,215	13,764
Estimated Gross Income	\$813,525	\$415,443	\$821,449	\$433,680
Gross Income per SqFt	\$31.51	\$37.05	\$30.18	\$31.51
Estimated Expense	\$211,966	\$141,296	\$216,969	\$113,009
Expense SqFt	\$8.21	\$12.60	\$7.97	\$8.21
Net Operating Income	\$601,559	\$274,147	\$604,480	\$320,671
Full Market Value	\$4,489,000	\$2,018,000	\$4,526,000	\$2,393,000
Market Value per SqFt	\$173.87	\$179.95	\$166.31	\$173.86
Distance from Cooperative in miles		0.00	0.17	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00454-0060	1-00469-0047	1-00443-0020	
Address	321 EAST 12 STREET	231 EAST 13 STREET	67 EAST 2 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	36	26	49	
Year Built	1920	1920	1920	
Gross SqFt	21,178	18,828	26,328	
Estimated Gross Income	\$828,695	\$744,809	\$1,152,342	
Gross Income per SqFt	\$39.13	\$39.56	\$43.77	
Estimated Expense	\$369,556	\$144,086	\$433,762	
Expense SqFt	\$17.45	\$7.65	\$16.48	
Net Operating Income	\$459,139	\$600,723	\$718,580	
Full Market Value	\$3,472,000	\$4,542,000	\$5,412,000	
Market Value per SqFt	\$163.94	\$241.24	\$205.56	
Distance from Cooperative in miles		0.15	0.53	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00454-0066	1-00455-0027	1-00454-0004	
Address	309 EAST 12 STREET	338 EAST 14 STREET	198 2 AVENUE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	13	18	35	
Year Built	1920	1920	1920	
Gross SqFt	11,054	7,626	24,747	
Estimated Gross Income	\$376,499	\$300,082	\$711,930	
Gross Income per SqFt	\$34.06	\$39.35	\$28.77	
Estimated Expense	\$108,771	\$102,036	\$277,661	
Expense SqFt	\$9.84	\$13.38	\$11.22	
Net Operating Income	\$267,728	\$198,046	\$434,269	
Full Market Value	\$1,985,000	\$1,498,000	\$3,261,000	
Market Value per SqFt	\$179.57	\$196.43	\$131.77	
Distance from Cooperative in miles		0.05	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00461-0024	1-00448-0001	1-00445-0038	
Address	232 EAST 6 STREET	104 2 AVENUE	91 EAST 3 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	31	33	41	
Year Built	1920	1920	1920	
Gross SqFt	22,266	35,819	19,785	
Estimated Gross Income	\$712,957	\$1,270,500	\$655,208	
Gross Income per SqFt	\$32.02	\$35.47	\$33.12	
Estimated Expense	\$217,984	\$444,872	\$236,722	
Expense SqFt	\$9.79	\$12.42	\$11.96	
Net Operating Income	\$494,973	\$825,628	\$418,486	
Full Market Value	\$3,690,000	\$5,830,000	\$3,110,000	
Market Value per SqFt	\$165.72	\$162.76	\$157.19	
Distance from Cooperative in miles		0.14	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00464-8048	1-00449-0017	1-00350-0026	
Address	19 ST MARK'S PLACE	56 ST MARK'S PLACE	19 CLINTON STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	24	25	
Year Built	1920	2005	2005	
Gross SqFt	25,068	16,454	36,000	
Estimated Gross Income	\$934,284	\$645,820	\$1,329,829	
Gross Income per SqFt	\$37.27	\$39.25	\$36.94	
Estimated Expense	\$232,380	\$219,661	\$294,256	
Expense SqFt	\$9.27	\$13.35	\$8.17	
Net Operating Income	\$701,904	\$426,159	\$1,035,573	
Full Market Value	\$5,163,000	\$3,223,000	\$7,623,000	
Market Value per SqFt	\$205.96	\$195.88	\$211.75	
Distance from Cooperative in miles		0.14	0.61	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00464-9048	1-00464-0036	1-00464-0051	
Address	19 ST MARK'S PLACE	139 2 AVENUE	17 ST MARK'S PLACE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	
Total Units	11	21	24	
Year Built	1920	1900	1900	
Gross SqFt	12,300	12,822	12,861	
Estimated Gross Income	\$500,487	\$449,283	\$596,027	
Gross Income per SqFt	\$40.69	\$35.04	\$46.34	
Estimated Expense	\$133,824	\$157,326	\$174,172	
Expense SqFt	\$10.88	\$12.27	\$13.54	
Net Operating Income	\$366,663	\$291,957	\$421,855	
Full Market Value	\$2,770,000	\$2,160,000	\$3,171,000	
Market Value per SqFt	\$225.20	\$168.46	\$246.56	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00466-0047	1-00466-0016	1-00465-0047	1-00468-0013
Address	121 EAST 10 STREET	214 EAST 11 STREET	159 2 AVENUE	208 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	25	23	21	13
Year Built	1950	1920	1940	1930
Gross SqFt	13,000	13,764	17,795	14,022
Estimated Gross Income	\$484,250	\$433,680	\$1,076,607	\$522,331
Gross Income per SqFt	\$37.25	\$31.51	\$60.50	\$37.25
Estimated Expense	\$143,780	\$113,009	\$192,713	\$155,153
Expense SqFt	\$11.06	\$8.21	\$10.83	\$11.06
Net Operating Income	\$340,470	\$320,671	\$883,894	\$367,178
Full Market Value	\$2,505,000	\$2,393,000	\$6,562,000	\$2,701,000
Market Value per SqFt	\$192.69	\$173.86	\$368.76	\$192.63
Distance from Cooperative in miles		0.00	0.07	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00466-0048	1-00466-0018	1-00466-0054	1-00468-0004
Address	115 EAST 10 STREET	218 EAST 11 STREET	105 EAST 10 STREET	93 3 AVENUE
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	56	24	40	26
Year Built	1870	1920	1920	1920
Gross SqFt	27,111	17,136	16,550	21,585
Estimated Gross Income	\$873,788	\$323,185	\$533,361	\$754,827
Gross Income per SqFt	\$32.23	\$18.86	\$32.23	\$34.97
Estimated Expense	\$325,603	\$155,252	\$198,811	\$264,200
Expense SqFt	\$12.01	\$9.06	\$12.01	\$12.24
Net Operating Income	\$548,185	\$167,933	\$334,550	\$490,627
Full Market Value	\$4,082,000	\$1,207,000	\$2,491,000	\$3,630,000
Market Value per SqFt	\$150.57	\$70.44	\$150.51	\$168.17
Distance from Cooperative in miles		0.00	0.00	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00466-0056	1-00465-0030	1-00468-0004	
Address	103 EAST 10 STREET	19 STUYVESANT STREET	93 3 AVENUE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP	
Total Units	22	23	26	
Year Built	1920	1900	1920	
Gross SqFt	15,600	10,850	21,585	
Estimated Gross Income	\$590,304	\$441,704	\$754,827	
Gross Income per SqFt	\$37.84	\$40.71	\$34.97	
Estimated Expense	\$186,264	\$150,164	\$264,200	
Expense SqFt	\$11.94	\$13.84	\$12.24	
Net Operating Income	\$404,040	\$291,540	\$490,627	
Full Market Value	\$3,059,000	\$2,202,000	\$3,630,000	
Market Value per SqFt	\$196.09	\$202.95	\$168.17	
Distance from Cooperative in miles		0.05	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00467-0022	1-00466-0005	1-00467-0035	
Address	226 EAST 12 STREET	55 3 AVENUE	175 2 AVENUE	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	84	58	63	
Year Built	1928	1986	1935	
Gross SqFt	56,845	71,356	49,227	
Estimated Gross Income	\$1,791,186	\$2,727,060	\$2,368,311	
Gross Income per SqFt	\$31.51	\$38.22	\$48.11	
Estimated Expense	\$466,697	\$509,602	\$781,725	
Expense SqFt	\$8.21	\$7.14	\$15.88	
Net Operating Income	\$1,324,489	\$2,217,458	\$1,586,586	
Full Market Value	\$9,884,000	\$12,870,000	\$11,913,000	
Market Value per SqFt	\$173.88	\$180.36	\$242.00	
Distance from Cooperative in miles		0.04	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00468-0024	1-00467-0056	1-00469-0037	1-00468-0021
Address	228 EAST 13 STREET	211 EAST 11 STREET	213 2 AVENUE	224 EAST 13 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	28	20	9	28
Year Built	1900	1900	1900	1920
Gross SqFt	13,110	10,648	8,339	15,444
Estimated Gross Income	\$405,886	\$365,865	\$272,364	\$478,146
Gross Income per SqFt	\$30.96	\$34.36	\$32.66	\$30.96
Estimated Expense	\$90,197	\$128,095	\$110,945	\$181,621
Expense SqFt	\$6.88	\$12.03	\$13.30	\$11.76
Net Operating Income	\$315,689	\$237,770	\$161,419	\$296,525
Full Market Value	\$2,358,000	\$1,738,000	\$3,405,000	\$2,215,000
Market Value per SqFt	\$179.86	\$163.22	\$408.32	\$143.42
Distance from Cooperative in miles		0.05	0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00468-0048	1-00468-0044	1-00468-0045	
Address	227 EAST 12 STREET	235 EAST 12 STREET	233 EAST 12 STREET	
Neighborhood	EAST VILLAGE	EAST VILLAGE	EAST VILLAGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP	
Total Units	16	20	22	
Year Built	1920	1920	1930	
Gross SqFt	6,024	8,240	10,746	
Estimated Gross Income	\$224,755	\$266,103	\$454,878	
Gross Income per SqFt	\$37.31	\$32.29	\$42.33	
Estimated Expense	\$64,878	\$77,345	\$154,742	
Expense SqFt	\$10.77	\$9.39	\$14.40	
Net Operating Income	\$159,877	\$188,758	\$300,136	
Full Market Value	\$1,176,000	\$1,405,000	\$2,265,000	
Market Value per SqFt	\$195.22	\$170.51	\$210.78	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00469-0025	1-00468-0046	1-00896-0015	1-00466-0016
Address	234 EAST 14 STREET	229 EAST 12 STREET	231 EAST 14 STREET	214 EAST 11 STREET
Neighborhood	EAST VILLAGE	EAST VILLAGE	GRAMERCY	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	31	35	16	23
Year Built	1920	1920	1915	1920
Gross SqFt	19,408	27,215	13,788	13,764
Estimated Gross Income	\$611,546	\$821,449	\$623,440	\$433,680
Gross Income per SqFt	\$31.51	\$30.18	\$45.22	\$31.51
Estimated Expense	\$159,340	\$216,969	\$141,869	\$113,009
Expense SqFt	\$8.21	\$7.97	\$10.29	\$8.21
Net Operating Income	\$452,206	\$604,480	\$481,571	\$320,671
Full Market Value	\$3,374,000	\$4,526,000	\$3,623,000	\$2,393,000
Market Value per SqFt	\$173.85	\$166.31	\$262.76	\$173.86
Distance from Cooperative in miles		0.05	0.06	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00473-0051	1-00373-0060	1-00393-0056	
Address	134 GRAND STREET	291 EAST 3 STREET	355 EAST 10 STREET	
Neighborhood	SOHO	ALPHABET CITY	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	19	12	33	
Year Built	1900	1900	1920	
Gross SqFt	69,928	11,160	38,520	
Estimated Gross Income	\$2,112,525	\$342,516	\$1,144,863	
Gross Income per SqFt	\$30.21	\$30.69	\$29.72	
Estimated Expense	\$538,446	\$72,201	\$343,276	
Expense SqFt	\$7.70	\$6.47	\$8.91	
Net Operating Income	\$1,574,079	\$270,315	\$801,587	
Full Market Value	\$11,786,000	\$1,661,000	\$6,008,000	
Market Value per SqFt	\$168.54	\$148.84	\$155.97	
Distance from Cooperative in miles		1.03	1.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00474-0029	1-00411-0058	1-00469-0030	
Address	487 BROADWAY	149 ESSEX STREET	223 2 AVENUE	
Neighborhood	SOHO	LOWER EAST SIDE	EAST VILLAGE	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	28	25	75	
Year Built	1900	1910	1925	
Gross SqFt	70,759	30,870	63,158	
Estimated Gross Income	\$3,033,438	\$1,417,275	\$2,515,280	
Gross Income per SqFt	\$42.87	\$45.91	\$39.83	
Estimated Expense	\$737,309	\$285,857	\$730,891	
Expense SqFt	\$10.42	\$9.26	\$11.57	
Net Operating Income	\$2,296,129	\$1,131,418	\$1,784,389	
Full Market Value	\$17,319,000	\$8,509,000	\$13,488,000	
Market Value per SqFt	\$244.76	\$275.64	\$213.56	
Distance from Cooperative in miles		0.68	1.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00475-0007	1-00488-0006	1-00488-0008	
Address	349 WEST BROADWAY	64 THOMPSON STREET	68 THOMPSON STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	25	30	42	
Year Built	1900	1900	1901	
Gross SqFt	13,758	16,749	16,749	
Estimated Gross Income	\$502,305	\$552,481	\$670,237	
Gross Income per SqFt	\$36.51	\$32.99	\$40.02	
Estimated Expense	\$151,613	\$188,745	\$180,393	
Expense SqFt	\$11.02	\$11.27	\$10.77	
Net Operating Income	\$350,692	\$363,736	\$489,844	
Full Market Value	\$2,584,000	\$2,704,000	\$3,702,000	
Market Value per SqFt	\$187.82	\$161.44	\$221.03	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00475-0028	1-00178-0016	1-00372-0060	
Address	66 GRAND STREET	217 WEST BROADWAY	274 EAST 2 STREET	
Neighborhood	SOHO	CIVIC CENTER	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	19	8	103	
Year Built	1900	2005	1997	
Gross SqFt	46,741	26,981	80,500	
Estimated Gross Income	\$1,570,030	\$903,594	\$2,764,792	
Gross Income per SqFt	\$33.59	\$33.49	\$34.35	
Estimated Expense	\$445,909		\$660,879	
Expense SqFt	\$9.54		\$8.21	
Net Operating Income	\$1,124,121	\$903,594	\$2,103,913	
Full Market Value	\$8,347,000	\$11,295,000	\$15,587,000	
Market Value per SqFt	\$178.58	\$418.63	\$193.63	
Distance from Cooperative in miles		0.30	1.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00475-0046	1-00348-0040	1-00393-0056	
Address	469 BROOME STREET	90 CLINTON STREET	355 EAST 10 STREET	
Neighborhood	SOHO	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	12	36	33	
Year Built	1900	1900	1920	
Gross SqFt	34,944	38,498	38,520	
Estimated Gross Income	\$1,139,524	\$1,366,791	\$1,144,863	
Gross Income per SqFt	\$32.61	\$35.50	\$29.72	
Estimated Expense	\$317,292	\$355,488	\$343,276	
Expense SqFt	\$9.08	\$9.23	\$8.91	
Net Operating Income	\$822,232	\$1,011,303	\$801,587	
Full Market Value	\$5,368,000	\$7,475,000	\$6,008,000	
Market Value per SqFt	\$153.62	\$194.17	\$155.97	
Distance from Cooperative in miles		0.93	1.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00482-0001	1-00348-0040	1-00350-0026	
Address	41 CROSBY STREET	90 CLINTON STREET	19 CLINTON STREET	
Neighborhood	SOHO	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	14	36	25	
Year Built	1900	1900	2005	
Gross SqFt	31,365	38,498	36,000	
Estimated Gross Income	\$1,136,040	\$1,366,791	\$1,329,829	
Gross Income per SqFt	\$36.22	\$35.50	\$36.94	
Estimated Expense	\$272,876	\$355,488	\$294,256	
Expense SqFt	\$8.70	\$9.23	\$8.17	
Net Operating Income	\$863,164	\$1,011,303	\$1,035,573	
Full Market Value	\$6,365,000	\$7,475,000	\$7,623,000	
Market Value per SqFt	\$202.93	\$194.17	\$211.75	
Distance from Cooperative in miles		0.72	0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00482-0003	1-00470-0005	1-00424-0028	
Address	45 CROSBY STREET	160 MOTT STREET	139 CHRYSTIE STREET	
Neighborhood	SOHO	LITTLE ITALY	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	13	36	11	
Year Built	1920	1910	1900	
Gross SqFt	32,028	11,967	10,960	
Estimated Gross Income	\$1,068,134	\$420,894	\$345,608	
Gross Income per SqFt	\$33.35	\$35.17	\$31.53	
Estimated Expense	\$362,237	\$121,774	\$136,244	
Expense SqFt	\$11.31	\$10.18	\$12.43	
Net Operating Income	\$705,897	\$299,120	\$209,364	
Full Market Value	\$5,244,000	\$2,212,000	\$1,562,000	
Market Value per SqFt	\$163.73	\$184.84	\$142.52	
Distance from Cooperative in miles		0.20	0.28	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00482-0022	1-00412-0008	1-00348-0040	
Address	226 LAFAYETTE STREET	186 ORCHARD STREET	90 CLINTON STREET	
Neighborhood	SOHO	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	13	22	36	
Year Built	1920	1930	1900	
Gross SqFt	22,104	12,225	38,498	
Estimated Gross Income	\$783,808	\$432,830	\$1,366,791	
Gross Income per SqFt	\$35.46	\$35.41	\$35.50	
Estimated Expense	\$217,061	\$127,237	\$355,488	
Expense SqFt	\$9.82	\$10.41	\$9.23	
Net Operating Income	\$566,747	\$305,593	\$1,011,303	
Full Market Value	\$4,189,000	\$2,259,000	\$7,475,000	
Market Value per SqFt	\$189.51	\$184.79	\$194.17	
Distance from Cooperative in miles		0.53	0.72	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00483-0013	1-00348-0040	1-00469-0030	
Address	514 BROADWAY	90 CLINTON STREET	223 2 AVENUE	
Neighborhood	SOHO	LOWER EAST SIDE	EAST VILLAGE	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	53	36	75	
Year Built	1900	1900	1925	
Gross SqFt	76,550	38,498	63,158	
Estimated Gross Income	\$2,883,639	\$1,366,791	\$2,515,280	
Gross Income per SqFt	\$37.67	\$35.50	\$39.83	
Estimated Expense	\$796,120	\$355,488	\$730,891	
Expense SqFt	\$10.40	\$9.23	\$11.57	
Net Operating Income	\$2,087,519	\$1,011,303	\$1,784,389	
Full Market Value	\$15,340,000	\$7,475,000	\$13,488,000	
Market Value per SqFt	\$200.39	\$194.17	\$213.56	
Distance from Cooperative in miles		0.77	0.95	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00484-0001	1-00178-0016	1-00372-0060	
Address	84 MERCER STREET	217 WEST BROADWAY	274 EAST 2 STREET	
Neighborhood	SOHO	CIVIC CENTER	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	26	8	103	
Year Built	1880	2005	1997	
Gross SqFt	125,590	26,981	80,500	
Estimated Gross Income	\$4,218,568	\$903,594	\$2,764,792	
Gross Income per SqFt	\$33.59	\$33.49	\$34.35	
Estimated Expense	\$1,198,129		\$660,879	
Expense SqFt	\$9.54		\$8.21	
Net Operating Income	\$3,020,439	\$903,594	\$2,103,913	
Full Market Value	\$22,427,000	\$11,295,000	\$15,587,000	
Market Value per SqFt	\$178.57	\$418.63	\$193.63	
Distance from Cooperative in miles		0.40	1.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00484-0026	1-00236-0027	1-00504-0031	
Address	491 BROADWAY	133 MULBERRY STREET	112 SULLIVAN STREET	
Neighborhood	SOHO	CHINATOWN	SOHO	
Building Classification	D0-ELEVATOR	C7-WALK-UP	D1-ELEVATOR	
Total Units	15	17	60	
Year Built	1920	1920	1920	
Gross SqFt	57,486	41,900	38,880	
Estimated Gross Income	\$1,854,498	\$1,465,401	\$1,149,094	
Gross Income per SqFt	\$32.26	\$34.97	\$29.55	
Estimated Expense	\$434,019	\$248,405	\$356,644	
Expense SqFt	\$7.55	\$5.93	\$9.17	
Net Operating Income	\$1,420,479	\$1,216,996	\$792,450	
Full Market Value	\$10,576,000	\$9,005,000	\$5,941,000	
Market Value per SqFt	\$183.98	\$214.92	\$152.80	
Distance from Cooperative in miles		0.28	0.29	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00485-0014	1-00504-0031	1-00470-0029	
Address	122 SPRING STREET	112 SULLIVAN STREET	212 GRAND STREET	
Neighborhood	SOHO	SOHO	LITTLE ITALY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	11	60	16	
Year Built	1910	1920	1920	
Gross SqFt	19,302	38,880	14,221	
Estimated Gross Income	\$542,772	\$1,149,094	\$379,406	
Gross Income per SqFt	\$28.12	\$29.55	\$26.68	
Estimated Expense	\$177,771	\$356,644	\$131,484	
Expense SqFt	\$9.21	\$9.17	\$9.25	
Net Operating Income	\$365,001	\$792,450	\$247,922	
Full Market Value	\$2,627,000	\$5,941,000	\$1,793,000	
Market Value per SqFt	\$136.10	\$152.80	\$126.08	
Distance from Cooperative in miles		0.25	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00485-0021	1-00504-0031	1-00424-0028	
Address	106 SPRING STREET	112 SULLIVAN STREET	139 CHRYSTIE STREET	
Neighborhood	SOHO	SOHO	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	11	60	11	
Year Built	1900	1920	1900	
Gross SqFt	32,088	38,880	10,960	
Estimated Gross Income	\$979,968	\$1,149,094	\$345,608	
Gross Income per SqFt	\$30.54	\$29.55	\$31.53	
Estimated Expense	\$346,550	\$356,644	\$136,244	
Expense SqFt	\$10.80	\$9.17	\$12.43	
Net Operating Income	\$633,418	\$792,450	\$209,364	
Full Market Value	\$3,806,000	\$5,941,000	\$1,562,000	
Market Value per SqFt	\$118.61	\$152.80	\$142.52	
Distance from Cooperative in miles		0.25	0.42	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00485-0022	1-00504-0031	1-00304-0035	
Address	91 MERCER STREET	112 SULLIVAN STREET	75 CHRYSTIE STREET	
Neighborhood	SOHO	SOHO	CHINATOWN	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	C7-WALK-UP	
Total Units	11	60	45	
Year Built	1900	1920	1910	
Gross SqFt	27,500	38,880	26,964	
Estimated Gross Income	\$786,500	\$1,149,094	\$745,551	
Gross Income per SqFt	\$28.60	\$29.55	\$27.65	
Estimated Expense	\$267,575	\$356,644	\$277,544	
Expense SqFt	\$9.73	\$9.17	\$10.29	
Net Operating Income	\$518,925	\$792,450	\$468,007	
Full Market Value	\$3,898,000	\$5,941,000	\$3,373,000	
Market Value per SqFt	\$141.75	\$152.80	\$125.09	
Distance from Cooperative in miles		0.25	0.47	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00485-0025	1-00504-0019	1-00501-0006	
Address	85 MERCER STREET	202 AVENUE OF THE AMERICA	423 WEST BROADWAY	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	19	37	28	
Year Built	1920	1910	1910	
Gross SqFt	24,900	21,740	20,670	
Estimated Gross Income	\$758,454	\$895,746	\$969,368	
Gross Income per SqFt	\$30.46	\$41.20	\$46.90	
Estimated Expense	\$176,541	\$194,875	\$221,865	
Expense SqFt	\$7.09	\$8.96	\$10.73	
Net Operating Income	\$581,913	\$700,871	\$747,503	
Full Market Value	\$4,352,000	\$5,293,000	\$5,617,000	
Market Value per SqFt	\$174.78	\$243.47	\$271.75	
Distance from Cooperative in miles		0.25	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00486-0009	1-00236-0027	1-00504-0031	
Address	80 WOOSTER STREET	133 MULBERRY STREET	112 SULLIVAN STREET	
Neighborhood	SOHO	CHINATOWN	SOHO	
Building Classification	D0-ELEVATOR	C7-WALK-UP	D1-ELEVATOR	
Total Units	11	17	60	
Year Built	1900	1920	1920	
Gross SqFt	33,250	41,900	38,880	
Estimated Gross Income	\$1,072,645	\$1,465,401	\$1,149,094	
Gross Income per SqFt	\$32.26	\$34.97	\$29.55	
Estimated Expense	\$251,038	\$248,405	\$356,644	
Expense SqFt	\$7.55	\$5.93	\$9.17	
Net Operating Income	\$821,607	\$1,216,996	\$792,450	
Full Market Value	\$6,117,000	\$9,005,000	\$5,941,000	
Market Value per SqFt	\$183.97	\$214.92	\$152.80	
Distance from Cooperative in miles		0.35	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00487-0001	1-00481-0019	1-00178-0016	
Address	484 BROOME STREET	54 SPRING STREET	217 WEST BROADWAY	
Neighborhood	SOHO	LITTLE ITALY	CIVIC CENTER	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	13	11	8	
Year Built	1918	1998	2005	
Gross SqFt	43,500	13,973	26,981	
Estimated Gross Income	\$1,826,130	\$714,487	\$903,594	
Gross Income per SqFt	\$41.98	\$51.13	\$33.49	
Estimated Expense	\$530,265	\$188,918		
Expense SqFt	\$12.19	\$13.52		
Net Operating Income	\$1,295,865	\$525,569	\$903,594	
Full Market Value	\$9,780,000	\$3,935,000	\$11,295,000	
Market Value per SqFt	\$224.83	\$281.61	\$418.63	
Distance from Cooperative in miles		0.30	0.39	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00489-0008	1-00489-0030	1-00489-0020	
Address	71 SULLIVAN STREET	73 THOMPSON STREET	192 SPRING STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	24	22	22	
Year Built	1900	1900	1900	
Gross SqFt	11,628	12,141	12,164	
Estimated Gross Income	\$380,119	\$368,393	\$426,250	
Gross Income per SqFt	\$32.69	\$30.34	\$35.04	
Estimated Expense	\$109,536	\$84,972	\$143,940	
Expense SqFt	\$9.42	\$7.00	\$11.83	
Net Operating Income	\$270,583	\$283,421	\$282,310	
Full Market Value	\$2,013,000	\$2,120,000	\$2,089,000	
Market Value per SqFt	\$173.12	\$174.61	\$171.74	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00489-0037	1-00489-0028	1-00489-0020	
Address	57 THOMPSON STREET	75 THOMPSON STREET	192 SPRING STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	40	23	22	
Year Built	1920	1900	1900	
Gross SqFt	15,138	13,416	12,164	
Estimated Gross Income	\$529,981	\$469,150	\$426,250	
Gross Income per SqFt	\$35.01	\$34.97	\$35.04	
Estimated Expense	\$168,940	\$140,548	\$143,940	
Expense SqFt	\$11.16	\$10.48	\$11.83	
Net Operating Income	\$361,041	\$328,602	\$282,310	
Full Market Value	\$2,671,000	\$2,431,000	\$2,089,000	
Market Value per SqFt	\$176.44	\$181.20	\$171.74	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00494-0032	1-00415-0012	1-00348-0051	
Address	215 MOTT STREET	176 ELDRIDGE STREET	169 RIVINGTON STREET	
Neighborhood	LITTLE ITALY	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	60	14	
Year Built	1900	1920	1920	
Gross SqFt	7,632	32,786	11,480	
Estimated Gross Income	\$124,020	\$623,024	\$159,315	
Gross Income per SqFt	\$16.25	\$19.00	\$13.88	
Estimated Expense	\$63,880	\$304,535	\$79,923	
Expense SqFt	\$8.37	\$9.29	\$6.96	
Net Operating Income	\$60,140	\$318,489	\$79,392	
Full Market Value	\$409,000	\$1,065,000	\$523,000	
Market Value per SqFt	\$53.59	\$32.48	\$45.56	
Distance from Cooperative in miles		0.31	0.62	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00494-0033	1-00415-0012	1-00348-0051	
Address	213 MOTT STREET	176 ELDRIDGE STREET	169 RIVINGTON STREET	
Neighborhood	LITTLE ITALY	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	60	14	
Year Built	1900	1920	1920	
Gross SqFt	7,779	32,786	11,480	
Estimated Gross Income	\$126,409	\$623,024	\$159,315	
Gross Income per SqFt	\$16.25	\$19.00	\$13.88	
Estimated Expense	\$65,110	\$304,535	\$79,923	
Expense SqFt	\$8.37	\$9.29	\$6.96	
Net Operating Income	\$61,299	\$318,489	\$79,392	
Full Market Value	\$417,000	\$1,065,000	\$523,000	
Market Value per SqFt	\$53.61	\$32.48	\$45.56	
Distance from Cooperative in miles		0.31	0.62	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00495-0002	1-00236-0027	1-00470-0005	
Address	237 LAFAYETTE STREET	133 MULBERRY STREET	160 MOTT STREET	
Neighborhood	LITTLE ITALY	CHINATOWN	LITTLE ITALY	
Building Classification	D0-ELEVATOR	C7-WALK-UP	D1-ELEVATOR	
Total Units	21	17	36	
Year Built	1911	1920	1910	
Gross SqFt	54,431	41,900	11,967	
Estimated Gross Income	\$1,908,895	\$1,465,401	\$420,894	
Gross Income per SqFt	\$35.07	\$34.97	\$35.17	
Estimated Expense	\$438,714	\$248,405	\$121,774	
Expense SqFt	\$8.06	\$5.93	\$10.18	
Net Operating Income	\$1,470,181	\$1,216,996	\$299,120	
Full Market Value	\$10,876,000	\$9,005,000	\$2,212,000	
Market Value per SqFt	\$199.81	\$214.92	\$184.84	
Distance from Cooperative in miles		0.29	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00497-0007	1-00449-0017	1-00178-0016	
Address	542 BROADWAY	56 ST MARK'S PLACE	217 WEST BROADWAY	
Neighborhood	SOHO	EAST VILLAGE	CIVIC CENTER	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	11	24	8	
Year Built	1900	2005	2005	
Gross SqFt	20,700	16,454	26,981	
Estimated Gross Income	\$728,847	\$645,820	\$903,594	
Gross Income per SqFt	\$35.21	\$39.25	\$33.49	
Estimated Expense	\$219,627	\$219,661		
Expense SqFt	\$10.61	\$13.35		
Net Operating Income	\$509,220	\$426,159	\$903,594	
Full Market Value	\$3,766,000	\$3,223,000	\$11,295,000	
Market Value per SqFt	\$181.93	\$195.88	\$418.63	
Distance from Cooperative in miles		0.65	0.52	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00498-0005	1-00501-0006	1-00506-0016	1-00470-0005
Address	565 BROADWAY	423 WEST BROADWAY	30 CHARLTON STREET	160 MOTT STREET
Neighborhood	SOHO	SOHO	SOHO	LITTLE ITALY
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	28	86	36
Year Built	1900	1910	1920	1910
Gross SqFt	51,180	20,670	44,256	11,967
Estimated Gross Income	\$1,900,313	\$969,368	\$1,643,414	\$420,894
Gross Income per SqFt	\$37.13	\$46.90	\$37.13	\$35.17
Estimated Expense	\$417,629	\$221,865	\$361,155	\$121,774
Expense SqFt	\$8.16	\$10.73	\$8.16	\$10.18
Net Operating Income	\$1,482,684	\$747,503	\$1,282,259	\$299,120
Full Market Value	\$10,910,000	\$5,617,000	\$9,435,000	\$2,212,000
Market Value per SqFt	\$213.17	\$271.75	\$213.19	\$184.84
Distance from Cooperative in miles		0.14	0.36	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00498-0015	1-00236-0027	1-00506-0016	
Address	547 BROADWAY	133 MULBERRY STREET	30 CHARLTON STREET	
Neighborhood	SOHO	CHINATOWN	SOHO	
Building Classification	D0-ELEVATOR	C7-WALK-UP	D1-ELEVATOR	
Total Units	13	17	86	
Year Built	1920	1920	1920	
Gross SqFt	26,058	41,900	44,256	
Estimated Gross Income	\$939,391	\$1,465,401	\$1,643,414	
Gross Income per SqFt	\$36.05	\$34.97	\$37.13	
Estimated Expense	\$183,709	\$248,405	\$361,155	
Expense SqFt	\$7.05	\$5.93	\$8.16	
Net Operating Income	\$755,682	\$1,216,996	\$1,282,259	
Full Market Value	\$5,575,000	\$9,005,000	\$9,435,000	
Market Value per SqFt	\$213.95	\$214.92	\$213.19	
Distance from Cooperative in miles		0.35	0.36	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00498-0017	1-00481-0028	1-00509-0027	
Address	543 BROADWAY	195 MULBERRY STREET	285 MOTT STREET	
Neighborhood	SOHO	LITTLE ITALY	LITTLE ITALY	
Building Classification	D0-ELEVATOR	C7-WALK-UP	C7-WALK-UP	
Total Units	19	45	58	
Year Built	1903	1900	1900	
Gross SqFt	60,000	27,289	28,542	
Estimated Gross Income	\$2,325,000	\$1,060,888	\$1,102,096	
Gross Income per SqFt	\$38.75	\$38.88	\$38.61	
Estimated Expense	\$868,800	\$405,246	\$402,723	
Expense SqFt	\$14.48	\$14.85	\$14.11	
Net Operating Income	\$1,456,200	\$655,642	\$699,373	
Full Market Value	\$11,016,000	\$4,959,000	\$5,291,000	
Market Value per SqFt	\$183.60	\$181.72	\$185.38	
Distance from Cooperative in miles		0.17	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00498-0018	1-00412-0008	1-00348-0040	
Address	541 BROADWAY	186 ORCHARD STREET	90 CLINTON STREET	
Neighborhood	SOHO	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	13	22	36	
Year Built	1909	1930	1900	
Gross SqFt	35,735	12,225	38,498	
Estimated Gross Income	\$1,267,163	\$432,830	\$1,366,791	
Gross Income per SqFt	\$35.46	\$35.41	\$35.50	
Estimated Expense	\$350,918	\$127,237	\$355,488	
Expense SqFt	\$9.82	\$10.41	\$9.23	
Net Operating Income	\$916,245	\$305,593	\$1,011,303	
Full Market Value	\$6,773,000	\$2,259,000	\$7,475,000	
Market Value per SqFt	\$189.53	\$184.79	\$194.17	
Distance from Cooperative in miles		0.58	0.81	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00500-0005	1-00469-0030	1-00373-0060	
Address	108 WOOSTER STREET	223 2 AVENUE	291 EAST 3 STREET	
Neighborhood	SOHO	EAST VILLAGE	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	
Total Units	36	75	12	
Year Built	1900	1925	1900	
Gross SqFt	54,300	63,158	11,160	
Estimated Gross Income	\$1,679,614	\$2,515,280	\$342,516	
Gross Income per SqFt	\$30.93	\$39.83	\$30.69	
Estimated Expense	\$339,633	\$730,891	\$72,201	
Expense SqFt	\$6.25	\$11.57	\$6.47	
Net Operating Income	\$1,339,981	\$1,784,389	\$270,315	
Full Market Value	\$10,011,000	\$13,488,000	\$1,661,000	
Market Value per SqFt	\$184.36	\$213.56	\$148.84	
Distance from Cooperative in miles		0.89	1.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00501-0012	1-00449-0017	1-00350-0026	
Address	140 PRINCE STREET	56 ST MARK'S PLACE	19 CLINTON STREET	
Neighborhood	SOHO	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	13	24	25	
Year Built	1910	2005	2005	
Gross SqFt	40,000	16,454	36,000	
Estimated Gross Income	\$1,490,800	\$645,820	\$1,329,829	
Gross Income per SqFt	\$37.27	\$39.25	\$36.94	
Estimated Expense	\$370,800	\$219,661	\$294,256	
Expense SqFt	\$9.27	\$13.35	\$8.17	
Net Operating Income	\$1,120,000	\$426,159	\$1,035,573	
Full Market Value	\$8,238,000	\$3,223,000	\$7,623,000	
Market Value per SqFt	\$205.95	\$195.88	\$211.75	
Distance from Cooperative in miles		0.76	0.89	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00501-0028	1-00552-0010	1-00543-0048	
Address	101 WOOSTER STREET	82 WEST WASHINGTON PLACE	136 WEST 4 STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	13	35	30	
Year Built	1900	1900	1929	
Gross SqFt	30,500	27,108	20,874	
Estimated Gross Income	\$952,210	\$825,000	\$667,901	
Gross Income per SqFt	\$31.22	\$30.43	\$32.00	
Estimated Expense	\$301,645	\$277,923	\$198,944	
Expense SqFt	\$9.89	\$10.25	\$9.53	
Net Operating Income	\$650,565	\$547,077	\$468,957	
Full Market Value	\$4,858,000	\$4,092,000	\$3,496,000	
Market Value per SqFt	\$159.28	\$150.95	\$167.48	
Distance from Cooperative in miles		0.46	0.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00502-0012	1-00502-0016	1-00503-0015	
Address	110 THOMPSON STREET	160 PRINCE STREET	125 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	32	37	32	
Year Built	1900	1900	1900	
Gross SqFt	12,750	21,157	13,380	
Estimated Gross Income	\$489,983	\$841,567	\$496,182	
Gross Income per SqFt	\$38.43	\$39.78	\$37.08	
Estimated Expense	\$148,665	\$243,538	\$157,884	
Expense SqFt	\$11.66	\$11.51	\$11.80	
Net Operating Income	\$341,318	\$598,029	\$338,298	
Full Market Value	\$2,583,000	\$4,521,000	\$2,489,000	
Market Value per SqFt	\$202.59	\$213.69	\$186.02	
Distance from Cooperative in miles		0.00	0.04	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00502-0038	1-00504-0019	1-00220-0027	
Address	165 SPRING STREET	202 AVENUE OF THE AMERICA	36 LAIGHT STREET	
Neighborhood	SOHO	SOHO	TRIBECA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	13	37	13	
Year Built	1910	1910	1900	
Gross SqFt	34,276	21,740	26,712	
Estimated Gross Income	\$1,254,159	\$895,746	\$853,854	
Gross Income per SqFt	\$36.59	\$41.20	\$31.97	
Estimated Expense	\$327,679	\$194,875	\$271,026	
Expense SqFt	\$9.56	\$8.96	\$10.15	
Net Operating Income	\$926,480	\$700,871	\$582,828	
Full Market Value	\$6,826,000	\$5,293,000	\$4,345,000	
Market Value per SqFt	\$199.15	\$243.47	\$162.66	
Distance from Cooperative in miles		0.09	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00503-0027	1-00503-0041	1-00502-0014	
Address	105 THOMPSON STREET	187 SPRING STREET	114 THOMPSON STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	D1-ELEVATOR	
Total Units	26	11	20	
Year Built	1920	1920	1920	
Gross SqFt	11,070	7,584	9,332	
Estimated Gross Income	\$467,818	\$302,656	\$416,252	
Gross Income per SqFt	\$42.26	\$39.91	\$44.60	
Estimated Expense	\$118,449	\$66,684	\$117,705	
Expense SqFt	\$10.70	\$8.79	\$12.61	
Net Operating Income	\$349,369	\$235,972	\$298,547	
Full Market Value	\$1,980,000	\$1,784,000	\$2,247,000	
Market Value per SqFt	\$178.86	\$235.23	\$240.78	
Distance from Cooperative in miles		0.00	0.04	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00503-0028	1-00503-0045	1-00503-0015	
Address	101 THOMPSON STREET	195 SPRING STREET	125 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	38	26	32	
Year Built	1900	1900	1900	
Gross SqFt	21,360	17,494	13,380	
Estimated Gross Income	\$771,523	\$615,144	\$496,182	
Gross Income per SqFt	\$36.12	\$35.16	\$37.08	
Estimated Expense	\$235,814	\$179,660	\$157,884	
Expense SqFt	\$11.04	\$10.27	\$11.80	
Net Operating Income	\$535,709	\$435,484	\$338,298	
Full Market Value	\$3,952,000	\$3,221,000	\$2,489,000	
Market Value per SqFt	\$185.02	\$184.12	\$186.02	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00504-0014	1-00506-0016	1-00588-0009	
Address	194 AVENUE OF THE AMERICA	30 CHARLTON STREET	26 GROVE STREET	
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	21	86	42	
Year Built	1925	1920	1926	
Gross SqFt	32,738	44,256	22,392	
Estimated Gross Income	\$1,151,395	\$1,643,414	\$743,452	
Gross Income per SqFt	\$35.17	\$37.13	\$33.20	
Estimated Expense	\$230,148	\$361,155	\$132,025	
Expense SqFt	\$7.03	\$8.16	\$5.90	
Net Operating Income	\$921,247	\$1,282,259	\$611,427	
Full Market Value	\$6,814,000	\$9,435,000	\$4,544,000	
Market Value per SqFt	\$208.14	\$213.19	\$202.93	
Distance from Cooperative in miles		0.09	0.44	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00504-0039	1-00503-0015	1-00503-0011	
Address	203 SPRING STREET	125 SULLIVAN STREET	117 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	20	32	22	
Year Built	1900	1900	1900	
Gross SqFt	12,662	13,380	10,210	
Estimated Gross Income	\$535,856	\$496,182	\$485,620	
Gross Income per SqFt	\$42.32	\$37.08	\$47.56	
Estimated Expense	\$155,869	\$157,884	\$130,893	
Expense SqFt	\$12.31	\$11.80	\$12.82	
Net Operating Income	\$379,987	\$338,298	\$354,727	
Full Market Value	\$2,867,000	\$2,489,000	\$2,665,000	
Market Value per SqFt	\$226.43	\$186.02	\$261.02	
Distance from Cooperative in miles		0.04	0.04	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00506-0027	1-00631-0001	1-00556-0001	
Address	2 CHARLTON STREET	669 WASHINGTON STREET	85 4 AVENUE	
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR	
Total Units	181	144	164	
Year Built	1966	1930	1959	
Gross SqFt	172,836	137,589	156,465	
Estimated Gross Income	\$5,672,478	\$4,874,232	\$4,725,251	
Gross Income per SqFt	\$32.82	\$35.43	\$30.20	
Estimated Expense	\$1,773,297	\$1,410,011	\$1,607,446	
Expense SqFt	\$10.26	\$10.25	\$10.27	
Net Operating Income	\$3,899,181	\$3,464,221	\$3,117,805	
Full Market Value	\$28,999,000	\$25,608,000	\$23,346,000	
Market Value per SqFt	\$167.78	\$186.12	\$149.21	
Distance from Cooperative in miles		0.53	0.84	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00507-0018	1-00507-0013	1-00509-0031	
Address	262 ELIZABETH STREET	250 ELIZABETH STREET	283 MOTT STREET	
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	13	10	10	
Year Built	1920	1925	1910	
Gross SqFt	7,545	7,440	6,124	
Estimated Gross Income	\$285,050	\$295,233	\$219,712	
Gross Income per SqFt	\$37.78	\$39.68	\$35.88	
Estimated Expense	\$114,835	\$81,223	\$119,461	
Expense SqFt	\$15.22	\$10.92	\$19.51	
Net Operating Income	\$170,215	\$214,010	\$100,251	
Full Market Value	\$894,000	\$3,912,000	\$1,875,000	
Market Value per SqFt	\$118.49	\$525.81	\$306.17	
Distance from Cooperative in miles		0.00	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00507-0021	1-00507-0013	1-00508-0044	1-00509-0031
Address	268 ELIZABETH STREET	250 ELIZABETH STREET	233 ELIZABETH STREET	283 MOTT STREET
Neighborhood	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	10	30	10
Year Built	1920	1925	1910	1910
Gross SqFt	7,825	7,440	18,081	6,124
Estimated Gross Income	\$295,472	\$295,233	\$682,196	\$219,712
Gross Income per SqFt	\$37.76	\$39.68	\$37.73	\$35.88
Estimated Expense	\$118,189	\$81,223	\$148,083	\$119,461
Expense SqFt	\$15.10	\$10.92	\$8.19	\$19.51
Net Operating Income	\$177,283	\$214,010	\$534,113	\$100,251
Full Market Value	\$927,000	\$3,912,000	\$4,044,000	\$1,875,000
Market Value per SqFt	\$118.47	\$525.81	\$223.66	\$306.17
Distance from Cooperative in miles		0.00	0.04	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00510-0006	1-00350-0026	1-00927-0038	
Address	115 CROSBY STREET	19 CLINTON STREET	320 EAST 22 STREET	
Neighborhood	LITTLE ITALY	LOWER EAST SIDE	KIPS BAY	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	53	25	94	
Year Built	1900	2005	1948	
Gross SqFt	73,332	36,000	67,048	
Estimated Gross Income	\$2,711,817	\$1,329,829	\$2,481,933	
Gross Income per SqFt	\$36.98	\$36.94	\$37.02	
Estimated Expense	\$530,190	\$294,256	\$421,819	
Expense SqFt	\$7.23	\$8.17	\$6.29	
Net Operating Income	\$2,181,627	\$1,035,573	\$2,060,114	
Full Market Value	\$16,058,000	\$7,623,000	\$15,162,000	
Market Value per SqFt	\$218.98	\$211.75	\$226.14	
Distance from Cooperative in miles		0.65	1.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00510-0037	1-00445-0038	1-00504-0031	
Address	129 CROSBY STREET	91 EAST 3 STREET	112 SULLIVAN STREET	
Neighborhood	LITTLE ITALY	EAST VILLAGE	SOHO	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	14	41	60	
Year Built	1910	1920	1920	
Gross SqFt	25,244	19,785	38,880	
Estimated Gross Income	\$733,591	\$655,208	\$1,149,094	
Gross Income per SqFt	\$29.06	\$33.12	\$29.55	
Estimated Expense	\$286,267	\$236,722	\$356,644	
Expense SqFt	\$11.34	\$11.96	\$9.17	
Net Operating Income	\$447,324	\$418,486	\$792,450	
Full Market Value	\$3,357,000	\$3,110,000	\$5,941,000	
Market Value per SqFt	\$132.98	\$157.19	\$152.80	
Distance from Cooperative in miles		0.39	0.39	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00513-0003	1-00348-0040	1-00393-0056	
Address	132 GREENE STREET	90 CLINTON STREET	355 EAST 10 STREET	
Neighborhood	SOHO	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	52	36	33	
Year Built	1885	1900	1920	
Gross SqFt	61,999	38,498	38,520	
Estimated Gross Income	\$2,021,787	\$1,366,791	\$1,144,863	
Gross Income per SqFt	\$32.61	\$35.50	\$29.72	
Estimated Expense	\$562,951	\$355,488	\$343,276	
Expense SqFt	\$9.08	\$9.23	\$8.91	
Net Operating Income	\$1,458,836	\$1,011,303	\$801,587	
Full Market Value	\$10,854,000	\$7,475,000	\$6,008,000	
Market Value per SqFt	\$175.07	\$194.17	\$155.97	
Distance from Cooperative in miles		0.85	1.04	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00514-0010	1-00412-0008	1-00348-0040	
Address	152 WOOSTER STREET	186 ORCHARD STREET	90 CLINTON STREET	
Neighborhood	SOHO	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	15	22	36	
Year Built	1909	1930	1900	
Gross SqFt	40,500	12,225	38,498	
Estimated Gross Income	\$1,436,130	\$432,830	\$1,366,791	
Gross Income per SqFt	\$35.46	\$35.41	\$35.50	
Estimated Expense	\$397,710	\$127,237	\$355,488	
Expense SqFt	\$9.82	\$10.41	\$9.23	
Net Operating Income	\$1,038,420	\$305,593	\$1,011,303	
Full Market Value	\$7,676,000	\$2,259,000	\$7,475,000	
Market Value per SqFt	\$189.53	\$184.79	\$194.17	
Distance from Cooperative in miles		0.65	0.90	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00514-0037	1-00350-0026	1-00178-0016	
Address	113 PRINCE STREET	19 CLINTON STREET	217 WEST BROADWAY	
Neighborhood	SOHO	LOWER EAST SIDE	CIVIC CENTER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	26	25	8	
Year Built	1895	2005	2005	
Gross SqFt	49,170	36,000	26,981	
Estimated Gross Income	\$1,715,541	\$1,329,829	\$903,594	
Gross Income per SqFt	\$34.89	\$36.94	\$33.49	
Estimated Expense	\$468,098	\$294,256		
Expense SqFt	\$9.52	\$8.17		
Net Operating Income	\$1,247,443	\$1,035,573	\$903,594	
Full Market Value	\$9,231,000	\$7,623,000	\$11,295,000	
Market Value per SqFt	\$187.74	\$211.75	\$418.63	
Distance from Cooperative in miles		0.83	0.58	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-0001	1-00449-0017	1-00350-0026	
Address	451 WEST BROADWAY	56 ST MARK'S PLACE	19 CLINTON STREET	
Neighborhood	SOHO	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	13	24	25	
Year Built	1880	2005	2005	
Gross SqFt	26,200	16,454	36,000	
Estimated Gross Income	\$976,474	\$645,820	\$1,329,829	
Gross Income per SqFt	\$37.27	\$39.25	\$36.94	
Estimated Expense	\$242,874	\$219,661	\$294,256	
Expense SqFt	\$9.27	\$13.35	\$8.17	
Net Operating Income	\$733,600	\$426,159	\$1,035,573	
Full Market Value	\$5,396,000	\$3,223,000	\$7,623,000	
Market Value per SqFt	\$205.95	\$195.88	\$211.75	
Distance from Cooperative in miles		0.70	0.87	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-0004	1-00469-0030	1-00927-0038	
Address	459 WEST BROADWAY	223 2 AVENUE	320 EAST 22 STREET	
Neighborhood	SOHO	EAST VILLAGE	KIPS BAY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	13	75	94	
Year Built	1920	1925	1948	
Gross SqFt	40,180	63,158	67,048	
Estimated Gross Income	\$1,544,117	\$2,515,280	\$2,481,933	
Gross Income per SqFt	\$38.43	\$39.83	\$37.02	
Estimated Expense	\$358,807	\$730,891	\$421,819	
Expense SqFt	\$8.93	\$11.57	\$6.29	
Net Operating Income	\$1,185,310	\$1,784,389	\$2,060,114	
Full Market Value	\$8,969,000	\$13,488,000	\$15,162,000	
Market Value per SqFt	\$223.22	\$213.56	\$226.14	
Distance from Cooperative in miles		0.83	1.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-0008	1-00348-0040	1-00469-0030	
Address	465 WEST BROADWAY	90 CLINTON STREET	223 2 AVENUE	
Neighborhood	SOHO	LOWER EAST SIDE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	26	36	75	
Year Built	1900	1900	1925	
Gross SqFt	40,130	38,498	63,158	
Estimated Gross Income	\$1,511,697	\$1,366,791	\$2,515,280	
Gross Income per SqFt	\$37.67	\$35.50	\$39.83	
Estimated Expense	\$417,352	\$355,488	\$730,891	
Expense SqFt	\$10.40	\$9.23	\$11.57	
Net Operating Income	\$1,094,345	\$1,011,303	\$1,784,389	
Full Market Value	\$8,042,000	\$7,475,000	\$13,488,000	
Market Value per SqFt	\$200.40	\$194.17	\$213.56	
Distance from Cooperative in miles		0.95	0.83	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-0031	1-00504-0031	1-00552-0010	
Address	141 WOOSTER STREET	112 SULLIVAN STREET	82 WEST WASHINGTON PLACE	
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	33	60	35	
Year Built	1910	1920	1900	
Gross SqFt	54,600	38,880	27,108	
Estimated Gross Income	\$1,637,454	\$1,149,094	\$825,000	
Gross Income per SqFt	\$29.99	\$29.55	\$30.43	
Estimated Expense	\$530,166	\$356,644	\$277,923	
Expense SqFt	\$9.71	\$9.17	\$10.25	
Net Operating Income	\$1,107,288	\$792,450	\$547,077	
Full Market Value	\$8,294,000	\$5,941,000	\$4,092,000	
Market Value per SqFt	\$151.90	\$152.80	\$150.95	
Distance from Cooperative in miles		0.16	0.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00515-0037	1-00504-0031	1-00552-0010	
Address	127 PRINCE STREET	112 SULLIVAN STREET	82 WEST WASHINGTON PLACE	
Neighborhood	SOHO	SOHO	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	15	60	35	
Year Built	1900	1920	1900	
Gross SqFt	32,921	38,880	27,108	
Estimated Gross Income	\$987,301	\$1,149,094	\$825,000	
Gross Income per SqFt	\$29.99	\$29.55	\$30.43	
Estimated Expense	\$319,663	\$356,644	\$277,923	
Expense SqFt	\$9.71	\$9.17	\$10.25	
Net Operating Income	\$667,638	\$792,450	\$547,077	
Full Market Value	\$5,001,000	\$5,941,000	\$4,092,000	
Market Value per SqFt	\$151.91	\$152.80	\$150.95	
Distance from Cooperative in miles		0.16	0.38	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00516-0001	1-00516-0014	1-00517-0003	
Address	163 PRINCE STREET	152 THOMPSON STREET	137 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP	
Total Units	35	30	30	
Year Built	1920	1900	1915	
Gross SqFt	20,885	20,195	15,515	
Estimated Gross Income	\$767,733	\$749,564	\$564,778	
Gross Income per SqFt	\$36.76	\$37.12	\$36.40	
Estimated Expense	\$164,783	\$131,555	\$143,634	
Expense SqFt	\$7.89	\$6.51	\$9.26	
Net Operating Income	\$602,950	\$618,009	\$421,144	
Full Market Value	\$4,441,000	\$4,548,000	\$3,104,000	
Market Value per SqFt	\$212.64	\$225.20	\$200.06	
Distance from Cooperative in miles		0.00	0.04	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00516-0007	1-00504-0031	1-00506-0016	
Address	140 THOMPSON STREET	112 SULLIVAN STREET	30 CHARLTON STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	33	60	86	
Year Built	1903	1920	1920	
Gross SqFt	86,018	38,880	44,256	
Estimated Gross Income	\$2,867,840	\$1,149,094	\$1,643,414	
Gross Income per SqFt	\$33.34	\$29.55	\$37.13	
Estimated Expense	\$745,776	\$356,644	\$361,155	
Expense SqFt	\$8.67	\$9.17	\$8.16	
Net Operating Income	\$2,122,064	\$792,450	\$1,282,259	
Full Market Value	\$15,765,000	\$5,941,000	\$9,435,000	
Market Value per SqFt	\$183.28	\$152.80	\$213.19	
Distance from Cooperative in miles		0.13	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00516-0026	1-00469-0030	1-00350-0026	
Address	474 WEST BROADWAY	223 2 AVENUE	19 CLINTON STREET	
Neighborhood	SOHO	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	20	75	25	
Year Built	1900	1925	2005	
Gross SqFt	51,925	63,158	36,000	
Estimated Gross Income	\$1,993,401	\$2,515,280	\$1,329,829	
Gross Income per SqFt	\$38.39	\$39.83	\$36.94	
Estimated Expense	\$512,500	\$730,891	\$294,256	
Expense SqFt	\$9.87	\$11.57	\$8.17	
Net Operating Income	\$1,480,901	\$1,784,389	\$1,035,573	
Full Market Value	\$11,205,000	\$13,488,000	\$7,623,000	
Market Value per SqFt	\$215.79	\$213.56	\$211.75	
Distance from Cooperative in miles		0.85	0.92	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-0005	1-00517-0030	1-00517-0031	
Address	141 SULLIVAN STREET	139 THOMPSON STREET	137 THOMPSON STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	17	18	
Year Built	1900	1900	1900	
Gross SqFt	9,392	9,451	9,583	
Estimated Gross Income	\$385,823	\$371,106	\$410,993	
Gross Income per SqFt	\$41.08	\$39.27	\$42.89	
Estimated Expense	\$118,903	\$109,784	\$131,162	
Expense SqFt	\$12.66	\$11.62	\$13.69	
Net Operating Income	\$266,920	\$261,322	\$279,831	
Full Market Value	\$2,016,000	\$1,976,000	\$2,110,000	
Market Value per SqFt	\$214.65	\$209.08	\$220.18	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-0006	1-00517-0030	1-00517-0031	
Address	143 SULLIVAN STREET	139 THOMPSON STREET	137 THOMPSON STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	17	18	
Year Built	1900	1900	1900	
Gross SqFt	9,398	9,451	9,583	
Estimated Gross Income	\$386,070	\$371,106	\$410,993	
Gross Income per SqFt	\$41.08	\$39.27	\$42.89	
Estimated Expense	\$118,979	\$109,784	\$131,162	
Expense SqFt	\$12.66	\$11.62	\$13.69	
Net Operating Income	\$267,091	\$261,322	\$279,831	
Full Market Value	\$2,017,000	\$1,976,000	\$2,110,000	
Market Value per SqFt	\$214.62	\$209.08	\$220.18	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-0007	1-00517-0030	1-00517-0031	
Address	145 SULLIVAN STREET	139 THOMPSON STREET	137 THOMPSON STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	17	18	
Year Built	1910	1900	1900	
Gross SqFt	9,398	9,451	9,583	
Estimated Gross Income	\$386,070	\$371,106	\$410,993	
Gross Income per SqFt	\$41.08	\$39.27	\$42.89	
Estimated Expense	\$118,979	\$109,784	\$131,162	
Expense SqFt	\$12.66	\$11.62	\$13.69	
Net Operating Income	\$267,091	\$261,322	\$279,831	
Full Market Value	\$2,017,000	\$1,976,000	\$2,110,000	
Market Value per SqFt	\$214.62	\$209.08	\$220.18	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-0008	1-00517-0030	1-00517-0031	
Address	147 SULLIVAN STREET	139 THOMPSON STREET	137 THOMPSON STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	22	17	18	
Year Built	1920	1900	1900	
Gross SqFt	9,433	9,451	9,583	
Estimated Gross Income	\$387,508	\$371,106	\$410,993	
Gross Income per SqFt	\$41.08	\$39.27	\$42.89	
Estimated Expense	\$119,422	\$109,784	\$131,162	
Expense SqFt	\$12.66	\$11.62	\$13.69	
Net Operating Income	\$268,086	\$261,322	\$279,831	
Full Market Value	\$2,025,000	\$1,976,000	\$2,110,000	
Market Value per SqFt	\$214.67	\$209.08	\$220.18	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00517-0009	1-00517-0043	1-00517-0041	
Address	149 SULLIVAN STREET	183 PRINCE STREET	179 PRINCE STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	36	25	23	
Year Built	1900	1900	1900	
Gross SqFt	22,513	20,274	10,395	
Estimated Gross Income	\$845,813	\$537,834	\$505,193	
Gross Income per SqFt	\$37.57	\$26.53	\$48.60	
Estimated Expense	\$221,978	\$122,596	\$142,055	
Expense SqFt	\$9.86	\$6.05	\$13.67	
Net Operating Income	\$623,835	\$415,238	\$363,138	
Full Market Value	\$4,585,000	\$3,003,000	\$2,724,000	
Market Value per SqFt	\$203.66	\$148.12	\$262.05	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00518-0014	1-00518-0002	1-00518-0037	
Address	64 MAC DOUGAL STREET	40 MAC DOUGAL STREET	142 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	19	23	28	
Year Built	1920	1915	1910	
Gross SqFt	13,786	11,759	16,212	
Estimated Gross Income	\$449,010	\$376,081	\$537,500	
Gross Income per SqFt	\$32.57	\$31.98	\$33.15	
Estimated Expense	\$159,504	\$124,037	\$204,178	
Expense SqFt	\$11.57	\$10.55	\$12.59	
Net Operating Income	\$289,506	\$252,044	\$333,322	
Full Market Value	\$2,154,000	\$1,815,000	\$2,477,000	
Market Value per SqFt	\$156.25	\$154.35	\$152.79	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00518-0032	1-00518-0010	1-00518-0034	
Address	150 SULLIVAN STREET	56 MAC DOUGAL STREET	148 SULLIVAN STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	41	34	20	
Year Built	1900	1900	1900	
Gross SqFt	20,190	20,901	10,606	
Estimated Gross Income	\$728,051	\$851,907	\$332,649	
Gross Income per SqFt	\$36.06	\$40.76	\$31.36	
Estimated Expense	\$168,183	\$150,805	\$100,091	
Expense SqFt	\$8.33	\$7.22	\$9.44	
Net Operating Income	\$559,868	\$701,102	\$232,558	
Full Market Value	\$4,130,000	\$5,296,000	\$1,736,000	
Market Value per SqFt	\$204.56	\$253.39	\$163.68	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00519-0014	1-00506-0016	1-00504-0031	1-00582-0020
Address	46 KING STREET	30 CHARLTON STREET	112 SULLIVAN STREET	60 LEROY STREET
Neighborhood	SOHO	SOHO	SOHO	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	86	60	37
Year Built	1959	1920	1920	1941
Gross SqFt	43,346	44,256	38,880	22,242
Estimated Gross Income	\$1,371,467	\$1,643,414	\$1,149,094	\$703,764
Gross Income per SqFt	\$31.64	\$37.13	\$29.55	\$31.64
Estimated Expense	\$463,802	\$361,155	\$356,644	\$238,072
Expense SqFt	\$10.70	\$8.16	\$9.17	\$10.70
Net Operating Income	\$907,665	\$1,282,259	\$792,450	\$465,692
Full Market Value	\$6,771,000	\$9,435,000	\$5,941,000	\$3,474,000
Market Value per SqFt	\$156.21	\$213.19	\$152.80	\$156.19
Distance from Cooperative in miles		0.05	0.11	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00519-0036	1-00528-0063	1-00543-0048	
Address	2 KING STREET	76 CARMINE STREET	136 WEST 4 STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	41	21	30	
Year Built	1963	1910	1929	
Gross SqFt	33,100	12,690	20,874	
Estimated Gross Income	\$1,079,060	\$445,891	\$667,901	
Gross Income per SqFt	\$32.60	\$35.14	\$32.00	
Estimated Expense	\$255,532	\$123,633	\$198,944	
Expense SqFt	\$7.72	\$9.74	\$9.53	
Net Operating Income	\$823,528	\$322,258	\$468,957	
Full Market Value	\$6,127,000	\$2,384,000	\$3,496,000	
Market Value per SqFt	\$185.11	\$187.86	\$167.48	
Distance from Cooperative in miles		0.16	0.24	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00519-0044	1-00543-0048	1-00582-0020	1-00504-0031
Address	208 AVENUE OF THE AMERICA	136 WEST 4 STREET	60 LEROY STREET	112 SULLIVAN STREET
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	30	37	60
Year Built	1930	1929	1941	1920
Gross SqFt	33,204	20,874	22,242	38,880
Estimated Gross Income	\$1,050,575	\$667,901	\$703,764	\$1,149,094
Gross Income per SqFt	\$31.64	\$32.00	\$31.64	\$29.55
Estimated Expense	\$355,283	\$198,944	\$238,072	\$356,644
Expense SqFt	\$10.70	\$9.53	\$10.70	\$9.17
Net Operating Income	\$695,292	\$468,957	\$465,692	\$792,450
Full Market Value	\$5,187,000	\$3,496,000	\$3,474,000	\$5,941,000
Market Value per SqFt	\$156.22	\$167.48	\$156.19	\$152.80
Distance from Cooperative in miles		0.24	0.23	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00519-0051	1-00412-0008	1-00373-0060	
Address	11 CHARLTON STREET	186 ORCHARD STREET	291 EAST 3 STREET	
Neighborhood	SOHO	LOWER EAST SIDE	ALPHABET CITY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	
Total Units	20	22	12	
Year Built	1910	1930	1900	
Gross SqFt	14,700	12,225	11,160	
Estimated Gross Income	\$485,835	\$432,830	\$342,516	
Gross Income per SqFt	\$33.05	\$35.41	\$30.69	
Estimated Expense	\$124,068	\$127,237	\$72,201	
Expense SqFt	\$8.44	\$10.41	\$6.47	
Net Operating Income	\$361,767	\$305,593	\$270,315	
Full Market Value	\$2,689,000	\$2,259,000	\$1,661,000	
Market Value per SqFt	\$182.93	\$184.79	\$148.84	
Distance from Cooperative in miles		0.94	1.37	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00520-0029	1-00543-0048	1-00588-0009	
Address	185 WEST HOUSTON STREET	136 WEST 4 STREET	26 GROVE STREET	
Neighborhood	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	63	30	42	
Year Built	1962	1929	1926	
Gross SqFt	47,100	20,874	22,392	
Estimated Gross Income	\$1,535,460	\$667,901	\$743,452	
Gross Income per SqFt	\$32.60	\$32.00	\$33.20	
Estimated Expense	\$363,612	\$198,944	\$132,025	
Expense SqFt	\$7.72	\$9.53	\$5.90	
Net Operating Income	\$1,171,848	\$468,957	\$611,427	
Full Market Value	\$8,719,000	\$3,496,000	\$4,544,000	
Market Value per SqFt	\$185.12	\$167.48	\$202.93	
Distance from Cooperative in miles		0.24	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00520-0056	1-00411-0009	1-00449-0017	
Address	47 KING STREET	162 ORCHARD STREET	56 ST MARK'S PLACE	
Neighborhood	SOHO	LOWER EAST SIDE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR	
Total Units	13	11	24	
Year Built	1900	1930	2005	
Gross SqFt	9,924	11,867	16,454	
Estimated Gross Income	\$388,922	\$484,033	\$645,820	
Gross Income per SqFt	\$39.19	\$40.79	\$39.25	
Estimated Expense	\$185,480	\$152,896	\$219,661	
Expense SqFt	\$18.69	\$12.88	\$13.35	
Net Operating Income	\$203,442	\$331,137	\$426,159	
Full Market Value	\$1,539,000	\$2,501,000	\$3,223,000	
Market Value per SqFt	\$155.08	\$210.75	\$195.88	
Distance from Cooperative in miles		0.96	0.91	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00520-0085	1-00518-0002	1-00519-0024	
Address	5 KING STREET	40 MAC DOUGAL STREET	28 KING STREET	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	22	23	24	
Year Built	1925	1915	1920	
Gross SqFt	7,283	11,759	11,826	
Estimated Gross Income	\$253,448	\$376,081	\$444,886	
Gross Income per SqFt	\$34.80	\$31.98	\$37.62	
Estimated Expense	\$80,768	\$124,037	\$137,516	
Expense SqFt	\$11.09	\$10.55	\$11.63	
Net Operating Income	\$172,680	\$252,044	\$307,370	
Full Market Value	\$1,278,000	\$1,815,000	\$2,259,000	
Market Value per SqFt	\$175.48	\$154.35	\$191.02	
Distance from Cooperative in miles		0.05	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00521-0030	1-00521-0026	1-00509-0027	
Address	308 MOTT STREET	302 MOTT STREET	285 MOTT STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	40	48	58	
Year Built	1900	1905	1900	
Gross SqFt	17,626	20,227	28,542	
Estimated Gross Income	\$651,281	\$713,719	\$1,102,096	
Gross Income per SqFt	\$36.95	\$35.29	\$38.61	
Estimated Expense	\$215,566	\$209,434	\$402,723	
Expense SqFt	\$12.23	\$10.35	\$14.11	
Net Operating Income	\$435,715	\$504,285	\$699,373	
Full Market Value	\$3,207,000	\$3,729,000	\$5,291,000	
Market Value per SqFt	\$181.95	\$184.36	\$185.38	
Distance from Cooperative in miles		0.00	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00521-0034	1-00521-0026	1-00509-0027	1-00507-0004
Address	316 MOTT STREET	302 MOTT STREET	285 MOTT STREET	232 ELIZABETH STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	LITTLE ITALY	LITTLE ITALY
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	48	58	30
Year Built	1900	1905	1900	1910
Gross SqFt	10,985	20,227	28,542	15,372
Estimated Gross Income	\$387,661	\$713,719	\$1,102,096	\$395,926
Gross Income per SqFt	\$35.29	\$35.29	\$38.61	\$25.76
Estimated Expense	\$113,695	\$209,434	\$402,723	\$172,166
Expense SqFt	\$10.35	\$10.35	\$14.11	\$11.20
Net Operating Income	\$273,966	\$504,285	\$699,373	\$223,760
Full Market Value	\$2,026,000	\$3,729,000	\$5,291,000	\$1,621,000
Market Value per SqFt	\$184.43	\$184.36	\$185.38	\$105.45
Distance from Cooperative in miles		0.00	0.11	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00521-0071	1-00348-0040	1-00350-0026	
Address	10 BLEECKER STREET	90 CLINTON STREET	19 CLINTON STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	25	36	25	
Year Built	1900	1900	2005	
Gross SqFt	40,607	38,498	36,000	
Estimated Gross Income	\$1,470,786	\$1,366,791	\$1,329,829	
Gross Income per SqFt	\$36.22	\$35.50	\$36.94	
Estimated Expense	\$353,281	\$355,488	\$294,256	
Expense SqFt	\$8.70	\$9.23	\$8.17	
Net Operating Income	\$1,117,505	\$1,011,303	\$1,035,573	
Full Market Value	\$8,241,000	\$7,475,000	\$7,623,000	
Market Value per SqFt	\$202.95	\$194.17	\$211.75	
Distance from Cooperative in miles		0.61	0.51	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00522-0004	1-00348-0040	1-00350-0026	
Address	620 BROADWAY	90 CLINTON STREET	19 CLINTON STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	LOWER EAST SIDE	LOWER EAST SIDE	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	12	36	25	
Year Built	1900	1900	2005	
Gross SqFt	32,440	38,498	36,000	
Estimated Gross Income	\$1,174,977	\$1,366,791	\$1,329,829	
Gross Income per SqFt	\$36.22	\$35.50	\$36.94	
Estimated Expense	\$282,228	\$355,488	\$294,256	
Expense SqFt	\$8.70	\$9.23	\$8.17	
Net Operating Income	\$892,749	\$1,011,303	\$1,035,573	
Full Market Value	\$6,583,000	\$7,475,000	\$7,623,000	
Market Value per SqFt	\$202.93	\$194.17	\$211.75	
Distance from Cooperative in miles		0.76	0.67	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00523-0032	1-00927-0038	1-00372-0060	
Address	200 MERCER STREET	320 EAST 22 STREET	274 EAST 2 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	KIPS BAY	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	28	94	103	
Year Built	1940	1948	1997	
Gross SqFt	52,000	67,048	80,500	
Estimated Gross Income	\$1,855,880	\$2,481,933	\$2,764,792	
Gross Income per SqFt	\$35.69	\$37.02	\$34.35	
Estimated Expense	\$377,000	\$421,819	\$660,879	
Expense SqFt	\$7.25	\$6.29	\$8.21	
Net Operating Income	\$1,478,880	\$2,060,114	\$2,103,913	
Full Market Value	\$10,926,000	\$15,162,000	\$15,587,000	
Market Value per SqFt	\$210.12	\$226.14	\$193.63	
Distance from Cooperative in miles		1.10	0.96	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00523-0038	1-00527-0027	1-00557-0017	
Address	88 BLEECKER STREET	10 DOWNING STREET	60 EAST 12 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C5-WALK-UP	
Total Units	115	137	137	
Year Built	1961	1940	1962	
Gross SqFt	82,483	118,467	124,630	
Estimated Gross Income	\$2,737,611	\$4,267,862	\$3,782,521	
Gross Income per SqFt	\$33.19	\$36.03	\$30.35	
Estimated Expense	\$908,963	\$1,411,316	\$1,436,984	
Expense SqFt	\$11.02	\$11.91	\$11.53	
Net Operating Income	\$1,828,648	\$2,856,546	\$2,345,537	
Full Market Value	\$13,589,000	\$21,074,000	\$17,545,000	
Market Value per SqFt	\$164.75	\$177.89	\$140.78	
Distance from Cooperative in miles		0.39	0.52	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00524-0001	1-00460-0001	1-00248-0070	
Address	501 LA GUARDIA PLACE	1 COOPER SQUARE	80 RUTGERS SLIP	
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	LOWER EAST SIDE	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	174	153	109	
Year Built	1966	1985	1987	
Gross SqFt	212,832	122,689	83,904	
Estimated Gross Income	\$4,797,233	\$2,458,276	\$2,101,131	
Gross Income per SqFt	\$22.54	\$20.04	\$25.04	
Estimated Expense	\$2,132,577	\$1,106,655	\$947,113	
Expense SqFt	\$10.02	\$9.02	\$11.29	
Net Operating Income	\$2,664,656	\$1,351,621	\$1,154,018	
Full Market Value	\$19,477,000	\$7,725,000	\$6,480,000	
Market Value per SqFt	\$91.51	\$62.96	\$77.23	
Distance from Cooperative in miles		0.41	1.19	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00525-0040	1-00543-0048	1-00552-0010	
Address	180 THOMPSON STREET	136 WEST 4 STREET	82 WEST WASHINGTON PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	64	30	35	
Year Built	1920	1929	1900	
Gross SqFt	27,000	20,874	27,108	
Estimated Gross Income	\$842,940	\$667,901	\$825,000	
Gross Income per SqFt	\$31.22	\$32.00	\$30.43	
Estimated Expense	\$267,030	\$198,944	\$277,923	
Expense SqFt	\$9.89	\$9.53	\$10.25	
Net Operating Income	\$575,910	\$468,957	\$547,077	
Full Market Value	\$4,300,000	\$3,496,000	\$4,092,000	
Market Value per SqFt	\$159.26	\$167.48	\$150.95	
Distance from Cooperative in miles		0.20	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00526-0022	1-00526-0011	1-00526-0014	
Address	194 BLEECKER STREET	260 AVENUE OF THE AMERICA	264 AVENUE OF THE AMERICA	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	24	32	32	
Year Built	1900	1900	1900	
Gross SqFt	11,210	15,900	15,900	
Estimated Gross Income	\$498,621	\$743,413	\$671,034	
Gross Income per SqFt	\$44.48	\$46.76	\$42.20	
Estimated Expense	\$100,778	\$147,371	\$138,437	
Expense SqFt	\$8.99	\$9.27	\$8.71	
Net Operating Income	\$397,843	\$596,042	\$532,597	
Full Market Value	\$2,995,000	\$4,479,000	\$4,019,000	
Market Value per SqFt	\$267.17	\$281.70	\$252.77	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00526-0023	1-00526-0011	1-00526-0014	
Address	192 BLEECKER STREET	260 AVENUE OF THE AMERICA	264 AVENUE OF THE AMERICA	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	23	32	32	
Year Built	1900	1900	1900	
Gross SqFt	11,343	15,900	15,900	
Estimated Gross Income	\$504,537	\$743,413	\$671,034	
Gross Income per SqFt	\$44.48	\$46.76	\$42.20	
Estimated Expense	\$101,974	\$147,371	\$138,437	
Expense SqFt	\$8.99	\$9.27	\$8.71	
Net Operating Income	\$402,563	\$596,042	\$532,597	
Full Market Value	\$3,030,000	\$4,479,000	\$4,019,000	
Market Value per SqFt	\$267.13	\$281.70	\$252.77	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00527-0010	1-00412-0008	1-00449-0017	
Address	32 DOWNING STREET	186 ORCHARD STREET	56 ST MARK'S PLACE	
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	20	22	24	
Year Built	1910	1930	2005	
Gross SqFt	10,000	12,225	16,454	
Estimated Gross Income	\$365,000	\$432,830	\$645,820	
Gross Income per SqFt	\$36.50	\$35.41	\$39.25	
Estimated Expense	\$103,900	\$127,237	\$219,661	
Expense SqFt	\$10.39	\$10.41	\$13.35	
Net Operating Income	\$261,100	\$305,593	\$426,159	
Full Market Value	\$1,924,000	\$2,259,000	\$3,223,000	
Market Value per SqFt	\$192.40	\$184.79	\$195.88	
Distance from Cooperative in miles		0.93	0.85	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00527-0084	1-00527-0086	1-00527-0056	
Address	13 DOWNING STREET	17 DOWNING STREET	52 CARMINE STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	16	20	18	
Year Built	1920	1910	1900	
Gross SqFt	8,656	8,065	10,012	
Estimated Gross Income	\$288,764	\$312,229	\$280,482	
Gross Income per SqFt	\$33.36	\$38.71	\$28.01	
Estimated Expense	\$87,339	\$83,513	\$121,515	
Expense SqFt	\$10.09	\$10.35	\$12.14	
Net Operating Income	\$201,425	\$228,716	\$158,967	
Full Market Value	\$1,496,000	\$1,730,000	\$1,144,000	
Market Value per SqFt	\$172.83	\$214.51	\$114.26	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00527-0094	1-00527-0090	1-00527-0093	
Address	26 BEDFORD STREET	25 DOWNING STREET	31 DOWNING STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	16	16	18	
Year Built	1900	1900	1900	
Gross SqFt	7,000	7,240	6,710	
Estimated Gross Income	\$220,290	\$248,840	\$191,670	
Gross Income per SqFt	\$31.47	\$34.37	\$28.56	
Estimated Expense	\$77,210	\$84,247	\$69,930	
Expense SqFt	\$11.03	\$11.64	\$10.42	
Net Operating Income	\$143,080	\$164,593	\$121,740	
Full Market Value	\$1,068,000	\$1,219,000	\$915,000	
Market Value per SqFt	\$152.57	\$168.37	\$136.36	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0001	1-00506-0016	1-00619-0001	1-00527-0027
Address	182 WEST HOUSTON STREET	30 CHARLTON STREET	502 HUDSON STREET	10 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-WEST	SOHO	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	115	86	57	137
Year Built	1952	1920	1948	1940
Gross SqFt	71,490	44,256	37,721	118,467
Estimated Gross Income	\$2,615,104	\$1,643,414	\$1,379,788	\$4,267,862
Gross Income per SqFt	\$36.58	\$37.13	\$36.58	\$36.03
Estimated Expense	\$790,679	\$361,155	\$417,081	\$1,411,316
Expense SqFt	\$11.06	\$8.16	\$11.06	\$11.91
Net Operating Income	\$1,824,425	\$1,282,259	\$962,707	\$2,856,546
Full Market Value	\$13,443,000	\$9,435,000	\$7,093,000	\$21,074,000
Market Value per SqFt	\$188.04	\$213.19	\$188.04	\$177.89
Distance from Cooperative in miles		0.15	0.33	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0008	1-00582-0020	1-00506-0016	
Address	204 WEST HOUSTON STREET	60 LEROY STREET	30 CHARLTON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	SOHO	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	29	37	86	
Year Built	1900	1941	1920	
Gross SqFt	37,968	22,242	44,256	
Estimated Gross Income	\$1,305,720	\$703,764	\$1,643,414	
Gross Income per SqFt	\$34.39	\$31.64	\$37.13	
Estimated Expense	\$358,038	\$238,072	\$361,155	
Expense SqFt	\$9.43	\$10.70	\$8.16	
Net Operating Income	\$947,682	\$465,692	\$1,282,259	
Full Market Value	\$6,809,000	\$3,474,000	\$9,435,000	
Market Value per SqFt	\$179.34	\$156.19	\$213.19	
Distance from Cooperative in miles		0.11	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0033	1-00353-0024	1-00866-0009	
Address	44 DOWNING STREET	129 RIVINGTON STREET	9 EAST 36 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	MURRAY HILL	
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR	
Total Units	20	19	18	
Year Built	1900	1930	1925	
Gross SqFt	14,227	14,497	13,290	
Estimated Gross Income	\$275,577	\$198,771	\$332,343	
Gross Income per SqFt	\$19.37	\$13.71	\$25.01	
Estimated Expense	\$112,678	\$106,195	\$100,822	
Expense SqFt	\$7.92	\$7.33	\$7.59	
Net Operating Income	\$162,899	\$92,576	\$231,521	
Full Market Value	\$1,168,000	\$460,000	\$1,681,000	
Market Value per SqFt	\$82.10	\$31.73	\$126.49	
Distance from Cooperative in miles		1.10	1.81	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0035	1-00353-0024	1-00866-0009	
Address	40 DOWNING STREET	129 RIVINGTON STREET	9 EAST 36 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	MURRAY HILL	
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR	
Total Units	20	19	18	
Year Built	1900	1930	1925	
Gross SqFt	36,850	14,497	13,290	
Estimated Gross Income	\$713,785	\$198,771	\$332,343	
Gross Income per SqFt	\$19.37	\$13.71	\$25.01	
Estimated Expense	\$291,852	\$106,195	\$100,822	
Expense SqFt	\$7.92	\$7.33	\$7.59	
Net Operating Income	\$421,933	\$92,576	\$231,521	
Full Market Value	\$3,025,000	\$460,000	\$1,681,000	
Market Value per SqFt	\$82.09	\$31.73	\$126.49	
Distance from Cooperative in miles		1.10	1.81	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0036	1-00353-0024	1-00866-0009	
Address	38 DOWNING STREET	129 RIVINGTON STREET	9 EAST 36 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	MURRAY HILL	
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR	
Total Units	20	19	18	
Year Built	1900	1930	1925	
Gross SqFt	8,375	14,497	13,290	
Estimated Gross Income	\$162,224	\$198,771	\$332,343	
Gross Income per SqFt	\$19.37	\$13.71	\$25.01	
Estimated Expense	\$66,330	\$106,195	\$100,822	
Expense SqFt	\$7.92	\$7.33	\$7.59	
Net Operating Income	\$95,894	\$92,576	\$231,521	
Full Market Value	\$688,000	\$460,000	\$1,681,000	
Market Value per SqFt	\$82.15	\$31.73	\$126.49	
Distance from Cooperative in miles		1.10	1.81	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0037	1-00528-0091	1-00527-0086	
Address	29 BEDFORD STREET	65 DOWNING STREET	17 DOWNING STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	
Total Units	14	23	20	
Year Built	1910	1910	1910	
Gross SqFt	8,735	11,460	8,065	
Estimated Gross Income	\$330,707	\$424,153	\$312,229	
Gross Income per SqFt	\$37.86	\$37.01	\$38.71	
Estimated Expense	\$88,398	\$113,237	\$83,513	
Expense SqFt	\$10.12	\$9.88	\$10.35	
Net Operating Income	\$242,309	\$310,916	\$228,716	
Full Market Value	\$1,834,000	\$2,288,000	\$1,730,000	
Market Value per SqFt	\$209.96	\$199.65	\$214.51	
Distance from Cooperative in miles		0.03	0.08	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00528-0086	1-00527-0064	1-00527-0056	
Address	55 DOWNING STREET	34 CARMINE STREET	52 CARMINE STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	18	18	
Year Built	1900	1900	1900	
Gross SqFt	12,750	10,720	10,012	
Estimated Gross Income	\$364,650	\$312,815	\$280,482	
Gross Income per SqFt	\$28.60	\$29.18	\$28.01	
Estimated Expense	\$133,748	\$119,453	\$121,515	
Expense SqFt	\$10.49	\$11.14	\$12.14	
Net Operating Income	\$230,902	\$193,362	\$158,967	
Full Market Value	\$1,378,000	\$1,451,000	\$1,144,000	
Market Value per SqFt	\$108.08	\$135.35	\$114.26	
Distance from Cooperative in miles		0.08	0.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-0001	1-00522-0014	1-00521-0001	1-00548-0001
Address	644 BROADWAY	640 BROADWAY	298 MULBERRY STREET	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	16	31	100	272
Year Built	1900	1900	1986	1930
Gross SqFt	55,065	46,080	86,746	218,985
Estimated Gross Income	\$2,094,673	\$1,007,446	\$4,796,231	\$8,330,796
Gross Income per SqFt	\$38.04	\$21.86	\$55.29	\$38.04
Estimated Expense	\$724,105	\$404,204	\$1,085,778	\$2,880,610
Expense SqFt	\$13.15	\$8.77	\$12.52	\$13.15
Net Operating Income	\$1,370,568	\$603,242	\$3,710,453	\$5,450,186
Full Market Value	\$10,374,000	\$4,419,000	\$27,675,000	\$41,252,000
Market Value per SqFt	\$188.40	\$95.90	\$319.03	\$188.38
Distance from Cooperative in miles		0.06	0.09	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-0005	1-00577-0010	1-00572-0026	
Address	652 BROADWAY	58 WEST 14 STREET	24 WEST 9 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	18	23	50	
Year Built	1908	1906	1923	
Gross SqFt	45,240	37,810	46,137	
Estimated Gross Income	\$1,564,399	\$1,764,360	\$1,962,347	
Gross Income per SqFt	\$34.58	\$46.66	\$42.53	
Estimated Expense	\$298,584	\$318,535	\$615,555	
Expense SqFt	\$6.60	\$8.42	\$13.34	
Net Operating Income	\$1,265,815	\$1,445,825	\$1,346,792	
Full Market Value	\$9,374,000	\$10,867,000	\$10,161,000	
Market Value per SqFt	\$207.21	\$287.41	\$220.24	
Distance from Cooperative in miles		0.67	0.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-0027	1-00522-0014	1-00521-0001	
Address	35 BOND STREET	640 BROADWAY	298 MULBERRY STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	15	31	100	
Year Built	1910	1900	1986	
Gross SqFt	43,020	46,080	86,746	
Estimated Gross Income	\$1,659,712	\$1,007,446	\$4,796,231	
Gross Income per SqFt	\$38.58	\$21.86	\$55.29	
Estimated Expense	\$458,163	\$404,204	\$1,085,778	
Expense SqFt	\$10.65	\$8.77	\$12.52	
Net Operating Income	\$1,201,549	\$603,242	\$3,710,453	
Full Market Value	\$9,091,000	\$4,419,000	\$27,675,000	
Market Value per SqFt	\$211.32	\$95.90	\$319.03	
Distance from Cooperative in miles		0.08	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-0055	1-00522-0014	1-00521-0001	
Address	27 BLEECKER STREET	640 BROADWAY	298 MULBERRY STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	16	31	100	
Year Built	1910	1900	1986	
Gross SqFt	29,600	46,080	86,746	
Estimated Gross Income	\$1,141,968	\$1,007,446	\$4,796,231	
Gross Income per SqFt	\$38.58	\$21.86	\$55.29	
Estimated Expense	\$315,240	\$404,204	\$1,085,778	
Expense SqFt	\$10.65	\$8.77	\$12.52	
Net Operating Income	\$826,728	\$603,242	\$3,710,453	
Full Market Value	\$6,255,000	\$4,419,000	\$27,675,000	
Market Value per SqFt	\$211.32	\$95.90	\$319.03	
Distance from Cooperative in miles		0.08	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00529-0057	1-00532-0030	1-00522-0014	1-00460-0037
Address	33 BLEECKER STREET	81 BLEECKER STREET	640 BROADWAY	77 2 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	C7-WALK-UP
Total Units	13	43	31	23
Year Built	1900	1900	1900	1920
Gross SqFt	25,132	26,382	46,080	16,230
Estimated Gross Income	\$924,606	\$1,319,175	\$1,007,446	\$597,163
Gross Income per SqFt	\$36.79	\$50.00	\$21.86	\$36.79
Estimated Expense	\$285,500	\$370,847	\$404,204	\$203,037
Expense SqFt	\$11.36	\$14.06	\$8.77	\$12.51
Net Operating Income	\$639,106	\$948,328	\$603,242	\$394,126
Full Market Value	\$4,707,000	\$7,106,000	\$4,419,000	\$2,902,000
Market Value per SqFt	\$187.29	\$269.35	\$95.90	\$178.80
Distance from Cooperative in miles		0.08	0.08	0.23

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00530-0007	1-00532-0030	1-00522-0014	1-00548-0001
Address	682 BROADWAY	81 BLEECKER STREET	640 BROADWAY	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	17	43	31	272
Year Built	1903	1900	1900	1930
Gross SqFt	37,380	26,382	46,080	218,985
Estimated Gross Income	\$1,421,935	\$1,319,175	\$1,007,446	\$8,330,796
Gross Income per SqFt	\$38.04	\$50.00	\$21.86	\$38.04
Estimated Expense	\$491,547	\$370,847	\$404,204	\$2,880,610
Expense SqFt	\$13.15	\$14.06	\$8.77	\$13.15
Net Operating Income	\$930,388	\$948,328	\$603,242	\$5,450,186
Full Market Value	\$7,042,000	\$7,106,000	\$4,419,000	\$41,252,000
Market Value per SqFt	\$188.39	\$269.35	\$95.90	\$188.38
Distance from Cooperative in miles		0.08	0.12	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00530-0044	1-00449-0017	1-00481-0019	1-00411-0058
Address	48 BOND STREET	56 ST MARK'S PLACE	54 SPRING STREET	149 ESSEX STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	LITTLE ITALY	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	14	24	11	25
Year Built	2006	2005	1998	1910
Gross SqFt	45,000	16,454	13,973	30,870
Estimated Gross Income	\$2,065,950	\$645,820	\$714,487	\$1,417,275
Gross Income per SqFt	\$45.91	\$39.25	\$51.13	\$45.91
Estimated Expense	\$416,700	\$219,661	\$188,918	\$285,857
Expense SqFt	\$9.26	\$13.35	\$13.52	\$9.26
Net Operating Income	\$1,649,250	\$426,159	\$525,569	\$1,131,418
Full Market Value	\$12,403,000	\$3,223,000	\$3,935,000	\$8,509,000
Market Value per SqFt	\$275.62	\$195.88	\$281.61	\$275.64
Distance from Cooperative in miles		0.33	0.38	0.49

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00531-0001	1-00532-0030	1-00522-0014	
Address	684 BROADWAY	81 BLEECKER STREET	640 BROADWAY	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	
Total Units	24	43	31	
Year Built	1905	1900	1900	
Gross SqFt	59,248	26,382	46,080	
Estimated Gross Income	\$2,128,781	\$1,319,175	\$1,007,446	
Gross Income per SqFt	\$35.93	\$50.00	\$21.86	
Estimated Expense	\$676,612	\$370,847	\$404,204	
Expense SqFt	\$11.42	\$14.06	\$8.77	
Net Operating Income	\$1,452,169	\$948,328	\$603,242	
Full Market Value	\$10,716,000	\$7,106,000	\$4,419,000	
Market Value per SqFt	\$180.87	\$269.35	\$95.90	
Distance from Cooperative in miles		0.08	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00531-0027	1-00570-0017	1-00557-0039	
Address	28 EAST 4 STREET	24 EAST 13 STREET	80 4 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	15	25	12	
Year Built	1902	1910	1928	
Gross SqFt	31,756	27,760	33,450	
Estimated Gross Income	\$1,085,738	\$935,230	\$1,446,952	
Gross Income per SqFt	\$34.19	\$33.69	\$43.26	
Estimated Expense	\$277,230	\$315,404	\$311,884	
Expense SqFt	\$8.73	\$11.36	\$9.32	
Net Operating Income	\$808,508	\$619,826	\$1,135,068	
Full Market Value	\$5,992,000	\$4,602,000	\$8,552,000	
Market Value per SqFt	\$188.69	\$165.78	\$255.67	
Distance from Cooperative in miles		0.51	0.36	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00531-0045	1-00573-0019	1-00557-0039	
Address	48 GREAT JONES STREET	42 WEST 10 STREET	80 4 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	13	47	12	
Year Built	1920	1917	1928	
Gross SqFt	36,389	39,782	33,450	
Estimated Gross Income	\$1,224,126	\$1,159,167	\$1,446,952	
Gross Income per SqFt	\$33.64	\$29.14	\$43.26	
Estimated Expense	\$296,206	\$449,636	\$311,884	
Expense SqFt	\$8.14	\$11.30	\$9.32	
Net Operating Income	\$927,920	\$709,531	\$1,135,068	
Full Market Value	\$6,889,000	\$5,324,000	\$8,552,000	
Market Value per SqFt	\$189.32	\$133.83	\$255.67	
Distance from Cooperative in miles		0.52	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00532-0020	1-00532-0030	1-00548-0001	
Address	77 BLEECKER STREET	81 BLEECKER STREET	1 UNIVERSITY PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	251	43	272	
Year Built	1930	1900	1930	
Gross SqFt	196,920	26,382	218,985	
Estimated Gross Income	\$8,363,192	\$1,319,175	\$8,330,796	
Gross Income per SqFt	\$42.47	\$50.00	\$38.04	
Estimated Expense	\$2,351,225	\$370,847	\$2,880,610	
Expense SqFt	\$11.94	\$14.06	\$13.15	
Net Operating Income	\$6,011,967	\$948,328	\$5,450,186	
Full Market Value	\$45,356,000	\$7,106,000	\$41,252,000	
Market Value per SqFt	\$230.33	\$269.35	\$188.38	
Distance from Cooperative in miles		0.00	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00537-0001	1-00537-0037	1-00537-0008	1-00537-0012
Address	208 THOMPSON STREET	151 BLEECKER STREET	222 THOMPSON STREET	230 THOMPSON STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	86	44	34	34
Year Built	1909	1900	1900	1900
Gross SqFt	44,249	26,892	18,360	17,899
Estimated Gross Income	\$1,957,576	\$1,183,085	\$813,374	\$791,848
Gross Income per SqFt	\$44.24	\$43.99	\$44.30	\$44.24
Estimated Expense	\$604,884	\$342,485	\$232,415	\$244,759
Expense SqFt	\$13.67	\$12.74	\$12.66	\$13.67
Net Operating Income	\$1,352,692	\$840,600	\$580,959	\$547,089
Full Market Value	\$10,185,000	\$6,330,000	\$4,374,000	\$4,119,000
Market Value per SqFt	\$230.17	\$235.39	\$238.24	\$230.12
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00537-0026	1-00527-0027	1-00522-0014	1-00590-0016
Address	534 LA GUARDIA PLACE	10 DOWNING STREET	640 BROADWAY	22 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	16	137	31	38
Year Built	1912	1940	1900	1940
Gross SqFt	41,384	118,467	46,080	28,656
Estimated Gross Income	\$1,491,066	\$4,267,862	\$1,007,446	\$1,036,078
Gross Income per SqFt	\$36.03	\$36.03	\$21.86	\$36.16
Estimated Expense	\$492,883	\$1,411,316	\$404,204	\$244,396
Expense SqFt	\$11.91	\$11.91	\$8.77	\$8.53
Net Operating Income	\$998,183	\$2,856,546	\$603,242	\$791,682
Full Market Value	\$7,364,000	\$21,074,000	\$4,419,000	\$5,839,000
Market Value per SqFt	\$177.94	\$177.89	\$95.90	\$203.76
Distance from Cooperative in miles		0.22	0.26	0.26

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00537-0033	1-00543-0048	1-00532-0030	1-00590-0022
Address	520 LA GUARDIA PLACE	136 WEST 4 STREET	81 BLEECKER STREET	12 JONES STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	14	30	43	59
Year Built	1900	1929	1900	1920
Gross SqFt	22,390	20,874	26,382	48,544
Estimated Gross Income	\$978,891	\$667,901	\$1,319,175	\$2,122,417
Gross Income per SqFt	\$43.72	\$32.00	\$50.00	\$43.72
Estimated Expense	\$290,846	\$198,944	\$370,847	\$630,509
Expense SqFt	\$12.99	\$9.53	\$14.06	\$12.99
Net Operating Income	\$688,045	\$468,957	\$948,328	\$1,491,908
Full Market Value	\$5,183,000	\$3,496,000	\$7,106,000	\$11,238,000
Market Value per SqFt	\$231.49	\$167.48	\$269.35	\$231.50
Distance from Cooperative in miles		0.15	0.19	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00542-0011	1-00542-0059	1-00540-0012	1-00540-0043
Address	25 MINETTA LANE	199 BLEECKER STREET	126 MAC DOUGAL STREET	185 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	65	16	22	28
Year Built	1940	1932	1930	1904
Gross SqFt	45,720	13,624	12,150	18,935
Estimated Gross Income	\$1,652,778	\$713,137	\$439,263	\$751,489
Gross Income per SqFt	\$36.15	\$52.34	\$36.15	\$39.69
Estimated Expense	\$393,192	\$210,761	\$104,445	\$232,313
Expense SqFt	\$8.60	\$15.47	\$8.60	\$12.27
Net Operating Income	\$1,259,586	\$502,376	\$334,818	\$519,176
Full Market Value	\$9,290,000	\$3,758,000	\$2,470,000	\$3,925,000
Market Value per SqFt	\$203.19	\$275.84	\$203.29	\$207.29
Distance from Cooperative in miles		0.03	0.07	0.07

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00542-0025	1-00543-0048	1-00590-0022	1-00582-0020
Address	290 AVENUE OF THE AMERICA	136 WEST 4 STREET	12 JONES STREET	60 LEROY STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	30	59	37
Year Built	1941	1929	1920	1941
Gross SqFt	54,924	20,874	48,544	22,242
Estimated Gross Income	\$1,757,568	\$667,901	\$2,122,417	\$703,764
Gross Income per SqFt	\$32.00	\$32.00	\$43.72	\$31.64
Estimated Expense	\$523,426	\$198,944	\$630,509	\$238,072
Expense SqFt	\$9.53	\$9.53	\$12.99	\$10.70
Net Operating Income	\$1,234,142	\$468,957	\$1,491,908	\$465,692
Full Market Value	\$9,200,000	\$3,496,000	\$11,238,000	\$3,474,000
Market Value per SqFt	\$167.50	\$167.48	\$231.50	\$156.19
Distance from Cooperative in miles		0.04	0.12	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00543-0052	1-00543-0019	1-00543-0047	1-00543-0045
Address	141 MAC DOUGAL STREET	120 WEST 3 STREET	140 WEST 4 STREET	142 WEST 4 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	16	26	26
Year Built	1900	1900	1900	1900
Gross SqFt	13,070	10,845	16,686	16,686
Estimated Gross Income	\$548,156	\$427,227	\$745,342	\$699,782
Gross Income per SqFt	\$41.94	\$39.39	\$44.67	\$41.94
Estimated Expense	\$134,490	\$133,384	\$193,414	\$171,733
Expense SqFt	\$10.29	\$12.30	\$11.59	\$10.29
Net Operating Income	\$413,666	\$293,843	\$551,928	\$528,049
Full Market Value	\$3,122,000	\$2,222,000	\$4,154,000	\$3,985,000
Market Value per SqFt	\$238.87	\$204.89	\$248.95	\$238.82
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00545-0007	1-00555-0014	1-00557-0011	1-00563-0026
Address	710 BROADWAY	65 PARK AVENUE SOUTH	810 BROADWAY	40 EAST 12 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	11	37	11	25
Year Built	1900	1900	1907	1900
Gross SqFt	29,351	26,455	21,492	24,198
Estimated Gross Income	\$1,141,460	\$1,309,688	\$466,285	\$940,947
Gross Income per SqFt	\$38.89	\$49.51	\$21.70	\$38.89
Estimated Expense	\$260,637	\$416,230	\$179,024	\$214,798
Expense SqFt	\$8.88	\$15.73	\$8.33	\$8.88
Net Operating Income	\$880,823	\$893,458	\$287,261	\$726,149
Full Market Value	\$6,663,000	\$6,697,000	\$2,105,000	\$5,493,000
Market Value per SqFt	\$227.01	\$253.15	\$97.94	\$227.00
Distance from Cooperative in miles		0.19	0.25	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00545-0008	1-00555-0014	1-00522-0014	
Address	712 BROADWAY	65 PARK AVENUE SOUTH	640 BROADWAY	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	
Total Units	20	37	31	
Year Built	1895	1900	1900	
Gross SqFt	64,326	26,455	46,080	
Estimated Gross Income	\$2,295,795	\$1,309,688	\$1,007,446	
Gross Income per SqFt	\$35.69	\$49.51	\$21.86	
Estimated Expense	\$787,994	\$416,230	\$404,204	
Expense SqFt	\$12.25	\$15.73	\$8.77	
Net Operating Income	\$1,507,801	\$893,458	\$603,242	
Full Market Value	\$11,140,000	\$6,697,000	\$4,419,000	
Market Value per SqFt	\$173.18	\$253.15	\$95.90	
Distance from Cooperative in miles		0.19	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00545-0011	1-00521-0009	1-00575-0077	
Address	718 BROADWAY	304 MULBERRY STREET	55 WEST 11 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	42	92	88	
Year Built	1908	1974	1924	
Gross SqFt	75,165	69,300	63,943	
Estimated Gross Income	\$2,569,891	\$3,788,939	\$2,450,267	
Gross Income per SqFt	\$34.19	\$54.67	\$38.32	
Estimated Expense	\$656,190	\$1,025,927	\$838,784	
Expense SqFt	\$8.73	\$14.80	\$13.12	
Net Operating Income	\$1,913,701	\$2,763,012	\$1,611,483	
Full Market Value	\$14,182,000	\$20,618,000	\$12,194,000	
Market Value per SqFt	\$188.68	\$297.52	\$190.70	
Distance from Cooperative in miles		0.26	0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00548-0024	1-00563-0043	1-00570-0008	
Address	303 MERCER STREET	63 EAST 11 STREET	6 EAST 13 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	
Total Units	63	42	54	
Year Built	1900	1970	1900	
Gross SqFt	86,332	23,353	49,408	
Estimated Gross Income	\$3,331,552	\$880,526	\$1,949,681	
Gross Income per SqFt	\$38.59	\$37.71	\$39.46	
Estimated Expense	\$822,744	\$208,260	\$500,971	
Expense SqFt	\$9.53	\$8.92	\$10.14	
Net Operating Income	\$2,508,808	\$672,266	\$1,448,710	
Full Market Value	\$18,982,000	\$5,089,000	\$10,954,000	
Market Value per SqFt	\$219.87	\$217.92	\$221.70	
Distance from Cooperative in miles		0.20	0.28	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00548-0028	1-00567-0005	1-00556-0001	
Address	50 EAST 8 STREET	29 5 AVENUE	85 4 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	
Total Units	128	17	164	
Year Built	1952	1920	1959	
Gross SqFt	100,591	16,247	156,465	
Estimated Gross Income	\$3,248,083	\$556,098	\$4,725,251	
Gross Income per SqFt	\$32.29	\$34.23	\$30.20	
Estimated Expense	\$941,532	\$139,782	\$1,607,446	
Expense SqFt	\$9.36	\$8.60	\$10.27	
Net Operating Income	\$2,306,551	\$416,316	\$3,117,805	
Full Market Value	\$17,172,000	\$3,085,000	\$23,346,000	
Market Value per SqFt	\$170.71	\$189.88	\$149.21	
Distance from Cooperative in miles		0.16	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00548-0045	1-00545-0059	1-00563-0026	1-00572-0038
Address	15 WAVERLY PLACE	752 BROADWAY	40 EAST 12 STREET	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	127	180	25	113
Year Built	1930	1909	1900	1940
Gross SqFt	102,024	147,773	24,198	132,420
Estimated Gross Income	\$4,245,219	\$8,075,291	\$940,947	\$5,109,988
Gross Income per SqFt	\$41.61	\$54.65	\$38.89	\$38.59
Estimated Expense	\$1,388,547	\$2,232,726	\$214,798	\$926,559
Expense SqFt	\$13.61	\$15.11	\$8.88	\$7.00
Net Operating Income	\$2,856,672	\$5,842,565	\$726,149	\$4,183,429
Full Market Value	\$21,566,000	\$43,598,000	\$5,493,000	\$31,652,000
Market Value per SqFt	\$211.38	\$295.03	\$227.00	\$239.03
Distance from Cooperative in miles		0.11	0.20	0.26

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00550-0022	1-00548-0001	1-00572-0038	1-00610-0060
Address	1 5 AVENUE	1 UNIVERSITY PLACE	20 5 AVENUE	1 CHRISTOPHER STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	200	272	113	134
Year Built	1927	1930	1940	1931
Gross SqFt	238,923	218,985	132,420	102,354
Estimated Gross Income	\$9,220,039	\$8,330,796	\$5,109,988	\$4,479,066
Gross Income per SqFt	\$38.59	\$38.04	\$38.59	\$43.76
Estimated Expense	\$1,672,461	\$2,880,610	\$926,559	\$1,210,199
Expense SqFt	\$7.00	\$13.15	\$7.00	\$11.82
Net Operating Income	\$7,547,578	\$5,450,186	\$4,183,429	\$3,268,867
Full Market Value	\$57,105,000	\$41,252,000	\$31,652,000	\$24,621,000
Market Value per SqFt	\$239.01	\$188.38	\$239.03	\$240.55
Distance from Cooperative in miles		0.07	0.16	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00550-0023	1-00572-0053	1-00569-0008	
Address	4 EAST 8 STREET	19 WEST 8 STREET	4 EAST 12 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	11	9	8	
Year Built	1930	1920	1900	
Gross SqFt	11,472	7,263	6,250	
Estimated Gross Income	\$421,596	\$249,048	\$258,170	
Gross Income per SqFt	\$36.75	\$34.29	\$41.31	
Estimated Expense	\$145,580		\$65,588	
Expense SqFt	\$12.69		\$10.49	
Net Operating Income	\$276,016	\$249,048	\$192,582	
Full Market Value	\$2,033,000	\$3,300,000	\$3,421,000	
Market Value per SqFt	\$177.21	\$454.36	\$547.36	
Distance from Cooperative in miles		0.16	0.22	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00551-0001	1-00572-0038	1-00572-0043	1-00573-0019
Address	2 5 AVENUE	20 5 AVENUE	12 5 AVENUE	42 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	350	113	34	47
Year Built	1952	1940	1910	1917
Gross SqFt	469,263	132,420	19,545	39,782
Estimated Gross Income	\$16,335,045	\$5,109,988	\$680,400	\$1,159,167
Gross Income per SqFt	\$34.81	\$38.59	\$34.81	\$29.14
Estimated Expense	\$5,208,819	\$926,559	\$217,013	\$449,636
Expense SqFt	\$11.10	\$7.00	\$11.10	\$11.30
Net Operating Income	\$11,126,226	\$4,183,429	\$463,387	\$709,531
Full Market Value	\$82,349,000	\$31,652,000	\$3,430,000	\$5,324,000
Market Value per SqFt	\$175.49	\$239.03	\$175.49	\$133.83
Distance from Cooperative in miles		0.07	0.07	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00552-0062	1-00575-0077	1-00521-0009	
Address	32 WASHINGTON SQUARE WEST	55 WEST 11 STREET	304 MULBERRY STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	31	88	92	
Year Built	1925	1924	1974	
Gross SqFt	60,583	63,943	69,300	
Estimated Gross Income	\$1,999,239	\$2,450,267	\$3,788,939	
Gross Income per SqFt	\$33.00	\$38.32	\$54.67	
Estimated Expense	\$757,288	\$838,784	\$1,025,927	
Expense SqFt	\$12.50	\$13.12	\$14.80	
Net Operating Income	\$1,241,951	\$1,611,483	\$2,763,012	
Full Market Value	\$9,026,000	\$12,194,000	\$20,618,000	
Market Value per SqFt	\$148.99	\$190.70	\$297.52	
Distance from Cooperative in miles		0.25	0.55	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00552-0068	1-00552-0010	1-00543-0048	
Address	79 WEST WASHINGTON PLACE	82 WEST WASHINGTON PLACE	136 WEST 4 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	15	35	30	
Year Built	1916	1900	1929	
Gross SqFt	22,170	27,108	20,874	
Estimated Gross Income	\$692,147	\$825,000	\$667,901	
Gross Income per SqFt	\$31.22	\$30.43	\$32.00	
Estimated Expense	\$219,261	\$277,923	\$198,944	
Expense SqFt	\$9.89	\$10.25	\$9.53	
Net Operating Income	\$472,886	\$547,077	\$468,957	
Full Market Value	\$3,225,000	\$4,092,000	\$3,496,000	
Market Value per SqFt	\$145.47	\$150.95	\$167.48	
Distance from Cooperative in miles		0.05	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00555-0001	1-00548-0070	1-00556-0001	1-00548-0001
Address	772 BROADWAY	300 MERCER STREET	85 4 AVENUE	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	372	491	164	272
Year Built	1960	1976	1959	1930
Gross SqFt	651,391	455,959	156,465	218,985
Estimated Gross Income	\$24,778,914	\$22,853,969	\$4,725,251	\$8,330,796
Gross Income per SqFt	\$38.04	\$50.12	\$30.20	\$38.04
Estimated Expense	\$8,565,792	\$5,279,354	\$1,607,446	\$2,880,610
Expense SqFt	\$13.15	\$11.58	\$10.27	\$13.15
Net Operating Income	\$16,213,122	\$17,574,615	\$3,117,805	\$5,450,186
Full Market Value	\$122,715,000	\$131,665,000	\$23,346,000	\$41,252,000
Market Value per SqFt	\$188.39	\$288.76	\$149.21	\$188.38
Distance from Cooperative in miles		0.13	0.08	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00555-0028	1-00556-0001	1-00466-0005	
Address	30 3 AVENUE	85 4 AVENUE	55 3 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR	
Total Units	269	164	58	
Year Built	1965	1959	1986	
Gross SqFt	261,940	156,465	71,356	
Estimated Gross Income	\$8,960,967	\$4,725,251	\$2,727,060	
Gross Income per SqFt	\$34.21	\$30.20	\$38.22	
Estimated Expense	\$2,281,497	\$1,607,446	\$509,602	
Expense SqFt	\$8.71	\$10.27	\$7.14	
Net Operating Income	\$6,679,470	\$3,117,805	\$2,217,458	
Full Market Value	\$49,500,000	\$23,346,000	\$12,870,000	
Market Value per SqFt	\$188.97	\$149.21	\$180.36	
Distance from Cooperative in miles		0.05	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00556-0044	1-00468-0001	1-00548-0001	
Address	111 4 AVENUE	87 3 AVENUE	1 UNIVERSITY PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	EAST VILLAGE	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	177	121	272	
Year Built	1921	1930	1930	
Gross SqFt	156,650	92,304	218,985	
Estimated Gross Income	\$6,898,866	\$4,558,818	\$8,330,796	
Gross Income per SqFt	\$44.04	\$49.39	\$38.04	
Estimated Expense	\$2,644,252	\$1,380,266	\$2,880,610	
Expense SqFt	\$16.88	\$14.95	\$13.15	
Net Operating Income	\$4,254,614	\$3,178,552	\$5,450,186	
Full Market Value	\$32,038,000	\$23,825,000	\$41,252,000	
Market Value per SqFt	\$204.52	\$258.11	\$188.38	
Distance from Cooperative in miles		0.13	0.30	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0001	1-00570-0008	1-00563-0043	
Address	41 UNIVERSITY PLACE	6 EAST 13 STREET	63 EAST 11 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	26	54	42	
Year Built	1923	1900	1970	
Gross SqFt	38,915	49,408	23,353	
Estimated Gross Income	\$1,501,730	\$1,949,681	\$880,526	
Gross Income per SqFt	\$38.59	\$39.46	\$37.71	
Estimated Expense	\$370,860	\$500,971	\$208,260	
Expense SqFt	\$9.53	\$10.14	\$8.92	
Net Operating Income	\$1,130,870	\$1,448,710	\$672,266	
Full Market Value	\$8,556,000	\$10,954,000	\$5,089,000	
Market Value per SqFt	\$219.86	\$221.70	\$217.92	
Distance from Cooperative in miles		0.18	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0009	1-00562-0044	1-00570-0017	1-00572-0043
Address	30 EAST 10 STREET	25 EAST 10 STREET	24 EAST 13 STREET	12 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	24	62	25	34
Year Built	1909	1929	1910	1910
Gross SqFt	43,010	45,496	27,760	19,545
Estimated Gross Income	\$1,497,178	\$1,893,259	\$935,230	\$680,400
Gross Income per SqFt	\$34.81	\$41.61	\$33.69	\$34.81
Estimated Expense	\$477,411	\$619,008	\$315,404	\$217,013
Expense SqFt	\$11.10	\$13.61	\$11.36	\$11.10
Net Operating Income	\$1,019,767	\$1,274,251	\$619,826	\$463,387
Full Market Value	\$7,548,000	\$9,620,000	\$4,602,000	\$3,430,000
Market Value per SqFt	\$175.49	\$211.45	\$165.78	\$175.49
Distance from Cooperative in miles		0.04	0.18	0.27

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0012	1-00563-0026	1-00562-0044	1-00570-0008
Address	34 EAST 10 STREET	40 EAST 12 STREET	25 EAST 10 STREET	6 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	20	25	62	54
Year Built	1903	1900	1929	1900
Gross SqFt	38,372	24,198	45,496	49,408
Estimated Gross Income	\$1,514,159	\$940,947	\$1,893,259	\$1,949,681
Gross Income per SqFt	\$39.46	\$38.89	\$41.61	\$39.46
Estimated Expense	\$389,092	\$214,798	\$619,008	\$500,971
Expense SqFt	\$10.14	\$8.88	\$13.61	\$10.14
Net Operating Income	\$1,125,067	\$726,149	\$1,274,251	\$1,448,710
Full Market Value	\$8,506,000	\$5,493,000	\$9,620,000	\$10,954,000
Market Value per SqFt	\$221.67	\$227.00	\$211.45	\$221.70
Distance from Cooperative in miles		0.09	0.04	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0014	1-00556-0001	1-00575-0077	
Address	38 EAST 10 STREET	85 4 AVENUE	55 WEST 11 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	
Total Units	114	164	88	
Year Built	1929	1959	1924	
Gross SqFt	160,896	156,465	63,943	
Estimated Gross Income	\$5,512,297	\$4,725,251	\$2,450,267	
Gross Income per SqFt	\$34.26	\$30.20	\$38.32	
Estimated Expense	\$1,882,483	\$1,607,446	\$838,784	
Expense SqFt	\$11.70	\$10.27	\$13.12	
Net Operating Income	\$3,629,814	\$3,117,805	\$1,611,483	
Full Market Value	\$26,895,000	\$23,346,000	\$12,194,000	
Market Value per SqFt	\$167.16	\$149.21	\$190.70	
Distance from Cooperative in miles		0.18	0.28	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0037	1-00556-0001	1-00563-0043	
Address	47 EAST 9 STREET	85 4 AVENUE	63 EAST 11 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	
Total Units	173	164	42	
Year Built	1964	1959	1970	
Gross SqFt	139,566	156,465	23,353	
Estimated Gross Income	\$4,739,661	\$4,725,251	\$880,526	
Gross Income per SqFt	\$33.96	\$30.20	\$37.71	
Estimated Expense	\$1,339,834	\$1,607,446	\$208,260	
Expense SqFt	\$9.60	\$10.27	\$8.92	
Net Operating Income	\$3,399,827	\$3,117,805	\$672,266	
Full Market Value	\$25,225,000	\$23,346,000	\$5,089,000	
Market Value per SqFt	\$180.74	\$149.21	\$217.92	
Distance from Cooperative in miles		0.18	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00561-0045	1-00548-0001	1-00564-0004	1-00570-0017
Address	35 EAST 9 STREET	1 UNIVERSITY PLACE	107 UNIVERSITY PLACE	24 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	68	272	47	25
Year Built	1925	1930	1940	1910
Gross SqFt	98,609	218,985	43,395	27,760
Estimated Gross Income	\$3,322,137	\$8,330,796	\$1,170,567	\$935,230
Gross Income per SqFt	\$33.69	\$38.04	\$26.97	\$33.69
Estimated Expense	\$1,120,198	\$2,880,610	\$321,896	\$315,404
Expense SqFt	\$11.36	\$13.15	\$7.42	\$11.36
Net Operating Income	\$2,201,939	\$5,450,186	\$848,671	\$619,826
Full Market Value	\$16,347,000	\$41,252,000	\$6,127,000	\$4,602,000
Market Value per SqFt	\$165.78	\$188.38	\$141.19	\$165.78
Distance from Cooperative in miles		0.12	0.14	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00562-0001	1-00562-0044	1-00564-0004	1-00556-0001
Address	63 UNIVERSITY PLACE	25 EAST 10 STREET	107 UNIVERSITY PLACE	85 4 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	215	62	47	164
Year Built	1923	1929	1940	1959
Gross SqFt	182,200	45,496	43,395	156,465
Estimated Gross Income	\$5,502,440	\$1,893,259	\$1,170,567	\$4,725,251
Gross Income per SqFt	\$30.20	\$41.61	\$26.97	\$30.20
Estimated Expense	\$1,871,194	\$619,008	\$321,896	\$1,607,446
Expense SqFt	\$10.27	\$13.61	\$7.42	\$10.27
Net Operating Income	\$3,631,246	\$1,274,251	\$848,671	\$3,117,805
Full Market Value	\$27,190,000	\$9,620,000	\$6,127,000	\$23,346,000
Market Value per SqFt	\$149.23	\$211.45	\$141.19	\$149.21
Distance from Cooperative in miles		0.00	0.10	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00562-0011	1-00563-0026	1-00562-0044	1-00570-0017
Address	54 EAST 11 STREET	40 EAST 12 STREET	25 EAST 10 STREET	24 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	11	25	62	25
Year Built	1902	1900	1929	1910
Gross SqFt	24,880	24,198	45,496	27,760
Estimated Gross Income	\$967,583	\$940,947	\$1,893,259	\$935,230
Gross Income per SqFt	\$38.89	\$38.89	\$41.61	\$33.69
Estimated Expense	\$220,934	\$214,798	\$619,008	\$315,404
Expense SqFt	\$8.88	\$8.88	\$13.61	\$11.36
Net Operating Income	\$746,649	\$726,149	\$1,274,251	\$619,826
Full Market Value	\$5,648,000	\$5,493,000	\$9,620,000	\$4,602,000
Market Value per SqFt	\$227.01	\$227.00	\$211.45	\$165.78
Distance from Cooperative in miles		0.05	0.00	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00562-0040	1-00563-0026	1-00562-0044	1-00570-0008
Address	35 EAST 10 STREET	40 EAST 12 STREET	25 EAST 10 STREET	6 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	64	25	62	54
Year Built	1900	1900	1929	1900
Gross SqFt	38,981	24,198	45,496	49,408
Estimated Gross Income	\$1,538,190	\$940,947	\$1,893,259	\$1,949,681
Gross Income per SqFt	\$39.46	\$38.89	\$41.61	\$39.46
Estimated Expense	\$395,267	\$214,798	\$619,008	\$500,971
Expense SqFt	\$10.14	\$8.88	\$13.61	\$10.14
Net Operating Income	\$1,142,923	\$726,149	\$1,274,251	\$1,448,710
Full Market Value	\$8,641,000	\$5,493,000	\$9,620,000	\$10,954,000
Market Value per SqFt	\$221.67	\$227.00	\$211.45	\$221.70
Distance from Cooperative in miles		0.05	0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00563-0037	1-00562-0044	1-00563-0026	1-00571-0025
Address	801 BROADWAY	25 EAST 10 STREET	40 EAST 12 STREET	120 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	152	62	25	95
Year Built	1930	1929	1900	1959
Gross SqFt	115,000	45,496	24,198	59,299
Estimated Gross Income	\$4,437,850	\$1,893,259	\$940,947	\$2,256,204
Gross Income per SqFt	\$38.59	\$41.61	\$38.89	\$38.05
Estimated Expense	\$805,000	\$619,008	\$214,798	\$818,227
Expense SqFt	\$7.00	\$13.61	\$8.88	\$13.80
Net Operating Income	\$3,632,850	\$1,274,251	\$726,149	\$1,437,977
Full Market Value	\$27,486,000	\$9,620,000	\$5,493,000	\$10,884,000
Market Value per SqFt	\$239.01	\$211.45	\$227.00	\$183.54
Distance from Cooperative in miles		0.05	0.00	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00563-0048	1-00570-0017	1-00557-0039	
Address	55 EAST 11 STREET	24 EAST 13 STREET	80 4 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	12	25	12	
Year Built	1908	1910	1928	
Gross SqFt	30,378	27,760	33,450	
Estimated Gross Income	\$1,136,441	\$935,230	\$1,446,952	
Gross Income per SqFt	\$37.41	\$33.69	\$43.26	
Estimated Expense	\$356,030	\$315,404	\$311,884	
Expense SqFt	\$11.72	\$11.36	\$9.32	
Net Operating Income	\$780,411	\$619,826	\$1,135,068	
Full Market Value	\$5,738,000	\$4,602,000	\$8,552,000	
Market Value per SqFt	\$188.89	\$165.78	\$255.67	
Distance from Cooperative in miles		0.12	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0001	1-00571-0025	1-00575-0077	
Address	31 EAST 12 STREET	120 UNIVERSITY PLACE	55 WEST 11 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	
Total Units	86	95	88	
Year Built	1929	1959	1924	
Gross SqFt	65,926	59,299	63,943	
Estimated Gross Income	\$2,517,714	\$2,256,204	\$2,450,267	
Gross Income per SqFt	\$38.19	\$38.05	\$38.32	
Estimated Expense	\$887,364	\$818,227	\$838,784	
Expense SqFt	\$13.46	\$13.80	\$13.12	
Net Operating Income	\$1,630,350	\$1,437,977	\$1,611,483	
Full Market Value	\$12,338,000	\$10,884,000	\$12,194,000	
Market Value per SqFt	\$187.15	\$183.54	\$190.70	
Distance from Cooperative in miles		0.11	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0026	1-00570-0008	1-00567-0005	1-00872-0069
Address	39 EAST 12 STREET	6 EAST 13 STREET	29 5 AVENUE	112 EAST 17 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GRAMERCY
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	95	54	17	12
Year Built	1900	1900	1920	1910
Gross SqFt	79,974	49,408	16,247	21,335
Estimated Gross Income	\$2,737,510	\$1,949,681	\$556,098	\$663,908
Gross Income per SqFt	\$34.23	\$39.46	\$34.23	\$31.12
Estimated Expense	\$687,776	\$500,971	\$139,782	\$264,547
Expense SqFt	\$8.60	\$10.14	\$8.60	\$12.40
Net Operating Income	\$2,049,734	\$1,448,710	\$416,316	\$399,361
Full Market Value	\$15,189,000	\$10,954,000	\$3,085,000	\$2,983,000
Market Value per SqFt	\$189.92	\$221.70	\$189.88	\$139.82
Distance from Cooperative in miles		0.09	0.17	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0031	1-00570-0008	1-00570-0017	1-00557-0011
Address	35 EAST 12 STREET	6 EAST 13 STREET	24 EAST 13 STREET	810 BROADWAY
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	54	25	11
Year Built	1900	1900	1910	1907
Gross SqFt	64,377	49,408	27,760	21,492
Estimated Gross Income	\$2,168,861	\$1,949,681	\$935,230	\$466,285
Gross Income per SqFt	\$33.69	\$39.46	\$33.69	\$21.70
Estimated Expense	\$731,323	\$500,971	\$315,404	\$179,024
Expense SqFt	\$11.36	\$10.14	\$11.36	\$8.33
Net Operating Income	\$1,437,538	\$1,448,710	\$619,826	\$287,261
Full Market Value	\$10,672,000	\$10,954,000	\$4,602,000	\$2,105,000
Market Value per SqFt	\$165.77	\$221.70	\$165.78	\$97.94
Distance from Cooperative in miles		0.09	0.09	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0036	1-00564-0004	1-00563-0026	
Address	832 BROADWAY	107 UNIVERSITY PLACE	40 EAST 12 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR	
Total Units	21	47	25	
Year Built	1896	1940	1900	
Gross SqFt	74,859	43,395	24,198	
Estimated Gross Income	\$2,465,107	\$1,170,567	\$940,947	
Gross Income per SqFt	\$32.93	\$26.97	\$38.89	
Estimated Expense	\$610,101	\$321,896	\$214,798	
Expense SqFt	\$8.15	\$7.42	\$8.88	
Net Operating Income	\$1,855,006	\$848,671	\$726,149	
Full Market Value	\$13,793,000	\$6,127,000	\$5,493,000	
Market Value per SqFt	\$184.25	\$141.19	\$227.00	
Distance from Cooperative in miles		0.08	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0041	1-00563-0026	1-00558-0018	1-00570-0008
Address	840 BROADWAY	40 EAST 12 STREET	122 EAST 13 STREET	6 EAST 13 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	12	25	16	54
Year Built	1901	1900	1900	1900
Gross SqFt	40,572	24,198	10,225	49,408
Estimated Gross Income	\$1,600,971	\$940,947	\$440,022	\$1,949,681
Gross Income per SqFt	\$39.46	\$38.89	\$43.03	\$39.46
Estimated Expense	\$411,400	\$214,798	\$151,268	\$500,971
Expense SqFt	\$10.14	\$8.88	\$14.79	\$10.14
Net Operating Income	\$1,189,571	\$726,149	\$288,754	\$1,448,710
Full Market Value	\$8,994,000	\$5,493,000	\$2,176,000	\$10,954,000
Market Value per SqFt	\$221.68	\$227.00	\$212.81	\$221.70
Distance from Cooperative in miles		0.09	0.10	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00564-0054	1-00896-0048	1-00571-0025	1-00572-0038
Address	120 4 AVENUE	135 3 AVENUE	120 UNIVERSITY PLACE	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	182	221	95	113
Year Built	1963	1962	1959	1940
Gross SqFt	135,315	158,505	59,299	132,420
Estimated Gross Income	\$5,148,736	\$5,752,146	\$2,256,204	\$5,109,988
Gross Income per SqFt	\$38.05	\$36.29	\$38.05	\$38.59
Estimated Expense	\$1,867,347	\$1,955,952	\$818,227	\$926,559
Expense SqFt	\$13.80	\$12.34	\$13.80	\$7.00
Net Operating Income	\$3,281,389	\$3,796,194	\$1,437,977	\$4,183,429
Full Market Value	\$24,836,000	\$27,989,000	\$10,884,000	\$31,652,000
Market Value per SqFt	\$183.54	\$176.58	\$183.54	\$239.03
Distance from Cooperative in miles		0.24	0.18	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00566-0001	1-00548-0001	1-00572-0062	
Address	9 5 AVENUE	1 UNIVERSITY PLACE	39 WEST 8 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	273	272	37	
Year Built	1955	1930	1923	
Gross SqFt	392,071	218,985	16,777	
Estimated Gross Income	\$15,878,876	\$8,330,796	\$720,755	
Gross Income per SqFt	\$40.50	\$38.04	\$42.96	
Estimated Expense	\$5,457,628	\$2,880,610	\$246,216	
Expense SqFt	\$13.92	\$13.15	\$14.68	
Net Operating Income	\$10,421,248	\$5,450,186	\$474,539	
Full Market Value	\$78,734,000	\$41,252,000	\$3,146,000	
Market Value per SqFt	\$200.82	\$188.38	\$187.52	
Distance from Cooperative in miles		0.09	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00566-0018	1-00548-0001	1-00827-0001	1-00643-0001
Address	20 UNIVERSITY PLACE	1 UNIVERSITY PLACE	55 WEST 25 STREET	521 WEST STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	330	272	410	279
Year Built	1964	1930	2005	1930
Gross SqFt	420,000	218,985	428,340	389,376
Estimated Gross Income	\$17,031,000	\$8,330,796	\$19,115,775	\$15,787,781
Gross Income per SqFt	\$40.55	\$38.04	\$44.63	\$40.55
Estimated Expense	\$3,943,800	\$2,880,610	\$4,182,746	\$3,655,790
Expense SqFt	\$9.39	\$13.15	\$9.77	\$9.39
Net Operating Income	\$13,087,200	\$5,450,186	\$14,933,029	\$12,131,991
Full Market Value	\$98,876,000	\$41,252,000	\$112,405,000	\$91,659,000
Market Value per SqFt	\$235.42	\$188.38	\$262.42	\$235.40
Distance from Cooperative in miles		0.09	0.83	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00567-0007	1-00567-0005	1-00573-0019	1-00572-0043
Address	33 5 AVENUE	29 5 AVENUE	42 WEST 10 STREET	12 5 AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	63	17	47	34
Year Built	1924	1920	1917	1910
Gross SqFt	65,028	16,247	39,782	19,545
Estimated Gross Income	\$2,225,908	\$556,098	\$1,159,167	\$680,400
Gross Income per SqFt	\$34.23	\$34.23	\$29.14	\$34.81
Estimated Expense	\$559,241	\$139,782	\$449,636	\$217,013
Expense SqFt	\$8.60	\$8.60	\$11.30	\$11.10
Net Operating Income	\$1,666,667	\$416,316	\$709,531	\$463,387
Full Market Value	\$12,350,000	\$3,085,000	\$5,324,000	\$3,430,000
Market Value per SqFt	\$189.92	\$189.88	\$133.83	\$175.49
Distance from Cooperative in miles		0.00	0.15	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00567-0019	1-00585-0001	1-00545-0059	
Address	40 UNIVERSITY PLACE	464 HUDSON STREET	752 BROADWAY	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	
Total Units	83	137	180	
Year Built	1926	1900	1909	
Gross SqFt	101,840	97,290	147,773	
Estimated Gross Income	\$3,370,110	\$3,746,301	\$8,075,291	
Gross Income per SqFt	\$33.09	\$38.51	\$54.65	
Estimated Expense	\$1,336,141	\$824,416	\$2,232,726	
Expense SqFt	\$13.12	\$8.47	\$15.11	
Net Operating Income	\$2,033,969	\$2,921,885	\$5,842,565	
Full Market Value	\$15,391,000	\$22,107,000	\$43,598,000	
Market Value per SqFt	\$151.13	\$227.23	\$295.03	
Distance from Cooperative in miles		0.57	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00568-0004	1-00567-0005	1-00570-0008	1-00563-0043
Address	39 5 AVENUE	29 5 AVENUE	6 EAST 13 STREET	63 EAST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	60	17	54	42
Year Built	1922	1920	1900	1970
Gross SqFt	62,409	16,247	49,408	23,353
Estimated Gross Income	\$2,353,443	\$556,098	\$1,949,681	\$880,526
Gross Income per SqFt	\$37.71	\$34.23	\$39.46	\$37.71
Estimated Expense	\$556,688	\$139,782	\$500,971	\$208,260
Expense SqFt	\$8.92	\$8.60	\$10.14	\$8.92
Net Operating Income	\$1,796,755	\$416,316	\$1,448,710	\$672,266
Full Market Value	\$13,603,000	\$3,085,000	\$10,954,000	\$5,089,000
Market Value per SqFt	\$217.97	\$189.88	\$221.70	\$217.92
Distance from Cooperative in miles		0.05	0.10	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00568-0006	1-00562-0044	1-00570-0008	1-00575-0077
Address	41 5 AVENUE	25 EAST 10 STREET	6 EAST 13 STREET	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	92	62	54	88
Year Built	1924	1929	1900	1924
Gross SqFt	95,117	45,496	49,408	63,943
Estimated Gross Income	\$3,753,317	\$1,893,259	\$1,949,681	\$2,450,267
Gross Income per SqFt	\$39.46	\$41.61	\$39.46	\$38.32
Estimated Expense	\$964,486	\$619,008	\$500,971	\$838,784
Expense SqFt	\$10.14	\$13.61	\$10.14	\$13.12
Net Operating Income	\$2,788,831	\$1,274,251	\$1,448,710	\$1,611,483
Full Market Value	\$21,086,000	\$9,620,000	\$10,954,000	\$12,194,000
Market Value per SqFt	\$221.68	\$211.45	\$221.70	\$190.70
Distance from Cooperative in miles		0.11	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00568-0011	1-00543-0048	1-00573-0011	
Address	16 EAST 11 STREET	136 WEST 4 STREET	60 WEST 10 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	17	30	27	
Year Built	1900	1929	1910	
Gross SqFt	18,616	20,874	20,797	
Estimated Gross Income	\$608,743	\$667,901	\$694,585	
Gross Income per SqFt	\$32.70	\$32.00	\$33.40	
Estimated Expense	\$189,511	\$198,944	\$224,945	
Expense SqFt	\$10.18	\$9.53	\$10.82	
Net Operating Income	\$419,232	\$468,957	\$469,640	
Full Market Value	\$3,025,000	\$3,496,000	\$3,489,000	
Market Value per SqFt	\$162.49	\$167.48	\$167.76	
Distance from Cooperative in miles		0.39	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00568-0024	1-00562-0044	1-00575-0077	1-00572-0062
Address	60 UNIVERSITY PLACE	25 EAST 10 STREET	55 WEST 11 STREET	39 WEST 8 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	62	62	88	37
Year Built	1926	1929	1924	1923
Gross SqFt	56,252	45,496	63,943	16,777
Estimated Gross Income	\$2,340,646	\$1,893,259	\$2,450,267	\$720,755
Gross Income per SqFt	\$41.61	\$41.61	\$38.32	\$42.96
Estimated Expense	\$765,590	\$619,008	\$838,784	\$246,216
Expense SqFt	\$13.61	\$13.61	\$13.12	\$14.68
Net Operating Income	\$1,575,056	\$1,274,251	\$1,611,483	\$474,539
Full Market Value	\$11,891,000	\$9,620,000	\$12,194,000	\$3,146,000
Market Value per SqFt	\$211.39	\$211.45	\$190.70	\$187.52
Distance from Cooperative in miles		0.11	0.15	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00569-0001	1-00576-0076	1-00573-0011	
Address	43 5 AVENUE	71 WEST 12 STREET	60 WEST 10 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	42	46	27	
Year Built	1905	1922	1910	
Gross SqFt	64,218	37,824	20,797	
Estimated Gross Income	\$1,996,538	\$1,088,095	\$694,585	
Gross Income per SqFt	\$31.09	\$28.77	\$33.40	
Estimated Expense	\$541,358	\$228,499	\$224,945	
Expense SqFt	\$8.43	\$6.04	\$10.82	
Net Operating Income	\$1,455,180	\$859,596	\$469,640	
Full Market Value	\$10,868,000	\$6,455,000	\$3,489,000	
Market Value per SqFt	\$169.24	\$170.66	\$167.76	
Distance from Cooperative in miles		0.16	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00569-0003	1-00576-0076	1-00567-0005	
Address	45 5 AVENUE	71 WEST 12 STREET	29 5 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	65	46	17	
Year Built	1925	1922	1920	
Gross SqFt	45,248	37,824	16,247	
Estimated Gross Income	\$1,433,909	\$1,088,095	\$556,098	
Gross Income per SqFt	\$31.69	\$28.77	\$34.23	
Estimated Expense	\$450,218	\$228,499	\$139,782	
Expense SqFt	\$9.95	\$6.04	\$8.60	
Net Operating Income	\$983,691	\$859,596	\$416,316	
Full Market Value	\$7,338,000	\$6,455,000	\$3,085,000	
Market Value per SqFt	\$162.17	\$170.66	\$189.88	
Distance from Cooperative in miles		0.16	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00569-0005	1-00570-0017	1-00573-0011	
Address	49 5 AVENUE	24 EAST 13 STREET	60 WEST 10 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	89	25	27	
Year Built	1929	1910	1910	
Gross SqFt	121,128	27,760	20,797	
Estimated Gross Income	\$4,063,844	\$935,230	\$694,585	
Gross Income per SqFt	\$33.55	\$33.69	\$33.40	
Estimated Expense	\$1,343,310	\$315,404	\$224,945	
Expense SqFt	\$11.09	\$11.36	\$10.82	
Net Operating Income	\$2,720,534	\$619,826	\$469,640	
Full Market Value	\$20,203,000	\$4,602,000	\$3,489,000	
Market Value per SqFt	\$166.79	\$165.78	\$167.76	
Distance from Cooperative in miles		0.05	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00572-0017	1-00572-0049	1-00573-0019	1-00573-0011
Address	38 WEST 9 STREET	11 WEST 8 STREET	42 WEST 10 STREET	60 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	54	36	47	27
Year Built	1900	1920	1917	1910
Gross SqFt	73,098	30,858	39,782	20,797
Estimated Gross Income	\$2,441,473	\$1,349,183	\$1,159,167	\$694,585
Gross Income per SqFt	\$33.40	\$43.72	\$29.14	\$33.40
Estimated Expense	\$790,920	\$342,834	\$449,636	\$224,945
Expense SqFt	\$10.82	\$11.11	\$11.30	\$10.82
Net Operating Income	\$1,650,553	\$1,006,349	\$709,531	\$469,640
Full Market Value	\$12,261,000	\$7,580,000	\$5,324,000	\$3,489,000
Market Value per SqFt	\$167.73	\$245.64	\$133.83	\$167.76
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00573-0039	1-00572-0038	1-00610-0060	1-00606-0009
Address	28 5 AVENUE	20 5 AVENUE	1 CHRISTOPHER STREET	30 GREENWICH AVENUE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	153	113	134	51
Year Built	1923	1940	1931	1920
Gross SqFt	168,806	132,420	102,354	37,736
Estimated Gross Income	\$7,064,531	\$5,109,988	\$4,479,066	\$1,579,342
Gross Income per SqFt	\$41.85	\$38.59	\$43.76	\$41.85
Estimated Expense	\$1,944,645	\$926,559	\$1,210,199	\$434,752
Expense SqFt	\$11.52	\$7.00	\$11.82	\$11.52
Net Operating Income	\$5,119,886	\$4,183,429	\$3,268,867	\$1,144,590
Full Market Value	\$38,644,000	\$31,652,000	\$24,621,000	\$8,639,000
Market Value per SqFt	\$228.93	\$239.03	\$240.55	\$228.93
Distance from Cooperative in miles		0.05	0.17	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00573-0043	1-00572-0038	1-00548-0001	
Address	24 5 AVENUE	20 5 AVENUE	1 UNIVERSITY PLACE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	426	113	272	
Year Built	1926	1940	1930	
Gross SqFt	269,119	132,420	218,985	
Estimated Gross Income	\$10,312,640	\$5,109,988	\$8,330,796	
Gross Income per SqFt	\$38.32	\$38.59	\$38.04	
Estimated Expense	\$2,712,720	\$926,559	\$2,880,610	
Expense SqFt	\$10.08	\$7.00	\$13.15	
Net Operating Income	\$7,599,920	\$4,183,429	\$5,450,186	
Full Market Value	\$57,510,000	\$31,652,000	\$41,252,000	
Market Value per SqFt	\$213.70	\$239.03	\$188.38	
Distance from Cooperative in miles		0.05	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00573-0054	1-00552-0033	1-00537-0010	
Address	23 WEST 9 STREET	143 WEST 4 STREET	226 THOMPSON STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	18	12	17	
Year Built	1870	1900	1900	
Gross SqFt	12,632	10,570	10,422	
Estimated Gross Income	\$531,681	\$480,580	\$459,827	
Gross Income per SqFt	\$42.09	\$45.47	\$44.12	
Estimated Expense	\$170,153	\$188,046	\$136,848	
Expense SqFt	\$13.47	\$17.79	\$13.13	
Net Operating Income	\$361,528	\$292,534	\$322,979	
Full Market Value	\$2,728,000	\$2,201,000	\$2,432,000	
Market Value per SqFt	\$215.96	\$208.23	\$233.35	
Distance from Cooperative in miles		0.21	0.35	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00573-0075	1-00572-0043	1-00567-0005	
Address	61 WEST 9 STREET	12 5 AVENUE	29 5 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	61	34	17	
Year Built	1926	1910	1920	
Gross SqFt	56,527	19,545	16,247	
Estimated Gross Income	\$1,951,312	\$680,400	\$556,098	
Gross Income per SqFt	\$34.52	\$34.81	\$34.23	
Estimated Expense	\$556,791	\$217,013	\$139,782	
Expense SqFt	\$9.85	\$11.10	\$8.60	
Net Operating Income	\$1,394,521	\$463,387	\$416,316	
Full Market Value	\$10,327,000	\$3,430,000	\$3,085,000	
Market Value per SqFt	\$182.69	\$175.49	\$189.88	
Distance from Cooperative in miles		0.05	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00574-0039	1-00572-0038		
Address	40 5 AVENUE	20 5 AVENUE		
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL		
Building Classification	D4-ELEVATOR	D9-ELEVATOR		
Total Units	76	113		
Year Built	1929	1940		
Gross SqFt	141,877	132,420		
Estimated Gross Income	\$4,108,758	\$5,109,988		
Gross Income per SqFt	\$28.96	\$38.59		
Estimated Expense	\$1,230,074	\$926,559		
Expense SqFt	\$8.67	\$7.00		
Net Operating Income	\$2,878,684	\$4,183,429		
Full Market Value	\$21,608,000	\$31,652,000		
Market Value per SqFt	\$152.30	\$239.03		
Distance from Cooperative in miles		0.10		

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00574-0067	1-00574-0072	1-00573-0019	
Address	45 WEST 10 STREET	57 WEST 10 STREET	42 WEST 10 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	90	23	47	
Year Built	1957	1915	1917	
Gross SqFt	77,829	13,278	39,782	
Estimated Gross Income	\$2,604,937	\$490,592	\$1,159,167	
Gross Income per SqFt	\$33.47	\$36.95	\$29.14	
Estimated Expense	\$1,029,678	\$184,463	\$449,636	
Expense SqFt	\$13.23	\$13.89	\$11.30	
Net Operating Income	\$1,575,259	\$306,129	\$709,531	
Full Market Value	\$11,700,000	\$2,253,000	\$5,324,000	
Market Value per SqFt	\$150.33	\$169.68	\$133.83	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00575-0057	1-00576-0076	1-00570-0008	
Address	13 WEST 11 STREET	71 WEST 12 STREET	6 EAST 13 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	48	46	54	
Year Built	1923	1922	1900	
Gross SqFt	51,113	37,824	49,408	
Estimated Gross Income	\$1,862,047	\$1,088,095	\$1,949,681	
Gross Income per SqFt	\$36.43	\$28.77	\$39.46	
Estimated Expense	\$535,664	\$228,499	\$500,971	
Expense SqFt	\$10.48	\$6.04	\$10.14	
Net Operating Income	\$1,326,383	\$859,596	\$1,448,710	
Full Market Value	\$9,776,000	\$6,455,000	\$10,954,000	
Market Value per SqFt	\$191.26	\$170.66	\$221.70	
Distance from Cooperative in miles		0.05	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00575-0072	1-00575-0075	1-00572-0059	
Address	45 WEST 11 STREET	51 WEST 11 STREET	31 WEST 8 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	
Total Units	34	19	14	
Year Built	1846	1900	1900	
Gross SqFt	27,308	8,628	8,358	
Estimated Gross Income	\$1,022,958	\$319,982	\$361,818	
Gross Income per SqFt	\$37.46	\$37.09	\$43.29	
Estimated Expense	\$245,772	\$102,387	\$119,436	
Expense SqFt	\$9.00	\$11.87	\$14.29	
Net Operating Income	\$777,186	\$217,595	\$242,382	
Full Market Value	\$5,714,000	\$1,601,000	\$1,727,000	
Market Value per SqFt	\$209.24	\$185.56	\$206.63	
Distance from Cooperative in miles		0.00	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0001	1-00571-0025	1-00819-0059	
Address	486 AVENUE OF THE AMERICA	120 UNIVERSITY PLACE	30 WEST 18 STREET	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	FLATIRON	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR	
Total Units	113	95	100	
Year Built	1960	1959	2005	
Gross SqFt	131,126	59,299	98,690	
Estimated Gross Income	\$5,035,238	\$2,256,204	\$3,824,599	
Gross Income per SqFt	\$38.40	\$38.05	\$38.75	
Estimated Expense	\$1,576,135	\$818,227	\$1,010,469	
Expense SqFt	\$12.02	\$13.80	\$10.24	
Net Operating Income	\$3,459,103	\$1,437,977	\$2,814,130	
Full Market Value	\$26,174,000	\$10,884,000	\$21,289,000	
Market Value per SqFt	\$199.61	\$183.54	\$215.72	
Distance from Cooperative in miles		0.16	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0022	1-00575-0077	1-00570-0017	1-00574-0072
Address	30 WEST 13 STREET	55 WEST 11 STREET	24 EAST 13 STREET	57 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	30	88	25	23
Year Built	1900	1924	1910	1915
Gross SqFt	60,692	63,943	27,760	13,278
Estimated Gross Income	\$2,242,569	\$2,450,267	\$935,230	\$490,592
Gross Income per SqFt	\$36.95	\$38.32	\$33.69	\$36.95
Estimated Expense	\$843,012	\$838,784	\$315,404	\$184,463
Expense SqFt	\$13.89	\$13.12	\$11.36	\$13.89
Net Operating Income	\$1,399,557	\$1,611,483	\$619,826	\$306,129
Full Market Value	\$10,302,000	\$12,194,000	\$4,602,000	\$2,253,000
Market Value per SqFt	\$169.74	\$190.70	\$165.78	\$169.68
Distance from Cooperative in miles		0.05	0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0025	1-00816-0042	1-00572-0038	
Address	37 WEST 12 STREET	92 5 AVENUE	20 5 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	106	223	113	
Year Built	1961	1962	1940	
Gross SqFt	235,875	180,000	132,420	
Estimated Gross Income	\$7,979,651	\$5,232,885	\$5,109,988	
Gross Income per SqFt	\$33.83	\$29.07	\$38.59	
Estimated Expense	\$1,922,381	\$1,673,391	\$926,559	
Expense SqFt	\$8.15	\$9.30	\$7.00	
Net Operating Income	\$6,057,270	\$3,559,494	\$4,183,429	
Full Market Value	\$44,955,000	\$26,713,000	\$31,652,000	
Market Value per SqFt	\$190.59	\$148.41	\$239.03	
Distance from Cooperative in miles		0.11	0.19	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0049	1-00575-0077	1-00606-0009	
Address	13 WEST 12 STREET	55 WEST 11 STREET	30 GREENWICH AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	
Total Units	82	88	51	
Year Built	1959	1924	1920	
Gross SqFt	71,215	63,943	37,736	
Estimated Gross Income	\$2,855,009	\$2,450,267	\$1,579,342	
Gross Income per SqFt	\$40.09	\$38.32	\$41.85	
Estimated Expense	\$877,369	\$838,784	\$434,752	
Expense SqFt	\$12.32	\$13.12	\$11.52	
Net Operating Income	\$1,977,640	\$1,611,483	\$1,144,590	
Full Market Value	\$14,946,000	\$12,194,000	\$8,639,000	
Market Value per SqFt	\$209.87	\$190.70	\$228.93	
Distance from Cooperative in miles		0.05	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0056	1-00576-0076	1-00570-0008	1-00573-0011
Address	31 WEST 12 STREET	71 WEST 12 STREET	6 EAST 13 STREET	60 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	23	46	54	27
Year Built	1900	1922	1900	1910
Gross SqFt	44,586	37,824	49,408	20,797
Estimated Gross Income	\$1,489,172	\$1,088,095	\$1,949,681	\$694,585
Gross Income per SqFt	\$33.40	\$28.77	\$39.46	\$33.40
Estimated Expense	\$482,421	\$228,499	\$500,971	\$224,945
Expense SqFt	\$10.82	\$6.04	\$10.14	\$10.82
Net Operating Income	\$1,006,751	\$859,596	\$1,448,710	\$469,640
Full Market Value	\$7,478,000	\$6,455,000	\$10,954,000	\$3,489,000
Market Value per SqFt	\$167.72	\$170.66	\$221.70	\$167.76
Distance from Cooperative in miles		0.00	0.15	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00576-0066	1-00575-0077	1-00576-0076	1-00571-0025
Address	49 WEST 12 STREET	55 WEST 11 STREET	71 WEST 12 STREET	120 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	80	88	46	95
Year Built	1952	1924	1922	1959
Gross SqFt	67,421	63,943	37,824	59,299
Estimated Gross Income	\$2,562,000	\$2,450,267	\$1,088,095	\$2,256,204
Gross Income per SqFt	\$38.00	\$38.32	\$28.77	\$38.05
Estimated Expense	\$820,600	\$838,784	\$228,499	\$818,227
Expense SqFt	\$12.17	\$13.12	\$6.04	\$13.80
Net Operating Income	\$1,741,400	\$1,611,483	\$859,596	\$1,437,977
Full Market Value	\$13,180,000	\$12,194,000	\$6,455,000	\$10,884,000
Market Value per SqFt	\$195.49	\$190.70	\$170.66	\$183.54
Distance from Cooperative in miles		0.05	0.00	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-0024	1-00817-0001	1-00571-0025	1-00575-0077
Address	22 WEST 14 STREET	552 AVENUE OF THE AMERICA	120 UNIVERSITY PLACE	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	186	111	95	88
Year Built	1960	1973	1959	1924
Gross SqFt	151,500	101,231	59,299	63,943
Estimated Gross Income	\$5,764,575	\$3,088,232	\$2,256,204	\$2,450,267
Gross Income per SqFt	\$38.05	\$30.51	\$38.05	\$38.32
Estimated Expense	\$2,090,700	\$809,878	\$818,227	\$838,784
Expense SqFt	\$13.80	\$8.00	\$13.80	\$13.12
Net Operating Income	\$3,673,875	\$2,278,354	\$1,437,977	\$1,611,483
Full Market Value	\$27,807,000	\$17,036,000	\$10,884,000	\$12,194,000
Market Value per SqFt	\$183.54	\$168.29	\$183.54	\$190.70
Distance from Cooperative in miles		0.11	0.15	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-0030	1-00817-0001	1-00571-0025	1-00819-0059
Address	18 WEST 14 STREET	552 AVENUE OF THE AMERICA	120 UNIVERSITY PLACE	30 WEST 18 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	86	111	95	100
Year Built	1962	1973	1959	2005
Gross SqFt	100,315	101,231	59,299	98,690
Estimated Gross Income	\$3,816,986	\$3,088,232	\$2,256,204	\$3,824,599
Gross Income per SqFt	\$38.05	\$30.51	\$38.05	\$38.75
Estimated Expense	\$1,384,347	\$809,878	\$818,227	\$1,010,469
Expense SqFt	\$13.80	\$8.00	\$13.80	\$10.24
Net Operating Income	\$2,432,639	\$2,278,354	\$1,437,977	\$2,814,130
Full Market Value	\$18,412,000	\$17,036,000	\$10,884,000	\$21,289,000
Market Value per SqFt	\$183.54	\$168.29	\$183.54	\$215.72
Distance from Cooperative in miles		0.11	0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-0042	1-00556-0015	1-00572-0038	
Address	74 5 AVENUE	112 EAST 11 STREET	20 5 AVENUE	
Neighborhood	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	C4-WALK-UP	D9-ELEVATOR	
Total Units	38	371	113	
Year Built	1910	1900	1940	
Gross SqFt	93,396	117,012	132,420	
Estimated Gross Income	\$3,298,747	\$5,822,000	\$5,109,988	
Gross Income per SqFt	\$35.32	\$49.76	\$38.59	
Estimated Expense	\$1,159,978	\$1,640,326	\$926,559	
Expense SqFt	\$12.42	\$14.02	\$7.00	
Net Operating Income	\$2,138,769	\$4,181,674	\$4,183,429	
Full Market Value	\$15,813,000	\$31,337,000	\$31,652,000	
Market Value per SqFt	\$169.31	\$267.81	\$239.03	
Distance from Cooperative in miles		0.46	0.24	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00577-0066	1-00818-0019	1-00570-0008	1-00573-0011
Address	43 WEST 13 STREET	27 WEST 16 STREET	6 EAST 13 STREET	60 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-CENTRAL	FLATIRON	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	16	63	54	27
Year Built	1906	1907	1900	1910
Gross SqFt	46,350	41,300	49,408	20,797
Estimated Gross Income	\$1,828,971	\$1,841,747	\$1,949,681	\$694,585
Gross Income per SqFt	\$39.46	\$44.59	\$39.46	\$33.40
Estimated Expense	\$469,989	\$547,499	\$500,971	\$224,945
Expense SqFt	\$10.14	\$13.26	\$10.14	\$10.82
Net Operating Income	\$1,358,982	\$1,294,248	\$1,448,710	\$469,640
Full Market Value	\$10,275,000	\$9,742,000	\$10,954,000	\$3,489,000
Market Value per SqFt	\$221.68	\$235.88	\$221.70	\$167.76
Distance from Cooperative in miles		0.15	0.16	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00583-0029	1-00506-0016	1-00543-0048	1-00592-0080
Address	59 BEDFORD STREET	30 CHARLTON STREET	136 WEST 4 STREET	125 WEST WASHINGTON PLACE
Neighborhood	GREENWICH VILLAGE-WEST	SOHO	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	86	30	30
Year Built	1920	1920	1929	1926
Gross SqFt	47,846	44,256	20,874	17,688
Estimated Gross Income	\$1,531,072	\$1,643,414	\$667,901	\$518,842
Gross Income per SqFt	\$32.00	\$37.13	\$32.00	\$29.33
Estimated Expense	\$455,972	\$361,155	\$198,944	\$134,462
Expense SqFt	\$9.53	\$8.16	\$9.53	\$7.60
Net Operating Income	\$1,075,100	\$1,282,259	\$468,957	\$384,380
Full Market Value	\$8,015,000	\$9,435,000	\$3,496,000	\$2,883,000
Market Value per SqFt	\$167.52	\$213.19	\$167.48	\$162.99
Distance from Cooperative in miles		0.27	0.24	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-0018	1-00588-0009	1-00543-0048	
Address	79 BARROW STREET	26 GROVE STREET	136 WEST 4 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	19	42	30	
Year Built	1920	1926	1929	
Gross SqFt	13,484	22,392	20,874	
Estimated Gross Income	\$439,578	\$743,452	\$667,901	
Gross Income per SqFt	\$32.60	\$33.20	\$32.00	
Estimated Expense	\$104,096	\$132,025	\$198,944	
Expense SqFt	\$7.72	\$5.90	\$9.53	
Net Operating Income	\$335,482	\$611,427	\$468,957	
Full Market Value	\$2,496,000	\$4,544,000	\$3,496,000	
Market Value per SqFt	\$185.11	\$202.93	\$167.48	
Distance from Cooperative in miles		0.10	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-0043	1-00588-0009	1-00582-0020	1-00592-0062
Address	47 MORTON STREET	26 GROVE STREET	60 LEROY STREET	140 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	42	37	23
Year Built	1926	1926	1941	1930
Gross SqFt	13,664	22,392	22,242	12,144
Estimated Gross Income	\$453,645	\$743,452	\$703,764	\$482,594
Gross Income per SqFt	\$33.20	\$33.20	\$31.64	\$39.74
Estimated Expense	\$80,618	\$132,025	\$238,072	\$139,826
Expense SqFt	\$5.90	\$5.90	\$10.70	\$11.51
Net Operating Income	\$373,027	\$611,427	\$465,692	\$342,768
Full Market Value	\$2,772,000	\$4,544,000	\$3,474,000	\$2,591,000
Market Value per SqFt	\$202.87	\$202.93	\$156.19	\$213.36
Distance from Cooperative in miles		0.10	0.10	0.25

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-0046	1-00588-0009	1-00590-0022	1-00506-0016
Address	53 MORTON STREET	26 GROVE STREET	12 JONES STREET	30 CHARLTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	SOHO
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	42	59	86
Year Built	1900	1926	1920	1920
Gross SqFt	40,180	22,392	48,544	44,256
Estimated Gross Income	\$1,491,883	\$743,452	\$2,122,417	\$1,643,414
Gross Income per SqFt	\$37.13	\$33.20	\$43.72	\$37.13
Estimated Expense	\$327,869	\$132,025	\$630,509	\$361,155
Expense SqFt	\$8.16	\$5.90	\$12.99	\$8.16
Net Operating Income	\$1,164,014	\$611,427	\$1,491,908	\$1,282,259
Full Market Value	\$8,565,000	\$4,544,000	\$11,238,000	\$9,435,000
Market Value per SqFt	\$213.17	\$202.93	\$231.50	\$213.19
Distance from Cooperative in miles		0.10	0.18	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-0059	1-00585-0025	1-00583-0040	
Address	71 BARROW STREET	91 BEDFORD STREET	51 LEROY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	39	40	
Year Built	1910	1900	1900	
Gross SqFt	13,056	19,925	16,595	
Estimated Gross Income	\$440,248	\$684,221	\$549,270	
Gross Income per SqFt	\$33.72	\$34.34	\$33.10	
Estimated Expense	\$154,191	\$202,029	\$223,603	
Expense SqFt	\$11.81	\$10.14	\$13.47	
Net Operating Income	\$286,057	\$482,192	\$325,667	
Full Market Value	\$2,124,000	\$3,572,000	\$2,421,000	
Market Value per SqFt	\$162.68	\$179.27	\$145.89	
Distance from Cooperative in miles		0.04	0.08	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00584-0061	1-00588-0009	1-00582-0020	1-00592-0062
Address	79 BEDFORD STREET	26 GROVE STREET	60 LEROY STREET	140 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	42	37	23
Year Built	1954	1926	1941	1930
Gross SqFt	24,635	22,392	22,242	12,144
Estimated Gross Income	\$817,882	\$743,452	\$703,764	\$482,594
Gross Income per SqFt	\$33.20	\$33.20	\$31.64	\$39.74
Estimated Expense	\$145,347	\$132,025	\$238,072	\$139,826
Expense SqFt	\$5.90	\$5.90	\$10.70	\$11.51
Net Operating Income	\$672,535	\$611,427	\$465,692	\$342,768
Full Market Value	\$4,998,000	\$4,544,000	\$3,474,000	\$2,591,000
Market Value per SqFt	\$202.88	\$202.93	\$156.19	\$213.36
Distance from Cooperative in miles		0.07	0.13	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00585-0012	1-00588-0009	1-00543-0048	
Address	482 HUDSON STREET	26 GROVE STREET	136 WEST 4 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	35	42	30	
Year Built	1940	1926	1929	
Gross SqFt	24,192	22,392	20,874	
Estimated Gross Income	\$788,659	\$743,452	\$667,901	
Gross Income per SqFt	\$32.60	\$33.20	\$32.00	
Estimated Expense	\$186,762	\$132,025	\$198,944	
Expense SqFt	\$7.72	\$5.90	\$9.53	
Net Operating Income	\$601,897	\$611,427	\$468,957	
Full Market Value	\$4,478,000	\$4,544,000	\$3,496,000	
Market Value per SqFt	\$185.10	\$202.93	\$167.48	
Distance from Cooperative in miles		0.07	0.28	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00586-0011	1-00586-0009	1-00586-0037	1-00586-0056
Address	22 LEROY STREET	26 LEROY STREET	39 CARMINE STREET	14 MORTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	24	24	20	20
Year Built	1910	1907	1900	1910
Gross SqFt	14,166	11,934	9,375	9,305
Estimated Gross Income	\$516,776	\$345,719	\$341,999	\$369,706
Gross Income per SqFt	\$36.48	\$28.97	\$36.48	\$39.73
Estimated Expense	\$159,792	\$93,292	\$105,750	\$66,888
Expense SqFt	\$11.28	\$7.82	\$11.28	\$7.19
Net Operating Income	\$356,984	\$252,427	\$236,249	\$302,818
Full Market Value	\$2,631,000	\$1,895,000	\$1,741,000	\$1,804,000
Market Value per SqFt	\$185.73	\$158.79	\$185.71	\$193.87
Distance from Cooperative in miles		0.00	0.00	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00586-0081	1-00586-0056	1-00586-0079	1-00527-0086
Address	25 LEROY STREET	14 MORTON STREET	21 LEROY STREET	17 DOWNING STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	20	24	20
Year Built	1910	1910	1900	1910
Gross SqFt	9,415	9,305	10,524	8,065
Estimated Gross Income	\$374,058	\$369,706	\$472,843	\$312,229
Gross Income per SqFt	\$39.73	\$39.73	\$44.93	\$38.71
Estimated Expense	\$67,694	\$66,888	\$156,071	\$83,513
Expense SqFt	\$7.19	\$7.19	\$14.83	\$10.35
Net Operating Income	\$306,364	\$302,818	\$316,772	\$228,716
Full Market Value	\$2,316,000	\$1,804,000	\$2,384,000	\$1,730,000
Market Value per SqFt	\$245.99	\$193.87	\$226.53	\$214.51
Distance from Cooperative in miles		0.00	0.00	0.08

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00588-0043	1-00588-0009	1-00592-0080	
Address	104 BEDFORD STREET	26 GROVE STREET	125 WEST WASHINGTON PLACE	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	42	30	
Year Built	1890	1926	1926	
Gross SqFt	14,328	22,392	17,688	
Estimated Gross Income	\$448,037	\$743,452	\$518,842	
Gross Income per SqFt	\$31.27	\$33.20	\$29.33	
Estimated Expense	\$96,714	\$132,025	\$134,462	
Expense SqFt	\$6.75	\$5.90	\$7.60	
Net Operating Income	\$351,323	\$611,427	\$384,380	
Full Market Value	\$2,623,000	\$4,544,000	\$2,883,000	
Market Value per SqFt	\$183.07	\$202.93	\$162.99	
Distance from Cooperative in miles		0.04	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00588-0048	1-00588-0006	1-00587-0046	1-00619-0015
Address	114 CHRISTOPHER STREET	90 BEDFORD STREET	53 BARROW STREET	240 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	36	24	51	23
Year Built	1908	1900	1910	1901
Gross SqFt	23,039	15,586	28,635	9,780
Estimated Gross Income	\$944,829	\$677,662	\$1,174,447	\$363,213
Gross Income per SqFt	\$41.01	\$43.48	\$41.01	\$37.14
Estimated Expense	\$169,567	\$208,950	\$210,649	\$117,206
Expense SqFt	\$7.36	\$13.41	\$7.36	\$11.98
Net Operating Income	\$775,262	\$468,712	\$963,798	\$246,007
Full Market Value	\$5,855,000	\$3,531,000	\$7,279,000	\$1,810,000
Market Value per SqFt	\$254.13	\$226.55	\$254.20	\$185.07
Distance from Cooperative in miles		0.04	0.08	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00589-0014	1-00590-0025	1-00586-0056	
Address	26 CORNELIA STREET	8 JONES STREET	14 MORTON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	60	24	20	
Year Built	1920	1900	1910	
Gross SqFt	26,110	11,022	9,305	
Estimated Gross Income	\$951,971	\$374,157	\$369,706	
Gross Income per SqFt	\$36.46	\$33.95	\$39.73	
Estimated Expense	\$293,999	\$116,475	\$66,888	
Expense SqFt	\$11.26	\$10.57	\$7.19	
Net Operating Income	\$657,972	\$257,682	\$302,818	
Full Market Value	\$4,849,000	\$1,912,000	\$1,804,000	
Market Value per SqFt	\$185.71	\$173.47	\$193.87	
Distance from Cooperative in miles		0.05	0.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00590-0011	1-00590-0021	1-00590-0038	1-00590-0002
Address	277 BLEECKER STREET	14 JONES STREET	15 CORNELIA STREET	259 BLEECKER STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	22	20	16	35
Year Built	1930	1920	1920	1920
Gross SqFt	11,578	9,395	6,740	18,490
Estimated Gross Income	\$487,665	\$388,165	\$283,909	\$919,608
Gross Income per SqFt	\$42.12	\$41.32	\$42.12	\$49.74
Estimated Expense	\$167,418	\$96,231	\$97,483	\$283,715
Expense SqFt	\$14.46	\$10.24	\$14.46	\$15.34
Net Operating Income	\$320,247	\$291,934	\$186,426	\$635,893
Full Market Value	\$2,417,000	\$2,204,000	\$1,407,000	\$4,765,000
Market Value per SqFt	\$208.76	\$234.59	\$208.75	\$257.71
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00590-0045	1-00590-0002	1-00590-0073	
Address	29 CORNELIA STREET	259 BLEECKER STREET	182 WEST 4 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	30	35	25	
Year Built	1910	1920	1910	
Gross SqFt	17,217	18,490	16,220	
Estimated Gross Income	\$803,001	\$919,608	\$705,991	
Gross Income per SqFt	\$46.64	\$49.74	\$43.53	
Estimated Expense	\$238,800	\$283,715	\$201,075	
Expense SqFt	\$13.87	\$15.34	\$12.40	
Net Operating Income	\$564,201	\$635,893	\$504,916	
Full Market Value	\$4,241,000	\$4,765,000	\$3,804,000	
Market Value per SqFt	\$246.33	\$257.71	\$234.53	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00591-0026	1-00588-0009	1-00619-0001	1-00585-0001
Address	194 WEST 4 STREET	26 GROVE STREET	502 HUDSON STREET	464 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	162	42	57	137
Year Built	1961	1926	1948	1900
Gross SqFt	168,332	22,392	37,721	97,290
Estimated Gross Income	\$6,157,585	\$743,452	\$1,379,788	\$3,746,301
Gross Income per SqFt	\$36.58	\$33.20	\$36.58	\$38.51
Estimated Expense	\$1,861,752	\$132,025	\$417,081	\$824,416
Expense SqFt	\$11.06	\$5.90	\$11.06	\$8.47
Net Operating Income	\$4,295,833	\$611,427	\$962,707	\$2,921,885
Full Market Value	\$31,652,000	\$4,544,000	\$7,093,000	\$22,107,000
Market Value per SqFt	\$188.03	\$202.93	\$188.04	\$227.23
Distance from Cooperative in miles		0.10	0.15	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00592-0066	1-00610-0060	1-00552-0010	
Address	375 AVENUE OF THE AMERICA	1 CHRISTOPHER STREET	82 WEST WASHINGTON PLACE	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	81	134	35	
Year Built	1929	1931	1900	
Gross SqFt	93,291	102,354	27,108	
Estimated Gross Income	\$3,461,096	\$4,479,066	\$825,000	
Gross Income per SqFt	\$37.10	\$43.76	\$30.43	
Estimated Expense	\$1,029,933	\$1,210,199	\$277,923	
Expense SqFt	\$11.04	\$11.82	\$10.25	
Net Operating Income	\$2,431,163	\$3,268,867	\$547,077	
Full Market Value	\$17,891,000	\$24,621,000	\$4,092,000	
Market Value per SqFt	\$191.78	\$240.55	\$150.95	
Distance from Cooperative in miles		0.09	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-0006	1-00220-0027	1-00504-0031	
Address	288 WEST STREET	36 LAIGHT STREET	112 SULLIVAN STREET	
Neighborhood	SOHO	TRIBECA	SOHO	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	16	13	60	
Year Built	1920	1900	1920	
Gross SqFt	37,904	26,712	38,880	
Estimated Gross Income	\$1,165,927	\$853,854	\$1,149,094	
Gross Income per SqFt	\$30.76	\$31.97	\$29.55	
Estimated Expense	\$366,153	\$271,026	\$356,644	
Expense SqFt	\$9.66	\$10.15	\$9.17	
Net Operating Income	\$799,774	\$582,828	\$792,450	
Full Market Value	\$5,977,000	\$4,345,000	\$5,941,000	
Market Value per SqFt	\$157.69	\$162.66	\$152.80	
Distance from Cooperative in miles		0.25	0.40	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-0011	1-00220-0027	1-00504-0036	
Address	530 CANAL STREET	36 LAIGHT STREET	100 SULLIVAN STREET	
Neighborhood	SOHO	TRIBECA	SOHO	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	12	13	70	
Year Built	1900	1900	1920	
Gross SqFt	28,158	26,712	53,200	
Estimated Gross Income	\$780,258	\$853,854	\$1,247,289	
Gross Income per SqFt	\$27.71	\$31.97	\$23.45	
Estimated Expense	\$238,780	\$271,026	\$362,260	
Expense SqFt	\$8.48	\$10.15	\$6.81	
Net Operating Income	\$541,478	\$582,828	\$885,029	
Full Market Value	\$3,901,000	\$4,345,000	\$6,455,000	
Market Value per SqFt	\$138.54	\$162.66	\$121.33	
Distance from Cooperative in miles		0.25	0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-0016	1-00220-0027	1-00489-0036	
Address	466 WASHINGTON STREET	36 LAIGHT STREET	59 THOMPSON STREET	
Neighborhood	SOHO	TRIBECA	SOHO	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	20	13	36	
Year Built	1926	1900	1900	
Gross SqFt	55,352	26,712	15,918	
Estimated Gross Income	\$1,555,945	\$853,854	\$385,865	
Gross Income per SqFt	\$28.11	\$31.97	\$24.24	
Estimated Expense	\$552,413	\$271,026	\$156,079	
Expense SqFt	\$9.98	\$10.15	\$9.81	
Net Operating Income	\$1,003,532	\$582,828	\$229,786	
Full Market Value	\$7,223,000	\$4,345,000	\$1,672,000	
Market Value per SqFt	\$130.49	\$162.66	\$105.04	
Distance from Cooperative in miles		0.25	0.38	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00595-0041	1-00597-0052	1-00505-0026	
Address	474 GREENWICH STREET	98 CHARLTON STREET	169 AVENUE OF THE AMERICA	
Neighborhood	SOHO	SOHO	SOHO	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	12	26	24	
Year Built	1900	1901	1910	
Gross SqFt	25,159	11,388	13,500	
Estimated Gross Income	\$762,318	\$350,828	\$401,969	
Gross Income per SqFt	\$30.30	\$30.81	\$29.78	
Estimated Expense	\$237,753	\$109,082	\$125,821	
Expense SqFt	\$9.45	\$9.58	\$9.32	
Net Operating Income	\$524,565	\$241,746	\$276,148	
Full Market Value	\$3,927,000	\$1,807,000	\$2,069,000	
Market Value per SqFt	\$156.09	\$158.68	\$153.26	
Distance from Cooperative in miles		0.19	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00597-0045	1-00528-0063	1-00504-0019	1-00489-0036
Address	547 GREENWICH STREET	76 CARMINE STREET	202 AVENUE OF THE AMERICA	59 THOMPSON STREET
Neighborhood	SOHO	GREENWICH VILLAGE-WEST	SOHO	SOHO
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	21	37	36
Year Built	1920	1910	1910	1900
Gross SqFt	20,068	12,690	21,740	15,918
Estimated Gross Income	\$705,190	\$445,891	\$895,746	\$385,865
Gross Income per SqFt	\$35.14	\$35.14	\$41.20	\$24.24
Estimated Expense	\$195,462	\$123,633	\$194,875	\$156,079
Expense SqFt	\$9.74	\$9.74	\$8.96	\$9.81
Net Operating Income	\$509,728	\$322,258	\$700,871	\$229,786
Full Market Value	\$3,770,000	\$2,384,000	\$5,293,000	\$1,672,000
Market Value per SqFt	\$187.86	\$187.86	\$243.47	\$105.04
Distance from Cooperative in miles		0.25	0.27	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00602-0030	1-00582-0020	1-00631-0001	
Address	603 WASHINGTON STREET	60 LEROY STREET	669 WASHINGTON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	34	37	144	
Year Built	1880	1941	1930	
Gross SqFt	70,342	22,242	137,589	
Estimated Gross Income	\$2,280,488	\$703,764	\$4,874,232	
Gross Income per SqFt	\$32.42	\$31.64	\$35.43	
Estimated Expense	\$583,839	\$238,072	\$1,410,011	
Expense SqFt	\$8.30	\$10.70	\$10.25	
Net Operating Income	\$1,696,649	\$465,692	\$3,464,221	
Full Market Value	\$12,628,000	\$3,474,000	\$25,608,000	
Market Value per SqFt	\$179.52	\$156.19	\$186.12	
Distance from Cooperative in miles		0.16	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00603-0001	1-00415-0012	1-00353-0024	1-01058-0041
Address	371 WEST STREET	176 ELDRIDGE STREET	129 RIVINGTON STREET	416 WEST 49 STREET
Neighborhood	GREENWICH VILLAGE-WEST	LOWER EAST SIDE	LOWER EAST SIDE	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	184	60	19	15
Year Built	1960	1920	1930	1901
Gross SqFt	215,890	32,786	14,497	9,875
Estimated Gross Income	\$4,019,872	\$623,024	\$198,771	\$269,193
Gross Income per SqFt	\$18.62	\$19.00	\$13.71	\$27.26
Estimated Expense	\$2,109,245	\$304,535	\$106,195	\$107,638
Expense SqFt	\$9.77	\$9.29	\$7.33	\$10.90
Net Operating Income	\$1,910,627	\$318,489	\$92,576	\$161,555
Full Market Value	\$13,736,000	\$1,065,000	\$460,000	\$1,165,000
Market Value per SqFt	\$63.62	\$32.48	\$31.73	\$117.97
Distance from Cooperative in miles		1.27	1.44	2.34

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00603-0037	1-00585-0001	1-00584-0020	1-00631-0001
Address	644 GREENWICH STREET	464 HUDSON STREET	75 BARROW STREET	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	39	137	17	144
Year Built	1920	1900	1926	1930
Gross SqFt	81,040	97,290	14,784	137,589
Estimated Gross Income	\$2,871,247	\$3,746,301	\$380,871	\$4,874,232
Gross Income per SqFt	\$35.43	\$38.51	\$25.76	\$35.43
Estimated Expense	\$830,660	\$824,416	\$132,805	\$1,410,011
Expense SqFt	\$10.25	\$8.47	\$8.98	\$10.25
Net Operating Income	\$2,040,587	\$2,921,885	\$248,066	\$3,464,221
Full Market Value	\$15,084,000	\$22,107,000	\$1,797,000	\$25,608,000
Market Value per SqFt	\$186.13	\$227.23	\$121.55	\$186.12
Distance from Cooperative in miles		0.14	0.15	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00606-0047	1-00576-0076	1-00592-0080	1-00592-0062
Address	126 WEST 11 STREET	71 WEST 12 STREET	125 WEST WASHINGTON PLACE	140 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	46	30	23
Year Built	1930	1922	1926	1930
Gross SqFt	29,624	37,824	17,688	12,144
Estimated Gross Income	\$868,872	\$1,088,095	\$518,842	\$482,594
Gross Income per SqFt	\$29.33	\$28.77	\$29.33	\$39.74
Estimated Expense	\$225,142	\$228,499	\$134,462	\$139,826
Expense SqFt	\$7.60	\$6.04	\$7.60	\$11.51
Net Operating Income	\$643,730	\$859,596	\$384,380	\$342,768
Full Market Value	\$4,828,000	\$6,455,000	\$2,883,000	\$2,591,000
Market Value per SqFt	\$162.98	\$170.66	\$162.99	\$213.36
Distance from Cooperative in miles		0.19	0.20	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00607-0038	1-00606-0009	1-00615-0036	1-00575-0077
Address	475 AVENUE OF THE AMERICA	30 GREENWICH AVENUE	87 GREENWICH AVENUE	55 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	85	51	81	88
Year Built	1959	1920	1930	1924
Gross SqFt	62,772	37,736	64,840	63,943
Estimated Gross Income	\$2,627,008	\$1,579,342	\$2,879,607	\$2,450,267
Gross Income per SqFt	\$41.85	\$41.85	\$44.41	\$38.32
Estimated Expense	\$723,133	\$434,752	\$873,660	\$838,784
Expense SqFt	\$11.52	\$11.52	\$13.47	\$13.12
Net Operating Income	\$1,903,875	\$1,144,590	\$2,005,947	\$1,611,483
Full Market Value	\$14,370,000	\$8,639,000	\$15,102,000	\$12,194,000
Market Value per SqFt	\$228.92	\$228.93	\$232.91	\$190.70
Distance from Cooperative in miles		0.05	0.18	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00607-0051	1-00611-0067	1-00610-0046	1-00612-0018
Address	111 WEST 11 STREET	135 WEST 10 STREET	144 WEST 10 STREET	26 PERRY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	25	20	16
Year Built	1900	1900	1900	1900
Gross SqFt	12,962	16,968	9,215	9,880
Estimated Gross Income	\$523,794	\$779,604	\$372,342	\$368,233
Gross Income per SqFt	\$40.41	\$45.95	\$40.41	\$37.27
Estimated Expense	\$169,284	\$276,157	\$120,330	\$114,199
Expense SqFt	\$13.06	\$16.28	\$13.06	\$11.56
Net Operating Income	\$354,510	\$503,447	\$252,012	\$254,034
Full Market Value	\$2,679,000	\$3,786,000	\$1,904,000	\$1,869,000
Market Value per SqFt	\$206.68	\$223.13	\$206.62	\$189.17
Distance from Cooperative in miles		0.12	0.15	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00608-0021	1-00606-0041	1-00575-0074	1-00765-0051
Address	136 WEST 13 STREET	138 WEST 11 STREET	49 WEST 11 STREET	212 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	20	26	23
Year Built	1880	1855	1900	1890
Gross SqFt	5,732	9,941	6,960	5,005
Estimated Gross Income	\$214,262	\$154,300	\$260,178	\$221,434
Gross Income per SqFt	\$37.38	\$15.52	\$37.38	\$44.24
Estimated Expense	\$67,810	\$50,322	\$82,331	\$75,419
Expense SqFt	\$11.83	\$5.06	\$11.83	\$15.07
Net Operating Income	\$146,452	\$103,978	\$177,847	\$146,015
Full Market Value	\$1,077,000	\$712,000	\$1,308,000	\$1,099,000
Market Value per SqFt	\$187.89	\$71.62	\$187.93	\$219.58
Distance from Cooperative in miles		0.10	0.19	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00608-0039	1-00827-0001	1-00900-0027	1-00548-0001
Address	101 WEST 12 STREET	55 WEST 25 STREET	329 2 AVENUE	1 UNIVERSITY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	FLATIRON	GRAMERCY	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	425	410	302	272
Year Built	1961	2005	1963	1930
Gross SqFt	364,679	428,340	291,894	218,985
Estimated Gross Income	\$13,872,389	\$19,115,775	\$7,482,187	\$8,330,796
Gross Income per SqFt	\$38.04	\$44.63	\$25.63	\$38.04
Estimated Expense	\$4,795,529	\$4,182,746	\$2,365,821	\$2,880,610
Expense SqFt	\$13.15	\$9.77	\$8.11	\$13.15
Net Operating Income	\$9,076,860	\$14,933,029	\$5,116,366	\$5,450,186
Full Market Value	\$68,702,000	\$112,405,000	\$37,080,000	\$41,252,000
Market Value per SqFt	\$188.39	\$262.42	\$127.03	\$188.38
Distance from Cooperative in miles		0.64	0.80	0.47

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00608-0060	1-00576-0076	1-00818-0019	
Address	137 WEST 12 STREET	71 WEST 12 STREET	27 WEST 16 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	FLATIRON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	105	46	63	
Year Built	1900	1922	1907	
Gross SqFt	52,200	37,824	41,300	
Estimated Gross Income	\$1,914,696	\$1,088,095	\$1,841,747	
Gross Income per SqFt	\$36.68	\$28.77	\$44.59	
Estimated Expense	\$503,730	\$228,499	\$547,499	
Expense SqFt	\$9.65	\$6.04	\$13.26	
Net Operating Income	\$1,410,966	\$859,596	\$1,294,248	
Full Market Value	\$10,393,000	\$6,455,000	\$9,742,000	
Market Value per SqFt	\$199.10	\$170.66	\$235.88	
Distance from Cooperative in miles		0.18	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00608-0074	1-00576-0076	1-00764-0051	1-00765-0047
Address	169 WEST 12 STREET	71 WEST 12 STREET	222 WEST 15 STREET	208 WEST 16 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	25	46	64	52
Year Built	1922	1922	1928	1925
Gross SqFt	31,750	37,824	38,330	33,547
Estimated Gross Income	\$913,448	\$1,088,095	\$1,807,570	\$963,766
Gross Income per SqFt	\$28.77	\$28.77	\$47.16	\$28.73
Estimated Expense	\$191,770	\$228,499	\$390,417	\$309,198
Expense SqFt	\$6.04	\$6.04	\$10.19	\$9.22
Net Operating Income	\$721,678	\$859,596	\$1,417,153	\$654,568
Full Market Value	\$5,420,000	\$6,455,000	\$10,648,000	\$4,916,000
Market Value per SqFt	\$170.71	\$170.66	\$277.80	\$146.54
Distance from Cooperative in miles		0.18	0.20	0.23

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00609-0001	1-00817-0001	1-00790-0028	1-00819-0059
Address	41 7 AVENUE	552 AVENUE OF THE AMERICA	103 WEST 14 STREET	30 WEST 18 STREET
Neighborhood	GREENWICH VILLAGE-WEST	FLATIRON	CHELSEA	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	139	111	58	100
Year Built	1961	1973	1950	2005
Gross SqFt	137,882	101,231	55,233	98,690
Estimated Gross Income	\$4,322,601	\$3,088,232	\$1,731,590	\$3,824,599
Gross Income per SqFt	\$31.35	\$30.51	\$31.35	\$38.75
Estimated Expense	\$1,473,959	\$809,878	\$590,696	\$1,010,469
Expense SqFt	\$10.69	\$8.00	\$10.69	\$10.24
Net Operating Income	\$2,848,642	\$2,278,354	\$1,140,894	\$2,814,130
Full Market Value	\$21,263,000	\$17,036,000	\$8,516,000	\$21,289,000
Market Value per SqFt	\$154.21	\$168.29	\$154.18	\$215.72
Distance from Cooperative in miles		0.21	0.06	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00609-0047	1-00817-0001	1-00792-0008	
Address	509 AVENUE OF THE AMERICA	552 AVENUE OF THE AMERICA	151 WEST 16 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	FLATIRON	CHELSEA	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	102	111	76	
Year Built	1961	1973	1962	
Gross SqFt	94,144	101,231	43,770	
Estimated Gross Income	\$3,314,810	\$3,088,232	\$1,710,297	
Gross Income per SqFt	\$35.21	\$30.51	\$39.07	
Estimated Expense	\$1,023,345	\$809,878	\$483,841	
Expense SqFt	\$10.87	\$8.00	\$11.05	
Net Operating Income	\$2,291,465	\$2,278,354	\$1,226,456	
Full Market Value	\$16,946,000	\$17,036,000	\$9,276,000	
Market Value per SqFt	\$180.00	\$168.29	\$211.93	
Distance from Cooperative in miles		0.21	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00609-0065	1-00790-0056	1-00618-0044	
Address	141 WEST 13 STREET	134 WEST 15 STREET	209 WEST 13 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	20	36	
Year Built	1910	1920	1900	
Gross SqFt	28,200	9,925	27,075	
Estimated Gross Income	\$1,002,792	\$374,125	\$681,389	
Gross Income per SqFt	\$35.56	\$37.70	\$25.17	
Estimated Expense	\$290,460	\$125,956	\$157,243	
Expense SqFt	\$10.30	\$12.69	\$5.81	
Net Operating Income	\$712,332	\$248,169	\$524,146	
Full Market Value	\$5,264,000	\$1,824,000	\$3,805,000	
Market Value per SqFt	\$186.67	\$183.78	\$140.54	
Distance from Cooperative in miles		0.06	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00610-0048	1-00611-0072	1-00611-0045	1-00610-0054
Address	140 WEST 10 STREET	145 WEST 10 STREET	24 CHARLES STREET	19 GREENWICH AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	40	25	19	13
Year Built	1900	1900	1910	1920
Gross SqFt	19,725	16,800	14,450	9,093
Estimated Gross Income	\$762,963	\$414,285	\$558,882	\$531,018
Gross Income per SqFt	\$38.68	\$24.66	\$38.68	\$58.40
Estimated Expense	\$189,163	\$150,500	\$138,505	\$120,173
Expense SqFt	\$9.59	\$8.96	\$9.59	\$13.22
Net Operating Income	\$573,800	\$263,785	\$420,377	\$410,845
Full Market Value	\$4,341,000	\$1,917,000	\$3,180,000	\$3,058,000
Market Value per SqFt	\$220.08	\$114.11	\$220.07	\$336.30
Distance from Cooperative in miles		0.05	0.05	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00611-0065	1-00612-0051	1-00572-0038	
Address	23 GREENWICH AVENUE	159 7 AVENUE SOUTH	20 5 AVENUE	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	156	26	113	
Year Built	1961	1940	1940	
Gross SqFt	142,941	17,826	132,420	
Estimated Gross Income	\$5,360,288	\$649,062	\$5,109,988	
Gross Income per SqFt	\$37.50	\$36.41	\$38.59	
Estimated Expense	\$1,282,181	\$194,789	\$926,559	
Expense SqFt	\$8.97	\$10.93	\$7.00	
Net Operating Income	\$4,078,107	\$454,273	\$4,183,429	
Full Market Value	\$29,982,000	\$3,348,000	\$31,652,000	
Market Value per SqFt	\$209.75	\$187.82	\$239.03	
Distance from Cooperative in miles		0.05	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00613-0040	1-00612-0018	1-00612-0029	1-00611-0045
Address	41 PERRY STREET	26 PERRY STREET	152 7 AVENUE SOUTH	24 CHARLES STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	16	14	19
Year Built	1910	1900	1900	1910
Gross SqFt	10,500	9,880	7,235	14,450
Estimated Gross Income	\$400,260	\$368,233	\$275,834	\$558,882
Gross Income per SqFt	\$38.12	\$37.27	\$38.12	\$38.68
Estimated Expense	\$109,200	\$114,199	\$75,266	\$138,505
Expense SqFt	\$10.40	\$11.56	\$10.40	\$9.59
Net Operating Income	\$291,060	\$254,034	\$200,568	\$420,377
Full Market Value	\$2,203,000	\$1,869,000	\$1,518,000	\$3,180,000
Market Value per SqFt	\$209.81	\$189.17	\$209.81	\$220.07
Distance from Cooperative in miles		0.05	0.05	0.12

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00614-0032	1-00614-0042	1-00624-0053	
Address	227 WEST 11 STREET	247 WEST 11 STREET	51 BANK STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	30	24	24	
Year Built	1915	1915	1905	
Gross SqFt	15,798	11,790	15,450	
Estimated Gross Income	\$702,221	\$511,339	\$703,286	
Gross Income per SqFt	\$44.45	\$43.37	\$45.52	
Estimated Expense	\$186,732	\$110,579	\$220,117	
Expense SqFt	\$11.82	\$9.38	\$14.25	
Net Operating Income	\$515,489	\$400,760	\$483,169	
Full Market Value	\$3,881,000	\$3,019,000	\$3,634,000	
Market Value per SqFt	\$245.66	\$256.06	\$235.21	
Distance from Cooperative in miles		0.00	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00614-0037	1-00614-0043	1-00615-0051	
Address	237 WEST 11 STREET	249 WEST 11 STREET	31 BANK STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	16	16	
Year Built	1915	1915	1910	
Gross SqFt	13,968	9,375	9,490	
Estimated Gross Income	\$658,032	\$449,451	\$439,095	
Gross Income per SqFt	\$47.11	\$47.94	\$46.27	
Estimated Expense	\$196,111	\$142,387	\$122,238	
Expense SqFt	\$14.04	\$15.19	\$12.88	
Net Operating Income	\$461,921	\$307,064	\$316,857	
Full Market Value	\$3,471,000	\$2,306,000	\$2,382,000	
Market Value per SqFt	\$248.50	\$245.97	\$251.00	
Distance from Cooperative in miles		0.00	0.04	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00615-0067	1-00615-0056	1-00615-0090	
Address	20 JANE STREET	323 WEST 4 STREET	257 WEST 12 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	19	12	
Year Built	1946	1919	1901	
Gross SqFt	7,470	7,095	6,925	
Estimated Gross Income	\$298,202	\$266,999	\$292,332	
Gross Income per SqFt	\$39.92	\$37.63	\$42.21	
Estimated Expense	\$92,479	\$77,791	\$95,463	
Expense SqFt	\$12.38	\$10.96	\$13.79	
Net Operating Income	\$205,723	\$189,208	\$196,869	
Full Market Value	\$1,555,000	\$1,391,000	\$1,486,000	
Market Value per SqFt	\$208.17	\$196.05	\$214.58	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00615-0086	1-00618-0028	1-00764-0042	1-00738-0014
Address	245 WEST 12 STREET	204 WEST 14 STREET	72 7 AVENUE	337 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	24	56	113	29
Year Built	1920	1969	1931	1900
Gross SqFt	58,565	32,000	109,669	28,821
Estimated Gross Income	\$1,826,057	\$1,038,080	\$3,306,407	\$898,562
Gross Income per SqFt	\$31.18	\$32.44	\$30.15	\$31.18
Estimated Expense	\$674,083	\$384,320	\$1,118,528	\$331,647
Expense SqFt	\$11.51	\$12.01	\$10.20	\$11.51
Net Operating Income	\$1,151,974	\$653,760	\$2,187,879	\$566,915
Full Market Value	\$8,602,000	\$4,866,000	\$16,384,000	\$4,233,000
Market Value per SqFt	\$146.88	\$152.06	\$149.39	\$146.87
Distance from Cooperative in miles		0.10	0.15	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00616-0001	1-00767-0043	1-00790-0028	
Address	42 8 AVENUE	128 7 AVENUE	103 WEST 14 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	129	65	58	
Year Built	1962	1959	1950	
Gross SqFt	91,500	46,812	55,233	
Estimated Gross Income	\$3,230,865	\$1,838,192	\$1,731,590	
Gross Income per SqFt	\$35.31	\$39.27	\$31.35	
Estimated Expense	\$885,720	\$405,481	\$590,696	
Expense SqFt	\$9.68	\$8.66	\$10.69	
Net Operating Income	\$2,345,145	\$1,432,711	\$1,140,894	
Full Market Value	\$17,341,000	\$10,834,000	\$8,516,000	
Market Value per SqFt	\$189.52	\$231.44	\$154.18	
Distance from Cooperative in miles		0.26	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00616-0011	1-00615-0036	1-00764-0042	1-00764-0007
Address	54 8 AVENUE	87 GREENWICH AVENUE	72 7 AVENUE	253 WEST 14 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	163	81	113	47
Year Built	1960	1930	1931	1930
Gross SqFt	127,072	64,840	109,669	39,628
Estimated Gross Income	\$4,799,509	\$2,879,607	\$3,306,407	\$1,496,883
Gross Income per SqFt	\$37.77	\$44.41	\$30.15	\$37.77
Estimated Expense	\$1,543,925	\$873,660	\$1,118,528	\$481,589
Expense SqFt	\$12.15	\$13.47	\$10.20	\$12.15
Net Operating Income	\$3,255,584	\$2,005,947	\$2,187,879	\$1,015,294
Full Market Value	\$24,645,000	\$15,102,000	\$16,384,000	\$7,686,000
Market Value per SqFt	\$193.95	\$232.91	\$149.39	\$193.95
Distance from Cooperative in miles		0.08	0.13	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00618-0060	1-00618-0046	1-00764-0057	
Address	241 WEST 13 STREET	213 WEST 13 STREET	236 WEST 15 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	CHELSEA	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	31	24	36	
Year Built	1904	1910	1901	
Gross SqFt	18,468	13,000	17,154	
Estimated Gross Income	\$676,852	\$492,179	\$608,000	
Gross Income per SqFt	\$36.65	\$37.86	\$35.44	
Estimated Expense	\$235,282	\$163,684	\$220,922	
Expense SqFt	\$12.74	\$12.59	\$12.88	
Net Operating Income	\$441,570	\$328,495	\$387,078	
Full Market Value	\$3,253,000	\$2,487,000	\$2,861,000	
Market Value per SqFt	\$176.14	\$191.31	\$166.78	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0019	1-00585-0001	1-00610-0060	
Address	350 BLEECKER STREET	464 HUDSON STREET	1 CHRISTOPHER STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	133	137	134	
Year Built	1962	1900	1931	
Gross SqFt	92,998	97,290	102,354	
Estimated Gross Income	\$3,825,938	\$3,746,301	\$4,479,066	
Gross Income per SqFt	\$41.14	\$38.51	\$43.76	
Estimated Expense	\$943,930	\$824,416	\$1,210,199	
Expense SqFt	\$10.15	\$8.47	\$11.82	
Net Operating Income	\$2,882,008	\$2,921,885	\$3,268,867	
Full Market Value	\$21,764,000	\$22,107,000	\$24,621,000	
Market Value per SqFt	\$234.03	\$227.23	\$240.55	
Distance from Cooperative in miles		0.15	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0056	1-00619-0067	1-00621-0058	
Address	82 CHARLES STREET	192 WEST 10 STREET	56 PERRY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	30	27	38	
Year Built	1900	1910	1880	
Gross SqFt	19,210	25,955	23,296	
Estimated Gross Income	\$655,445	\$838,000	\$837,238	
Gross Income per SqFt	\$34.12	\$32.29	\$35.94	
Estimated Expense	\$210,157	\$252,498	\$282,914	
Expense SqFt	\$10.94	\$9.73	\$12.14	
Net Operating Income	\$445,288	\$585,502	\$554,324	
Full Market Value	\$3,300,000	\$4,359,000	\$4,090,000	
Market Value per SqFt	\$171.79	\$167.94	\$175.57	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0058	1-00620-0061	1-00620-0012	
Address	78 CHARLES STREET	72 CHARLES STREET	108 CHARLES STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	15	17	20	
Year Built	1900	1901	1901	
Gross SqFt	9,900	9,545	7,920	
Estimated Gross Income	\$378,972	\$305,613	\$352,757	
Gross Income per SqFt	\$38.28	\$32.02	\$44.54	
Estimated Expense	\$126,225	\$129,702	\$116,424	
Expense SqFt	\$12.75	\$13.59	\$14.70	
Net Operating Income	\$252,747	\$175,911	\$236,333	
Full Market Value	\$1,913,000	\$1,311,000	\$1,779,000	
Market Value per SqFt	\$193.23	\$137.35	\$224.62	
Distance from Cooperative in miles		0.00	0.08	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0066	1-00620-0074	1-00620-0013	
Address	244 WEST 4 STREET	195 WEST 10 STREET	106 CHARLES STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	15	31	20	
Year Built	1920	1921	1920	
Gross SqFt	7,100	18,408	7,680	
Estimated Gross Income	\$268,735	\$520,741	\$335,375	
Gross Income per SqFt	\$37.85	\$28.29	\$43.67	
Estimated Expense	\$90,596	\$141,549	\$91,509	
Expense SqFt	\$12.76	\$7.69	\$11.92	
Net Operating Income	\$178,139	\$379,192	\$243,866	
Full Market Value	\$1,349,000	\$2,728,000	\$1,837,000	
Market Value per SqFt	\$190.00	\$148.20	\$239.19	
Distance from Cooperative in miles		0.00	0.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00620-0082	1-00593-0029	1-00592-0052	1-00592-0050
Address	211 WEST 10 STREET	143 WAVERLY PLACE	160 WAVERLY PLACE	164 WAVERLY PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	26	26
Year Built	1920	1890	1900	1900
Gross SqFt	18,126	17,790	17,117	18,024
Estimated Gross Income	\$796,820	\$845,026	\$755,095	\$725,914
Gross Income per SqFt	\$43.96	\$47.50	\$44.11	\$40.27
Estimated Expense	\$238,900	\$194,071	\$213,163	\$267,497
Expense SqFt	\$13.18	\$10.91	\$12.45	\$14.84
Net Operating Income	\$557,920	\$650,955	\$541,932	\$458,417
Full Market Value	\$4,202,000	\$4,378,000	\$4,081,000	\$3,464,000
Market Value per SqFt	\$231.82	\$246.09	\$238.42	\$192.19
Distance from Cooperative in miles		0.17	0.16	0.16

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00621-0013	1-00620-0078	1-00622-0056	1-00588-0009
Address	96 PERRY STREET	203 WEST 10 STREET	53 PERRY STREET	26 GROVE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	30	72	42
Year Built	1930	1920	1930	1926
Gross SqFt	16,986	15,084	34,140	22,392
Estimated Gross Income	\$684,876	\$715,693	\$1,376,553	\$743,452
Gross Income per SqFt	\$40.32	\$47.45	\$40.32	\$33.20
Estimated Expense	\$120,091	\$196,079	\$241,331	\$132,025
Expense SqFt	\$7.07	\$13.00	\$7.07	\$5.90
Net Operating Income	\$564,785	\$519,614	\$1,135,222	\$611,427
Full Market Value	\$3,990,000	\$3,903,000	\$8,578,000	\$4,544,000
Market Value per SqFt	\$234.90	\$258.75	\$251.26	\$202.93
Distance from Cooperative in miles		0.09	0.09	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00621-0035	1-00620-0061	1-00612-0010	
Address	371 BLEECKER STREET	72 CHARLES STREET	42 PERRY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	17	22	
Year Built	1910	1901	1910	
Gross SqFt	9,270	9,545	9,395	
Estimated Gross Income	\$359,769	\$305,613	\$428,335	
Gross Income per SqFt	\$38.81	\$32.02	\$45.59	
Estimated Expense	\$119,305	\$129,702	\$114,166	
Expense SqFt	\$12.87	\$13.59	\$12.15	
Net Operating Income	\$240,464	\$175,911	\$314,169	
Full Market Value	\$1,819,000	\$1,311,000	\$2,363,000	
Market Value per SqFt	\$196.22	\$137.35	\$251.52	
Distance from Cooperative in miles		0.05	0.08	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00622-0014	1-00632-0048	1-00633-0058	
Address	290 WEST 11 STREET	549 HUDSON STREET	551 HUDSON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	19	14	24	
Year Built	1910	1911	1901	
Gross SqFt	8,617	11,900	15,168	
Estimated Gross Income	\$345,456	\$429,198	\$658,000	
Gross Income per SqFt	\$40.09	\$36.07	\$43.38	
Estimated Expense	\$114,261	\$131,595	\$217,623	
Expense SqFt	\$13.26	\$11.06	\$14.35	
Net Operating Income	\$231,195	\$297,603	\$440,377	
Full Market Value	\$1,747,000	\$2,195,000	\$3,318,000	
Market Value per SqFt	\$202.74	\$184.45	\$218.75	
Distance from Cooperative in miles		0.08	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00622-0017	1-00622-0025	1-00622-0027	1-00634-0062
Address	398 BLEECKER STREET	95 PERRY STREET	99 PERRY STREET	579 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	20	20	11
Year Built	1910	1901	1900	1910
Gross SqFt	5,984	9,015	8,825	5,558
Estimated Gross Income	\$262,219	\$293,853	\$417,636	\$243,527
Gross Income per SqFt	\$43.82	\$32.60	\$47.32	\$43.82
Estimated Expense	\$65,226	\$115,670	\$122,411	\$60,602
Expense SqFt	\$10.90	\$12.83	\$13.87	\$10.90
Net Operating Income	\$196,993	\$178,183	\$295,225	\$182,925
Full Market Value	\$1,484,000	\$1,326,000	\$2,218,000	\$1,378,000
Market Value per SqFt	\$247.99	\$147.09	\$251.33	\$247.93
Distance from Cooperative in miles		0.00	0.00	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00622-0066	1-00622-0012	1-00622-0026	
Address	79 PERRY STREET	296 WEST 11 STREET	97 PERRY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	11	16	15	
Year Built	1910	1910	1910	
Gross SqFt	8,555	9,000	9,145	
Estimated Gross Income	\$317,647	\$416,958	\$255,402	
Gross Income per SqFt	\$37.13	\$46.33	\$27.93	
Estimated Expense	\$99,495	\$110,893	\$100,083	
Expense SqFt	\$11.63	\$12.32	\$10.94	
Net Operating Income	\$218,152	\$306,065	\$155,319	
Full Market Value	\$1,605,000	\$2,301,000	\$1,118,000	
Market Value per SqFt	\$187.61	\$255.67	\$122.25	
Distance from Cooperative in miles		0.07	0.07	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00623-0055	1-00624-0059	1-00622-0026	1-00622-0067
Address	281 WEST 11 STREET	63 BANK STREET	97 PERRY STREET	81 PERRY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	15	17
Year Built	1910	1901	1910	1901
Gross SqFt	11,592	10,440	9,145	9,050
Estimated Gross Income	\$506,802	\$456,416	\$255,402	\$443,585
Gross Income per SqFt	\$43.72	\$43.72	\$27.93	\$49.01
Estimated Expense	\$153,130	\$137,916	\$100,083	\$134,902
Expense SqFt	\$13.21	\$13.21	\$10.94	\$14.91
Net Operating Income	\$353,672	\$318,500	\$155,319	\$308,683
Full Market Value	\$2,664,000	\$2,399,000	\$1,118,000	\$2,314,000
Market Value per SqFt	\$229.81	\$229.79	\$122.25	\$255.69
Distance from Cooperative in miles		0.05	0.08	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00624-0001	1-00634-0047	1-00631-0001	1-00619-0001
Address	771 GREENWICH STREET	337 WEST 11 STREET	669 WASHINGTON STREET	502 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	114	63	144	57
Year Built	1968	1965	1930	1948
Gross SqFt	90,450	53,500	137,589	37,721
Estimated Gross Income	\$3,308,661	\$2,347,640	\$4,874,232	\$1,379,788
Gross Income per SqFt	\$36.58	\$43.88	\$35.43	\$36.58
Estimated Expense	\$1,000,377	\$607,427	\$1,410,011	\$417,081
Expense SqFt	\$11.06	\$11.35	\$10.25	\$11.06
Net Operating Income	\$2,308,284	\$1,740,213	\$3,464,221	\$962,707
Full Market Value	\$17,008,000	\$13,106,000	\$25,608,000	\$7,093,000
Market Value per SqFt	\$188.04	\$244.97	\$186.12	\$188.04
Distance from Cooperative in miles		0.08	0.21	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00624-0008	1-00624-0019	1-00629-0025	
Address	791 GREENWICH STREET	601 HUDSON STREET	320 WEST 14 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	37	11	9	
Year Built	1915	1930	1901	
Gross SqFt	24,116	9,550	8,250	
Estimated Gross Income	\$963,434	\$477,618	\$284,107	
Gross Income per SqFt	\$39.95	\$50.01	\$34.44	
Estimated Expense	\$264,070	\$84,489	\$72,178	
Expense SqFt	\$10.95	\$8.85	\$8.75	
Net Operating Income	\$699,364	\$393,129	\$211,929	
Full Market Value	\$5,286,000	\$2,946,000	\$3,551,000	
Market Value per SqFt	\$219.19	\$308.48	\$430.42	
Distance from Cooperative in miles		0.00	0.21	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00624-0052	1-00624-0049	1-00624-0059	1-00624-0053
Address	306 WEST 4 STREET	310 WEST 4 STREET	63 BANK STREET	51 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	16	15	24
Year Built	1910	1905	1901	1905
Gross SqFt	9,885	9,000	10,440	15,450
Estimated Gross Income	\$433,853	\$395,047	\$456,416	\$703,286
Gross Income per SqFt	\$43.89	\$43.89	\$43.72	\$45.52
Estimated Expense	\$92,622	\$84,289	\$137,916	\$220,117
Expense SqFt	\$9.37	\$9.37	\$13.21	\$14.25
Net Operating Income	\$341,231	\$310,758	\$318,500	\$483,169
Full Market Value	\$2,570,000	\$2,340,000	\$2,399,000	\$3,634,000
Market Value per SqFt	\$259.99	\$260.00	\$229.79	\$235.21
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00625-0021	1-00641-0044	1-00626-0032	1-00635-0039
Address	799 GREENWICH STREET	82 JANE STREET	40 HORATIO STREET	117 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	29	40	20
Year Built	1900	1900	1910	1901
Gross SqFt	16,026	14,680	15,785	9,620
Estimated Gross Income	\$621,168	\$569,048	\$485,331	\$381,221
Gross Income per SqFt	\$38.76	\$38.76	\$30.75	\$39.63
Estimated Expense	\$220,037	\$201,599	\$180,263	\$123,016
Expense SqFt	\$13.73	\$13.73	\$11.42	\$12.79
Net Operating Income	\$401,131	\$367,449	\$305,068	\$258,205
Full Market Value	\$3,035,000	\$2,780,000	\$2,280,000	\$1,952,000
Market Value per SqFt	\$189.38	\$189.37	\$144.44	\$202.91
Distance from Cooperative in miles		0.06	0.08	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00625-0026	1-00626-0032	1-00624-0060	
Address	622 HUDSON STREET	40 HORATIO STREET	65 BANK STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	C4-WALK-UP	C7-WALK-UP	
Total Units	31	40	36	
Year Built	1940	1910	1910	
Gross SqFt	15,084	15,785	25,614	
Estimated Gross Income	\$515,722	\$485,331	\$988,188	
Gross Income per SqFt	\$34.19	\$30.75	\$38.58	
Estimated Expense	\$168,790	\$180,263	\$336,056	
Expense SqFt	\$11.19	\$11.42	\$13.12	
Net Operating Income	\$346,932	\$305,068	\$652,132	
Full Market Value	\$2,571,000	\$2,280,000	\$4,934,000	
Market Value per SqFt	\$170.45	\$144.44	\$192.63	
Distance from Cooperative in miles		0.04	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00626-0004	1-00626-0032	1-00629-0051	1-00641-0044
Address	815 GREENWICH STREET	40 HORATIO STREET	319 WEST 13 STREET	82 JANE STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	D1-ELEVATOR	C4-WALK-UP
Total Units	20	40	19	29
Year Built	1947	1910	1925	1900
Gross SqFt	10,000	15,785	8,885	14,680
Estimated Gross Income	\$353,100	\$485,331	\$313,715	\$569,048
Gross Income per SqFt	\$35.31	\$30.75	\$35.31	\$38.76
Estimated Expense	\$97,300	\$180,263	\$86,466	\$201,599
Expense SqFt	\$9.73	\$11.42	\$9.73	\$13.73
Net Operating Income	\$255,800	\$305,068	\$227,249	\$367,449
Full Market Value	\$1,891,000	\$2,280,000	\$1,680,000	\$2,780,000
Market Value per SqFt	\$189.10	\$144.44	\$189.08	\$189.37
Distance from Cooperative in miles		0.07	0.14	0.08

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00626-0012	1-00635-0026	1-00629-0044	1-00631-0001
Address	631 HUDSON STREET	772 GREENWICH STREET	305 WEST 13 STREET	669 WASHINGTON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	261	90	77	144
Year Built	1963	1950	1964	1930
Gross SqFt	262,297	70,350	56,508	137,589
Estimated Gross Income	\$9,293,183	\$1,978,843	\$2,339,956	\$4,874,232
Gross Income per SqFt	\$35.43	\$28.13	\$41.41	\$35.43
Estimated Expense	\$2,688,544	\$822,370	\$646,948	\$1,410,011
Expense SqFt	\$10.25	\$11.69	\$11.45	\$10.25
Net Operating Income	\$6,604,639	\$1,156,473	\$1,693,008	\$3,464,221
Full Market Value	\$48,822,000	\$8,323,000	\$12,783,000	\$25,608,000
Market Value per SqFt	\$186.13	\$118.31	\$226.22	\$186.12
Distance from Cooperative in miles		0.14	0.14	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00626-0050	1-00626-0032	1-00626-0052	1-00626-0001
Address	41 JANE STREET	40 HORATIO STREET	47 JANE STREET	809 GREENWICH STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	18	40	20	27
Year Built	1915	1910	1901	1901
Gross SqFt	9,190	15,785	9,155	15,250
Estimated Gross Income	\$379,547	\$485,331	\$378,139	\$646,661
Gross Income per SqFt	\$41.30	\$30.75	\$41.30	\$42.40
Estimated Expense	\$114,967	\$180,263	\$114,527	\$171,671
Expense SqFt	\$12.51	\$11.42	\$12.51	\$11.26
Net Operating Income	\$264,580	\$305,068	\$263,612	\$474,990
Full Market Value	\$1,998,000	\$2,280,000	\$1,991,000	\$3,584,000
Market Value per SqFt	\$217.41	\$144.44	\$217.48	\$235.02
Distance from Cooperative in miles		0.00	0.00	0.07

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00626-0054	1-00626-0032	1-00626-0052	1-00626-0001
Address	51 JANE STREET	40 HORATIO STREET	47 JANE STREET	809 GREENWICH STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	40	20	27
Year Built	1915	1910	1901	1901
Gross SqFt	7,650	15,785	9,155	15,250
Estimated Gross Income	\$315,945	\$485,331	\$378,139	\$646,661
Gross Income per SqFt	\$41.30	\$30.75	\$41.30	\$42.40
Estimated Expense	\$95,702	\$180,263	\$114,527	\$171,671
Expense SqFt	\$12.51	\$11.42	\$12.51	\$11.26
Net Operating Income	\$220,243	\$305,068	\$263,612	\$474,990
Full Market Value	\$1,663,000	\$2,280,000	\$1,991,000	\$3,584,000
Market Value per SqFt	\$217.39	\$144.44	\$217.48	\$235.02
Distance from Cooperative in miles		0.00	0.00	0.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00628-0017	1-00617-0021	1-00615-0036	
Address	652 HUDSON STREET	221 WEST 12 STREET	87 GREENWICH AVENUE	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	17	53	81	
Year Built	1900	1930	1930	
Gross SqFt	50,962	43,280	64,840	
Estimated Gross Income	\$1,740,862	\$1,802,164	\$2,879,607	
Gross Income per SqFt	\$34.16	\$41.64	\$44.41	
Estimated Expense	\$471,399	\$633,949	\$873,660	
Expense SqFt	\$9.25	\$14.65	\$13.47	
Net Operating Income	\$1,269,463	\$1,168,215	\$2,005,947	
Full Market Value	\$9,408,000	\$8,819,000	\$15,102,000	
Market Value per SqFt	\$184.61	\$203.77	\$232.91	
Distance from Cooperative in miles		0.22	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00629-0040	1-00629-0042	1-00626-0032	1-00626-0001
Address	69 8 AVENUE	65 8 AVENUE	40 HORATIO STREET	809 GREENWICH STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	13	40	27
Year Built	1910	1905	1910	1901
Gross SqFt	10,055	6,220	15,785	15,250
Estimated Gross Income	\$426,332	\$383,117	\$485,331	\$646,661
Gross Income per SqFt	\$42.40	\$61.59	\$30.75	\$42.40
Estimated Expense	\$113,219	\$64,648	\$180,263	\$171,671
Expense SqFt	\$11.26	\$10.39	\$11.42	\$11.26
Net Operating Income	\$313,113	\$318,469	\$305,068	\$474,990
Full Market Value	\$2,362,000	\$2,362,000	\$2,280,000	\$3,584,000
Market Value per SqFt	\$234.91	\$379.74	\$144.44	\$235.02
Distance from Cooperative in miles		0.00	0.10	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00629-0041	1-00629-0042	1-00626-0032	1-00626-0001
Address	67 8 AVENUE	65 8 AVENUE	40 HORATIO STREET	809 GREENWICH STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	13	40	27
Year Built	1910	1905	1910	1901
Gross SqFt	10,105	6,220	15,785	15,250
Estimated Gross Income	\$428,452	\$383,117	\$485,331	\$646,661
Gross Income per SqFt	\$42.40	\$61.59	\$30.75	\$42.40
Estimated Expense	\$113,782	\$64,648	\$180,263	\$171,671
Expense SqFt	\$11.26	\$10.39	\$11.42	\$11.26
Net Operating Income	\$314,670	\$318,469	\$305,068	\$474,990
Full Market Value	\$2,374,000	\$2,362,000	\$2,280,000	\$3,584,000
Market Value per SqFt	\$234.93	\$379.74	\$144.44	\$235.02
Distance from Cooperative in miles		0.00	0.10	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00630-0043	1-00619-0001	1-00588-0009	
Address	511 HUDSON STREET	502 HUDSON STREET	26 GROVE STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	D8-ELEVATOR	D1-ELEVATOR	
Total Units	30	57	42	
Year Built	1911	1948	1926	
Gross SqFt	40,320	37,721	22,392	
Estimated Gross Income	\$1,406,765	\$1,379,788	\$743,452	
Gross Income per SqFt	\$34.89	\$36.58	\$33.20	
Estimated Expense	\$341,914	\$417,081	\$132,025	
Expense SqFt	\$8.48	\$11.06	\$5.90	
Net Operating Income	\$1,064,851	\$962,707	\$611,427	
Full Market Value	\$7,880,000	\$7,093,000	\$4,544,000	
Market Value per SqFt	\$195.44	\$188.04	\$202.93	
Distance from Cooperative in miles		0.08	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00632-0017	1-00631-0001	1-00635-0026	1-00572-0038
Address	726 GREENWICH STREET	669 WASHINGTON STREET	772 GREENWICH STREET	20 5 AVENUE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	158	144	90	113
Year Built	1930	1930	1950	1940
Gross SqFt	141,000	137,589	70,350	132,420
Estimated Gross Income	\$4,995,630	\$4,874,232	\$1,978,843	\$5,109,988
Gross Income per SqFt	\$35.43	\$35.43	\$28.13	\$38.59
Estimated Expense	\$1,445,250	\$1,410,011	\$822,370	\$926,559
Expense SqFt	\$10.25	\$10.25	\$11.69	\$7.00
Net Operating Income	\$3,550,380	\$3,464,221	\$1,156,473	\$4,183,429
Full Market Value	\$26,245,000	\$25,608,000	\$8,323,000	\$31,652,000
Market Value per SqFt	\$186.13	\$186.12	\$118.31	\$239.03
Distance from Cooperative in miles		0.05	0.14	0.53

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00632-0039	1-00622-0056	1-00588-0009	
Address	719 GREENWICH STREET	53 PERRY STREET	26 GROVE STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	14	72	42	
Year Built	1915	1930	1926	
Gross SqFt	25,746	34,140	22,392	
Estimated Gross Income	\$946,423	\$1,376,553	\$743,452	
Gross Income per SqFt	\$36.76	\$40.32	\$33.20	
Estimated Expense	\$167,092	\$241,331	\$132,025	
Expense SqFt	\$6.49	\$7.07	\$5.90	
Net Operating Income	\$779,331	\$1,135,222	\$611,427	
Full Market Value	\$5,740,000	\$8,578,000	\$4,544,000	
Market Value per SqFt	\$222.95	\$251.26	\$202.93	
Distance from Cooperative in miles		0.14	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00632-0045	1-00635-0040	1-00622-0044	1-00611-0076
Address	731 GREENWICH STREET	119 BANK STREET	266 WEST 11 STREET	153 WEST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	56	20	20	27
Year Built	1911	1901	1901	1910
Gross SqFt	23,398	9,505	8,976	22,044
Estimated Gross Income	\$814,016	\$428,803	\$421,930	\$679,032
Gross Income per SqFt	\$34.79	\$45.11	\$47.01	\$30.80
Estimated Expense	\$224,855	\$116,842	\$64,935	\$196,387
Expense SqFt	\$9.61	\$12.29	\$7.23	\$8.91
Net Operating Income	\$589,161	\$311,961	\$356,995	\$482,645
Full Market Value	\$4,361,000	\$2,347,000	\$2,683,000	\$3,607,000
Market Value per SqFt	\$186.38	\$246.92	\$298.91	\$163.63
Distance from Cooperative in miles		0.14	0.14	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00632-0056	1-00633-0027	1-00622-0026	1-00622-0012
Address	115 CHARLES STREET	129 PERRY STREET	97 PERRY STREET	296 WEST 11 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	24	15	16
Year Built	1911	1910	1910	1910
Gross SqFt	9,515	11,222	9,145	9,000
Estimated Gross Income	\$369,087	\$435,301	\$255,402	\$416,958
Gross Income per SqFt	\$38.79	\$38.79	\$27.93	\$46.33
Estimated Expense	\$88,775	\$148,018	\$100,083	\$110,893
Expense SqFt	\$9.33	\$13.19	\$10.94	\$12.32
Net Operating Income	\$280,312	\$287,283	\$155,319	\$306,065
Full Market Value	\$2,121,000	\$2,173,000	\$1,118,000	\$2,301,000
Market Value per SqFt	\$222.91	\$193.64	\$122.25	\$255.67
Distance from Cooperative in miles		0.06	0.08	0.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00633-0006	1-00619-0056	1-00616-0027	1-00592-0075
Address	717 WASHINGTON STREET	208 WEST 10 STREET	115 GREENWICH AVENUE	115 WEST WASHINGTON PLACE
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	45	41	40	52
Year Built	1900	1910	1927	1900
Gross SqFt	25,281	22,005	25,992	28,560
Estimated Gross Income	\$943,234	\$1,143,080	\$1,328,603	\$1,294,054
Gross Income per SqFt	\$37.31	\$51.95	\$51.12	\$45.31
Estimated Expense	\$276,827	\$260,337	\$362,924	\$426,972
Expense SqFt	\$10.95	\$11.83	\$13.96	\$14.95
Net Operating Income	\$666,407	\$882,743	\$965,679	\$867,082
Full Market Value	\$4,901,000	\$6,605,000	\$7,230,000	\$6,523,000
Market Value per SqFt	\$193.86	\$300.16	\$278.16	\$228.40
Distance from Cooperative in miles		0.23	0.32	0.36

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00633-0028	1-00624-0041	1-00622-0056	
Address	131 PERRY STREET	300 WEST 12 STREET	53 PERRY STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	14	54	72	
Year Built	1905	1920	1930	
Gross SqFt	32,000	34,872	34,140	
Estimated Gross Income	\$1,171,200	\$1,146,302	\$1,376,553	
Gross Income per SqFt	\$36.60	\$32.87	\$40.32	
Estimated Expense	\$260,160	\$320,534	\$241,331	
Expense SqFt	\$8.13	\$9.19	\$7.07	
Net Operating Income	\$911,040	\$825,768	\$1,135,222	
Full Market Value	\$6,712,000	\$6,140,000	\$8,578,000	
Market Value per SqFt	\$209.75	\$176.07	\$251.26	
Distance from Cooperative in miles		0.20	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00633-0030	1-00633-0027	1-00633-0060	1-00635-0039
Address	135 PERRY STREET	129 PERRY STREET	113 PERRY STREET	117 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	24	18	20
Year Built	1900	1910	1900	1901
Gross SqFt	9,600	11,222	15,660	9,620
Estimated Gross Income	\$372,384	\$435,301	\$300,674	\$381,221
Gross Income per SqFt	\$38.79	\$38.79	\$19.20	\$39.63
Estimated Expense	\$89,568	\$148,018	\$120,138	\$123,016
Expense SqFt	\$9.33	\$13.19	\$7.67	\$12.79
Net Operating Income	\$282,816	\$287,283	\$180,536	\$258,205
Full Market Value	\$2,139,000	\$2,173,000	\$1,254,000	\$1,952,000
Market Value per SqFt	\$222.81	\$193.64	\$80.08	\$202.91
Distance from Cooperative in miles		0.00	0.06	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00634-0023	1-00634-0016	1-00634-0047	
Address	760 GREENWICH STREET	110 BANK STREET	337 WEST 11 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	55	61	63	
Year Built	1956	1957	1965	
Gross SqFt	45,426	42,258	53,500	
Estimated Gross Income	\$1,658,503	\$1,231,473	\$2,347,640	
Gross Income per SqFt	\$36.51	\$29.14	\$43.88	
Estimated Expense	\$417,919	\$297,465	\$607,427	
Expense SqFt	\$9.20	\$7.04	\$11.35	
Net Operating Income	\$1,240,584	\$934,008	\$1,740,213	
Full Market Value	\$9,142,000	\$7,009,000	\$13,106,000	
Market Value per SqFt	\$201.25	\$165.86	\$244.97	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00634-0036	1-00634-0035	1-00633-0058	1-00632-0055
Address	323 WEST 11 STREET	321 WEST 11 STREET	551 HUDSON STREET	535 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	38	20	24	33
Year Built	1900	1910	1901	1910
Gross SqFt	31,206	10,400	15,168	20,273
Estimated Gross Income	\$1,353,716	\$372,738	\$658,000	\$890,866
Gross Income per SqFt	\$43.38	\$35.84	\$43.38	\$43.94
Estimated Expense	\$447,806	\$107,201	\$217,623	\$236,926
Expense SqFt	\$14.35	\$10.31	\$14.35	\$11.69
Net Operating Income	\$905,910	\$265,537	\$440,377	\$653,940
Full Market Value	\$6,825,000	\$1,961,000	\$3,318,000	\$4,925,000
Market Value per SqFt	\$218.71	\$188.56	\$218.75	\$242.93
Distance from Cooperative in miles		0.00	0.07	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00634-0065	1-00608-0024	1-00620-0001	
Address	571 HUDSON STREET	128 WEST 13 STREET	520 HUDSON STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR	
Total Units	17	44	29	
Year Built	1911	1910	1950	
Gross SqFt	22,671	18,570	23,778	
Estimated Gross Income	\$804,821	\$852,757	\$880,500	
Gross Income per SqFt	\$35.50	\$45.92	\$37.03	
Estimated Expense	\$209,253	\$272,547	\$237,694	
Expense SqFt	\$9.23	\$14.68	\$10.00	
Net Operating Income	\$595,568	\$580,210	\$642,806	
Full Market Value	\$4,402,000	\$4,363,000	\$4,731,000	
Market Value per SqFt	\$194.17	\$234.95	\$198.97	
Distance from Cooperative in miles		0.38	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00636-0022	1-00631-0001	1-00572-0038	1-00582-0020
Address	650 WASHINGTON STREET	669 WASHINGTON STREET	20 5 AVENUE	60 LEROY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	214	144	113	37
Year Built	1964	1930	1940	1941
Gross SqFt	165,436	137,589	132,420	22,242
Estimated Gross Income	\$5,861,397	\$4,874,232	\$5,109,988	\$703,764
Gross Income per SqFt	\$35.43	\$35.43	\$38.59	\$31.64
Estimated Expense	\$1,695,719	\$1,410,011	\$926,559	\$238,072
Expense SqFt	\$10.25	\$10.25	\$7.00	\$10.70
Net Operating Income	\$4,165,678	\$3,464,221	\$4,183,429	\$465,692
Full Market Value	\$30,793,000	\$25,608,000	\$31,652,000	\$3,474,000
Market Value per SqFt	\$186.13	\$186.12	\$239.03	\$156.19
Distance from Cooperative in miles		0.09	0.59	0.29

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-0036	1-00630-0007	1-00633-0027	1-00631-0046
Address	151 CHARLES STREET	661 WASHINGTON STREET	129 PERRY STREET	519 HUDSON STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	15	24	96
Year Built	1979	1910	1910	1930
Gross SqFt	13,156	10,230	11,222	39,285
Estimated Gross Income	\$510,321	\$346,756	\$435,301	\$2,173,200
Gross Income per SqFt	\$38.79	\$33.90	\$38.79	\$55.32
Estimated Expense	\$122,745	\$128,939	\$148,018	\$612,600
Expense SqFt	\$9.33	\$12.60	\$13.19	\$15.59
Net Operating Income	\$387,576	\$217,817	\$287,283	\$1,560,600
Full Market Value	\$2,932,000	\$1,616,000	\$2,173,000	\$11,640,000
Market Value per SqFt	\$222.86	\$157.97	\$193.64	\$296.30
Distance from Cooperative in miles		0.10	0.11	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-0077	1-00449-0017	1-00927-0038	
Address	161 PERRY STREET	56 ST MARK'S PLACE	320 EAST 22 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	KIPS BAY	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	22	24	94	
Year Built	1911	2005	1948	
Gross SqFt	39,750	16,454	67,048	
Estimated Gross Income	\$1,483,073	\$645,820	\$2,481,933	
Gross Income per SqFt	\$37.31	\$39.25	\$37.02	
Estimated Expense	\$331,118	\$219,661	\$421,819	
Expense SqFt	\$8.33	\$13.35	\$6.29	
Net Operating Income	\$1,151,955	\$426,159	\$2,060,114	
Full Market Value	\$8,473,000	\$3,223,000	\$15,162,000	
Market Value per SqFt	\$213.16	\$195.88	\$226.14	
Distance from Cooperative in miles		1.27	1.49	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00637-0081	1-00631-0030	1-00634-0047	1-00634-0016
Address	167 PERRY STREET	697 GREENWICH STREET	337 WEST 11 STREET	110 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	75	53	63	61
Year Built	1987	1979	1965	1957
Gross SqFt	60,000	51,200	53,500	42,258
Estimated Gross Income	\$2,632,800	\$2,509,744	\$2,347,640	\$1,231,473
Gross Income per SqFt	\$43.88	\$49.02	\$43.88	\$29.14
Estimated Expense	\$681,000	\$746,192	\$607,427	\$297,465
Expense SqFt	\$11.35	\$14.57	\$11.35	\$7.04
Net Operating Income	\$1,951,800	\$1,763,552	\$1,740,213	\$934,008
Full Market Value	\$14,700,000	\$13,223,000	\$13,106,000	\$7,009,000
Market Value per SqFt	\$245.00	\$258.26	\$244.97	\$165.86
Distance from Cooperative in miles		0.14	0.11	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00638-0001	1-00590-0022	1-00593-0036	
Address	427 WEST STREET	12 JONES STREET	24 CHRISTOPHER STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	38	59	69	
Year Built	1930	1920	1930	
Gross SqFt	69,755	48,544	48,531	
Estimated Gross Income	\$2,500,019	\$2,122,417	\$2,274,815	
Gross Income per SqFt	\$35.84	\$43.72	\$46.87	
Estimated Expense	\$850,313	\$630,509	\$660,106	
Expense SqFt	\$12.19	\$12.99	\$13.60	
Net Operating Income	\$1,649,706	\$1,491,908	\$1,614,709	
Full Market Value	\$12,185,000	\$11,238,000	\$12,134,000	
Market Value per SqFt	\$174.68	\$231.50	\$250.03	
Distance from Cooperative in miles		0.46	0.46	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00638-0004	1-00634-0016	1-00624-0041	
Address	433 WEST STREET	110 BANK STREET	300 WEST 12 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	34	61	54	
Year Built	1920	1957	1920	
Gross SqFt	63,000	42,258	34,872	
Estimated Gross Income	\$1,953,630	\$1,231,473	\$1,146,302	
Gross Income per SqFt	\$31.01	\$29.14	\$32.87	
Estimated Expense	\$511,560	\$297,465	\$320,534	
Expense SqFt	\$8.12	\$7.04	\$9.19	
Net Operating Income	\$1,442,070	\$934,008	\$825,768	
Full Market Value	\$10,772,000	\$7,009,000	\$6,140,000	
Market Value per SqFt	\$170.98	\$165.86	\$176.07	
Distance from Cooperative in miles		0.08	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00640-0012	1-00634-0016	1-00624-0041	1-00622-0056
Address	380 WEST 12 STREET	110 BANK STREET	300 WEST 12 STREET	53 PERRY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	53	61	54	72
Year Built	1939	1957	1920	1930
Gross SqFt	100,320	42,258	34,872	34,140
Estimated Gross Income	\$3,297,518	\$1,231,473	\$1,146,302	\$1,376,553
Gross Income per SqFt	\$32.87	\$29.14	\$32.87	\$40.32
Estimated Expense	\$921,941	\$297,465	\$320,534	\$241,331
Expense SqFt	\$9.19	\$7.04	\$9.19	\$7.07
Net Operating Income	\$2,375,577	\$934,008	\$825,768	\$1,135,222
Full Market Value	\$17,665,000	\$7,009,000	\$6,140,000	\$8,578,000
Market Value per SqFt	\$176.09	\$165.86	\$176.07	\$251.26
Distance from Cooperative in miles		0.12	0.23	0.27

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00640-0044	1-00641-0044	1-00635-0039	1-00641-0063
Address	354 WEST 12 STREET	82 JANE STREET	117 BANK STREET	345 WEST 12 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	49	29	20	12
Year Built	1915	1900	1901	1900
Gross SqFt	23,720	14,680	9,620	5,682
Estimated Gross Income	\$940,024	\$569,048	\$381,221	\$249,365
Gross Income per SqFt	\$39.63	\$38.76	\$39.63	\$43.89
Estimated Expense	\$303,379	\$201,599	\$123,016	\$71,308
Expense SqFt	\$12.79	\$13.73	\$12.79	\$12.55
Net Operating Income	\$636,645	\$367,449	\$258,205	\$178,057
Full Market Value	\$4,813,000	\$2,780,000	\$1,952,000	\$1,221,000
Market Value per SqFt	\$202.91	\$189.37	\$202.91	\$214.89
Distance from Cooperative in miles		0.04	0.04	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00640-0047	1-00624-0041	1-00622-0056	1-00634-0016
Address	344 WEST 12 STREET	300 WEST 12 STREET	53 PERRY STREET	110 BANK STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	54	72	61
Year Built	1925	1920	1930	1957
Gross SqFt	22,530	34,872	34,140	42,258
Estimated Gross Income	\$740,561	\$1,146,302	\$1,376,553	\$1,231,473
Gross Income per SqFt	\$32.87	\$32.87	\$40.32	\$29.14
Estimated Expense	\$207,051	\$320,534	\$241,331	\$297,465
Expense SqFt	\$9.19	\$9.19	\$7.07	\$7.04
Net Operating Income	\$533,510	\$825,768	\$1,135,222	\$934,008
Full Market Value	\$3,967,000	\$6,140,000	\$8,578,000	\$7,009,000
Market Value per SqFt	\$176.08	\$176.07	\$251.26	\$165.86
Distance from Cooperative in miles		0.15	0.20	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00641-0010	1-00634-0016	1-00634-0047	
Address	128 JANE STREET	110 BANK STREET	337 WEST 11 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	50	61	63	
Year Built	1930	1957	1965	
Gross SqFt	50,820	42,258	53,500	
Estimated Gross Income	\$1,858,996	\$1,231,473	\$2,347,640	
Gross Income per SqFt	\$36.58	\$29.14	\$43.88	
Estimated Expense	\$579,856	\$297,465	\$607,427	
Expense SqFt	\$11.41	\$7.04	\$11.35	
Net Operating Income	\$1,279,140	\$934,008	\$1,740,213	
Full Market Value	\$9,425,000	\$7,009,000	\$13,106,000	
Market Value per SqFt	\$185.46	\$165.86	\$244.97	
Distance from Cooperative in miles		0.15	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00641-0052	1-00624-0041	1-00624-0031	1-00622-0056
Address	812 GREENWICH STREET	300 WEST 12 STREET	15 8 AVENUE	53 PERRY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	14	54	42	72
Year Built	1900	1920	1930	1930
Gross SqFt	30,345	34,872	35,136	34,140
Estimated Gross Income	\$997,440	\$1,146,302	\$1,028,458	\$1,376,553
Gross Income per SqFt	\$32.87	\$32.87	\$29.27	\$40.32
Estimated Expense	\$278,871	\$320,534	\$403,082	\$241,331
Expense SqFt	\$9.19	\$9.19	\$11.47	\$7.07
Net Operating Income	\$718,569	\$825,768	\$625,376	\$1,135,222
Full Market Value	\$5,343,000	\$6,140,000	\$4,691,000	\$8,578,000
Market Value per SqFt	\$176.08	\$176.07	\$133.51	\$251.26
Distance from Cooperative in miles		0.15	0.15	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00641-0062	1-00641-0044	1-00635-0039	
Address	343 WEST 12 STREET	82 JANE STREET	117 BANK STREET	
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	11	29	20	
Year Built	1900	1900	1901	
Gross SqFt	6,160	14,680	9,620	
Estimated Gross Income	\$241,472	\$569,048	\$381,221	
Gross Income per SqFt	\$39.20	\$38.76	\$39.63	
Estimated Expense	\$81,682	\$201,599	\$123,016	
Expense SqFt	\$13.26	\$13.73	\$12.79	
Net Operating Income	\$159,790	\$367,449	\$258,205	
Full Market Value	\$1,208,000	\$2,780,000	\$1,952,000	
Market Value per SqFt	\$196.10	\$189.37	\$202.91	
Distance from Cooperative in miles		0.00	0.08	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00642-0042	1-00624-0041	1-00634-0016	1-00622-0056
Address	92 HORATIO STREET	300 WEST 12 STREET	110 BANK STREET	53 PERRY STREET
Neighborhood	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	54	61	72
Year Built	1920	1920	1957	1930
Gross SqFt	44,385	34,872	42,258	34,140
Estimated Gross Income	\$1,458,935	\$1,146,302	\$1,231,473	\$1,376,553
Gross Income per SqFt	\$32.87	\$32.87	\$29.14	\$40.32
Estimated Expense	\$407,898	\$320,534	\$297,465	\$241,331
Expense SqFt	\$9.19	\$9.19	\$7.04	\$7.07
Net Operating Income	\$1,051,037	\$825,768	\$934,008	\$1,135,222
Full Market Value	\$7,816,000	\$6,140,000	\$7,009,000	\$8,578,000
Market Value per SqFt	\$176.10	\$176.07	\$165.86	\$251.26
Distance from Cooperative in miles		0.17	0.17	0.25

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00642-0057	1-00449-0017	1-00927-0038	
Address	822 GREENWICH STREET	56 ST MARK'S PLACE	320 EAST 22 STREET	
Neighborhood	GREENWICH VILLAGE-WEST	EAST VILLAGE	KIPS BAY	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	24	24	94	
Year Built	1920	2005	1948	
Gross SqFt	19,032	16,454	67,048	
Estimated Gross Income	\$710,084	\$645,820	\$2,481,933	
Gross Income per SqFt	\$37.31	\$39.25	\$37.02	
Estimated Expense	\$158,537	\$219,661	\$421,819	
Expense SqFt	\$8.33	\$13.35	\$6.29	
Net Operating Income	\$551,547	\$426,159	\$2,060,114	
Full Market Value	\$4,057,000	\$3,223,000	\$15,162,000	
Market Value per SqFt	\$213.17	\$195.88	\$226.14	
Distance from Cooperative in miles		1.30	1.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00643-0059	1-00902-0049	1-00927-0038	1-00393-0056
Address	832 GREENWICH STREET	220 EAST 22 STREET	320 EAST 22 STREET	355 EAST 10 STREET
Neighborhood	GREENWICH VILLAGE-WEST	GRAMERCY	KIPS BAY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	35	123	94	33
Year Built	1925	1930	1948	1920
Gross SqFt	19,700	77,275	67,048	38,520
Estimated Gross Income	\$729,294	\$4,258,943	\$2,481,933	\$1,144,863
Gross Income per SqFt	\$37.02	\$55.11	\$37.02	\$29.72
Estimated Expense	\$123,913	\$1,022,560	\$421,819	\$343,276
Expense SqFt	\$6.29	\$13.23	\$6.29	\$8.91
Net Operating Income	\$605,381	\$3,236,383	\$2,060,114	\$801,587
Full Market Value	\$4,456,000	\$24,143,000	\$15,162,000	\$6,008,000
Market Value per SqFt	\$226.19	\$312.43	\$226.14	\$155.97
Distance from Cooperative in miles		1.28	1.41	1.72

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00694-0042	1-00720-0045	1-00719-0020	1-00754-0001
Address	520 WEST 23 STREET	401 WEST 22 STREET	433 WEST 21 STREET	363 WEST 30 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	FASHION
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	110	59	70	80
Year Built	2003	1999	1930	2000
Gross SqFt	95,656	58,394	63,956	82,853
Estimated Gross Income	\$2,806,547	\$2,463,988	\$1,724,913	\$2,430,646
Gross Income per SqFt	\$29.34	\$42.20	\$26.97	\$29.34
Estimated Expense	\$723,159	\$746,441	\$660,262	\$626,395
Expense SqFt	\$7.56	\$12.78	\$10.32	\$7.56
Net Operating Income	\$2,083,388	\$1,717,547	\$1,064,651	\$1,804,251
Full Market Value	\$15,627,000	\$12,961,000	\$7,686,000	\$13,533,000
Market Value per SqFt	\$163.37	\$221.96	\$120.18	\$163.34
Distance from Cooperative in miles		0.17	0.17	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00717-0073	1-01075-0047	1-00927-0038	
Address	458 WEST 20 STREET	530 WEST 47 STREET	320 EAST 22 STREET	
Neighborhood	CHELSEA	CLINTON	KIPS BAY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	19	33	94	
Year Built	1900	1999	1948	
Gross SqFt	6,680	22,500	67,048	
Estimated Gross Income	\$237,875	\$769,304	\$2,481,933	
Gross Income per SqFt	\$35.61	\$34.19	\$37.02	
Estimated Expense	\$54,976	\$228,698	\$421,819	
Expense SqFt	\$8.23	\$10.16	\$6.29	
Net Operating Income	\$182,899	\$540,606	\$2,060,114	
Full Market Value	\$1,352,000	\$4,006,000	\$15,162,000	
Market Value per SqFt	\$202.40	\$178.04	\$226.14	
Distance from Cooperative in miles		1.33	1.38	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00719-0036	1-00745-0029	1-00745-0031	1-00745-0028
Address	405 WEST 21 STREET	309 WEST 21 STREET	303 WEST 21 STREET	311 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	16	15	15
Year Built	1900	1900	1900	1900
Gross SqFt	6,072	9,250	9,575	9,690
Estimated Gross Income	\$182,342	\$299,443	\$283,883	\$291,000
Gross Income per SqFt	\$30.03	\$32.37	\$29.65	\$30.03
Estimated Expense	\$47,787	\$73,430	\$92,591	\$76,241
Expense SqFt	\$7.87	\$7.94	\$9.67	\$7.87
Net Operating Income	\$134,555	\$226,013	\$191,292	\$214,759
Full Market Value	\$1,008,000	\$1,682,000	\$1,434,000	\$1,609,000
Market Value per SqFt	\$166.01	\$181.84	\$149.77	\$166.05
Distance from Cooperative in miles		0.17	0.17	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00720-0047	1-00722-0043	1-00719-0020	1-00743-0053
Address	400 WEST 23 STREET	241 9 AVENUE	433 WEST 21 STREET	312 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	19	43	70	25
Year Built	1920	1929	1930	1906
Gross SqFt	27,755	30,500	63,956	18,828
Estimated Gross Income	\$779,360	\$1,456,924	\$1,724,913	\$528,628
Gross Income per SqFt	\$28.08	\$47.77	\$26.97	\$28.08
Estimated Expense	\$227,869	\$230,252	\$660,262	\$154,658
Expense SqFt	\$8.21	\$7.55	\$10.32	\$8.21
Net Operating Income	\$551,491	\$1,226,672	\$1,064,651	\$373,970
Full Market Value	\$3,970,000	\$9,213,000	\$7,686,000	\$2,692,000
Market Value per SqFt	\$143.04	\$302.07	\$120.18	\$142.98
Distance from Cooperative in miles		0.10	0.05	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00720-0077	1-00694-0031	1-00770-0034	
Address	460 WEST 23 STREET	203 10 AVENUE	207 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	11	9	10	
Year Built	1900	1905	1900	
Gross SqFt	6,135	8,520	5,096	
Estimated Gross Income	\$185,706	\$272,338	\$110,590	
Gross Income per SqFt	\$30.27	\$31.96	\$21.70	
Estimated Expense	\$59,387	\$71,133	\$61,237	
Expense SqFt	\$9.68	\$8.35	\$12.02	
Net Operating Income	\$126,319	\$201,205	\$49,353	
Full Market Value	\$946,000	\$3,120,000	\$1,185,000	
Market Value per SqFt	\$154.20	\$366.20	\$232.54	
Distance from Cooperative in miles		0.17	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00722-0018	1-00722-0024	1-00722-0026	
Address	433 WEST 24 STREET	421 WEST 24 STREET	415 WEST 24 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	32	35	65	
Year Built	1920	1927	1926	
Gross SqFt	18,700	21,012	42,204	
Estimated Gross Income	\$568,106	\$723,740	\$1,110,179	
Gross Income per SqFt	\$30.38	\$34.44	\$26.31	
Estimated Expense	\$173,536	\$202,532	\$375,958	
Expense SqFt	\$9.28	\$9.64	\$8.91	
Net Operating Income	\$394,570	\$521,208	\$734,221	
Full Market Value	\$2,951,000	\$3,861,000	\$5,313,000	
Market Value per SqFt	\$157.81	\$183.75	\$125.89	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00722-0047	1-00722-0031	1-00719-0057	
Address	410 WEST 25 STREET	409 WEST 24 STREET	414 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	
Total Units	12	16	40	
Year Built	1910	1900	1960	
Gross SqFt	7,992	6,190	24,415	
Estimated Gross Income	\$311,129	\$261,855	\$861,260	
Gross Income per SqFt	\$38.93	\$42.30	\$35.28	
Estimated Expense	\$95,504	\$70,859	\$224,743	
Expense SqFt	\$11.95	\$11.45	\$9.21	
Net Operating Income	\$215,625	\$190,996	\$636,517	
Full Market Value	\$1,631,000	\$1,441,000	\$4,707,000	
Market Value per SqFt	\$204.08	\$232.79	\$192.79	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00731-0050	1-00732-0058	1-00754-0021	1-00732-0007
Address	408 WEST 34 STREET	444 WEST 35 STREET	327 WEST 30 STREET	455 WEST 34 STREET
Neighborhood	JAVITS CENTER	JAVITS CENTER	FASHION	JAVITS CENTER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	68	86	62	128
Year Built	1960	1989	1963	1929
Gross SqFt	46,500	64,449	40,016	97,867
Estimated Gross Income	\$1,261,080	\$2,416,825	\$1,085,430	\$2,648,591
Gross Income per SqFt	\$27.12	\$37.50	\$27.12	\$27.06
Estimated Expense	\$376,650	\$700,248	\$324,264	\$952,063
Expense SqFt	\$8.10	\$10.87	\$8.10	\$9.73
Net Operating Income	\$884,430	\$1,716,577	\$761,166	\$1,696,528
Full Market Value	\$6,383,000	\$12,620,000	\$5,493,000	\$12,246,000
Market Value per SqFt	\$137.27	\$195.81	\$137.27	\$125.13
Distance from Cooperative in miles		0.06	0.22	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00731-0060	1-00754-0021	1-00753-0056	
Address	430 WEST 34 STREET	327 WEST 30 STREET	324 WEST 30 STREET	
Neighborhood	JAVITS CENTER	FASHION	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	
Total Units	178	62	224	
Year Built	1963	1963	1928	
Gross SqFt	108,402	40,016	147,888	
Estimated Gross Income	\$3,502,469	\$1,085,430	\$7,748,139	
Gross Income per SqFt	\$32.31	\$27.12	\$52.39	
Estimated Expense	\$1,028,735	\$324,264	\$1,863,168	
Expense SqFt	\$9.49	\$8.10	\$12.60	
Net Operating Income	\$2,473,734	\$761,166	\$5,884,971	
Full Market Value	\$18,415,000	\$5,493,000	\$17,380,000	
Market Value per SqFt	\$169.88	\$137.27	\$117.52	
Distance from Cooperative in miles		0.22	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00732-0016	1-00731-0065	1-00754-0016	1-01053-0044
Address	433 WEST 34 STREET	440 WEST 34 STREET	345 WEST 30 STREET	414 WEST 44 STREET
Neighborhood	JAVITS CENTER	JAVITS CENTER	FASHION	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	213	134	37	52
Year Built	1930	1928	1987	1930
Gross SqFt	142,971	119,194	25,657	33,250
Estimated Gross Income	\$3,415,577	\$2,563,577	\$612,862	\$827,093
Gross Income per SqFt	\$23.89	\$21.51	\$23.89	\$24.87
Estimated Expense	\$1,195,238	\$1,230,150	\$214,455	\$303,575
Expense SqFt	\$8.36	\$10.32	\$8.36	\$9.13
Net Operating Income	\$2,220,339	\$1,333,427	\$398,407	\$523,518
Full Market Value	\$16,168,000	\$9,777,000	\$2,901,000	\$3,804,000
Market Value per SqFt	\$113.09	\$82.03	\$113.07	\$114.41
Distance from Cooperative in miles		0.06	0.26	0.44

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00738-0018	1-00738-0015	1-00766-0071	1-00716-0062
Address	331 WEST 14 STREET	335 WEST 14 STREET	248 WEST 17 STREET	448 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	28	48	40
Year Built	1900	1900	1920	1910
Gross SqFt	13,550	28,321	25,362	19,100
Estimated Gross Income	\$401,893	\$753,839	\$752,123	\$722,635
Gross Income per SqFt	\$29.66	\$26.62	\$29.66	\$37.83
Estimated Expense	\$98,238	\$289,531	\$183,859	\$192,348
Expense SqFt	\$7.25	\$10.22	\$7.25	\$10.07
Net Operating Income	\$303,655	\$464,308	\$568,264	\$530,287
Full Market Value	\$2,276,000	\$3,357,000	\$4,260,000	\$4,014,000
Market Value per SqFt	\$167.97	\$118.53	\$167.97	\$210.16
Distance from Cooperative in miles		0.00	0.19	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00738-0056	1-00629-0017	1-00629-0023	1-00626-0041
Address	328 WEST 15 STREET	336 WEST 14 STREET	324 WEST 14 STREET	334 WEST 4 STREET
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	14	18	9	16
Year Built	1900	1900	1910	1900
Gross SqFt	5,224	6,656	7,000	14,540
Estimated Gross Income	\$229,334	\$313,704	\$208,795	\$638,330
Gross Income per SqFt	\$43.90	\$47.13	\$29.83	\$43.90
Estimated Expense	\$55,740	\$99,602	\$95,428	\$155,121
Expense SqFt	\$10.67	\$14.96	\$13.63	\$10.67
Net Operating Income	\$173,594	\$214,102	\$113,367	\$483,209
Full Market Value	\$1,307,000	\$1,609,000	\$1,056,000	\$3,639,000
Market Value per SqFt	\$250.19	\$241.74	\$150.86	\$250.28
Distance from Cooperative in miles		0.06	0.06	0.16

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0019	1-00738-0014	1-00764-0007	
Address	323 WEST 16 STREET	337 WEST 14 STREET	253 WEST 14 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	12	29	47	
Year Built	1902	1900	1930	
Gross SqFt	23,650	28,821	39,628	
Estimated Gross Income	\$815,452	\$898,562	\$1,496,883	
Gross Income per SqFt	\$34.48	\$31.18	\$37.77	
Estimated Expense	\$279,780	\$331,647	\$481,589	
Expense SqFt	\$11.83	\$11.51	\$12.15	
Net Operating Income	\$535,672	\$566,915	\$1,015,294	
Full Market Value	\$3,967,000	\$4,233,000	\$7,686,000	
Market Value per SqFt	\$167.74	\$146.87	\$193.95	
Distance from Cooperative in miles		0.10	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0037	1-00738-0014	1-00743-0053	1-00770-0031
Address	139 8 AVENUE	337 WEST 14 STREET	312 WEST 20 STREET	215 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	33	29	25	13
Year Built	1900	1900	1906	1910
Gross SqFt	32,930	28,821	18,828	26,250
Estimated Gross Income	\$924,674	\$898,562	\$528,628	\$651,866
Gross Income per SqFt	\$28.08	\$31.18	\$28.08	\$24.83
Estimated Expense	\$270,355	\$331,647	\$154,658	\$186,404
Expense SqFt	\$8.21	\$11.51	\$8.21	\$7.10
Net Operating Income	\$654,319	\$566,915	\$373,970	\$465,462
Full Market Value	\$4,710,000	\$4,233,000	\$2,692,000	\$3,382,000
Market Value per SqFt	\$143.03	\$146.87	\$142.98	\$128.84
Distance from Cooperative in miles		0.10	0.13	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0043	1-00740-0053	1-00740-0011	
Address	320 WEST 17 STREET	340 WEST 17 STREET	345 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	15	15	
Year Built	1920	1910	1900	
Gross SqFt	11,680	9,000	8,590	
Estimated Gross Income	\$450,264	\$395,633	\$284,549	
Gross Income per SqFt	\$38.55	\$43.96	\$33.13	
Estimated Expense	\$135,488	\$123,963	\$81,040	
Expense SqFt	\$11.60	\$13.77	\$9.43	
Net Operating Income	\$314,776	\$271,670	\$203,509	
Full Market Value	\$2,382,000	\$2,046,000	\$1,513,000	
Market Value per SqFt	\$203.94	\$227.33	\$176.14	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0047	1-00741-0034	1-00741-0001	1-00741-0002
Address	328 WEST 17 STREET	151 8 AVENUE	108 9 AVENUE	110 9 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	18	18	19	19
Year Built	1900	1900	1910	1910
Gross SqFt	12,475	14,375	12,197	10,420
Estimated Gross Income	\$509,978	\$859,419	\$425,962	\$425,962
Gross Income per SqFt	\$40.88	\$59.79	\$34.92	\$40.88
Estimated Expense	\$168,662	\$170,253	\$145,386	\$140,901
Expense SqFt	\$13.52	\$11.84	\$11.92	\$13.52
Net Operating Income	\$341,316	\$689,166	\$280,576	\$285,061
Full Market Value	\$2,578,000	\$5,119,000	\$2,076,000	\$2,153,000
Market Value per SqFt	\$206.65	\$356.10	\$170.21	\$206.62
Distance from Cooperative in miles		0.04	0.04	0.04

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0048	1-00740-0011	1-00740-0018	1-00740-0053
Address	330 WEST 17 STREET	345 WEST 16 STREET	331 WEST 16 STREET	340 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	15	16	15
Year Built	1900	1900	1900	1910
Gross SqFt	8,525	8,590	8,060	9,000
Estimated Gross Income	\$327,786	\$284,549	\$309,907	\$395,633
Gross Income per SqFt	\$38.45	\$33.13	\$38.45	\$43.96
Estimated Expense	\$98,549	\$81,040	\$105,344	\$123,963
Expense SqFt	\$11.56	\$9.43	\$13.07	\$13.77
Net Operating Income	\$229,237	\$203,509	\$204,563	\$271,670
Full Market Value	\$1,735,000	\$1,513,000	\$1,548,000	\$2,046,000
Market Value per SqFt	\$203.52	\$176.14	\$192.06	\$227.33
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0049	1-00740-0011	1-00740-0018	1-00740-0053
Address	332 WEST 17 STREET	345 WEST 16 STREET	331 WEST 16 STREET	340 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	15	16	15
Year Built	1900	1900	1900	1910
Gross SqFt	8,525	8,590	8,060	9,000
Estimated Gross Income	\$327,786	\$284,549	\$309,907	\$395,633
Gross Income per SqFt	\$38.45	\$33.13	\$38.45	\$43.96
Estimated Expense	\$98,549	\$81,040	\$105,344	\$123,963
Expense SqFt	\$11.56	\$9.43	\$13.07	\$13.77
Net Operating Income	\$229,237	\$203,509	\$204,563	\$271,670
Full Market Value	\$1,735,000	\$1,513,000	\$1,548,000	\$2,046,000
Market Value per SqFt	\$203.52	\$176.14	\$192.06	\$227.33
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00740-0050	1-00740-0011	1-00740-0018	1-00740-0053
Address	334 WEST 17 STREET	345 WEST 16 STREET	331 WEST 16 STREET	340 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	15	15	16	15
Year Built	1900	1900	1900	1910
Gross SqFt	8,525	8,590	8,060	9,000
Estimated Gross Income	\$327,786	\$284,549	\$309,907	\$395,633
Gross Income per SqFt	\$38.45	\$33.13	\$38.45	\$43.96
Estimated Expense	\$98,549	\$81,040	\$105,344	\$123,963
Expense SqFt	\$11.56	\$9.43	\$13.07	\$13.77
Net Operating Income	\$229,237	\$203,509	\$204,563	\$271,670
Full Market Value	\$1,735,000	\$1,513,000	\$1,548,000	\$2,046,000
Market Value per SqFt	\$203.52	\$176.14	\$192.06	\$227.33
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00741-0041	1-00741-0034	1-00741-0002	1-00741-0001
Address	310 WEST 18 STREET	151 8 AVENUE	110 9 AVENUE	108 9 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	17	18	19	19
Year Built	1900	1900	1910	1910
Gross SqFt	7,700	14,375	10,420	12,197
Estimated Gross Income	\$314,776	\$859,419	\$425,962	\$425,962
Gross Income per SqFt	\$40.88	\$59.79	\$40.88	\$34.92
Estimated Expense	\$104,104	\$170,253	\$140,901	\$145,386
Expense SqFt	\$13.52	\$11.84	\$13.52	\$11.92
Net Operating Income	\$210,672	\$689,166	\$285,061	\$280,576
Full Market Value	\$1,591,000	\$5,119,000	\$2,153,000	\$2,076,000
Market Value per SqFt	\$206.62	\$356.10	\$206.62	\$170.21
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00742-0022	1-00765-0047	1-00770-0051	1-00766-0071
Address	319 WEST 18 STREET	208 WEST 16 STREET	220 WEST 21 STREET	248 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	52	35	48
Year Built	1928	1925	1920	1920
Gross SqFt	33,900	33,547	25,778	25,362
Estimated Gross Income	\$1,005,474	\$963,766	\$764,518	\$752,123
Gross Income per SqFt	\$29.66	\$28.73	\$29.66	\$29.66
Estimated Expense	\$328,830	\$309,198	\$250,067	\$183,859
Expense SqFt	\$9.70	\$9.22	\$9.70	\$7.25
Net Operating Income	\$676,644	\$654,568	\$514,451	\$568,264
Full Market Value	\$5,072,000	\$4,916,000	\$3,856,000	\$4,260,000
Market Value per SqFt	\$149.62	\$146.54	\$149.58	\$167.97
Distance from Cooperative in miles		0.22	0.19	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00742-0049	1-00927-0038	1-01061-0060	
Address	318 WEST 19 STREET	320 EAST 22 STREET	458 WEST 52 STREET	
Neighborhood	CHELSEA	KIPS BAY	CLINTON	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	34	94	26	
Year Built	1900	1948	1910	
Gross SqFt	22,700	67,048	21,000	
Estimated Gross Income	\$767,260	\$2,481,933	\$642,073	
Gross Income per SqFt	\$33.80	\$37.02	\$30.57	
Estimated Expense	\$173,201	\$421,819	\$188,156	
Expense SqFt	\$7.63	\$6.29	\$8.96	
Net Operating Income	\$594,059	\$2,060,114	\$453,917	
Full Market Value	\$4,409,000	\$15,162,000	\$3,394,000	
Market Value per SqFt	\$194.23	\$226.14	\$161.62	
Distance from Cooperative in miles		1.21	1.62	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00742-0060	1-00741-0060	1-00741-0061	1-00743-0022
Address	340 WEST 19 STREET	350 WEST 18 STREET	352 WEST 18 STREET	333 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	26	18	16	15
Year Built	1920	1910	1910	1910
Gross SqFt	19,438	9,864	8,825	8,525
Estimated Gross Income	\$791,904	\$410,790	\$306,079	\$347,309
Gross Income per SqFt	\$40.74	\$41.65	\$34.68	\$40.74
Estimated Expense	\$271,160	\$125,981	\$96,338	\$118,919
Expense SqFt	\$13.95	\$12.77	\$10.92	\$13.95
Net Operating Income	\$520,744	\$284,809	\$209,741	\$228,390
Full Market Value	\$3,934,000	\$2,150,000	\$1,553,000	\$1,725,000
Market Value per SqFt	\$202.39	\$217.96	\$175.98	\$202.35
Distance from Cooperative in miles		0.05	0.05	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00743-0080	1-00743-0057	1-00745-0014	1-00741-0061
Address	160 9 AVENUE	320 WEST 20 STREET	337 WEST 21 STREET	352 WEST 18 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	36	14	31	16
Year Built	1920	1900	1930	1910
Gross SqFt	21,304	5,000	20,737	8,825
Estimated Gross Income	\$738,823	\$229,096	\$621,218	\$306,079
Gross Income per SqFt	\$34.68	\$45.82	\$29.96	\$34.68
Estimated Expense	\$232,640	\$68,573	\$237,183	\$96,338
Expense SqFt	\$10.92	\$13.71	\$11.44	\$10.92
Net Operating Income	\$506,183	\$160,523	\$384,035	\$209,741
Full Market Value	\$3,748,000	\$1,207,000	\$2,877,000	\$1,553,000
Market Value per SqFt	\$175.93	\$241.40	\$138.74	\$175.98
Distance from Cooperative in miles		0.00	0.09	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00744-0001	1-00743-0053	1-00767-0043	
Address	363 WEST 20 STREET	312 WEST 20 STREET	128 7 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	76	25	65	
Year Built	1928	1906	1959	
Gross SqFt	62,638	18,828	46,812	
Estimated Gross Income	\$2,109,648	\$528,628	\$1,838,192	
Gross Income per SqFt	\$33.68	\$28.08	\$39.27	
Estimated Expense	\$528,665	\$154,658	\$405,481	
Expense SqFt	\$8.44	\$8.21	\$8.66	
Net Operating Income	\$1,580,983	\$373,970	\$1,432,711	
Full Market Value	\$11,737,000	\$2,692,000	\$10,834,000	
Market Value per SqFt	\$187.38	\$142.98	\$231.44	
Distance from Cooperative in miles		0.05	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00744-0003	1-00743-0020	1-00745-0014	1-00746-0038
Address	170 9 AVENUE	335 WEST 19 STREET	337 WEST 21 STREET	237 8 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	62	44	31	50
Year Built	1940	1938	1930	1910
Gross SqFt	37,887	14,540	20,737	38,802
Estimated Gross Income	\$1,255,575	\$481,790	\$621,218	\$1,644,174
Gross Income per SqFt	\$33.14	\$33.14	\$29.96	\$42.37
Estimated Expense	\$438,353	\$168,192	\$237,183	\$475,454
Expense SqFt	\$11.57	\$11.57	\$11.44	\$12.25
Net Operating Income	\$817,222	\$313,598	\$384,035	\$1,168,720
Full Market Value	\$6,074,000	\$2,331,000	\$2,877,000	\$8,818,000
Market Value per SqFt	\$160.32	\$160.32	\$138.74	\$227.26
Distance from Cooperative in miles		0.05	0.05	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00744-0018	1-00744-0046	1-00745-0029	1-00745-0044
Address	337 WEST 20 STREET	308 WEST 21 STREET	309 WEST 21 STREET	310 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	12	24	16	12
Year Built	1850	1900	1900	1900
Gross SqFt	6,900	10,000	9,250	4,540
Estimated Gross Income	\$223,353	\$327,780	\$299,443	\$152,119
Gross Income per SqFt	\$32.37	\$32.78	\$32.37	\$33.51
Estimated Expense	\$54,786	\$111,099	\$73,430	\$55,700
Expense SqFt	\$7.94	\$11.11	\$7.94	\$12.27
Net Operating Income	\$168,567	\$216,681	\$226,013	\$96,419
Full Market Value	\$1,255,000	\$1,612,000	\$1,682,000	\$716,000
Market Value per SqFt	\$181.88	\$161.20	\$181.84	\$157.71
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00744-0019	1-00744-0036	1-00745-0044	
Address	335 WEST 20 STREET	197 8 AVENUE	310 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	
Total Units	12	11	12	
Year Built	1900	1900	1900	
Gross SqFt	5,500	11,076	4,540	
Estimated Gross Income	\$204,490	\$452,312	\$152,119	
Gross Income per SqFt	\$37.18	\$40.84	\$33.51	
Estimated Expense	\$60,170	\$106,389	\$55,700	
Expense SqFt	\$10.94	\$9.61	\$12.27	
Net Operating Income	\$144,320	\$345,923	\$96,419	
Full Market Value	\$1,062,000	\$2,613,000	\$716,000	
Market Value per SqFt	\$193.09	\$235.92	\$157.71	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00744-0032	1-00744-0046	1-00745-0029	
Address	307 WEST 20 STREET	308 WEST 21 STREET	309 WEST 21 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	24	24	16	
Year Built	1850	1900	1900	
Gross SqFt	13,200	10,000	9,250	
Estimated Gross Income	\$430,056	\$327,780	\$299,443	
Gross Income per SqFt	\$32.58	\$32.78	\$32.37	
Estimated Expense	\$125,796	\$111,099	\$73,430	
Expense SqFt	\$9.53	\$11.11	\$7.94	
Net Operating Income	\$304,260	\$216,681	\$226,013	
Full Market Value	\$2,264,000	\$1,612,000	\$1,682,000	
Market Value per SqFt	\$171.52	\$161.20	\$181.84	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00745-0016	1-00745-0028	1-00745-0020	1-00745-0031
Address	335 WEST 21 STREET	311 WEST 21 STREET	327 WEST 21 STREET	303 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	17	15
Year Built	1920	1900	1900	1900
Gross SqFt	10,250	9,690	9,690	9,575
Estimated Gross Income	\$307,090	\$291,000	\$280,594	\$283,883
Gross Income per SqFt	\$29.96	\$30.03	\$28.96	\$29.65
Estimated Expense	\$117,260	\$76,241	\$75,885	\$92,591
Expense SqFt	\$11.44	\$7.87	\$7.83	\$9.67
Net Operating Income	\$189,830	\$214,759	\$204,709	\$191,292
Full Market Value	\$1,422,000	\$1,609,000	\$1,537,000	\$1,434,000
Market Value per SqFt	\$138.73	\$166.05	\$158.62	\$149.77
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00745-0056	1-00745-0025	1-00745-0028	1-00743-0020
Address	334 WEST 22 STREET	317 WEST 21 STREET	311 WEST 21 STREET	335 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	27	20	15	44
Year Built	1925	1900	1900	1938
Gross SqFt	18,612	13,050	9,690	14,540
Estimated Gross Income	\$558,918	\$311,712	\$291,000	\$481,790
Gross Income per SqFt	\$30.03	\$23.89	\$30.03	\$33.14
Estimated Expense	\$146,476	\$127,059	\$76,241	\$168,192
Expense SqFt	\$7.87	\$9.74	\$7.87	\$11.57
Net Operating Income	\$412,442	\$184,653	\$214,759	\$313,598
Full Market Value	\$3,089,000	\$1,345,000	\$1,609,000	\$2,331,000
Market Value per SqFt	\$165.97	\$103.07	\$166.05	\$160.32
Distance from Cooperative in miles		0.00	0.00	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00746-0018	1-01075-0047	1-00916-0019	
Address	333 WEST 22 STREET	530 WEST 47 STREET	229 EAST 35 STREET	
Neighborhood	CHELSEA	CLINTON	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	16	33	12	
Year Built	1910	1999	2003	
Gross SqFt	11,165	22,500	8,176	
Estimated Gross Income	\$379,498	\$769,304	\$276,238	
Gross Income per SqFt	\$33.99	\$34.19	\$33.79	
Estimated Expense	\$86,752	\$228,698	\$43,984	
Expense SqFt	\$7.77	\$10.16	\$5.38	
Net Operating Income	\$292,746	\$540,606	\$232,254	
Full Market Value	\$2,172,000	\$4,006,000	\$1,724,000	
Market Value per SqFt	\$194.54	\$178.04	\$210.86	
Distance from Cooperative in miles		1.22	1.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00747-0001	1-00493-0041	1-00896-0017	1-01076-0015
Address	212 9 AVENUE	13 SPRING STREET	235 EAST 14 STREET	525 WEST 47 STREET
Neighborhood	CHELSEA	LITTLE ITALY	GRAMERCY	CLINTON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	197	156	18	49
Year Built	1963	1982	1988	1920
Gross SqFt	247,986	184,900	22,254	52,850
Estimated Gross Income	\$7,447,020	\$6,442,633	\$372,647	\$1,587,101
Gross Income per SqFt	\$30.03	\$34.84	\$16.75	\$30.03
Estimated Expense	\$2,199,636	\$1,186,450	\$127,577	\$468,940
Expense SqFt	\$8.87	\$6.42	\$5.73	\$8.87
Net Operating Income	\$5,247,384	\$5,256,183	\$245,070	\$1,118,161
Full Market Value	\$39,303,000	\$18,450,000	\$1,773,000	\$4,905,000
Market Value per SqFt	\$158.49	\$99.78	\$79.67	\$92.81
Distance from Cooperative in miles		1.67	1.16	1.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00747-0028	1-00719-0020	1-00772-0056	1-00773-0027
Address	323 WEST 23 STREET	433 WEST 21 STREET	208 WEST 23 STREET	225 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	76	70	266	138
Year Built	1926	1930	1927	1930
Gross SqFt	120,010	63,956	152,342	66,524
Estimated Gross Income	\$3,330,278	\$1,724,913	\$6,709,922	\$1,845,723
Gross Income per SqFt	\$27.75	\$26.97	\$44.05	\$27.75
Estimated Expense	\$1,243,304	\$660,262	\$1,592,385	\$689,397
Expense SqFt	\$10.36	\$10.32	\$10.45	\$10.36
Net Operating Income	\$2,086,974	\$1,064,651	\$5,117,537	\$1,156,326
Full Market Value	\$15,035,000	\$7,686,000	\$38,536,000	\$8,330,000
Market Value per SqFt	\$125.28	\$120.18	\$252.96	\$125.22
Distance from Cooperative in miles		0.18	0.19	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00748-0001	1-01052-0001	1-00931-0001	1-00896-0017
Address	311 WEST 24 STREET	576 10 AVENUE	444 2 AVENUE	235 EAST 14 STREET
Neighborhood	CHELSEA	CLINTON	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	763	1,708	411	18
Year Built	1963	1976	1970	1988
Gross SqFt	817,041	2,035,745	435,548	22,254
Estimated Gross Income	\$19,388,383	\$62,103,532	\$8,313,052	\$372,647
Gross Income per SqFt	\$23.73	\$30.51	\$19.09	\$16.75
Estimated Expense	\$4,681,645	\$21,449,045	\$4,619,674	\$127,577
Expense SqFt	\$5.73	\$10.54	\$10.61	\$5.73
Net Operating Income	\$14,706,738	\$40,654,487	\$3,693,378	\$245,070
Full Market Value	\$107,200,000	\$187,500,000	\$26,501,000	\$1,773,000
Market Value per SqFt	\$131.21	\$92.10	\$60.85	\$79.67
Distance from Cooperative in miles		0.90	1.21	1.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00749-0001	1-00886-0062	1-01076-0015	
Address	250 9 AVENUE	175 LEXINGTON AVENUE	525 WEST 47 STREET	
Neighborhood	CHELSEA	MURRAY HILL	CLINTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	186	17	49	
Year Built	1963	1915	1920	
Gross SqFt	201,369	25,284	52,850	
Estimated Gross Income	\$5,233,580	\$554,731	\$1,587,101	
Gross Income per SqFt	\$25.99	\$21.94	\$30.03	
Estimated Expense	\$1,568,665	\$255,116	\$468,940	
Expense SqFt	\$7.79	\$10.09	\$8.87	
Net Operating Income	\$3,664,915	\$299,615	\$1,118,161	
Full Market Value	\$26,538,000	\$2,195,000	\$4,905,000	
Market Value per SqFt	\$131.79	\$86.81	\$92.81	
Distance from Cooperative in miles		0.98	1.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00749-0024	1-00886-0062	1-01076-0015	1-00395-0001
Address	313 8 AVENUE	175 LEXINGTON AVENUE	525 WEST 47 STREET	195 AVENUE B
Neighborhood	CHELSEA	MURRAY HILL	CLINTON	ALPHABET CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	189	17	49	18
Year Built	1963	1915	1920	1910
Gross SqFt	233,429	25,284	52,850	27,000
Estimated Gross Income	\$5,506,590	\$554,731	\$1,587,101	\$709,020
Gross Income per SqFt	\$23.59	\$21.94	\$30.03	\$26.26
Estimated Expense	\$1,669,017	\$255,116	\$468,940	\$297,810
Expense SqFt	\$7.15	\$10.09	\$8.87	\$11.03
Net Operating Income	\$3,837,573	\$299,615	\$1,118,161	\$411,210
Full Market Value	\$27,983,000	\$2,195,000	\$4,905,000	\$2,100,000
Market Value per SqFt	\$119.88	\$86.81	\$92.81	\$77.78
Distance from Cooperative in miles		0.98	1.13	1.73

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00751-0001	1-01052-0001	1-00931-0001	1-00395-0001
Address	270 9 AVENUE	576 10 AVENUE	444 2 AVENUE	195 AVENUE B
Neighborhood	CHELSEA	CLINTON	KIPS BAY	ALPHABET CITY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	C7-WALK-UP
Total Units	1,521	1,708	411	18
Year Built	1960	1976	1970	1910
Gross SqFt	1,467,268	2,035,745	435,548	27,000
Estimated Gross Income	\$34,612,852	\$62,103,532	\$8,313,052	\$709,020
Gross Income per SqFt	\$23.59	\$30.51	\$19.09	\$26.26
Estimated Expense	\$10,490,966	\$21,449,045	\$4,619,674	\$297,810
Expense SqFt	\$7.15	\$10.54	\$10.61	\$11.03
Net Operating Income	\$24,121,886	\$40,654,487	\$3,693,378	\$411,210
Full Market Value	\$175,892,000	\$187,500,000	\$26,501,000	\$2,100,000
Market Value per SqFt	\$119.88	\$92.10	\$60.85	\$77.78
Distance from Cooperative in miles		0.78	1.21	1.76

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00752-0001	1-00886-0062	1-01076-0015	
Address	305 9 AVENUE	175 LEXINGTON AVENUE	525 WEST 47 STREET	
Neighborhood	CHELSEA	MURRAY HILL	CLINTON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	567	17	49	
Year Built	1963	1915	1920	
Gross SqFt	399,932	25,284	52,850	
Estimated Gross Income	\$10,394,233	\$554,731	\$1,587,101	
Gross Income per SqFt	\$25.99	\$21.94	\$30.03	
Estimated Expense	\$3,115,470	\$255,116	\$468,940	
Expense SqFt	\$7.79	\$10.09	\$8.87	
Net Operating Income	\$7,278,763	\$299,615	\$1,118,161	
Full Market Value	\$52,706,000	\$2,195,000	\$4,905,000	
Market Value per SqFt	\$131.79	\$86.81	\$92.81	
Distance from Cooperative in miles		0.93	0.99	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00753-0006	1-00753-0018	1-00753-0030	
Address	359 WEST 29 STREET	335 WEST 29 STREET	311 WEST 29 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	
Total Units	13	19	19	
Year Built	1921	1900	1900	
Gross SqFt	13,004	6,852	6,555	
Estimated Gross Income	\$398,833	\$230,993	\$174,046	
Gross Income per SqFt	\$30.67	\$33.71	\$26.55	
Estimated Expense	\$148,506	\$81,893	\$55,128	
Expense SqFt	\$11.42	\$11.95	\$8.41	
Net Operating Income	\$250,327	\$149,100	\$118,918	
Full Market Value	\$1,871,000	\$1,107,000	\$860,000	
Market Value per SqFt	\$143.88	\$161.56	\$131.20	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00759-0053	1-00733-0001	1-01058-0041	1-01532-0045
Address	316 WEST 36 STREET	463 WEST 35 STREET	416 WEST 49 STREET	206 EAST 87 STREET
Neighborhood	FASHION	JAVITS CENTER	CLINTON	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	14	15	15	20
Year Built	1920	1930	1901	1920
Gross SqFt	9,455	13,220	9,875	9,605
Estimated Gross Income	\$209,806	\$210,019	\$269,193	\$213,116
Gross Income per SqFt	\$22.19	\$15.89	\$27.26	\$22.19
Estimated Expense	\$98,899	\$104,209	\$107,638	\$67,443
Expense SqFt	\$10.46	\$7.88	\$10.90	\$7.02
Net Operating Income	\$110,907	\$105,810	\$161,555	\$145,673
Full Market Value	\$735,000	\$560,000	\$1,165,000	\$1,066,000
Market Value per SqFt	\$77.74	\$42.36	\$117.97	\$110.98
Distance from Cooperative in miles		0.17	0.66	2.77

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00759-0054	1-00733-0001	1-01058-0041	1-01532-0045
Address	318 WEST 36 STREET	463 WEST 35 STREET	416 WEST 49 STREET	206 EAST 87 STREET
Neighborhood	FASHION	JAVITS CENTER	CLINTON	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	14	15	15	20
Year Built	1920	1930	1901	1920
Gross SqFt	9,435	13,220	9,875	9,605
Estimated Gross Income	\$209,363	\$210,019	\$269,193	\$213,116
Gross Income per SqFt	\$22.19	\$15.89	\$27.26	\$22.19
Estimated Expense	\$98,690	\$104,209	\$107,638	\$67,443
Expense SqFt	\$10.46	\$7.88	\$10.90	\$7.02
Net Operating Income	\$110,673	\$105,810	\$161,555	\$145,673
Full Market Value	\$735,000	\$560,000	\$1,165,000	\$1,066,000
Market Value per SqFt	\$77.90	\$42.36	\$117.97	\$110.98
Distance from Cooperative in miles		0.17	0.66	2.77

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00759-0068	1-00753-0024	1-00776-0020	1-01053-0018
Address	348 WEST 36 STREET	321 WEST 29 STREET	229 WEST 26 STREET	433 WEST 43 STREET
Neighborhood	FASHION	CHELSEA	CHELSEA	CLINTON
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	24	26	34
Year Built	1936	1900	1925	1900
Gross SqFt	24,292	14,900	13,000	26,009
Estimated Gross Income	\$827,628	\$549,287	\$314,303	\$886,255
Gross Income per SqFt	\$34.07	\$36.86	\$24.18	\$34.07
Estimated Expense	\$267,455	\$192,747	\$137,649	\$286,366
Expense SqFt	\$11.01	\$12.94	\$10.59	\$11.01
Net Operating Income	\$560,173	\$356,540	\$176,654	\$599,889
Full Market Value	\$4,153,000	\$2,625,000	\$1,285,000	\$4,447,000
Market Value per SqFt	\$170.96	\$176.17	\$98.85	\$170.98
Distance from Cooperative in miles		0.30	0.48	0.43

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00759-0072	1-00753-0048	1-00732-0058	1-01036-0010
Address	356 WEST 36 STREET	308 WEST 30 STREET	444 WEST 35 STREET	341 WEST 45 STREET
Neighborhood	FASHION	CHELSEA	JAVITS CENTER	MIDTOWN WEST
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	27	61	86	90
Year Built	1926	1925	1989	1939
Gross SqFt	74,368	53,449	64,449	42,396
Estimated Gross Income	\$2,788,800	\$1,260,746	\$2,416,825	\$1,887,634
Gross Income per SqFt	\$37.50	\$23.59	\$37.50	\$44.52
Estimated Expense	\$808,380	\$371,384	\$700,248	\$487,157
Expense SqFt	\$10.87	\$6.95	\$10.87	\$11.49
Net Operating Income	\$1,980,420	\$889,362	\$1,716,577	\$1,400,477
Full Market Value	\$14,560,000	\$6,485,000	\$12,620,000	\$10,543,000
Market Value per SqFt	\$195.78	\$121.33	\$195.81	\$248.68
Distance from Cooperative in miles		0.30	0.18	0.49

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00760-0007	1-00786-0042	1-00806-0012	
Address	361 WEST 36 STREET	488 7 AVENUE	143 WEST 30 STREET	
Neighborhood	FASHION	FASHION	FASHION	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	19	108	27	
Year Built	1925	1902	2008	
Gross SqFt	56,513	88,872	26,957	
Estimated Gross Income	\$1,873,971	\$3,068,183	\$994,713	
Gross Income per SqFt	\$33.16	\$34.52	\$36.90	
Estimated Expense	\$469,058	\$792,441	\$287,901	
Expense SqFt	\$8.30	\$8.92	\$10.68	
Net Operating Income	\$1,404,913	\$2,275,742	\$706,812	
Full Market Value	\$10,441,000	\$16,854,000	\$6,500,000	
Market Value per SqFt	\$184.75	\$189.64	\$241.12	
Distance from Cooperative in miles		0.17	0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00761-0059	1-00732-0007	1-00754-0001	1-01054-0056
Address	344 WEST 38 STREET	455 WEST 34 STREET	363 WEST 30 STREET	444 WEST 45 STREET
Neighborhood	FASHION	JAVITS CENTER	FASHION	CLINTON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
Total Units	27	128	80	60
Year Built	1915	1929	2000	1926
Gross SqFt	95,402	97,867	82,853	65,615
Estimated Gross Income	\$2,610,199	\$2,648,591	\$2,430,646	\$1,795,409
Gross Income per SqFt	\$27.36	\$27.06	\$29.34	\$27.36
Estimated Expense	\$972,146	\$952,063	\$626,395	\$668,330
Expense SqFt	\$10.19	\$9.73	\$7.56	\$10.19
Net Operating Income	\$1,638,053	\$1,696,528	\$1,804,251	\$1,127,079
Full Market Value	\$11,813,000	\$12,246,000	\$13,533,000	\$8,128,000
Market Value per SqFt	\$123.82	\$125.13	\$163.34	\$123.87
Distance from Cooperative in miles		0.22	0.35	0.38

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00762-0014	1-00786-0042	1-00806-0012	
Address	335 WEST 38 STREET	488 7 AVENUE	143 WEST 30 STREET	
Neighborhood	FASHION	FASHION	FASHION	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	13	108	27	
Year Built	1925	1902	2008	
Gross SqFt	50,968	88,872	26,957	
Estimated Gross Income	\$1,551,466	\$3,068,183	\$994,713	
Gross Income per SqFt	\$30.44	\$34.52	\$36.90	
Estimated Expense	\$527,519	\$792,441	\$287,901	
Expense SqFt	\$10.35	\$8.92	\$10.68	
Net Operating Income	\$1,023,947	\$2,275,742	\$706,812	
Full Market Value	\$7,657,000	\$16,854,000	\$6,500,000	
Market Value per SqFt	\$150.23	\$189.64	\$241.12	
Distance from Cooperative in miles		0.20	0.52	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00763-9008	1-00786-0042	1-00732-0007	
Address	347 WEST 39 STREET	488 7 AVENUE	455 WEST 34 STREET	
Neighborhood	FASHION	FASHION	JAVITS CENTER	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	33	108	128	
Year Built	1929	1902	1929	
Gross SqFt	72,877	88,872	97,867	
Estimated Gross Income	\$2,243,883	\$3,068,183	\$2,648,591	
Gross Income per SqFt	\$30.79	\$34.52	\$27.06	
Estimated Expense	\$679,942	\$792,441	\$952,063	
Expense SqFt	\$9.33	\$8.92	\$9.73	
Net Operating Income	\$1,563,941	\$2,275,742	\$1,696,528	
Full Market Value	\$11,688,000	\$16,854,000	\$12,246,000	
Market Value per SqFt	\$160.38	\$189.64	\$125.13	
Distance from Cooperative in miles		0.22	0.30	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00764-0062	1-00764-0051	1-00765-0047	
Address	244 WEST 15 STREET	222 WEST 15 STREET	208 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	59	64	52	
Year Built	1930	1928	1925	
Gross SqFt	44,800	38,330	33,547	
Estimated Gross Income	\$1,700,160	\$1,807,570	\$963,766	
Gross Income per SqFt	\$37.95	\$47.16	\$28.73	
Estimated Expense	\$435,008	\$390,417	\$309,198	
Expense SqFt	\$9.71	\$10.19	\$9.22	
Net Operating Income	\$1,265,152	\$1,417,153	\$654,568	
Full Market Value	\$9,577,000	\$10,648,000	\$4,916,000	
Market Value per SqFt	\$213.77	\$277.80	\$146.54	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00765-0016	1-00618-0013	1-00618-0022	
Address	237 WEST 15 STREET	240 WEST 14 STREET	220 WEST 14 STREET	
Neighborhood	CHELSEA	GREENWICH VILLAGE-WEST	GREENWICH VILLAGE-WEST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	15	9	17	
Year Built	1905	1910	1920	
Gross SqFt	7,100	7,017	8,050	
Estimated Gross Income	\$261,564	\$325,527	\$411,960	
Gross Income per SqFt	\$36.84	\$46.39	\$51.18	
Estimated Expense	\$57,723	\$50,904	\$72,462	
Expense SqFt	\$8.13	\$7.25	\$9.00	
Net Operating Income	\$203,841	\$274,623	\$339,498	
Full Market Value	\$1,501,000	\$4,313,000	\$2,542,000	
Market Value per SqFt	\$211.41	\$614.65	\$315.78	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00765-0070	1-00765-0047	1-00764-0051	1-00792-0012
Address	248 WEST 16 STREET	208 WEST 16 STREET	222 WEST 15 STREET	141 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	46	52	64	49
Year Built	1930	1925	1928	1940
Gross SqFt	49,816	33,547	38,330	34,662
Estimated Gross Income	\$1,510,919	\$963,766	\$1,807,570	\$1,051,149
Gross Income per SqFt	\$30.33	\$28.73	\$47.16	\$30.33
Estimated Expense	\$308,361	\$309,198	\$390,417	\$214,423
Expense SqFt	\$6.19	\$9.22	\$10.19	\$6.19
Net Operating Income	\$1,202,558	\$654,568	\$1,417,153	\$836,726
Full Market Value	\$9,002,000	\$4,916,000	\$10,648,000	\$6,263,000
Market Value per SqFt	\$180.70	\$146.54	\$277.80	\$180.69
Distance from Cooperative in miles		0.00	0.05	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-0009	1-00766-0071	1-00765-0047	1-00764-0051
Address	253 WEST 16 STREET	248 WEST 17 STREET	208 WEST 16 STREET	222 WEST 15 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	53	48	52	64
Year Built	1930	1920	1925	1928
Gross SqFt	37,782	25,362	33,547	38,330
Estimated Gross Income	\$1,120,614	\$752,123	\$963,766	\$1,807,570
Gross Income per SqFt	\$29.66	\$29.66	\$28.73	\$47.16
Estimated Expense	\$273,920	\$183,859	\$309,198	\$390,417
Expense SqFt	\$7.25	\$7.25	\$9.22	\$10.19
Net Operating Income	\$846,694	\$568,264	\$654,568	\$1,417,153
Full Market Value	\$6,347,000	\$4,260,000	\$4,916,000	\$10,648,000
Market Value per SqFt	\$167.99	\$167.97	\$146.54	\$277.80
Distance from Cooperative in miles		0.00	0.05	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-0023	1-00765-0053	1-00766-0033	1-00766-0059
Address	227 WEST 16 STREET	216 WEST 16 STREET	213 WEST 16 STREET	226 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	51	30	12	20
Year Built	1910	1910	1905	1930
Gross SqFt	31,715	18,880	5,975	9,545
Estimated Gross Income	\$959,696	\$412,586	\$208,109	\$288,826
Gross Income per SqFt	\$30.26	\$21.85	\$34.83	\$30.26
Estimated Expense	\$341,888	\$194,417	\$72,835	\$102,918
Expense SqFt	\$10.78	\$10.30	\$12.19	\$10.78
Net Operating Income	\$617,808	\$218,169	\$135,274	\$185,908
Full Market Value	\$4,625,000	\$1,598,000	\$1,001,000	\$1,392,000
Market Value per SqFt	\$145.83	\$84.64	\$167.53	\$145.84
Distance from Cooperative in miles		0.05	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00766-0039	1-00765-0035	1-00764-0042	1-00768-0059
Address	100 7 AVENUE	78 7 AVENUE	72 7 AVENUE	238 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	115	121	113	202
Year Built	1930	1940	1931	1986
Gross SqFt	101,221	128,350	109,669	157,364
Estimated Gross Income	\$3,051,813	\$3,423,200	\$3,306,407	\$4,867,856
Gross Income per SqFt	\$30.15	\$26.67	\$30.15	\$30.93
Estimated Expense	\$1,032,454	\$1,120,868	\$1,118,528	\$1,924,715
Expense SqFt	\$10.20	\$8.73	\$10.20	\$12.23
Net Operating Income	\$2,019,359	\$2,302,332	\$2,187,879	\$2,943,141
Full Market Value	\$15,122,000	\$16,646,000	\$16,384,000	\$21,988,000
Market Value per SqFt	\$149.40	\$129.69	\$149.39	\$139.73
Distance from Cooperative in miles		0.05	0.10	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00768-0017	1-00769-0051	1-00769-0020	1-00769-0019
Address	235 WEST 18 STREET	222 WEST 20 STREET	233 WEST 19 STREET	235 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	23	18	19	19
Year Built	1901	1901	1901	1901
Gross SqFt	10,524	10,320	9,460	9,375
Estimated Gross Income	\$411,313	\$367,576	\$305,435	\$383,425
Gross Income per SqFt	\$39.08	\$35.62	\$32.29	\$40.90
Estimated Expense	\$88,606	\$105,841	\$89,147	\$108,381
Expense SqFt	\$8.42	\$10.26	\$9.42	\$11.56
Net Operating Income	\$322,707	\$261,735	\$216,288	\$275,044
Full Market Value	\$2,441,000	\$1,934,000	\$1,610,000	\$2,077,000
Market Value per SqFt	\$231.95	\$187.40	\$170.19	\$221.55
Distance from Cooperative in miles		0.04	0.04	0.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00769-0031	1-00770-0051	1-00768-0077	1-00766-0071
Address	205 WEST 19 STREET	220 WEST 21 STREET	274 WEST 19 STREET	248 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	35	25	48
Year Built	1913	1920	1920	1920
Gross SqFt	77,615	25,778	22,506	25,362
Estimated Gross Income	\$2,302,061	\$764,518	\$848,796	\$752,123
Gross Income per SqFt	\$29.66	\$29.66	\$37.71	\$29.66
Estimated Expense	\$562,709	\$250,067	\$183,901	\$183,859
Expense SqFt	\$7.25	\$9.70	\$8.17	\$7.25
Net Operating Income	\$1,739,352	\$514,451	\$664,895	\$568,264
Full Market Value	\$13,038,000	\$3,856,000	\$5,034,000	\$4,260,000
Market Value per SqFt	\$167.98	\$149.58	\$223.67	\$167.97
Distance from Cooperative in miles		0.04	0.04	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00769-0050	1-00769-0059	1-00770-0054	
Address	220 WEST 20 STREET	238 WEST 20 STREET	224 WEST 21 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	13	20	12	
Year Built	1920	1929	1920	
Gross SqFt	8,020	9,305	11,580	
Estimated Gross Income	\$284,469	\$403,964	\$434,985	
Gross Income per SqFt	\$35.47	\$43.41	\$37.56	
Estimated Expense	\$95,358	\$110,573	\$130,438	
Expense SqFt	\$11.89	\$11.88	\$11.26	
Net Operating Income	\$189,111	\$293,391	\$304,547	
Full Market Value	\$1,398,000	\$2,210,000	\$2,239,000	
Market Value per SqFt	\$174.31	\$237.51	\$193.35	
Distance from Cooperative in miles		0.00	0.04	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00769-0066	1-00770-0051	1-00716-0062	
Address	252 WEST 20 STREET	220 WEST 21 STREET	448 WEST 19 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	20	35	40	
Year Built	1901	1920	1910	
Gross SqFt	11,000	25,778	19,100	
Estimated Gross Income	\$370,590	\$764,518	\$722,635	
Gross Income per SqFt	\$33.69	\$29.66	\$37.83	
Estimated Expense	\$98,340	\$250,067	\$192,348	
Expense SqFt	\$8.94	\$9.70	\$10.07	
Net Operating Income	\$272,250	\$514,451	\$530,287	
Full Market Value	\$2,021,000	\$3,856,000	\$4,014,000	
Market Value per SqFt	\$183.73	\$149.58	\$210.16	
Distance from Cooperative in miles		0.04	0.34	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00770-0048	1-00770-0051	1-00768-0077	1-00766-0071
Address	210 WEST 21 STREET	220 WEST 21 STREET	274 WEST 19 STREET	248 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	35	25	48
Year Built	1902	1920	1920	1920
Gross SqFt	25,123	25,778	22,506	25,362
Estimated Gross Income	\$745,148	\$764,518	\$848,796	\$752,123
Gross Income per SqFt	\$29.66	\$29.66	\$37.71	\$29.66
Estimated Expense	\$182,142	\$250,067	\$183,901	\$183,859
Expense SqFt	\$7.25	\$9.70	\$8.17	\$7.25
Net Operating Income	\$563,006	\$514,451	\$664,895	\$568,264
Full Market Value	\$4,220,000	\$3,856,000	\$5,034,000	\$4,260,000
Market Value per SqFt	\$167.97	\$149.58	\$223.67	\$167.97
Distance from Cooperative in miles		0.00	0.09	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00770-0059	1-00770-0051	1-00768-0077	1-00766-0071
Address	234 WEST 21 STREET	220 WEST 21 STREET	274 WEST 19 STREET	248 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	35	25	48
Year Built	1913	1920	1920	1920
Gross SqFt	32,718	25,778	22,506	25,362
Estimated Gross Income	\$970,416	\$764,518	\$848,796	\$752,123
Gross Income per SqFt	\$29.66	\$29.66	\$37.71	\$29.66
Estimated Expense	\$237,206	\$250,067	\$183,901	\$183,859
Expense SqFt	\$7.25	\$9.70	\$8.17	\$7.25
Net Operating Income	\$733,210	\$514,451	\$664,895	\$568,264
Full Market Value	\$5,496,000	\$3,856,000	\$5,034,000	\$4,260,000
Market Value per SqFt	\$167.98	\$149.58	\$223.67	\$167.97
Distance from Cooperative in miles		0.00	0.09	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00770-0070	1-00770-0049	1-00770-0029	1-00770-0020
Address	256 WEST 21 STREET	214 WEST 21 STREET	219 WEST 20 STREET	237 WEST 20 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	35	30	20	15
Year Built	1900	1901	1901	1901
Gross SqFt	22,000	19,956	7,805	7,530
Estimated Gross Income	\$715,880	\$646,886	\$313,813	\$245,035
Gross Income per SqFt	\$32.54	\$32.42	\$40.21	\$32.54
Estimated Expense	\$212,300	\$180,249	\$98,081	\$72,644
Expense SqFt	\$9.65	\$9.03	\$12.57	\$9.65
Net Operating Income	\$503,580	\$466,637	\$215,732	\$172,391
Full Market Value	\$3,747,000	\$3,473,000	\$1,630,000	\$1,283,000
Market Value per SqFt	\$170.32	\$174.03	\$208.84	\$170.39
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0023	1-00770-0051	1-00768-0077	1-00796-0067
Address	223 WEST 21 STREET	220 WEST 21 STREET	274 WEST 19 STREET	150 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	35	25	61
Year Built	1889	1920	1920	1950
Gross SqFt	46,620	25,778	22,506	48,249
Estimated Gross Income	\$1,382,749	\$764,518	\$848,796	\$1,304,072
Gross Income per SqFt	\$29.66	\$29.66	\$37.71	\$27.03
Estimated Expense	\$452,214	\$250,067	\$183,901	\$236,441
Expense SqFt	\$9.70	\$9.70	\$8.17	\$4.90
Net Operating Income	\$930,535	\$514,451	\$664,895	\$1,067,631
Full Market Value	\$6,975,000	\$3,856,000	\$5,034,000	\$7,707,000
Market Value per SqFt	\$149.61	\$149.58	\$223.67	\$159.73
Distance from Cooperative in miles		0.05	0.13	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0028	1-00902-0049	1-00927-0038	1-00929-0050
Address	221 WEST 21 STREET	220 EAST 22 STREET	320 EAST 22 STREET	310 EAST 24 STREET
Neighborhood	CHELSEA	GRAMERCY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	123	94	70
Year Built	1920	1930	1948	1975
Gross SqFt	10,015	77,275	67,048	44,835
Estimated Gross Income	\$370,755	\$4,258,943	\$2,481,933	\$1,005,097
Gross Income per SqFt	\$37.02	\$55.11	\$37.02	\$22.42
Estimated Expense	\$62,994	\$1,022,560	\$421,819	\$320,916
Expense SqFt	\$6.29	\$13.23	\$6.29	\$7.16
Net Operating Income	\$307,761	\$3,236,383	\$2,060,114	\$684,181
Full Market Value	\$2,265,000	\$24,143,000	\$15,162,000	\$5,002,000
Market Value per SqFt	\$226.16	\$312.43	\$226.14	\$111.56
Distance from Cooperative in miles		0.90	1.04	1.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0038	1-00768-0077	1-00767-0043	1-00798-0054
Address	188 7 AVENUE	274 WEST 19 STREET	128 7 AVENUE	118 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	133	25	65	44
Year Built	1963	1920	1959	1987
Gross SqFt	80,977	22,506	46,812	48,539
Estimated Gross Income	\$3,053,643	\$848,796	\$1,838,192	\$1,791,251
Gross Income per SqFt	\$37.71	\$37.71	\$39.27	\$36.90
Estimated Expense	\$661,582	\$183,901	\$405,481	\$518,559
Expense SqFt	\$8.17	\$8.17	\$8.66	\$10.68
Net Operating Income	\$2,392,061	\$664,895	\$1,432,711	\$1,272,692
Full Market Value	\$18,109,000	\$5,034,000	\$10,834,000	\$9,370,000
Market Value per SqFt	\$223.63	\$223.67	\$231.44	\$193.04
Distance from Cooperative in miles		0.13	0.18	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0065	1-00798-0066	1-00902-0049	1-00469-0030
Address	250 WEST 22 STREET	142 WEST 23 STREET	220 EAST 22 STREET	223 2 AVENUE
Neighborhood	CHELSEA	CHELSEA	GRAMERCY	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	23	70	123	75
Year Built	1920	1989	1930	1925
Gross SqFt	19,470	48,680	77,275	63,158
Estimated Gross Income	\$839,741	\$2,220,338	\$4,258,943	\$2,515,280
Gross Income per SqFt	\$43.13	\$45.61	\$55.11	\$39.83
Estimated Expense	\$193,142	\$379,804	\$1,022,560	\$730,891
Expense SqFt	\$9.92	\$7.80	\$13.23	\$11.57
Net Operating Income	\$646,599	\$1,840,534	\$3,236,383	\$1,784,389
Full Market Value	\$4,872,000	\$13,844,000	\$24,143,000	\$13,488,000
Market Value per SqFt	\$250.23	\$284.39	\$312.43	\$213.56
Distance from Cooperative in miles		0.18	0.90	0.97

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00771-0074	1-00771-0001	1-00770-0031	1-00744-0043
Address	234 8 AVENUE	216 8 AVENUE	215 WEST 20 STREET	209 8 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	12	39	13	40
Year Built	1960	1910	1910	1930
Gross SqFt	12,888	32,325	26,250	25,924
Estimated Gross Income	\$596,457	\$1,495,900	\$651,866	\$1,379,228
Gross Income per SqFt	\$46.28	\$46.28	\$24.83	\$53.20
Estimated Expense	\$149,114	\$374,047	\$186,404	\$367,904
Expense SqFt	\$11.57	\$11.57	\$7.10	\$14.19
Net Operating Income	\$447,343	\$1,121,853	\$465,462	\$1,011,324
Full Market Value	\$3,363,000	\$8,434,000	\$3,382,000	\$7,560,000
Market Value per SqFt	\$260.94	\$260.91	\$128.84	\$291.62
Distance from Cooperative in miles		0.00	0.05	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00772-0067	1-00771-0001	1-00743-0053	
Address	240 WEST 23 STREET	216 8 AVENUE	312 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	19	39	25	
Year Built	1920	1910	1906	
Gross SqFt	24,378	32,325	18,828	
Estimated Gross Income	\$906,374	\$1,495,900	\$528,628	
Gross Income per SqFt	\$37.18	\$46.28	\$28.08	
Estimated Expense	\$241,098	\$374,047	\$154,658	
Expense SqFt	\$9.89	\$11.57	\$8.21	
Net Operating Income	\$665,276	\$1,121,853	\$373,970	
Full Market Value	\$4,895,000	\$8,434,000	\$2,692,000	
Market Value per SqFt	\$200.80	\$260.91	\$142.98	
Distance from Cooperative in miles		0.05	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00772-0069	1-00771-0001	1-00770-0031	
Address	244 WEST 23 STREET	216 8 AVENUE	215 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	13	39	13	
Year Built	1900	1910	1910	
Gross SqFt	23,882	32,325	26,250	
Estimated Gross Income	\$884,112	\$1,495,900	\$651,866	
Gross Income per SqFt	\$37.02	\$46.28	\$24.83	
Estimated Expense	\$261,986	\$374,047	\$186,404	
Expense SqFt	\$10.97	\$11.57	\$7.10	
Net Operating Income	\$622,126	\$1,121,853	\$465,462	
Full Market Value	\$4,579,000	\$8,434,000	\$3,382,000	
Market Value per SqFt	\$191.73	\$260.91	\$128.84	
Distance from Cooperative in miles		0.05	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00773-0012	1-00773-0027	1-00796-0048	1-00768-0059
Address	255 WEST 23 STREET	225 WEST 23 STREET	120 WEST 21 STREET	238 WEST 19 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	159	138	213	202
Year Built	1940	1930	2000	1986
Gross SqFt	159,090	66,524	174,621	157,364
Estimated Gross Income	\$4,645,428	\$1,845,723	\$5,099,743	\$4,867,856
Gross Income per SqFt	\$29.20	\$27.75	\$29.20	\$30.93
Estimated Expense	\$1,131,130	\$689,397	\$1,242,281	\$1,924,715
Expense SqFt	\$7.11	\$10.36	\$7.11	\$12.23
Net Operating Income	\$3,514,298	\$1,156,326	\$3,857,462	\$2,943,141
Full Market Value	\$26,368,000	\$8,330,000	\$22,220,000	\$21,988,000
Market Value per SqFt	\$165.74	\$125.22	\$127.25	\$139.73
Distance from Cooperative in miles		0.00	0.22	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00773-0022	1-00770-0031	1-00798-0054	
Address	241 WEST 23 STREET	215 WEST 20 STREET	118 WEST 23 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	12	13	44	
Year Built	1898	1910	1987	
Gross SqFt	26,270	26,250	48,539	
Estimated Gross Income	\$810,955	\$651,866	\$1,791,251	
Gross Income per SqFt	\$30.87	\$24.83	\$36.90	
Estimated Expense	\$233,540	\$186,404	\$518,559	
Expense SqFt	\$8.89	\$7.10	\$10.68	
Net Operating Income	\$577,415	\$465,462	\$1,272,692	
Full Market Value	\$4,315,000	\$3,382,000	\$9,370,000	
Market Value per SqFt	\$164.26	\$128.84	\$193.04	
Distance from Cooperative in miles		0.15	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00774-0069	1-00775-0009	1-00770-0051	1-00722-0024
Address	254 WEST 25 STREET	245 WEST 25 STREET	220 WEST 21 STREET	421 WEST 24 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	68	35	35
Year Built	1925	1938	1920	1927
Gross SqFt	20,456	36,500	25,778	21,012
Estimated Gross Income	\$704,505	\$1,298,417	\$764,518	\$723,740
Gross Income per SqFt	\$34.44	\$35.57	\$29.66	\$34.44
Estimated Expense	\$197,196	\$433,392	\$250,067	\$202,532
Expense SqFt	\$9.64	\$11.87	\$9.70	\$9.64
Net Operating Income	\$507,309	\$865,025	\$514,451	\$521,208
Full Market Value	\$3,758,000	\$6,393,000	\$3,856,000	\$3,861,000
Market Value per SqFt	\$183.71	\$175.15	\$149.58	\$183.75
Distance from Cooperative in miles		0.05	0.19	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00775-0006	1-00774-0075	1-00774-0074	1-00773-0063
Address	263 WEST 25 STREET	266 WEST 25 STREET	264 WEST 25 STREET	228 WEST 24 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	20	15	17	17
Year Built	1905	1925	1925	1901
Gross SqFt	20,050	11,660	11,660	10,350
Estimated Gross Income	\$722,201	\$427,021	\$420,000	\$295,715
Gross Income per SqFt	\$36.02	\$36.62	\$36.02	\$28.57
Estimated Expense	\$243,006	\$118,700	\$141,272	\$113,893
Expense SqFt	\$12.12	\$10.18	\$12.12	\$11.00
Net Operating Income	\$479,195	\$308,321	\$278,728	\$181,822
Full Market Value	\$3,535,000	\$2,271,000	\$2,056,000	\$1,366,000
Market Value per SqFt	\$176.31	\$194.77	\$176.33	\$131.98
Distance from Cooperative in miles		0.05	0.05	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00775-0022	1-00775-0017	1-00773-0027	1-00771-0046
Address	219 WEST 25 STREET	231 WEST 25 STREET	225 WEST 23 STREET	196 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	68	69	138	85
Year Built	1939	1961	1930	1940
Gross SqFt	62,586	50,029	66,524	76,450
Estimated Gross Income	\$1,740,517	\$1,411,784	\$1,845,723	\$2,126,075
Gross Income per SqFt	\$27.81	\$28.22	\$27.75	\$27.81
Estimated Expense	\$337,964	\$389,006	\$689,397	\$850,889
Expense SqFt	\$5.40	\$7.78	\$10.36	\$11.13
Net Operating Income	\$1,402,553	\$1,022,778	\$1,156,326	\$1,275,186
Full Market Value	\$10,103,000	\$7,359,000	\$8,330,000	\$9,185,000
Market Value per SqFt	\$161.43	\$147.09	\$125.22	\$120.14
Distance from Cooperative in miles		0.00	0.09	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00776-0017	1-00753-0024	1-00798-0054	
Address	233 WEST 26 STREET	321 WEST 29 STREET	118 WEST 23 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	20	24	44	
Year Built	1977	1900	1987	
Gross SqFt	47,433	14,900	48,539	
Estimated Gross Income	\$1,749,329	\$549,287	\$1,791,251	
Gross Income per SqFt	\$36.88	\$36.86	\$36.90	
Estimated Expense	\$560,184	\$192,747	\$518,559	
Expense SqFt	\$11.81	\$12.94	\$10.68	
Net Operating Income	\$1,189,145	\$356,540	\$1,272,692	
Full Market Value	\$8,755,000	\$2,625,000	\$9,370,000	
Market Value per SqFt	\$184.58	\$176.17	\$193.04	
Distance from Cooperative in miles		0.22	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00776-0065	1-00776-0020	1-00775-0046	1-00773-0027
Address	250 WEST 27 STREET	229 WEST 26 STREET	220 WEST 26 STREET	225 WEST 23 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	82	26	129	138
Year Built	1918	1925	2000	1930
Gross SqFt	66,636	13,000	136,477	66,524
Estimated Gross Income	\$1,849,149	\$314,303	\$5,157,621	\$1,845,723
Gross Income per SqFt	\$27.75	\$24.18	\$37.79	\$27.75
Estimated Expense	\$690,349	\$137,649	\$1,035,252	\$689,397
Expense SqFt	\$10.36	\$10.59	\$7.59	\$10.36
Net Operating Income	\$1,158,800	\$176,654	\$4,122,369	\$1,156,326
Full Market Value	\$8,348,000	\$1,285,000	\$31,206,000	\$8,330,000
Market Value per SqFt	\$125.28	\$98.85	\$228.65	\$125.22
Distance from Cooperative in miles		0.00	0.05	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00779-0010	1-00753-0051	1-00858-0014	
Address	249 WEST 29 STREET	314 WEST 30 STREET	80 MADISON AVENUE	
Neighborhood	FASHION	CHELSEA	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	41	68	61	
Year Built	1927	1964	1923	
Gross SqFt	60,610	62,824	60,110	
Estimated Gross Income	\$2,043,163	\$1,440,813	\$2,673,759	
Gross Income per SqFt	\$33.71	\$22.93	\$44.48	
Estimated Expense	\$735,199	\$486,941	\$992,660	
Expense SqFt	\$12.13	\$7.75	\$16.51	
Net Operating Income	\$1,307,964	\$953,872	\$1,681,099	
Full Market Value	\$9,709,000	\$6,966,000	\$12,655,000	
Market Value per SqFt	\$160.19	\$110.88	\$210.53	
Distance from Cooperative in miles		0.17	0.49	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00786-0020	1-00786-0042	1-00754-0001	
Address	241 WEST 36 STREET	488 7 AVENUE	363 WEST 30 STREET	
Neighborhood	FASHION	FASHION	FASHION	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	
Total Units	30	108	80	
Year Built	1925	1902	2000	
Gross SqFt	74,100	88,872	82,853	
Estimated Gross Income	\$2,366,013	\$3,068,183	\$2,430,646	
Gross Income per SqFt	\$31.93	\$34.52	\$29.34	
Estimated Expense	\$610,584	\$792,441	\$626,395	
Expense SqFt	\$8.24	\$8.92	\$7.56	
Net Operating Income	\$1,755,429	\$2,275,742	\$1,804,251	
Full Market Value	\$13,088,000	\$16,854,000	\$13,533,000	
Market Value per SqFt	\$176.63	\$189.64	\$163.34	
Distance from Cooperative in miles		0.00	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00790-0001	1-00816-0042	1-00764-0042	
Address	61 7 AVENUE	92 5 AVENUE	72 7 AVENUE	
Neighborhood	CHELSEA	FLATIRON	CHELSEA	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	356	223	113	
Year Built	1963	1962	1931	
Gross SqFt	371,863	180,000	109,669	
Estimated Gross Income	\$11,010,863	\$5,232,885	\$3,306,407	
Gross Income per SqFt	\$29.61	\$29.07	\$30.15	
Estimated Expense	\$3,625,664	\$1,673,391	\$1,118,528	
Expense SqFt	\$9.75	\$9.30	\$10.20	
Net Operating Income	\$7,385,199	\$3,559,494	\$2,187,879	
Full Market Value	\$55,365,000	\$26,713,000	\$16,384,000	
Market Value per SqFt	\$148.89	\$148.41	\$149.39	
Distance from Cooperative in miles		0.18	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00790-0040	1-00469-0030	1-00878-0004	1-00412-0008
Address	547 AVENUE OF THE AMERICA	223 2 AVENUE	295 PARK AVENUE SOUTH	186 ORCHARD STREET
Neighborhood	CHELSEA	EAST VILLAGE	GRAMERCY	LOWER EAST SIDE
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	47	75	190	22
Year Built	1920	1925	1900	1930
Gross SqFt	22,998	63,158	145,299	12,225
Estimated Gross Income	\$916,010	\$2,515,280	\$7,020,404	\$432,830
Gross Income per SqFt	\$39.83	\$39.83	\$48.32	\$35.41
Estimated Expense	\$266,087	\$730,891	\$1,887,171	\$127,237
Expense SqFt	\$11.57	\$11.57	\$12.99	\$10.41
Net Operating Income	\$649,923	\$1,784,389	\$5,133,233	\$305,593
Full Market Value	\$4,913,000	\$13,488,000	\$38,509,000	\$2,259,000
Market Value per SqFt	\$213.63	\$213.56	\$265.03	\$184.79
Distance from Cooperative in miles		0.73	0.64	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0001	1-00791-0078	1-00790-0028	
Address	79 7 AVENUE	91 7 AVENUE	103 WEST 14 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	65	69	58	
Year Built	1938	1920	1950	
Gross SqFt	126,134	62,400	55,233	
Estimated Gross Income	\$4,423,519	\$2,420,692	\$1,731,590	
Gross Income per SqFt	\$35.07	\$38.79	\$31.35	
Estimated Expense	\$1,339,543	\$658,186	\$590,696	
Expense SqFt	\$10.62	\$10.55	\$10.69	
Net Operating Income	\$3,083,976	\$1,762,506	\$1,140,894	
Full Market Value	\$22,814,000	\$13,333,000	\$8,516,000	
Market Value per SqFt	\$180.87	\$213.67	\$154.18	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0009	1-00792-0012	1-00796-0067	
Address	155 WEST 15 STREET	141 WEST 16 STREET	150 WEST 21 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	40	49	61	
Year Built	1940	1940	1950	
Gross SqFt	49,880	34,662	48,249	
Estimated Gross Income	\$1,472,956	\$1,051,149	\$1,304,072	
Gross Income per SqFt	\$29.53	\$30.33	\$27.03	
Estimated Expense	\$384,575	\$214,423	\$236,441	
Expense SqFt	\$7.71	\$6.19	\$4.90	
Net Operating Income	\$1,088,381	\$836,726	\$1,067,631	
Full Market Value	\$8,161,000	\$6,263,000	\$7,707,000	
Market Value per SqFt	\$163.61	\$180.69	\$159.73	
Distance from Cooperative in miles		0.05	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0013	1-00791-0078	1-00792-0020	1-00790-0028
Address	147 WEST 15 STREET	91 7 AVENUE	125 WEST 16 STREET	103 WEST 14 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	14	69	44	58
Year Built	1923	1920	1918	1950
Gross SqFt	56,967	62,400	39,504	55,233
Estimated Gross Income	\$1,785,915	\$2,420,692	\$946,686	\$1,731,590
Gross Income per SqFt	\$31.35	\$38.79	\$23.96	\$31.35
Estimated Expense	\$608,977	\$658,186	\$392,956	\$590,696
Expense SqFt	\$10.69	\$10.55	\$9.95	\$10.69
Net Operating Income	\$1,176,938	\$1,762,506	\$553,730	\$1,140,894
Full Market Value	\$8,785,000	\$13,333,000	\$3,355,000	\$8,516,000
Market Value per SqFt	\$154.21	\$213.67	\$84.93	\$154.18
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0031	1-00791-0019	1-00765-0051	
Address	115 WEST 15 STREET	139 WEST 15 STREET	212 WEST 16 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	11	8	23	
Year Built	1911	1910	1890	
Gross SqFt	5,803	4,160	5,005	
Estimated Gross Income	\$229,973	\$134,396	\$221,434	
Gross Income per SqFt	\$39.63	\$32.31	\$44.24	
Estimated Expense	\$87,277	\$64,823	\$75,419	
Expense SqFt	\$15.04	\$15.58	\$15.07	
Net Operating Income	\$142,696	\$69,573	\$146,015	
Full Market Value	\$1,079,000	\$1,461,000	\$1,099,000	
Market Value per SqFt	\$185.94	\$351.20	\$219.58	
Distance from Cooperative in miles		0.00	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00791-0062	1-00792-0024	1-00765-0047	1-00766-0071
Address	130 WEST 16 STREET	115 WEST 16 STREET	208 WEST 16 STREET	248 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	42	41	52	48
Year Built	1927	1920	1925	1920
Gross SqFt	32,384	39,264	33,547	25,362
Estimated Gross Income	\$930,392	\$958,486	\$963,766	\$752,123
Gross Income per SqFt	\$28.73	\$24.41	\$28.73	\$29.66
Estimated Expense	\$298,580	\$389,640	\$309,198	\$183,859
Expense SqFt	\$9.22	\$9.92	\$9.22	\$7.25
Net Operating Income	\$631,812	\$568,846	\$654,568	\$568,264
Full Market Value	\$4,745,000	\$4,137,000	\$4,916,000	\$4,260,000
Market Value per SqFt	\$146.52	\$105.36	\$146.54	\$167.97
Distance from Cooperative in miles		0.05	0.17	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00792-0028	1-00792-0024	1-00765-0047	1-00766-0071
Address	111 WEST 16 STREET	115 WEST 16 STREET	208 WEST 16 STREET	248 WEST 17 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	83	41	52	48
Year Built	1925	1920	1925	1920
Gross SqFt	39,455	39,264	33,547	25,362
Estimated Gross Income	\$1,133,542	\$958,486	\$963,766	\$752,123
Gross Income per SqFt	\$28.73	\$24.41	\$28.73	\$29.66
Estimated Expense	\$363,775	\$389,640	\$309,198	\$183,859
Expense SqFt	\$9.22	\$9.92	\$9.22	\$7.25
Net Operating Income	\$769,767	\$568,846	\$654,568	\$568,264
Full Market Value	\$5,781,000	\$4,137,000	\$4,916,000	\$4,260,000
Market Value per SqFt	\$146.52	\$105.36	\$146.54	\$167.97
Distance from Cooperative in miles		0.00	0.18	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00792-0033	1-00770-0031	1-00764-0007	
Address	575 AVENUE OF THE AMERICA	215 WEST 20 STREET	253 WEST 14 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	17	13	47	
Year Built	1900	1910	1930	
Gross SqFt	32,950	26,250	39,628	
Estimated Gross Income	\$1,031,335	\$651,866	\$1,496,883	
Gross Income per SqFt	\$31.30	\$24.83	\$37.77	
Estimated Expense	\$317,309	\$186,404	\$481,589	
Expense SqFt	\$9.63	\$7.10	\$12.15	
Net Operating Income	\$714,026	\$465,462	\$1,015,294	
Full Market Value	\$5,331,000	\$3,382,000	\$7,686,000	
Market Value per SqFt	\$161.79	\$128.84	\$193.95	
Distance from Cooperative in miles		0.24	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-0014	1-00771-0001	1-00764-0007	
Address	141 WEST 17 STREET	216 8 AVENUE	253 WEST 14 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	13	39	47	
Year Built	1918	1910	1930	
Gross SqFt	32,862	32,325	39,628	
Estimated Gross Income	\$1,078,531	\$1,495,900	\$1,496,883	
Gross Income per SqFt	\$32.82	\$46.28	\$37.77	
Estimated Expense	\$297,730	\$374,047	\$481,589	
Expense SqFt	\$9.06	\$11.57	\$12.15	
Net Operating Income	\$780,801	\$1,121,853	\$1,015,294	
Full Market Value	\$5,807,000	\$8,434,000	\$7,686,000	
Market Value per SqFt	\$176.71	\$260.91	\$193.95	
Distance from Cooperative in miles		0.25	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-0020	1-00766-0071	1-00765-0047	1-00796-0067
Address	133 WEST 17 STREET	248 WEST 17 STREET	208 WEST 16 STREET	150 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	24	48	52	61
Year Built	1920	1920	1925	1950
Gross SqFt	44,004	25,362	33,547	48,249
Estimated Gross Income	\$1,264,235	\$752,123	\$963,766	\$1,304,072
Gross Income per SqFt	\$28.73	\$29.66	\$28.73	\$27.03
Estimated Expense	\$405,717	\$183,859	\$309,198	\$236,441
Expense SqFt	\$9.22	\$7.25	\$9.22	\$4.90
Net Operating Income	\$858,518	\$568,264	\$654,568	\$1,067,631
Full Market Value	\$6,448,000	\$4,260,000	\$4,916,000	\$7,707,000
Market Value per SqFt	\$146.53	\$167.97	\$146.54	\$159.73
Distance from Cooperative in miles		0.18	0.19	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-0022	1-00793-0001	1-00791-0078	
Address	121 WEST 17 STREET	119 7 AVENUE	91 7 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	29	59	69	
Year Built	1909	1950	1920	
Gross SqFt	53,298	53,123	62,400	
Estimated Gross Income	\$1,672,491	\$1,235,522	\$2,420,692	
Gross Income per SqFt	\$31.38	\$23.26	\$38.79	
Estimated Expense	\$546,305	\$380,466	\$658,186	
Expense SqFt	\$10.25	\$7.16	\$10.55	
Net Operating Income	\$1,126,186	\$855,056	\$1,762,506	
Full Market Value	\$8,406,000	\$6,239,000	\$13,333,000	
Market Value per SqFt	\$157.72	\$117.44	\$213.67	
Distance from Cooperative in miles		0.00	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00793-0067	1-00793-0001	1-00791-0078	
Address	154 WEST 18 STREET	119 7 AVENUE	91 7 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	32	59	69	
Year Built	1906	1950	1920	
Gross SqFt	77,530	53,123	62,400	
Estimated Gross Income	\$2,432,891	\$1,235,522	\$2,420,692	
Gross Income per SqFt	\$31.38	\$23.26	\$38.79	
Estimated Expense	\$794,683	\$380,466	\$658,186	
Expense SqFt	\$10.25	\$7.16	\$10.55	
Net Operating Income	\$1,638,208	\$855,056	\$1,762,506	
Full Market Value	\$12,228,000	\$6,239,000	\$13,333,000	
Market Value per SqFt	\$157.72	\$117.44	\$213.67	
Distance from Cooperative in miles		0.00	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00795-0014	1-00793-0001	1-00770-0031	1-00770-0051
Address	139 WEST 19 STREET	119 7 AVENUE	215 WEST 20 STREET	220 WEST 21 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	23	59	13	35
Year Built	1909	1950	1910	1920
Gross SqFt	68,671	53,123	26,250	25,778
Estimated Gross Income	\$1,705,101	\$1,235,522	\$651,866	\$764,518
Gross Income per SqFt	\$24.83	\$23.26	\$24.83	\$29.66
Estimated Expense	\$487,564	\$380,466	\$186,404	\$250,067
Expense SqFt	\$7.10	\$7.16	\$7.10	\$9.70
Net Operating Income	\$1,217,537	\$855,056	\$465,462	\$514,451
Full Market Value	\$8,846,000	\$6,239,000	\$3,382,000	\$3,856,000
Market Value per SqFt	\$128.82	\$117.44	\$128.84	\$149.58
Distance from Cooperative in miles		0.09	0.18	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-0001	1-00796-0048	1-00798-0054	
Address	171 7 AVENUE	120 WEST 21 STREET	118 WEST 23 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR	
Total Units	62	213	44	
Year Built	1938	2000	1987	
Gross SqFt	62,158	174,621	48,539	
Estimated Gross Income	\$2,054,322	\$5,099,743	\$1,791,251	
Gross Income per SqFt	\$33.05	\$29.20	\$36.90	
Estimated Expense	\$553,206	\$1,242,281	\$518,559	
Expense SqFt	\$8.90	\$7.11	\$10.68	
Net Operating Income	\$1,501,116	\$3,857,462	\$1,272,692	
Full Market Value	\$11,158,000	\$22,220,000	\$9,370,000	
Market Value per SqFt	\$179.51	\$127.25	\$193.04	
Distance from Cooperative in miles		0.00	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-0007	1-00717-0077	1-00720-0045	
Address	147 WEST 20 STREET	460 WEST 20 STREET	401 WEST 22 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	61	75	59	
Year Built	1938	1999	1999	
Gross SqFt	57,606	68,260	58,394	
Estimated Gross Income	\$1,618,153	\$3,221,669	\$2,463,988	
Gross Income per SqFt	\$28.09	\$47.20	\$42.20	
Estimated Expense	\$515,574	\$718,653	\$746,441	
Expense SqFt	\$8.95	\$10.53	\$12.78	
Net Operating Income	\$1,102,579	\$2,503,016	\$1,717,547	
Full Market Value	\$7,936,000	\$18,806,000	\$12,961,000	
Market Value per SqFt	\$137.76	\$275.51	\$221.96	
Distance from Cooperative in miles		0.51	0.52	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00796-0013	1-00771-0001	1-00800-0010	
Address	143 WEST 20 STREET	216 8 AVENUE	149 WEST 24 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	
Total Units	14	39	14	
Year Built	1909	1910	1904	
Gross SqFt	48,844	32,325	42,078	
Estimated Gross Income	\$1,657,277	\$1,495,900	\$908,000	
Gross Income per SqFt	\$33.93	\$46.28	\$21.58	
Estimated Expense	\$507,001	\$374,047	\$386,545	
Expense SqFt	\$10.38	\$11.57	\$9.19	
Net Operating Income	\$1,150,276	\$1,121,853	\$521,455	
Full Market Value	\$8,535,000	\$8,434,000	\$3,823,000	
Market Value per SqFt	\$174.74	\$260.91	\$90.86	
Distance from Cooperative in miles		0.18	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00797-0076	1-00796-0067	1-00797-0074	1-00792-0012
Address	162 WEST 22 STREET	150 WEST 21 STREET	160 WEST 22 STREET	141 WEST 16 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	61	49	49
Year Built	1950	1950	2000	1940
Gross SqFt	31,759	48,249	41,423	34,662
Estimated Gross Income	\$963,250	\$1,304,072	\$1,317,459	\$1,051,149
Gross Income per SqFt	\$30.33	\$27.03	\$31.81	\$30.33
Estimated Expense	\$196,588	\$236,441	\$240,635	\$214,423
Expense SqFt	\$6.19	\$4.90	\$5.81	\$6.19
Net Operating Income	\$766,662	\$1,067,631	\$1,076,824	\$836,726
Full Market Value	\$5,739,000	\$7,707,000	\$6,446,000	\$6,263,000
Market Value per SqFt	\$180.70	\$159.73	\$155.61	\$180.69
Distance from Cooperative in miles		0.05	0.00	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-0017	1-00800-0010	1-00770-0051	1-00797-0074
Address	147 WEST 22 STREET	149 WEST 24 STREET	220 WEST 21 STREET	160 WEST 22 STREET
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	14	35	49
Year Built	1909	1904	1920	2000
Gross SqFt	45,451	42,078	25,778	41,423
Estimated Gross Income	\$1,348,077	\$908,000	\$764,518	\$1,317,459
Gross Income per SqFt	\$29.66	\$21.58	\$29.66	\$31.81
Estimated Expense	\$440,875	\$386,545	\$250,067	\$240,635
Expense SqFt	\$9.70	\$9.19	\$9.70	\$5.81
Net Operating Income	\$907,202	\$521,455	\$514,451	\$1,076,824
Full Market Value	\$6,800,000	\$3,823,000	\$3,856,000	\$6,446,000
Market Value per SqFt	\$149.61	\$90.86	\$149.58	\$155.61
Distance from Cooperative in miles		0.10	0.19	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-0026	1-00720-0045	1-00717-0077	
Address	129 WEST 22 STREET	401 WEST 22 STREET	460 WEST 20 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	17	59	75	
Year Built	1909	1999	1999	
Gross SqFt	45,006	58,394	68,260	
Estimated Gross Income	\$1,358,281	\$2,463,988	\$3,221,669	
Gross Income per SqFt	\$30.18	\$42.20	\$47.20	
Estimated Expense	\$326,744	\$746,441	\$718,653	
Expense SqFt	\$7.26	\$12.78	\$10.53	
Net Operating Income	\$1,031,537	\$1,717,547	\$2,503,016	
Full Market Value	\$7,724,000	\$12,961,000	\$18,806,000	
Market Value per SqFt	\$171.62	\$221.96	\$275.51	
Distance from Cooperative in miles		0.51	0.53	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00798-0071	1-00772-0018	1-00773-0056	
Address	148 WEST 23 STREET	235 WEST 22 STREET	220 WEST 24 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	107	150	118	
Year Built	1910	1974	1930	
Gross SqFt	127,000	116,586	57,207	
Estimated Gross Income	\$3,700,780	\$3,640,627	\$1,547,467	
Gross Income per SqFt	\$29.14	\$31.23	\$27.05	
Estimated Expense	\$1,117,600	\$815,472	\$606,381	
Expense SqFt	\$8.80	\$6.99	\$10.60	
Net Operating Income	\$2,583,180	\$2,825,155	\$941,086	
Full Market Value	\$19,385,000	\$21,094,000	\$6,793,000	
Market Value per SqFt	\$152.64	\$180.93	\$118.74	
Distance from Cooperative in miles		0.17	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00799-0035	1-00771-0046	1-00773-0027	1-00793-0001
Address	101 WEST 23 STREET	196 7 AVENUE	225 WEST 23 STREET	119 7 AVENUE
Neighborhood	CHELSEA	CHELSEA	CHELSEA	CHELSEA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	84	85	138	59
Year Built	1958	1940	1930	1950
Gross SqFt	94,835	76,450	66,524	53,123
Estimated Gross Income	\$2,631,671	\$2,126,075	\$1,845,723	\$1,235,522
Gross Income per SqFt	\$27.75	\$27.81	\$27.75	\$23.26
Estimated Expense	\$982,491	\$850,889	\$689,397	\$380,466
Expense SqFt	\$10.36	\$11.13	\$10.36	\$7.16
Net Operating Income	\$1,649,180	\$1,275,186	\$1,156,326	\$855,056
Full Market Value	\$11,881,000	\$9,185,000	\$8,330,000	\$6,239,000
Market Value per SqFt	\$125.28	\$120.14	\$125.22	\$117.44
Distance from Cooperative in miles		0.20	0.17	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00799-0057	1-01034-0007	1-01058-0062	
Address	130 WEST 24 STREET	337 WEST 43 STREET	698 10 AVENUE	
Neighborhood	CHELSEA	MIDTOWN WEST	CLINTON	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	13	25	10	
Year Built	1898	1988	1910	
Gross SqFt	33,514	17,600	9,385	
Estimated Gross Income	\$1,117,357	\$581,779	\$315,390	
Gross Income per SqFt	\$33.34	\$33.06	\$33.61	
Estimated Expense	\$433,336	\$217,833	\$126,553	
Expense SqFt	\$12.93	\$12.38	\$13.48	
Net Operating Income	\$684,021	\$363,946	\$188,837	
Full Market Value	\$5,082,000	\$2,233,000	\$3,942,000	
Market Value per SqFt	\$151.64	\$126.88	\$420.03	
Distance from Cooperative in miles		1.04	1.32	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00801-0030	1-00764-0007	1-00798-0054	
Address	107 WEST 25 STREET	253 WEST 14 STREET	118 WEST 23 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	27	47	44	
Year Built	1905	1930	1987	
Gross SqFt	41,042	39,628	48,539	
Estimated Gross Income	\$1,332,223	\$1,496,883	\$1,791,251	
Gross Income per SqFt	\$32.46	\$37.77	\$36.90	
Estimated Expense	\$306,994	\$481,589	\$518,559	
Expense SqFt	\$7.48	\$12.15	\$10.68	
Net Operating Income	\$1,025,229	\$1,015,294	\$1,272,692	
Full Market Value	\$7,630,000	\$7,686,000	\$9,370,000	
Market Value per SqFt	\$185.91	\$193.95	\$193.04	
Distance from Cooperative in miles		0.55	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00801-0065	1-00790-0028	1-00798-0054	
Address	142 WEST 26 STREET	103 WEST 14 STREET	118 WEST 23 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	18	58	44	
Year Built	1911	1950	1987	
Gross SqFt	52,543	55,233	48,539	
Estimated Gross Income	\$1,792,770	\$1,731,590	\$1,791,251	
Gross Income per SqFt	\$34.12	\$31.35	\$36.90	
Estimated Expense	\$561,160	\$590,696	\$518,559	
Expense SqFt	\$10.68	\$10.69	\$10.68	
Net Operating Income	\$1,231,610	\$1,140,894	\$1,272,692	
Full Market Value	\$9,128,000	\$8,516,000	\$9,370,000	
Market Value per SqFt	\$173.72	\$154.18	\$193.04	
Distance from Cooperative in miles		0.52	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00802-0031	1-00801-0049	1-00828-0063	1-00827-0063
Address	109 WEST 26 STREET	110 WEST 26 STREET	26 WEST 27 STREET	28 WEST 26 STREET
Neighborhood	CHELSEA	CHELSEA	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	15	13	27	32
Year Built	1910	1907	1925	1925
Gross SqFt	53,350	26,027	13,825	14,217
Estimated Gross Income	\$1,662,386	\$596,181	\$494,396	\$442,971
Gross Income per SqFt	\$31.16	\$22.91	\$35.76	\$31.16
Estimated Expense	\$395,324	\$205,510	\$151,971	\$105,323
Expense SqFt	\$7.41	\$7.90	\$10.99	\$7.41
Net Operating Income	\$1,267,062	\$390,671	\$342,425	\$337,648
Full Market Value	\$9,462,000	\$2,853,000	\$2,530,000	\$2,521,000
Market Value per SqFt	\$177.36	\$109.62	\$183.00	\$177.32
Distance from Cooperative in miles		0.05	0.15	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00802-0052	1-00790-0028	1-00741-0067	
Address	114 WEST 27 STREET	103 WEST 14 STREET	112 9 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	20	58	72	
Year Built	1907	1950	1938	
Gross SqFt	50,400	55,233	57,706	
Estimated Gross Income	\$1,395,576	\$1,731,590	\$1,620,384	
Gross Income per SqFt	\$27.69	\$31.35	\$28.08	
Estimated Expense	\$387,576	\$590,696	\$473,766	
Expense SqFt	\$7.69	\$10.69	\$8.21	
Net Operating Income	\$1,008,000	\$1,140,894	\$1,146,618	
Full Market Value	\$7,263,000	\$8,516,000	\$6,088,000	
Market Value per SqFt	\$144.11	\$154.18	\$105.50	
Distance from Cooperative in miles		0.57	0.54	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00803-0014	1-00794-0062	1-00802-0001	
Address	143 WEST 27 STREET	140 WEST 19 STREET	283 7 AVENUE	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	
Total Units	16	26	18	
Year Built	1910	1920	1920	
Gross SqFt	20,026	18,714	25,144	
Estimated Gross Income	\$662,060	\$885,244	\$794,866	
Gross Income per SqFt	\$33.06	\$47.30	\$31.61	
Estimated Expense	\$247,922	\$179,621	\$209,253	
Expense SqFt	\$12.38	\$9.60	\$8.32	
Net Operating Income	\$414,138	\$705,623	\$585,613	
Full Market Value	\$3,078,000	\$5,301,000	\$4,369,000	
Market Value per SqFt	\$153.70	\$283.26	\$173.76	
Distance from Cooperative in miles		0.43	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00803-0065	1-00801-0049	1-00776-0020	
Address	146 WEST 28 STREET	110 WEST 26 STREET	229 WEST 26 STREET	
Neighborhood	CHELSEA	CHELSEA	CHELSEA	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	20	13	26	
Year Built	1910	1907	1925	
Gross SqFt	28,250	26,027	13,000	
Estimated Gross Income	\$665,288	\$596,181	\$314,303	
Gross Income per SqFt	\$23.55	\$22.91	\$24.18	
Estimated Expense	\$261,313	\$205,510	\$137,649	
Expense SqFt	\$9.25	\$7.90	\$10.59	
Net Operating Income	\$403,975	\$390,671	\$176,654	
Full Market Value	\$2,946,000	\$2,853,000	\$1,285,000	
Market Value per SqFt	\$104.28	\$109.62	\$98.85	
Distance from Cooperative in miles		0.10	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00804-0008	1-00801-0049	1-00828-0063	1-00798-0054
Address	151 WEST 28 STREET	110 WEST 26 STREET	26 WEST 27 STREET	118 WEST 23 STREET
Neighborhood	FASHION	CHELSEA	FLATIRON	CHELSEA
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	19	13	27	44
Year Built	1922	1907	1925	1987
Gross SqFt	39,471	26,027	13,825	48,539
Estimated Gross Income	\$1,411,483	\$596,181	\$494,396	\$1,791,251
Gross Income per SqFt	\$35.76	\$22.91	\$35.76	\$36.90
Estimated Expense	\$433,786	\$205,510	\$151,971	\$518,559
Expense SqFt	\$10.99	\$7.90	\$10.99	\$10.68
Net Operating Income	\$977,697	\$390,671	\$342,425	\$1,272,692
Full Market Value	\$7,222,000	\$2,853,000	\$2,530,000	\$9,370,000
Market Value per SqFt	\$182.97	\$109.62	\$183.00	\$193.04
Distance from Cooperative in miles		0.14	0.18	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00804-0018	1-00878-0004	1-00469-0030	
Address	131 WEST 28 STREET	295 PARK AVENUE SOUTH	223 2 AVENUE	
Neighborhood	FASHION	GRAMERCY	EAST VILLAGE	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	25	190	75	
Year Built	1909	1900	1925	
Gross SqFt	34,689	145,299	63,158	
Estimated Gross Income	\$1,273,780	\$7,020,404	\$2,515,280	
Gross Income per SqFt	\$36.72	\$48.32	\$39.83	
Estimated Expense	\$434,653	\$1,887,171	\$730,891	
Expense SqFt	\$12.53	\$12.99	\$11.57	
Net Operating Income	\$839,127	\$5,133,233	\$1,784,389	
Full Market Value	\$6,181,000	\$38,509,000	\$13,488,000	
Market Value per SqFt	\$178.18	\$265.03	\$213.56	
Distance from Cooperative in miles		0.59	1.03	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00804-0049	1-00754-0001	1-00786-0042	
Address	114 WEST 29 STREET	363 WEST 30 STREET	488 7 AVENUE	
Neighborhood	FASHION	FASHION	FASHION	
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	
Total Units	46	80	108	
Year Built	1912	2000	1902	
Gross SqFt	73,668	82,853	88,872	
Estimated Gross Income	\$2,207,093	\$2,430,646	\$3,068,183	
Gross Income per SqFt	\$29.96	\$29.34	\$34.52	
Estimated Expense	\$691,743	\$626,395	\$792,441	
Expense SqFt	\$9.39	\$7.56	\$8.92	
Net Operating Income	\$1,515,350	\$1,804,251	\$2,275,742	
Full Market Value	\$11,352,000	\$13,533,000	\$16,854,000	
Market Value per SqFt	\$154.10	\$163.34	\$189.64	
Distance from Cooperative in miles		0.35	0.43	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-0031	1-00913-0001	1-00889-0068	1-00872-0035
Address	3 WEST 14 STREET	471 3 AVENUE	120 EAST 34 STREET	166 3 AVENUE
Neighborhood	FLATIRON	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	439	311	282	242
Year Built	1964	1972	1962	1963
Gross SqFt	350,000	351,560	310,860	236,064
Estimated Gross Income	\$11,998,000	\$12,598,191	\$10,655,762	\$6,572,899
Gross Income per SqFt	\$34.28	\$35.84	\$34.28	\$27.84
Estimated Expense	\$3,342,500	\$3,249,539	\$2,969,917	\$2,021,190
Expense SqFt	\$9.55	\$9.24	\$9.55	\$8.56
Net Operating Income	\$8,655,500	\$9,348,652	\$7,685,845	\$4,551,709
Full Market Value	\$64,134,000	\$69,050,000	\$56,949,000	\$24,530,000
Market Value per SqFt	\$183.24	\$196.41	\$183.20	\$103.91
Distance from Cooperative in miles		1.02	0.97	0.44

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-0059	1-00575-0077	1-00791-0078	
Address	30 WEST 15 STREET	55 WEST 11 STREET	91 7 AVENUE	
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	CHELSEA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	22	88	69	
Year Built	1908	1924	1920	
Gross SqFt	60,139	63,943	62,400	
Estimated Gross Income	\$2,318,960	\$2,450,267	\$2,420,692	
Gross Income per SqFt	\$38.56	\$38.32	\$38.79	
Estimated Expense	\$712,046	\$838,784	\$658,186	
Expense SqFt	\$11.84	\$13.12	\$10.55	
Net Operating Income	\$1,606,914	\$1,611,483	\$1,762,506	
Full Market Value	\$12,158,000	\$12,194,000	\$13,333,000	
Market Value per SqFt	\$202.16	\$190.70	\$213.67	
Distance from Cooperative in miles		0.16	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-0062	1-00570-0008	1-00570-0017	1-00573-0011
Address	36 WEST 15 STREET	6 EAST 13 STREET	24 EAST 13 STREET	60 WEST 10 STREET
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	12	54	25	27
Year Built	1909	1900	1910	1910
Gross SqFt	31,272	49,408	27,760	20,797
Estimated Gross Income	\$1,053,554	\$1,949,681	\$935,230	\$694,585
Gross Income per SqFt	\$33.69	\$39.46	\$33.69	\$33.40
Estimated Expense	\$355,250	\$500,971	\$315,404	\$224,945
Expense SqFt	\$11.36	\$10.14	\$11.36	\$10.82
Net Operating Income	\$698,304	\$1,448,710	\$619,826	\$469,640
Full Market Value	\$5,184,000	\$10,954,000	\$4,602,000	\$3,489,000
Market Value per SqFt	\$165.77	\$221.70	\$165.78	\$167.76
Distance from Cooperative in miles		0.19	0.19	0.25

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-0063	1-00570-0017	1-00573-0011	
Address	38 WEST 15 STREET	24 EAST 13 STREET	60 WEST 10 STREET	
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	13	25	27	
Year Built	1903	1910	1910	
Gross SqFt	27,075	27,760	20,797	
Estimated Gross Income	\$908,366	\$935,230	\$694,585	
Gross Income per SqFt	\$33.55	\$33.69	\$33.40	
Estimated Expense	\$300,262	\$315,404	\$224,945	
Expense SqFt	\$11.09	\$11.36	\$10.82	
Net Operating Income	\$608,104	\$619,826	\$469,640	
Full Market Value	\$4,516,000	\$4,602,000	\$3,489,000	
Market Value per SqFt	\$166.80	\$165.78	\$167.76	
Distance from Cooperative in miles		0.19	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00816-0078	1-00935-0053	1-00916-0019	1-00393-0056
Address	546 AVENUE OF THE AMERICA	312 EAST 30 STREET	229 EAST 35 STREET	355 EAST 10 STREET
Neighborhood	FLATIRON	KIPS BAY	MURRAY HILL	ALPHABET CITY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	67	12	33
Year Built	1920	1986	2003	1920
Gross SqFt	22,000	47,820	8,176	38,520
Estimated Gross Income	\$743,380	\$1,656,890	\$276,238	\$1,144,863
Gross Income per SqFt	\$33.79	\$34.65	\$33.79	\$29.72
Estimated Expense	\$118,360	\$580,343	\$43,984	\$343,276
Expense SqFt	\$5.38	\$12.14	\$5.38	\$8.91
Net Operating Income	\$625,020	\$1,076,547	\$232,254	\$801,587
Full Market Value	\$4,639,000	\$7,971,000	\$1,724,000	\$6,008,000
Market Value per SqFt	\$210.86	\$166.69	\$210.86	\$155.97
Distance from Cooperative in miles		1.00	1.16	1.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00817-0025	1-00935-0053	1-00393-0056	
Address	29 WEST 15 STREET	312 EAST 30 STREET	355 EAST 10 STREET	
Neighborhood	FLATIRON	KIPS BAY	ALPHABET CITY	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	11	67	33	
Year Built	1905	1986	1920	
Gross SqFt	22,220	47,820	38,520	
Estimated Gross Income	\$715,262	\$1,656,890	\$1,144,863	
Gross Income per SqFt	\$32.19	\$34.65	\$29.72	
Estimated Expense	\$234,199	\$580,343	\$343,276	
Expense SqFt	\$10.54	\$12.14	\$8.91	
Net Operating Income	\$481,063	\$1,076,547	\$801,587	
Full Market Value	\$3,582,000	\$7,971,000	\$6,008,000	
Market Value per SqFt	\$161.21	\$166.69	\$155.97	
Distance from Cooperative in miles		0.96	1.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00817-0029	1-00816-0007	1-00816-0042	
Address	5 WEST 15 STREET	53 WEST 14 STREET	92 5 AVENUE	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	491	245	223	
Year Built	1964	1965	1962	
Gross SqFt	415,000	310,000	180,000	
Estimated Gross Income	\$10,528,550	\$6,718,745	\$5,232,885	
Gross Income per SqFt	\$25.37	\$21.67	\$29.07	
Estimated Expense	\$3,805,550	\$2,803,566	\$1,673,391	
Expense SqFt	\$9.17	\$9.04	\$9.30	
Net Operating Income	\$6,723,000	\$3,915,179	\$3,559,494	
Full Market Value	\$48,753,000	\$28,695,000	\$26,713,000	
Market Value per SqFt	\$117.48	\$92.56	\$148.41	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00817-0057	1-00819-0020	1-00790-0028	1-00817-0001
Address	4 WEST 16 STREET	31 WEST 17 STREET	103 WEST 14 STREET	552 AVENUE OF THE AMERICA
Neighborhood	FLATIRON	FLATIRON	CHELSEA	FLATIRON
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	17	14	58	111
Year Built	1902	2005	1950	1973
Gross SqFt	33,080	27,600	55,233	101,231
Estimated Gross Income	\$1,037,058	\$1,050,343	\$1,731,590	\$3,088,232
Gross Income per SqFt	\$31.35	\$38.06	\$31.35	\$30.51
Estimated Expense	\$353,625	\$249,180	\$590,696	\$809,878
Expense SqFt	\$10.69	\$9.03	\$10.69	\$8.00
Net Operating Income	\$683,433	\$801,163	\$1,140,894	\$2,278,354
Full Market Value	\$5,101,000	\$6,064,000	\$8,516,000	\$17,036,000
Market Value per SqFt	\$154.20	\$219.71	\$154.18	\$168.29
Distance from Cooperative in miles		0.09	0.19	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00817-0085	1-00817-0001	1-00816-0042	1-00818-0019
Address	568 AVENUE OF THE AMERICA	552 AVENUE OF THE AMERICA	92 5 AVENUE	27 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	121	111	223	63
Year Built	1955	1973	1962	1907
Gross SqFt	126,300	101,231	180,000	41,300
Estimated Gross Income	\$3,853,413	\$3,088,232	\$5,232,885	\$1,841,747
Gross Income per SqFt	\$30.51	\$30.51	\$29.07	\$44.59
Estimated Expense	\$1,010,400	\$809,878	\$1,673,391	\$547,499
Expense SqFt	\$8.00	\$8.00	\$9.30	\$13.26
Net Operating Income	\$2,843,013	\$2,278,354	\$3,559,494	\$1,294,248
Full Market Value	\$21,258,000	\$17,036,000	\$26,713,000	\$9,742,000
Market Value per SqFt	\$168.31	\$168.29	\$148.41	\$235.88
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00818-0058	1-00844-0008	1-00843-0041	
Address	12 WEST 17 STREET	9 EAST 16 STREET	8 EAST 16 STREET	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	12	16	20	
Year Built	1925	1900	1925	
Gross SqFt	30,240	30,680	20,795	
Estimated Gross Income	\$975,845	\$1,211,840	\$671,016	
Gross Income per SqFt	\$32.27	\$39.50	\$32.27	
Estimated Expense	\$264,298	\$337,800	\$181,825	
Expense SqFt	\$8.74	\$11.01	\$8.74	
Net Operating Income	\$711,547	\$874,040	\$489,191	
Full Market Value	\$5,298,000	\$6,608,000	\$3,642,000	
Market Value per SqFt	\$175.20	\$215.38	\$175.14	
Distance from Cooperative in miles		0.15	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00818-0059	1-00818-0019	1-00818-0010	1-00850-0064
Address	14 WEST 17 STREET	27 WEST 16 STREET	43 WEST 16 STREET	12 EAST 22 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	19	63	95	87
Year Built	1906	1907	1911	1911
Gross SqFt	50,672	41,300	64,049	78,646
Estimated Gross Income	\$1,644,813	\$1,841,747	\$2,928,925	\$3,548,932
Gross Income per SqFt	\$32.46	\$44.59	\$45.73	\$45.13
Estimated Expense	\$379,027	\$547,499	\$827,202	\$962,364
Expense SqFt	\$7.48	\$13.26	\$12.92	\$12.24
Net Operating Income	\$1,265,786	\$1,294,248	\$2,101,723	\$2,586,568
Full Market Value	\$9,420,000	\$9,742,000	\$15,807,000	\$19,463,000
Market Value per SqFt	\$185.90	\$235.88	\$246.80	\$247.48
Distance from Cooperative in miles		0.00	0.00	0.31

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00818-0073	1-00843-0041	1-00844-0017	
Address	40 WEST 17 STREET	8 EAST 16 STREET	31 UNION SQUARE	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	23	20	88	
Year Built	1910	1925	1902	
Gross SqFt	49,520	20,795	118,067	
Estimated Gross Income	\$1,522,245	\$671,016	\$3,448,836	
Gross Income per SqFt	\$30.74	\$32.27	\$29.21	
Estimated Expense	\$486,286	\$181,825	\$1,286,334	
Expense SqFt	\$9.82	\$8.74	\$10.89	
Net Operating Income	\$1,035,959	\$489,191	\$2,162,502	
Full Market Value	\$7,743,000	\$3,642,000	\$16,225,000	
Market Value per SqFt	\$156.36	\$175.14	\$137.42	
Distance from Cooperative in miles		0.16	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00821-0038	1-00843-0003	1-00817-0001	1-00850-0039
Address	142 5 AVENUE	75 5 AVENUE	552 AVENUE OF THE AMERICA	268 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	23	74	111	77
Year Built	1900	1984	1973	1927
Gross SqFt	91,000	63,255	101,231	99,750
Estimated Gross Income	\$2,835,560	\$2,641,970	\$3,088,232	\$4,599,769
Gross Income per SqFt	\$31.16	\$41.77	\$30.51	\$46.11
Estimated Expense	\$628,810	\$557,246	\$809,878	\$1,223,201
Expense SqFt	\$6.91	\$8.81	\$8.00	\$12.26
Net Operating Income	\$2,206,750	\$2,084,724	\$2,278,354	\$3,376,568
Full Market Value	\$16,479,000	\$13,200,000	\$17,036,000	\$25,390,000
Market Value per SqFt	\$181.09	\$208.68	\$168.29	\$254.54
Distance from Cooperative in miles		0.24	0.18	0.23

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00822-0045	1-00819-0059	1-00817-0001	
Address	4 WEST 21 STREET	30 WEST 18 STREET	552 AVENUE OF THE AMERICA	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	58	100	111	
Year Built	2005	2005	1973	
Gross SqFt	119,136	98,690	101,231	
Estimated Gross Income	\$4,162,612	\$3,824,599	\$3,088,232	
Gross Income per SqFt	\$34.94	\$38.75	\$30.51	
Estimated Expense	\$883,989	\$1,010,469	\$809,878	
Expense SqFt	\$7.42	\$10.24	\$8.00	
Net Operating Income	\$3,278,623	\$2,814,130	\$2,278,354	
Full Market Value	\$24,261,000	\$21,289,000	\$17,036,000	
Market Value per SqFt	\$203.64	\$215.72	\$168.29	
Distance from Cooperative in miles		0.13	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00823-0065	1-00798-0054	1-00827-0063	
Address	40 WEST 22 STREET	118 WEST 23 STREET	28 WEST 26 STREET	
Neighborhood	FLATIRON	CHELSEA	FLATIRON	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	13	44	32	
Year Built	1909	1987	1925	
Gross SqFt	50,313	48,539	14,217	
Estimated Gross Income	\$1,695,045	\$1,791,251	\$442,971	
Gross Income per SqFt	\$33.69	\$36.90	\$31.16	
Estimated Expense	\$437,220	\$518,559	\$105,323	
Expense SqFt	\$8.69	\$10.68	\$7.41	
Net Operating Income	\$1,257,825	\$1,272,692	\$337,648	
Full Market Value	\$9,338,000	\$9,370,000	\$2,521,000	
Market Value per SqFt	\$185.60	\$193.04	\$177.32	
Distance from Cooperative in miles		0.19	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00825-0071	1-00827-0063	1-00796-0067	
Address	36 WEST 24 STREET	28 WEST 26 STREET	150 WEST 21 STREET	
Neighborhood	FLATIRON	FLATIRON	CHELSEA	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	26	32	61	
Year Built	1905	1925	1950	
Gross SqFt	69,823	14,217	48,249	
Estimated Gross Income	\$2,031,849	\$442,971	\$1,304,072	
Gross Income per SqFt	\$29.10	\$31.16	\$27.03	
Estimated Expense	\$430,110	\$105,323	\$236,441	
Expense SqFt	\$6.16	\$7.41	\$4.90	
Net Operating Income	\$1,601,739	\$337,648	\$1,067,631	
Full Market Value	\$12,021,000	\$2,521,000	\$7,707,000	
Market Value per SqFt	\$172.16	\$177.32	\$159.73	
Distance from Cooperative in miles		0.10	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00826-0029	1-00827-0063	1-00797-0074	1-00796-0048
Address	13 WEST 24 STREET	28 WEST 26 STREET	160 WEST 22 STREET	120 WEST 21 STREET
Neighborhood	FLATIRON	FLATIRON	CHELSEA	CHELSEA
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	13	32	49	213
Year Built	1906	1925	2000	2000
Gross SqFt	48,991	14,217	41,423	174,621
Estimated Gross Income	\$1,526,560	\$442,971	\$1,317,459	\$5,099,743
Gross Income per SqFt	\$31.16	\$31.16	\$31.81	\$29.20
Estimated Expense	\$363,023	\$105,323	\$240,635	\$1,242,281
Expense SqFt	\$7.41	\$7.41	\$5.81	\$7.11
Net Operating Income	\$1,163,537	\$337,648	\$1,076,824	\$3,857,462
Full Market Value	\$8,689,000	\$2,521,000	\$6,446,000	\$22,220,000
Market Value per SqFt	\$177.36	\$177.32	\$155.61	\$127.25
Distance from Cooperative in miles		0.05	0.22	0.25

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00827-0042	1-00846-0001	1-00819-0020	
Address	208 5 AVENUE	97 5 AVENUE	31 WEST 17 STREET	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	14	29	14	
Year Built	1915	1900	2005	
Gross SqFt	23,261	22,503	27,600	
Estimated Gross Income	\$779,941	\$1,188,993	\$1,050,343	
Gross Income per SqFt	\$33.53	\$52.84	\$38.06	
Estimated Expense	\$268,432	\$280,294	\$249,180	
Expense SqFt	\$11.54	\$12.46	\$9.03	
Net Operating Income	\$511,509	\$908,699	\$801,163	
Full Market Value	\$3,799,000	\$6,795,000	\$6,064,000	
Market Value per SqFt	\$163.32	\$301.96	\$219.71	
Distance from Cooperative in miles		0.39	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00827-0060	1-00827-0063	1-00832-0066	
Address	22 WEST 26 STREET	28 WEST 26 STREET	1226 BROADWAY	
Neighborhood	FLATIRON	FLATIRON	FASHION	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	21	32	265	
Year Built	1910	1925	1969	
Gross SqFt	48,685	14,217	133,394	
Estimated Gross Income	\$1,537,472	\$442,971	\$4,268,935	
Gross Income per SqFt	\$31.58	\$31.16	\$32.00	
Estimated Expense	\$524,824	\$105,323	\$1,887,923	
Expense SqFt	\$10.78	\$7.41	\$14.15	
Net Operating Income	\$1,012,648	\$337,648	\$2,381,012	
Full Market Value	\$7,555,000	\$2,521,000	\$17,750,000	
Market Value per SqFt	\$155.18	\$177.32	\$133.06	
Distance from Cooperative in miles		0.00	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00827-0068	1-00850-0064	1-00843-0003	
Address	38 WEST 26 STREET	12 EAST 22 STREET	75 5 AVENUE	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	13	87	74	
Year Built	1909	1911	1984	
Gross SqFt	65,150	78,646	63,255	
Estimated Gross Income	\$2,078,937	\$3,548,932	\$2,641,970	
Gross Income per SqFt	\$31.91	\$45.13	\$41.77	
Estimated Expense	\$650,197	\$962,364	\$557,246	
Expense SqFt	\$9.98	\$12.24	\$8.81	
Net Operating Income	\$1,428,740	\$2,586,568	\$2,084,724	
Full Market Value	\$10,653,000	\$19,463,000	\$13,200,000	
Market Value per SqFt	\$163.51	\$247.48	\$208.68	
Distance from Cooperative in miles		0.30	0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00830-0046	1-00835-0015	1-00827-0063	1-00860-0022
Address	2 WEST 29 STREET	35 WEST 33 STREET	28 WEST 26 STREET	119 MADISON AVENUE
Neighborhood	FASHION	FASHION	FLATIRON	MURRAY HILL
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	24	171	32	112
Year Built	1928	2002	1925	1938
Gross SqFt	69,649	160,126	14,217	111,457
Estimated Gross Income	\$2,170,263	\$4,989,611	\$442,971	\$3,260,286
Gross Income per SqFt	\$31.16	\$31.16	\$31.16	\$29.25
Estimated Expense	\$626,841	\$1,441,891	\$105,323	\$900,893
Expense SqFt	\$9.00	\$9.00	\$7.41	\$8.08
Net Operating Income	\$1,543,422	\$3,547,720	\$337,648	\$2,359,393
Full Market Value	\$11,250,000	\$26,493,000	\$2,521,000	\$17,701,000
Market Value per SqFt	\$161.52	\$165.45	\$177.32	\$158.81
Distance from Cooperative in miles		0.24	0.17	0.21

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00830-0074	1-00860-0024	1-00835-0015	1-00860-0022
Address	46 WEST 29 STREET	27 EAST 30 STREET	35 WEST 33 STREET	119 MADISON AVENUE
Neighborhood	FASHION	MURRAY HILL	FASHION	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	27	35	171	112
Year Built	1924	1925	2002	1938
Gross SqFt	61,418	21,095	160,126	111,457
Estimated Gross Income	\$1,913,785	\$691,576	\$4,989,611	\$3,260,286
Gross Income per SqFt	\$31.16	\$32.78	\$31.16	\$29.25
Estimated Expense	\$455,107	\$216,274	\$1,441,891	\$900,893
Expense SqFt	\$7.41	\$10.25	\$9.00	\$8.08
Net Operating Income	\$1,458,678	\$475,302	\$3,547,720	\$2,359,393
Full Market Value	\$10,893,000	\$3,535,000	\$26,493,000	\$17,701,000
Market Value per SqFt	\$177.36	\$167.58	\$165.45	\$158.81
Distance from Cooperative in miles		0.30	0.25	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00831-0020	1-00916-0019	1-01034-0007	1-01061-0060
Address	1200 BROADWAY	229 EAST 35 STREET	337 WEST 43 STREET	458 WEST 52 STREET
Neighborhood	FASHION	MURRAY HILL	MIDTOWN WEST	CLINTON
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	45	12	25	26
Year Built	1906	2003	1988	1910
Gross SqFt	101,808	8,176	17,600	21,000
Estimated Gross Income	\$3,365,772	\$276,238	\$581,779	\$642,073
Gross Income per SqFt	\$33.06	\$33.79	\$33.06	\$30.57
Estimated Expense	\$1,260,383	\$43,984	\$217,833	\$188,156
Expense SqFt	\$12.38	\$5.38	\$12.38	\$8.96
Net Operating Income	\$2,105,389	\$232,254	\$363,946	\$453,917
Full Market Value	\$15,650,000	\$1,724,000	\$2,233,000	\$3,394,000
Market Value per SqFt	\$153.72	\$210.86	\$126.88	\$161.62
Distance from Cooperative in miles		0.59	0.88	1.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00832-0032	1-00827-0063	1-00835-0015	1-00860-0022
Address	11 WEST 30 STREET	28 WEST 26 STREET	35 WEST 33 STREET	119 MADISON AVENUE
Neighborhood	FASHION	FLATIRON	FASHION	MURRAY HILL
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	23	32	171	112
Year Built	1927	1925	2002	1938
Gross SqFt	62,091	14,217	160,126	111,457
Estimated Gross Income	\$1,934,756	\$442,971	\$4,989,611	\$3,260,286
Gross Income per SqFt	\$31.16	\$31.16	\$31.16	\$29.25
Estimated Expense	\$460,094	\$105,323	\$1,441,891	\$900,893
Expense SqFt	\$7.41	\$7.41	\$9.00	\$8.08
Net Operating Income	\$1,474,662	\$337,648	\$3,547,720	\$2,359,393
Full Market Value	\$10,035,000	\$2,521,000	\$26,493,000	\$17,701,000
Market Value per SqFt	\$161.62	\$177.32	\$165.45	\$158.81
Distance from Cooperative in miles		0.25	0.15	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00832-0039	1-00860-0024	1-00863-0044	
Address	284 5 AVENUE	27 EAST 30 STREET	66 EAST 34 STREET	
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	40	35	370	
Year Built	1900	1925	1913	
Gross SqFt	48,552	21,095	341,950	
Estimated Gross Income	\$1,552,207	\$691,576	\$11,274,257	
Gross Income per SqFt	\$31.97	\$32.78	\$32.97	
Estimated Expense	\$428,714	\$216,274	\$3,550,688	
Expense SqFt	\$8.83	\$10.25	\$10.38	
Net Operating Income	\$1,123,493	\$475,302	\$7,723,569	
Full Market Value	\$8,376,000	\$3,535,000	\$57,420,000	
Market Value per SqFt	\$172.52	\$167.58	\$167.92	
Distance from Cooperative in miles		0.21	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00833-0022	1-00827-0063	1-00835-0015	1-00865-0024
Address	31 WEST 31 STREET	28 WEST 26 STREET	35 WEST 33 STREET	35 EAST 35 STREET
Neighborhood	FASHION	FLATIRON	FASHION	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	11	32	171	135
Year Built	1905	1925	2002	1955
Gross SqFt	32,032	14,217	160,126	132,955
Estimated Gross Income	\$998,117	\$442,971	\$4,989,611	\$4,016,575
Gross Income per SqFt	\$31.16	\$31.16	\$31.16	\$30.21
Estimated Expense	\$237,357	\$105,323	\$1,441,891	\$942,407
Expense SqFt	\$7.41	\$7.41	\$9.00	\$7.09
Net Operating Income	\$760,760	\$337,648	\$3,547,720	\$3,074,168
Full Market Value	\$5,681,000	\$2,521,000	\$26,493,000	\$23,017,000
Market Value per SqFt	\$177.35	\$177.32	\$165.45	\$173.12
Distance from Cooperative in miles		0.30	0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00836-0064	1-00860-0024	1-00835-0015	1-00865-0042
Address	36 WEST 35 STREET	27 EAST 30 STREET	35 WEST 33 STREET	28 EAST 36 STREET
Neighborhood	FASHION	MURRAY HILL	FASHION	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	37	35	171	113
Year Built	1930	1925	2002	1949
Gross SqFt	24,646	21,095	160,126	128,072
Estimated Gross Income	\$767,969	\$691,576	\$4,989,611	\$3,911,081
Gross Income per SqFt	\$31.16	\$32.78	\$31.16	\$30.54
Estimated Expense	\$221,814	\$216,274	\$1,441,891	\$1,543,259
Expense SqFt	\$9.00	\$10.25	\$9.00	\$12.05
Net Operating Income	\$546,155	\$475,302	\$3,547,720	\$2,367,822
Full Market Value	\$4,079,000	\$3,535,000	\$26,493,000	\$17,705,000
Market Value per SqFt	\$165.50	\$167.58	\$165.45	\$138.24
Distance from Cooperative in miles		0.31	0.05	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00837-0040	1-00865-0032	1-00865-0040	1-00866-0035
Address	372 5 AVENUE	20 PARK AVENUE	30 PARK AVENUE	40 PARK AVENUE
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	129	102	247	160
Year Built	1928	1939	1955	1950
Gross SqFt	127,666	101,306	236,315	153,398
Estimated Gross Income	\$4,287,024	\$3,485,232	\$7,934,506	\$5,085,102
Gross Income per SqFt	\$33.58	\$34.40	\$33.58	\$33.15
Estimated Expense	\$1,506,459	\$1,145,125	\$2,788,207	\$1,579,746
Expense SqFt	\$11.80	\$11.30	\$11.80	\$10.30
Net Operating Income	\$2,780,565	\$2,340,107	\$5,146,299	\$3,505,356
Full Market Value	\$20,647,000	\$17,335,000	\$38,214,000	\$26,051,000
Market Value per SqFt	\$161.73	\$171.12	\$161.71	\$169.83
Distance from Cooperative in miles		0.24	0.24	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00839-0062	1-00916-0019	1-01034-0007	1-00911-0061
Address	26 WEST 38 STREET	229 EAST 35 STREET	337 WEST 43 STREET	449 3 AVENUE
Neighborhood	FASHION	MURRAY HILL	MIDTOWN WEST	MURRAY HILL
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	C7-WALK-UP
Total Units	11	12	25	16
Year Built	1910	2003	1988	1910
Gross SqFt	14,439	8,176	17,600	7,455
Estimated Gross Income	\$477,353	\$276,238	\$581,779	\$151,776
Gross Income per SqFt	\$33.06	\$33.79	\$33.06	\$20.36
Estimated Expense	\$178,755	\$43,984	\$217,833	\$43,209
Expense SqFt	\$12.38	\$5.38	\$12.38	\$5.80
Net Operating Income	\$298,598	\$232,254	\$363,946	\$108,567
Full Market Value	\$2,220,000	\$1,724,000	\$2,233,000	\$775,000
Market Value per SqFt	\$153.75	\$210.86	\$126.88	\$103.96
Distance from Cooperative in miles		0.56	0.60	0.65

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00839-0063	1-00866-0035	1-00835-0015	1-00865-0042
Address	28 WEST 38 STREET	40 PARK AVENUE	35 WEST 33 STREET	28 EAST 36 STREET
Neighborhood	FASHION	MURRAY HILL	FASHION	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	24	160	171	113
Year Built	1910	1950	2002	1949
Gross SqFt	55,870	153,398	160,126	128,072
Estimated Gross Income	\$1,740,909	\$5,085,102	\$4,989,611	\$3,911,081
Gross Income per SqFt	\$31.16	\$33.15	\$31.16	\$30.54
Estimated Expense	\$502,830	\$1,579,746	\$1,441,891	\$1,543,259
Expense SqFt	\$9.00	\$10.30	\$9.00	\$12.05
Net Operating Income	\$1,238,079	\$3,505,356	\$3,547,720	\$2,367,822
Full Market Value	\$9,246,000	\$26,051,000	\$26,493,000	\$17,705,000
Market Value per SqFt	\$165.49	\$169.83	\$165.45	\$138.24
Distance from Cooperative in miles		0.24	0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00841-0021	1-01298-0136	1-00862-0063	1-00837-0012
Address	32 WEST 40 STREET	692 3 AVENUE	18 EAST 33 STREET	55 WEST 35 STREET
Neighborhood	FASHION	MIDTOWN CBD	MURRAY HILL	FASHION
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	10	11	30
Year Built	1920	1915	1925	1920
Gross SqFt	10,329	6,461	8,395	36,109
Estimated Gross Income	\$325,467	\$349,282	\$264,496	\$1,094,444
Gross Income per SqFt	\$31.51	\$54.06	\$31.51	\$30.31
Estimated Expense	\$108,455	\$47,403	\$88,137	\$275,532
Expense SqFt	\$10.50	\$7.34	\$10.50	\$7.63
Net Operating Income	\$217,012	\$301,879	\$176,359	\$818,912
Full Market Value	\$1,619,000	\$2,550,000	\$1,316,000	\$6,130,000
Market Value per SqFt	\$156.74	\$394.68	\$156.76	\$169.76
Distance from Cooperative in miles		0.48	0.38	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00841-0066	1-00759-0030	1-00763-0005	
Address	28 WEST 40 STREET	317 WEST 35 STREET	532 9 AVENUE	
Neighborhood	FASHION	FASHION	FASHION	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	11	18	20	
Year Built	1920	1920	1901	
Gross SqFt	8,508	9,220	9,575	
Estimated Gross Income	\$262,982	\$278,180	\$304,986	
Gross Income per SqFt	\$30.91	\$30.17	\$31.85	
Estimated Expense	\$77,168	\$111,876	\$116,469	
Expense SqFt	\$9.07	\$12.13	\$12.16	
Net Operating Income	\$185,814	\$166,304	\$188,517	
Full Market Value	\$1,388,000	\$1,242,000	\$1,406,000	
Market Value per SqFt	\$163.14	\$134.71	\$146.84	
Distance from Cooperative in miles		0.55	0.52	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00841-0069	1-00865-0032	1-00866-0035	1-00835-0015
Address	30 WEST 40 STREET	20 PARK AVENUE	40 PARK AVENUE	35 WEST 33 STREET
Neighborhood	FASHION	MURRAY HILL	MURRAY HILL	FASHION
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	64	102	160	171
Year Built	1907	1939	1950	2002
Gross SqFt	69,925	101,306	153,398	160,126
Estimated Gross Income	\$2,348,082	\$3,485,232	\$5,085,102	\$4,989,611
Gross Income per SqFt	\$33.58	\$34.40	\$33.15	\$31.16
Estimated Expense	\$825,115	\$1,145,125	\$1,579,746	\$1,441,891
Expense SqFt	\$11.80	\$11.30	\$10.30	\$9.00
Net Operating Income	\$1,522,967	\$2,340,107	\$3,505,356	\$3,547,720
Full Market Value	\$11,309,000	\$17,335,000	\$26,051,000	\$26,493,000
Market Value per SqFt	\$161.73	\$171.12	\$169.83	\$165.45
Distance from Cooperative in miles		0.30	0.28	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00841-0070	1-00935-0053	1-01075-0047	
Address	36 WEST 40 STREET	312 EAST 30 STREET	530 WEST 47 STREET	
Neighborhood	FASHION	KIPS BAY	CLINTON	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	11	67	33	
Year Built	1930	1986	1999	
Gross SqFt	11,666	47,820	22,500	
Estimated Gross Income	\$395,477	\$1,656,890	\$769,304	
Gross Income per SqFt	\$33.90	\$34.65	\$34.19	
Estimated Expense	\$137,892	\$580,343	\$228,698	
Expense SqFt	\$11.82	\$12.14	\$10.16	
Net Operating Income	\$257,585	\$1,076,547	\$540,606	
Full Market Value	\$1,911,000	\$7,971,000	\$4,006,000	
Market Value per SqFt	\$163.81	\$166.69	\$178.04	
Distance from Cooperative in miles		0.84	0.92	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00842-0007	1-00816-0042	1-00817-0001	
Address	7 EAST 14 STREET	92 5 AVENUE	552 AVENUE OF THE AMERICA	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	504	223	111	
Year Built	1965	1962	1973	
Gross SqFt	430,000	180,000	101,231	
Estimated Gross Income	\$12,809,700	\$5,232,885	\$3,088,232	
Gross Income per SqFt	\$29.79	\$29.07	\$30.51	
Estimated Expense	\$3,719,500	\$1,673,391	\$809,878	
Expense SqFt	\$8.65	\$9.30	\$8.00	
Net Operating Income	\$9,090,200	\$3,559,494	\$2,278,354	
Full Market Value	\$68,122,000	\$26,713,000	\$17,036,000	
Market Value per SqFt	\$158.42	\$148.41	\$168.29	
Distance from Cooperative in miles		0.15	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00844-0011	1-00819-0059	1-00571-0025	1-00570-0017
Address	15 EAST 16 STREET	30 WEST 18 STREET	120 UNIVERSITY PLACE	24 EAST 13 STREET
Neighborhood	FLATIRON	FLATIRON	GREENWICH VILLAGE-CENTRAL	GREENWICH VILLAGE-CENTRAL
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	11	100	95	25
Year Built	1908	2005	1959	1910
Gross SqFt	49,520	98,690	59,299	27,760
Estimated Gross Income	\$1,884,236	\$3,824,599	\$2,256,204	\$935,230
Gross Income per SqFt	\$38.05	\$38.75	\$38.05	\$33.69
Estimated Expense	\$683,376	\$1,010,469	\$818,227	\$315,404
Expense SqFt	\$13.80	\$10.24	\$13.80	\$11.36
Net Operating Income	\$1,200,860	\$2,814,130	\$1,437,977	\$619,826
Full Market Value	\$9,089,000	\$21,289,000	\$10,884,000	\$4,602,000
Market Value per SqFt	\$183.54	\$215.72	\$183.54	\$165.78
Distance from Cooperative in miles		0.16	0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00846-0064	1-00846-0041	1-00818-0019	1-00818-0010
Address	18 EAST 18 STREET	220 PARK AVENUE SOUTH	27 WEST 16 STREET	43 WEST 16 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	11	36	63	95
Year Built	1900	1900	1907	1911
Gross SqFt	36,400	33,638	41,300	64,049
Estimated Gross Income	\$1,380,000	\$1,410,829	\$1,841,747	\$2,928,925
Gross Income per SqFt	\$37.91	\$41.94	\$44.59	\$45.73
Estimated Expense	\$415,000	\$586,952	\$547,499	\$827,202
Expense SqFt	\$11.40	\$17.45	\$13.26	\$12.92
Net Operating Income	\$965,000	\$823,877	\$1,294,248	\$2,101,723
Full Market Value	\$7,305,000	\$6,218,000	\$9,742,000	\$15,807,000
Market Value per SqFt	\$200.69	\$184.85	\$235.88	\$246.80
Distance from Cooperative in miles		0.10	0.15	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00846-0071	1-00571-0025	1-00817-0001	1-00816-0042
Address	105 5 AVENUE	120 UNIVERSITY PLACE	552 AVENUE OF THE AMERICA	92 5 AVENUE
Neighborhood	FLATIRON	GREENWICH VILLAGE-CENTRAL	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	43	95	111	223
Year Built	1907	1959	1973	1962
Gross SqFt	102,017	59,299	101,231	180,000
Estimated Gross Income	\$3,174,769	\$2,256,204	\$3,088,232	\$5,232,885
Gross Income per SqFt	\$31.12	\$38.05	\$30.51	\$29.07
Estimated Expense	\$1,265,011	\$818,227	\$809,878	\$1,673,391
Expense SqFt	\$12.40	\$13.80	\$8.00	\$9.30
Net Operating Income	\$1,909,758	\$1,437,977	\$2,278,354	\$3,559,494
Full Market Value	\$14,263,000	\$10,884,000	\$17,036,000	\$26,713,000
Market Value per SqFt	\$139.81	\$183.54	\$168.29	\$148.41
Distance from Cooperative in miles		0.19	0.17	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00847-0024	1-00843-0003	1-00850-0018	1-00872-0050
Address	874 BROADWAY	75 5 AVENUE	19 EAST 21 STREET	140 EAST 17 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	GRAMERCY
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	24	74	21	44
Year Built	1900	1984	1925	1930
Gross SqFt	43,073	63,255	12,844	29,796
Estimated Gross Income	\$1,559,673	\$2,641,970	\$465,136	\$954,688
Gross Income per SqFt	\$36.21	\$41.77	\$36.21	\$32.04
Estimated Expense	\$429,007	\$557,246	\$127,888	\$250,046
Expense SqFt	\$9.96	\$8.81	\$9.96	\$8.39
Net Operating Income	\$1,130,666	\$2,084,724	\$337,248	\$704,642
Full Market Value	\$8,338,000	\$13,200,000	\$2,487,000	\$5,253,000
Market Value per SqFt	\$193.58	\$208.68	\$193.63	\$176.30
Distance from Cooperative in miles		0.16	0.14	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00847-0038	1-00872-0050	1-00874-0060	1-00874-0021
Address	222 PARK AVENUE SOUTH	140 EAST 17 STREET	78 IRVING PLACE	70 IRVING PLACE
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	44	15	35
Year Built	1910	1930	1920	1949
Gross SqFt	106,841	29,796	16,069	21,840
Estimated Gross Income	\$3,354,807	\$954,688	\$504,640	\$685,107
Gross Income per SqFt	\$31.40	\$32.04	\$31.40	\$31.37
Estimated Expense	\$959,432	\$250,046	\$144,334	\$268,312
Expense SqFt	\$8.98	\$8.39	\$8.98	\$12.29
Net Operating Income	\$2,395,375	\$704,642	\$360,306	\$416,795
Full Market Value	\$17,879,000	\$5,253,000	\$2,689,000	\$3,111,000
Market Value per SqFt	\$167.34	\$176.30	\$167.34	\$142.45
Distance from Cooperative in miles		0.22	0.19	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00847-0050	1-00935-0053	1-00412-0008	
Address	40 EAST 19 STREET	312 EAST 30 STREET	186 ORCHARD STREET	
Neighborhood	FLATIRON	KIPS BAY	LOWER EAST SIDE	
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	15	67	22	
Year Built	1905	1986	1930	
Gross SqFt	37,857	47,820	12,225	
Estimated Gross Income	\$1,218,617	\$1,656,890	\$432,830	
Gross Income per SqFt	\$32.19	\$34.65	\$35.41	
Estimated Expense	\$399,013	\$580,343	\$127,237	
Expense SqFt	\$10.54	\$12.14	\$10.41	
Net Operating Income	\$819,604	\$1,076,547	\$305,593	
Full Market Value	\$6,103,000	\$7,971,000	\$2,259,000	
Market Value per SqFt	\$161.21	\$166.69	\$184.79	
Distance from Cooperative in miles		0.70	1.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00848-0012	1-00819-0020	1-00844-0019	1-00846-0041
Address	889 BROADWAY	31 WEST 17 STREET	33 UNION SQUARE	220 PARK AVENUE SOUTH
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	19	14	19	36
Year Built	1920	2005	1900	1900
Gross SqFt	38,983	27,600	43,841	33,638
Estimated Gross Income	\$1,265,388	\$1,050,343	\$2,790,918	\$1,410,829
Gross Income per SqFt	\$32.46	\$38.06	\$63.66	\$41.94
Estimated Expense	\$291,593	\$249,180	\$809,743	\$586,952
Expense SqFt	\$7.48	\$9.03	\$18.47	\$17.45
Net Operating Income	\$973,795	\$801,163	\$1,981,175	\$823,877
Full Market Value	\$7,247,000	\$6,064,000	\$14,669,000	\$6,218,000
Market Value per SqFt	\$185.90	\$219.71	\$334.60	\$184.85
Distance from Cooperative in miles		0.16	0.13	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00848-0074	1-00843-0003	1-00850-0064	
Address	129 5 AVENUE	75 5 AVENUE	12 EAST 22 STREET	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	
Total Units	32	74	87	
Year Built	1905	1984	1911	
Gross SqFt	57,115	63,255	78,646	
Estimated Gross Income	\$1,853,953	\$2,641,970	\$3,548,932	
Gross Income per SqFt	\$32.46	\$41.77	\$45.13	
Estimated Expense	\$427,220	\$557,246	\$962,364	
Expense SqFt	\$7.48	\$8.81	\$12.24	
Net Operating Income	\$1,426,733	\$2,084,724	\$2,586,568	
Full Market Value	\$10,618,000	\$13,200,000	\$19,463,000	
Market Value per SqFt	\$185.91	\$208.68	\$247.48	
Distance from Cooperative in miles		0.18	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00849-0055	1-00844-0008	1-00819-0020	
Address	30 EAST 21 STREET	9 EAST 16 STREET	31 WEST 17 STREET	
Neighborhood	FLATIRON	FLATIRON	FLATIRON	
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	14	16	14	
Year Built	1904	1900	2005	
Gross SqFt	32,800	30,680	27,600	
Estimated Gross Income	\$1,124,056	\$1,211,840	\$1,050,343	
Gross Income per SqFt	\$34.27	\$39.50	\$38.06	
Estimated Expense	\$420,496	\$337,800	\$249,180	
Expense SqFt	\$12.82	\$11.01	\$9.03	
Net Operating Income	\$703,560	\$874,040	\$801,163	
Full Market Value	\$5,213,000	\$6,608,000	\$6,064,000	
Market Value per SqFt	\$158.93	\$215.38	\$219.71	
Distance from Cooperative in miles		0.20	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00850-0057	1-00850-0019	1-00850-0062	1-00850-0018
Address	30 EAST 22 STREET	21 EAST 21 STREET	20 EAST 22 STREET	19 EAST 21 STREET
Neighborhood	FLATIRON	FLATIRON	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	23	26	23	21
Year Built	1925	1900	1925	1925
Gross SqFt	11,380	14,840	10,512	12,844
Estimated Gross Income	\$412,070	\$463,502	\$476,194	\$465,136
Gross Income per SqFt	\$36.21	\$31.23	\$45.30	\$36.21
Estimated Expense	\$113,345	\$122,156	\$138,233	\$127,888
Expense SqFt	\$9.96	\$8.23	\$13.15	\$9.96
Net Operating Income	\$298,725	\$341,346	\$337,961	\$337,248
Full Market Value	\$2,203,000	\$2,549,000	\$2,543,000	\$2,487,000
Market Value per SqFt	\$193.59	\$171.77	\$241.91	\$193.63
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00851-0013	1-00850-0018	1-00882-0021	1-00879-0070
Address	21 EAST 22 STREET	19 EAST 21 STREET	88 LEXINGTON AVENUE	124 EAST 24 STREET
Neighborhood	FLATIRON	FLATIRON	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	129	21	180	60
Year Built	1911	1925	1927	1939
Gross SqFt	149,276	12,844	152,310	40,266
Estimated Gross Income	\$5,118,674	\$465,136	\$5,222,358	\$1,379,990
Gross Income per SqFt	\$34.29	\$36.21	\$34.29	\$34.27
Estimated Expense	\$1,553,963	\$127,888	\$1,584,953	\$516,401
Expense SqFt	\$10.41	\$9.96	\$10.41	\$12.82
Net Operating Income	\$3,564,711	\$337,248	\$3,637,405	\$863,589
Full Market Value	\$26,413,000	\$2,487,000	\$26,952,000	\$6,399,000
Market Value per SqFt	\$176.94	\$193.63	\$176.95	\$158.92
Distance from Cooperative in miles		0.05	0.24	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00851-0028	1-00879-0069	1-00875-0060	1-00850-0019
Address	33 EAST 22 STREET	126 EAST 24 STREET	21 GRAMERCY PARK SOUTH	21 EAST 21 STREET
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	C4-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	28	23	26
Year Built	1938	1910	1910	1900
Gross SqFt	32,415	28,397	12,948	14,840
Estimated Gross Income	\$1,036,308	\$1,052,701	\$413,941	\$463,502
Gross Income per SqFt	\$31.97	\$37.07	\$31.97	\$31.23
Estimated Expense	\$214,263	\$351,516	\$85,623	\$122,156
Expense SqFt	\$6.61	\$12.38	\$6.61	\$8.23
Net Operating Income	\$822,045	\$701,185	\$328,318	\$341,346
Full Market Value	\$6,128,000	\$5,160,000	\$2,233,000	\$2,549,000
Market Value per SqFt	\$189.05	\$181.71	\$172.46	\$171.77
Distance from Cooperative in miles		0.14	0.26	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00857-0018	1-00882-0021	1-00879-0070	1-00860-0024
Address	66 MADISON AVENUE	88 LEXINGTON AVENUE	124 EAST 24 STREET	27 EAST 30 STREET
Neighborhood	FLATIRON	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	138	180	60	35
Year Built	1930	1927	1939	1925
Gross SqFt	140,000	152,310	40,266	21,095
Estimated Gross Income	\$4,797,800	\$5,222,358	\$1,379,990	\$691,576
Gross Income per SqFt	\$34.27	\$34.29	\$34.27	\$32.78
Estimated Expense	\$1,794,800	\$1,584,953	\$516,401	\$216,274
Expense SqFt	\$12.82	\$10.41	\$12.82	\$10.25
Net Operating Income	\$3,003,000	\$3,637,405	\$863,589	\$475,302
Full Market Value	\$22,251,000	\$26,952,000	\$6,399,000	\$3,535,000
Market Value per SqFt	\$158.94	\$176.95	\$158.92	\$167.58
Distance from Cooperative in miles		0.20	0.27	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00858-0032	1-00883-0047	1-00883-0031	1-00860-0024
Address	41 EAST 28 STREET	382 3 AVENUE	139 EAST 27 STREET	27 EAST 30 STREET
Neighborhood	MURRAY HILL	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D0-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	20	37	32	35
Year Built	1910	1984	1967	1925
Gross SqFt	26,615	30,800	15,360	21,095
Estimated Gross Income	\$884,683	\$1,082,500	\$510,555	\$691,576
Gross Income per SqFt	\$33.24	\$35.15	\$33.24	\$32.78
Estimated Expense	\$250,713	\$366,706	\$144,702	\$216,274
Expense SqFt	\$9.42	\$11.91	\$9.42	\$10.25
Net Operating Income	\$633,970	\$715,794	\$365,853	\$475,302
Full Market Value	\$4,711,000	\$5,294,000	\$2,718,000	\$3,535,000
Market Value per SqFt	\$177.01	\$171.88	\$176.95	\$167.58
Distance from Cooperative in miles		0.20	0.20	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00860-0027	1-00860-0015	1-00862-0009	
Address	33 EAST 30 STREET	118 MADISON AVENUE	9 EAST 32 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	43	13	77	
Year Built	1906	1920	1930	
Gross SqFt	41,670	34,545	39,740	
Estimated Gross Income	\$1,470,118	\$1,305,224	\$1,827,000	
Gross Income per SqFt	\$35.28	\$37.78	\$45.97	
Estimated Expense	\$399,199	\$307,371	\$495,256	
Expense SqFt	\$9.58	\$8.90	\$12.46	
Net Operating Income	\$1,070,919	\$997,853	\$1,331,744	
Full Market Value	\$7,919,000	\$7,554,000	\$10,015,000	
Market Value per SqFt	\$190.04	\$218.67	\$252.01	
Distance from Cooperative in miles		0.09	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00862-0011	1-00862-0009	1-00860-0015	1-00860-0024
Address	11 EAST 32 STREET	9 EAST 32 STREET	118 MADISON AVENUE	27 EAST 30 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	83	77	13	35
Year Built	1910	1930	1920	1925
Gross SqFt	45,920	39,740	34,545	21,095
Estimated Gross Income	\$1,775,629	\$1,827,000	\$1,305,224	\$691,576
Gross Income per SqFt	\$38.67	\$45.97	\$37.78	\$32.78
Estimated Expense	\$497,500	\$495,256	\$307,371	\$216,274
Expense SqFt	\$10.83	\$12.46	\$8.90	\$10.25
Net Operating Income	\$1,278,129	\$1,331,744	\$997,853	\$475,302
Full Market Value	\$9,670,000	\$10,015,000	\$7,554,000	\$3,535,000
Market Value per SqFt	\$210.58	\$252.01	\$218.67	\$167.58
Distance from Cooperative in miles		0.00	0.10	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00862-0024	1-00861-0027	1-00860-0022	1-00865-0032
Address	153 MADISON AVENUE	31 EAST 31 STREET	119 MADISON AVENUE	20 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	120	93	112	102
Year Built	1912	1914	1938	1939
Gross SqFt	111,227	91,500	111,457	101,306
Estimated Gross Income	\$3,253,390	\$2,160,756	\$3,260,286	\$3,485,232
Gross Income per SqFt	\$29.25	\$23.61	\$29.25	\$34.40
Estimated Expense	\$898,714	\$860,485	\$900,893	\$1,145,125
Expense SqFt	\$8.08	\$9.40	\$8.08	\$11.30
Net Operating Income	\$2,354,676	\$1,300,271	\$2,359,393	\$2,340,107
Full Market Value	\$17,666,000	\$9,481,000	\$17,701,000	\$17,335,000
Market Value per SqFt	\$158.83	\$103.62	\$158.81	\$171.12
Distance from Cooperative in miles		0.05	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00864-0035	1-00865-0040	1-00866-0035	1-00865-0024
Address	10 PARK AVENUE	30 PARK AVENUE	40 PARK AVENUE	35 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	275	247	160	135
Year Built	1932	1955	1950	1955
Gross SqFt	218,364	236,315	153,398	132,955
Estimated Gross Income	\$7,238,767	\$7,934,506	\$5,085,102	\$4,016,575
Gross Income per SqFt	\$33.15	\$33.58	\$33.15	\$30.21
Estimated Expense	\$2,249,149	\$2,788,207	\$1,579,746	\$942,407
Expense SqFt	\$10.30	\$11.80	\$10.30	\$7.09
Net Operating Income	\$4,989,618	\$5,146,299	\$3,505,356	\$3,074,168
Full Market Value	\$37,081,000	\$38,214,000	\$26,051,000	\$23,017,000
Market Value per SqFt	\$169.81	\$161.71	\$169.83	\$173.12
Distance from Cooperative in miles		0.05	0.10	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00864-0041	1-00887-0014	1-00862-0009	1-00888-0031
Address	16 PARK AVENUE	121 EAST 31 STREET	9 EAST 32 STREET	153 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	67	96	77	71
Year Built	1924	1930	1930	1920
Gross SqFt	58,841	58,321	39,740	62,188
Estimated Gross Income	\$2,069,438	\$2,050,910	\$1,827,000	\$2,461,481
Gross Income per SqFt	\$35.17	\$35.17	\$45.97	\$39.58
Estimated Expense	\$585,468	\$580,070	\$495,256	\$815,478
Expense SqFt	\$9.95	\$9.95	\$12.46	\$13.11
Net Operating Income	\$1,483,970	\$1,470,840	\$1,331,744	\$1,646,003
Full Market Value	\$10,976,000	\$10,879,000	\$10,015,000	\$12,444,000
Market Value per SqFt	\$186.54	\$186.54	\$252.01	\$200.10
Distance from Cooperative in miles		0.18	0.14	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00865-0007	1-00865-0032	1-00862-0009	1-00865-0024
Address	7 EAST 35 STREET	20 PARK AVENUE	9 EAST 32 STREET	35 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	58	102	77	135
Year Built	1979	1939	1930	1955
Gross SqFt	62,947	101,306	39,740	132,955
Estimated Gross Income	\$2,520,086	\$3,485,232	\$1,827,000	\$4,016,575
Gross Income per SqFt	\$40.04	\$34.40	\$45.97	\$30.21
Estimated Expense	\$784,623	\$1,145,125	\$495,256	\$942,407
Expense SqFt	\$12.46	\$11.30	\$12.46	\$7.09
Net Operating Income	\$1,735,463	\$2,340,107	\$1,331,744	\$3,074,168
Full Market Value	\$13,117,000	\$17,335,000	\$10,015,000	\$23,017,000
Market Value per SqFt	\$208.38	\$171.12	\$252.01	\$173.12
Distance from Cooperative in miles		0.09	0.16	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00866-0064	1-00865-0040	1-00866-0035	1-00865-0032
Address	220 MADISON AVENUE	30 PARK AVENUE	40 PARK AVENUE	20 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	200	247	160	102
Year Built	1941	1955	1950	1939
Gross SqFt	211,910	236,315	153,398	101,306
Estimated Gross Income	\$7,024,817	\$7,934,506	\$5,085,102	\$3,485,232
Gross Income per SqFt	\$33.15	\$33.58	\$33.15	\$34.40
Estimated Expense	\$2,182,673	\$2,788,207	\$1,579,746	\$1,145,125
Expense SqFt	\$10.30	\$11.80	\$10.30	\$11.30
Net Operating Income	\$4,842,144	\$5,146,299	\$3,505,356	\$2,340,107
Full Market Value	\$35,985,000	\$38,214,000	\$26,051,000	\$17,335,000
Market Value per SqFt	\$169.81	\$161.71	\$169.83	\$171.12
Distance from Cooperative in miles		0.10	0.09	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00867-0033	1-00866-0035	1-00865-0024	1-00865-0032
Address	31 EAST 37 STREET	40 PARK AVENUE	35 EAST 35 STREET	20 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	132	160	135	102
Year Built	1940	1950	1955	1939
Gross SqFt	127,089	153,398	132,955	101,306
Estimated Gross Income	\$4,213,000	\$5,085,102	\$4,016,575	\$3,485,232
Gross Income per SqFt	\$33.15	\$33.15	\$30.21	\$34.40
Estimated Expense	\$1,309,017	\$1,579,746	\$942,407	\$1,145,125
Expense SqFt	\$10.30	\$10.30	\$7.09	\$11.30
Net Operating Income	\$2,903,983	\$3,505,356	\$3,074,168	\$2,340,107
Full Market Value	\$21,581,000	\$26,051,000	\$23,017,000	\$17,335,000
Market Value per SqFt	\$169.81	\$169.83	\$173.12	\$171.12
Distance from Cooperative in miles		0.05	0.10	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00867-0057	1-00866-0035	1-00865-0032	1-00892-0001
Address	242 MADISON AVENUE	40 PARK AVENUE	20 PARK AVENUE	41 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	186	160	102	119
Year Built	1916	1950	1939	1950
Gross SqFt	142,836	153,398	101,306	115,221
Estimated Gross Income	\$4,735,013	\$5,085,102	\$3,485,232	\$4,055,779
Gross Income per SqFt	\$33.15	\$33.15	\$34.40	\$35.20
Estimated Expense	\$1,471,211	\$1,579,746	\$1,145,125	\$1,419,523
Expense SqFt	\$10.30	\$10.30	\$11.30	\$12.32
Net Operating Income	\$3,263,802	\$3,505,356	\$2,340,107	\$2,636,256
Full Market Value	\$24,255,000	\$26,051,000	\$17,335,000	\$19,497,000
Market Value per SqFt	\$169.81	\$169.83	\$171.12	\$169.21
Distance from Cooperative in miles		0.10	0.13	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0007	1-00558-0044	1-00872-0050	1-00897-0008
Address	105 EAST 15 STREET	115 EAST 12 STREET	140 EAST 17 STREET	207 EAST 15 STREET
Neighborhood	GRAMERCY	GREENWICH VILLAGE-CENTRAL	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	71	69	44	61
Year Built	1900	1900	1930	1930
Gross SqFt	37,802	41,750	29,796	29,088
Estimated Gross Income	\$1,320,046	\$2,162,000	\$954,688	\$1,015,754
Gross Income per SqFt	\$34.92	\$51.78	\$32.04	\$34.92
Estimated Expense	\$426,785	\$642,521	\$250,046	\$328,495
Expense SqFt	\$11.29	\$15.39	\$8.39	\$11.29
Net Operating Income	\$893,261	\$1,519,479	\$704,642	\$687,259
Full Market Value	\$6,610,000	\$11,371,000	\$5,253,000	\$5,086,000
Market Value per SqFt	\$174.86	\$272.36	\$176.30	\$174.85
Distance from Cooperative in miles		0.18	0.10	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0021	1-00927-0038	1-00929-0050	1-00449-0017
Address	22 IRVING PLACE	320 EAST 22 STREET	310 EAST 24 STREET	56 ST MARK'S PLACE
Neighborhood	GRAMERCY	KIPS BAY	KIPS BAY	EAST VILLAGE
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	29	94	70	24
Year Built	1945	1948	1975	2005
Gross SqFt	16,200	67,048	44,835	16,454
Estimated Gross Income	\$599,724	\$2,481,933	\$1,005,097	\$645,820
Gross Income per SqFt	\$37.02	\$37.02	\$22.42	\$39.25
Estimated Expense	\$101,898	\$421,819	\$320,916	\$219,661
Expense SqFt	\$6.29	\$6.29	\$7.16	\$13.35
Net Operating Income	\$497,826	\$2,060,114	\$684,181	\$426,159
Full Market Value	\$3,664,000	\$15,162,000	\$5,002,000	\$3,223,000
Market Value per SqFt	\$226.17	\$226.14	\$111.56	\$195.88
Distance from Cooperative in miles		0.38	0.47	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0029	1-00874-0036	1-00468-0044	
Address	131 EAST 15 STREET	153 EAST 18 STREET	235 EAST 12 STREET	
Neighborhood	GRAMERCY	GRAMERCY	EAST VILLAGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	13	24	20	
Year Built	1920	1910	1920	
Gross SqFt	8,104	14,408	8,240	
Estimated Gross Income	\$327,402	\$699,000	\$266,103	
Gross Income per SqFt	\$40.40	\$48.51	\$32.29	
Estimated Expense	\$98,302	\$214,110	\$77,345	
Expense SqFt	\$12.13	\$14.86	\$9.39	
Net Operating Income	\$229,100	\$484,890	\$188,758	
Full Market Value	\$1,731,000	\$3,637,000	\$1,405,000	
Market Value per SqFt	\$213.60	\$252.43	\$170.51	
Distance from Cooperative in miles		0.14	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0030	1-00559-0043	1-00874-0036	
Address	133 EAST 15 STREET	139 EAST 13 STREET	153 EAST 18 STREET	
Neighborhood	GRAMERCY	GREENWICH VILLAGE-CENTRAL	GRAMERCY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	15	20	24	
Year Built	1900	1900	1910	
Gross SqFt	9,535	10,947	14,408	
Estimated Gross Income	\$378,063	\$337,000	\$699,000	
Gross Income per SqFt	\$39.65	\$30.78	\$48.51	
Estimated Expense	\$124,146	\$122,269	\$214,110	
Expense SqFt	\$13.02	\$11.17	\$14.86	
Net Operating Income	\$253,917	\$214,731	\$484,890	
Full Market Value	\$1,920,000	\$1,605,000	\$3,637,000	
Market Value per SqFt	\$201.36	\$146.62	\$252.43	
Distance from Cooperative in miles		0.11	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0039	1-00897-0008	1-00899-0040	1-00900-0001
Address	145 EAST 15 STREET	207 EAST 15 STREET	222 EAST 19 STREET	233 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	249	61	106	194
Year Built	1959	1930	1963	1959
Gross SqFt	193,695	29,088	87,960	157,964
Estimated Gross Income	\$6,205,988	\$1,015,754	\$2,980,580	\$4,837,786
Gross Income per SqFt	\$32.04	\$34.92	\$33.89	\$30.63
Estimated Expense	\$1,625,101	\$328,495	\$1,280,541	\$1,751,585
Expense SqFt	\$8.39	\$11.29	\$14.56	\$11.09
Net Operating Income	\$4,580,887	\$687,259	\$1,700,039	\$3,086,201
Full Market Value	\$34,147,000	\$5,086,000	\$12,615,000	\$23,071,000
Market Value per SqFt	\$176.29	\$174.85	\$143.42	\$146.05
Distance from Cooperative in miles		0.10	0.19	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0044	1-00872-0001	1-00897-0008	1-00897-0075
Address	160 3 AVENUE	36 UNION SQUARE	207 EAST 15 STREET	179 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR
Total Units	151	78	61	58
Year Built	1963	1963	1930	1959
Gross SqFt	111,428	65,430	29,088	45,000
Estimated Gross Income	\$3,891,066	\$3,289,407	\$1,015,754	\$1,114,898
Gross Income per SqFt	\$34.92	\$50.27	\$34.92	\$24.78
Estimated Expense	\$1,258,022	\$799,883	\$328,495	\$398,830
Expense SqFt	\$11.29	\$12.23	\$11.29	\$8.86
Net Operating Income	\$2,633,044	\$2,489,524	\$687,259	\$716,068
Full Market Value	\$19,484,000	\$18,650,000	\$5,086,000	\$5,203,000
Market Value per SqFt	\$174.86	\$285.04	\$174.85	\$115.62
Distance from Cooperative in miles		0.11	0.10	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00871-0056	1-00872-0050	1-00874-0060	1-00469-0047
Address	128 EAST 16 STREET	140 EAST 17 STREET	78 IRVING PLACE	231 EAST 13 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	EAST VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	C4-WALK-UP
Total Units	13	44	15	26
Year Built	1920	1930	1920	1920
Gross SqFt	17,312	29,796	16,069	18,828
Estimated Gross Income	\$554,676	\$954,688	\$504,640	\$744,809
Gross Income per SqFt	\$32.04	\$32.04	\$31.40	\$39.56
Estimated Expense	\$145,248	\$250,046	\$144,334	\$144,086
Expense SqFt	\$8.39	\$8.39	\$8.98	\$7.65
Net Operating Income	\$409,428	\$704,642	\$360,306	\$600,723
Full Market Value	\$3,052,000	\$5,253,000	\$2,689,000	\$4,542,000
Market Value per SqFt	\$176.29	\$176.30	\$167.34	\$241.24
Distance from Cooperative in miles		0.05	0.14	0.16

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00872-0007	1-00875-0003	1-00846-0041	1-00872-0050
Address	105 EAST 16 STREET	239 PARK AVENUE SOUTH	220 PARK AVENUE SOUTH	140 EAST 17 STREET
Neighborhood	GRAMERCY	GRAMERCY	FLATIRON	GRAMERCY
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	18	46	36	44
Year Built	1914	1911	1900	1930
Gross SqFt	42,067	51,122	33,638	29,796
Estimated Gross Income	\$1,681,839	\$2,043,866	\$1,410,829	\$954,688
Gross Income per SqFt	\$39.98	\$39.98	\$41.94	\$32.04
Estimated Expense	\$479,143	\$582,257	\$586,952	\$250,046
Expense SqFt	\$11.39	\$11.39	\$17.45	\$8.39
Net Operating Income	\$1,202,696	\$1,461,609	\$823,877	\$704,642
Full Market Value	\$9,090,000	\$11,047,000	\$6,218,000	\$5,253,000
Market Value per SqFt	\$216.08	\$216.09	\$184.85	\$176.30
Distance from Cooperative in miles		0.14	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00872-0053	1-00874-0036	1-00899-0027	1-00468-0045
Address	130 EAST 17 STREET	153 EAST 18 STREET	317 2 AVENUE	233 EAST 12 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	EAST VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	13	24	18	22
Year Built	1930	1910	1910	1930
Gross SqFt	7,670	14,408	13,152	10,746
Estimated Gross Income	\$324,671	\$699,000	\$346,466	\$454,878
Gross Income per SqFt	\$42.33	\$48.51	\$26.34	\$42.33
Estimated Expense	\$93,191	\$214,110	\$142,318	\$154,742
Expense SqFt	\$12.15	\$14.86	\$10.82	\$14.40
Net Operating Income	\$231,480	\$484,890	\$204,148	\$300,136
Full Market Value	\$1,747,000	\$3,637,000	\$1,477,000	\$2,265,000
Market Value per SqFt	\$227.77	\$252.43	\$112.30	\$210.78
Distance from Cooperative in miles		0.09	0.15	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00873-0019	1-00904-9024	1-00899-0040	1-00873-0028
Address	58 IRVING PLACE	401 2 AVENUE	222 EAST 19 STREET	135 EAST 17 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	290	169	106	45
Year Built	1962	1974	1963	1963
Gross SqFt	222,543	200,299	87,960	22,512
Estimated Gross Income	\$7,541,982	\$4,574,786	\$2,980,580	\$993,495
Gross Income per SqFt	\$33.89	\$22.84	\$33.89	\$44.13
Estimated Expense	\$2,330,025	\$1,966,917	\$1,280,541	\$257,503
Expense SqFt	\$10.47	\$9.82	\$14.56	\$11.44
Net Operating Income	\$5,211,957	\$2,607,869	\$1,700,039	\$735,992
Full Market Value	\$38,676,000	\$19,048,000	\$12,615,000	\$5,542,000
Market Value per SqFt	\$173.79	\$95.10	\$143.42	\$246.18
Distance from Cooperative in miles		0.32	0.13	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00873-0059	1-00872-0050	1-00897-0008	
Address	61 IRVING PLACE	140 EAST 17 STREET	207 EAST 15 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	32	44	61	
Year Built	1950	1930	1930	
Gross SqFt	40,904	29,796	29,088	
Estimated Gross Income	\$1,369,466	\$954,688	\$1,015,754	
Gross Income per SqFt	\$33.48	\$32.04	\$34.92	
Estimated Expense	\$402,495	\$250,046	\$328,495	
Expense SqFt	\$9.84	\$8.39	\$11.29	
Net Operating Income	\$966,971	\$704,642	\$687,259	
Full Market Value	\$7,181,000	\$5,253,000	\$5,086,000	
Market Value per SqFt	\$175.56	\$176.30	\$174.85	
Distance from Cooperative in miles		0.11	0.21	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00874-0054	1-00874-0060	1-00901-0056	
Address	132 EAST 19 STREET	78 IRVING PLACE	202 EAST 21 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	19	15	27	
Year Built	1910	1920	1925	
Gross SqFt	17,934	16,069	14,721	
Estimated Gross Income	\$577,654	\$504,640	\$486,087	
Gross Income per SqFt	\$32.21	\$31.40	\$33.02	
Estimated Expense	\$162,661	\$144,334	\$179,891	
Expense SqFt	\$9.07	\$8.98	\$12.22	
Net Operating Income	\$414,993	\$360,306	\$306,196	
Full Market Value	\$3,090,000	\$2,689,000	\$2,276,000	
Market Value per SqFt	\$172.30	\$167.34	\$154.61	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00874-0069	1-00875-0003	1-00875-0079	1-00846-0041
Address	112 EAST 19 STREET	239 PARK AVENUE SOUTH	245 PARK AVENUE SOUTH	220 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	FLATIRON
Building Classification	D0-ELEVATOR	D9-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	26	46	63	36
Year Built	1913	1911	1940	1900
Gross SqFt	55,049	51,122	44,713	33,638
Estimated Gross Income	\$2,308,755	\$2,043,866	\$2,368,850	\$1,410,829
Gross Income per SqFt	\$41.94	\$39.98	\$52.98	\$41.94
Estimated Expense	\$960,605	\$582,257	\$737,360	\$586,952
Expense SqFt	\$17.45	\$11.39	\$16.49	\$17.45
Net Operating Income	\$1,348,150	\$1,461,609	\$1,631,490	\$823,877
Full Market Value	\$10,175,000	\$11,047,000	\$12,198,000	\$6,218,000
Market Value per SqFt	\$184.84	\$216.09	\$272.81	\$184.85
Distance from Cooperative in miles		0.05	0.05	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0008	1-00874-0060	1-00872-0050	1-00850-0062
Address	105 EAST 19 STREET	78 IRVING PLACE	140 EAST 17 STREET	20 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	FLATIRON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	25	15	44	23
Year Built	1920	1920	1930	1925
Gross SqFt	26,263	16,069	29,796	10,512
Estimated Gross Income	\$841,467	\$504,640	\$954,688	\$476,194
Gross Income per SqFt	\$32.04	\$31.40	\$32.04	\$45.30
Estimated Expense	\$220,347	\$144,334	\$250,046	\$138,233
Expense SqFt	\$8.39	\$8.98	\$8.39	\$13.15
Net Operating Income	\$621,120	\$360,306	\$704,642	\$337,961
Full Market Value	\$4,630,000	\$2,689,000	\$5,253,000	\$2,543,000
Market Value per SqFt	\$176.29	\$167.34	\$176.30	\$241.91
Distance from Cooperative in miles		0.11	0.17	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0019	1-00850-0064	1-00902-0049	
Address	81 IRVING PLACE	12 EAST 22 STREET	220 EAST 22 STREET	
Neighborhood	GRAMERCY	FLATIRON	GRAMERCY	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	103	87	123	
Year Built	1930	1911	1930	
Gross SqFt	72,501	78,646	77,275	
Estimated Gross Income	\$2,826,089	\$3,548,932	\$4,258,943	
Gross Income per SqFt	\$38.98	\$45.13	\$55.11	
Estimated Expense	\$1,162,916	\$962,364	\$1,022,560	
Expense SqFt	\$16.04	\$12.24	\$13.23	
Net Operating Income	\$1,663,173	\$2,586,568	\$3,236,383	
Full Market Value	\$12,552,000	\$19,463,000	\$24,143,000	
Market Value per SqFt	\$173.13	\$247.48	\$312.43	
Distance from Cooperative in miles		0.15	0.23	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0025	1-00927-0038	1-00929-0050	1-00935-0053
Address	82 IRVING PLACE	320 EAST 22 STREET	310 EAST 24 STREET	312 EAST 30 STREET
Neighborhood	GRAMERCY	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	94	70	67
Year Built	1950	1948	1975	1986
Gross SqFt	28,500	67,048	44,835	47,820
Estimated Gross Income	\$987,525	\$2,481,933	\$1,005,097	\$1,656,890
Gross Income per SqFt	\$34.65	\$37.02	\$22.42	\$34.65
Estimated Expense	\$345,990	\$421,819	\$320,916	\$580,343
Expense SqFt	\$12.14	\$6.29	\$7.16	\$12.14
Net Operating Income	\$641,535	\$2,060,114	\$684,181	\$1,076,547
Full Market Value	\$4,750,000	\$15,162,000	\$5,002,000	\$7,971,000
Market Value per SqFt	\$166.67	\$226.14	\$111.56	\$166.69
Distance from Cooperative in miles		0.27	0.33	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0047	1-00900-0001	1-00896-0048	1-00928-0040
Address	230 3 AVENUE	233 3 AVENUE	135 3 AVENUE	320 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	193	194	221	213
Year Built	1956	1959	1962	1965
Gross SqFt	170,000	157,964	158,505	153,800
Estimated Gross Income	\$6,174,400	\$4,837,786	\$5,752,146	\$6,737,659
Gross Income per SqFt	\$36.32	\$30.63	\$36.29	\$43.81
Estimated Expense	\$1,994,100	\$1,751,585	\$1,955,952	\$2,035,577
Expense SqFt	\$11.73	\$11.09	\$12.34	\$13.24
Net Operating Income	\$4,180,300	\$3,086,201	\$3,796,194	\$4,702,082
Full Market Value	\$30,819,000	\$23,071,000	\$27,989,000	\$35,415,000
Market Value per SqFt	\$181.29	\$146.05	\$176.58	\$230.27
Distance from Cooperative in miles		0.12	0.26	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0048	1-00874-0036	1-00901-0047	1-00901-0036
Address	31 GRAMERCY PARK	153 EAST 18 STREET	222 EAST 21 STREET	244 EAST 21 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP	C1-WALK-UP
Total Units	11	24	20	24
Year Built	1930	1910	1920	1936
Gross SqFt	7,250	14,408	9,475	15,210
Estimated Gross Income	\$299,788	\$699,000	\$390,540	\$628,863
Gross Income per SqFt	\$41.35	\$48.51	\$41.22	\$41.35
Estimated Expense	\$70,180	\$214,110	\$103,695	\$147,210
Expense SqFt	\$9.68	\$14.86	\$10.94	\$9.68
Net Operating Income	\$229,608	\$484,890	\$286,845	\$481,653
Full Market Value	\$1,734,000	\$3,637,000	\$2,166,000	\$3,637,000
Market Value per SqFt	\$239.17	\$252.43	\$228.60	\$239.12
Distance from Cooperative in miles		0.05	0.13	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0055	1-00874-0060	1-00875-0003	1-00901-0056
Address	26 GRAMERCY PARK SOUTH	78 IRVING PLACE	239 PARK AVENUE SOUTH	202 EAST 21 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	78	15	46	27
Year Built	1903	1920	1911	1925
Gross SqFt	48,234	16,069	51,122	14,721
Estimated Gross Income	\$1,592,687	\$504,640	\$2,043,866	\$486,087
Gross Income per SqFt	\$33.02	\$31.40	\$39.98	\$33.02
Estimated Expense	\$441,341	\$144,334	\$582,257	\$179,891
Expense SqFt	\$9.15	\$8.98	\$11.39	\$12.22
Net Operating Income	\$1,151,346	\$360,306	\$1,461,609	\$306,196
Full Market Value	\$8,559,000	\$2,689,000	\$11,047,000	\$2,276,000
Market Value per SqFt	\$177.45	\$167.34	\$216.09	\$154.61
Distance from Cooperative in miles		0.05	0.09	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00875-0056	1-00874-0060	1-00879-0070	1-00901-0056
Address	24 GRAMERCY PARK SOUTH	78 IRVING PLACE	124 EAST 24 STREET	202 EAST 21 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	18	15	60	27
Year Built	1935	1920	1939	1925
Gross SqFt	49,015	16,069	40,266	14,721
Estimated Gross Income	\$1,570,441	\$504,640	\$1,379,990	\$486,087
Gross Income per SqFt	\$32.04	\$31.40	\$34.27	\$33.02
Estimated Expense	\$411,236	\$144,334	\$516,401	\$179,891
Expense SqFt	\$8.39	\$8.98	\$12.82	\$12.22
Net Operating Income	\$1,159,205	\$360,306	\$863,589	\$306,196
Full Market Value	\$8,641,000	\$2,689,000	\$6,399,000	\$2,276,000
Market Value per SqFt	\$176.29	\$167.34	\$158.92	\$154.61
Distance from Cooperative in miles		0.05	0.22	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00876-0026	1-00875-0040	1-00850-0018	
Address	38 GRAMERCY PARK	226 3 AVENUE	19 EAST 21 STREET	
Neighborhood	GRAMERCY	GRAMERCY	FLATIRON	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR	
Total Units	38	22	21	
Year Built	1930	1912	1925	
Gross SqFt	21,339	12,816	12,844	
Estimated Gross Income	\$839,263	\$543,863	\$465,136	
Gross Income per SqFt	\$39.33	\$42.44	\$36.21	
Estimated Expense	\$252,014	\$174,891	\$127,888	
Expense SqFt	\$11.81	\$13.65	\$9.96	
Net Operating Income	\$587,249	\$368,972	\$337,248	
Full Market Value	\$4,440,000	\$2,784,000	\$2,487,000	
Market Value per SqFt	\$208.07	\$217.23	\$193.63	
Distance from Cooperative in miles		0.05	0.24	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0009	1-00877-0060	1-00878-0028	
Address	60 GRAMERCY PARK NORTH	134 EAST 22 STREET	145 EAST 22 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	160	96	48	
Year Built	1928	1977	1940	
Gross SqFt	184,961	57,538	32,610	
Estimated Gross Income	\$6,488,432	\$2,284,880	\$992,531	
Gross Income per SqFt	\$35.08	\$39.71	\$30.44	
Estimated Expense	\$2,062,315	\$581,959	\$397,665	
Expense SqFt	\$11.15	\$10.11	\$12.19	
Net Operating Income	\$4,426,117	\$1,702,921	\$594,866	
Full Market Value	\$32,742,000	\$11,110,000	\$4,449,000	
Market Value per SqFt	\$177.02	\$193.09	\$136.43	
Distance from Cooperative in miles		0.10	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0022	1-00877-0053	1-00879-0054	
Address	1 LEXINGTON AVENUE	152 EAST 22 STREET	144 EAST 24 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	28	45	39	
Year Built	1910	1930	1930	
Gross SqFt	75,379	24,486	38,267	
Estimated Gross Income	\$2,692,538	\$1,109,143	\$1,000,000	
Gross Income per SqFt	\$35.72	\$45.30	\$26.13	
Estimated Expense	\$850,275	\$321,873	\$360,137	
Expense SqFt	\$11.28	\$13.15	\$9.41	
Net Operating Income	\$1,842,263	\$787,270	\$639,863	
Full Market Value	\$13,611,000	\$5,923,000	\$4,632,000	
Market Value per SqFt	\$180.57	\$241.89	\$121.04	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0026	1-00902-0030	1-00901-0021	1-00879-0001
Address	45 GRAMERCY PARK NORTH	371 2 AVENUE	237 EAST 20 STREET	303 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	42	94	72	61
Year Built	1927	1930	1929	1930
Gross SqFt	78,382	77,640	74,120	75,119
Estimated Gross Income	\$2,651,663	\$2,626,322	\$1,700,095	\$4,398,141
Gross Income per SqFt	\$33.83	\$33.83	\$22.94	\$58.55
Estimated Expense	\$942,935	\$933,788	\$564,742	\$716,454
Expense SqFt	\$12.03	\$12.03	\$7.62	\$9.54
Net Operating Income	\$1,708,728	\$1,692,534	\$1,135,353	\$3,681,687
Full Market Value	\$12,682,000	\$12,561,000	\$8,291,000	\$27,398,000
Market Value per SqFt	\$161.80	\$161.79	\$111.86	\$364.73
Distance from Cooperative in miles		0.12	0.13	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0030	1-00877-0057	1-00899-0040	
Address	44 GRAMERCY PARK	144 EAST 22 STREET	222 EAST 19 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	84	47	106	
Year Built	1930	1925	1963	
Gross SqFt	87,793	24,894	87,960	
Estimated Gross Income	\$2,809,376	\$749,557	\$2,980,580	
Gross Income per SqFt	\$32.00	\$30.11	\$33.89	
Estimated Expense	\$817,353	\$202,646	\$1,280,541	
Expense SqFt	\$9.31	\$8.14	\$14.56	
Net Operating Income	\$1,992,023	\$546,911	\$1,700,039	
Full Market Value	\$14,850,000	\$4,096,000	\$12,615,000	
Market Value per SqFt	\$169.15	\$164.54	\$143.42	
Distance from Cooperative in miles		0.00	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0042	1-00902-0030	1-00877-0057	1-00928-0009
Address	39 GRAMERCY PARK	371 2 AVENUE	144 EAST 22 STREET	321 EAST 22 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	95	94	47	116
Year Built	1956	1930	1925	1968
Gross SqFt	99,238	77,640	24,894	81,500
Estimated Gross Income	\$3,357,222	\$2,626,322	\$749,557	\$3,110,174
Gross Income per SqFt	\$33.83	\$33.83	\$30.11	\$38.16
Estimated Expense	\$1,193,833	\$933,788	\$202,646	\$814,630
Expense SqFt	\$12.03	\$12.03	\$8.14	\$10.00
Net Operating Income	\$2,163,389	\$1,692,534	\$546,911	\$2,295,544
Full Market Value	\$16,056,000	\$12,561,000	\$4,096,000	\$17,373,000
Market Value per SqFt	\$161.79	\$161.79	\$164.54	\$213.17
Distance from Cooperative in miles		0.12	0.00	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0067	1-00877-0060	1-00899-0040	
Address	7 LEXINGTON AVENUE	134 EAST 22 STREET	222 EAST 19 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	97	96	106	
Year Built	1951	1977	1963	
Gross SqFt	84,851	57,538	87,960	
Estimated Gross Income	\$3,122,517	\$2,284,880	\$2,980,580	
Gross Income per SqFt	\$36.80	\$39.71	\$33.89	
Estimated Expense	\$873,117	\$581,959	\$1,280,541	
Expense SqFt	\$10.29	\$10.11	\$14.56	
Net Operating Income	\$2,249,400	\$1,702,921	\$1,700,039	
Full Market Value	\$16,564,000	\$11,110,000	\$12,615,000	
Market Value per SqFt	\$195.21	\$193.09	\$143.42	
Distance from Cooperative in miles		0.00	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0074	1-00882-0069	1-00882-0021	1-00899-0040
Address	4 LEXINGTON AVENUE	90 LEXINGTON AVENUE	88 LEXINGTON AVENUE	222 EAST 19 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	168	107	180	106
Year Built	1931	1957	1927	1963
Gross SqFt	120,300	128,570	152,310	87,960
Estimated Gross Income	\$4,076,967	\$3,356,047	\$5,222,358	\$2,980,580
Gross Income per SqFt	\$33.89	\$26.10	\$34.29	\$33.89
Estimated Expense	\$1,259,541	\$1,243,284	\$1,584,953	\$1,280,541
Expense SqFt	\$10.47	\$9.67	\$10.41	\$14.56
Net Operating Income	\$2,817,426	\$2,112,763	\$3,637,405	\$1,700,039
Full Market Value	\$20,907,000	\$15,295,000	\$26,952,000	\$12,615,000
Market Value per SqFt	\$173.79	\$118.96	\$176.95	\$143.42
Distance from Cooperative in miles		0.25	0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00877-0084	1-00879-0017	1-00850-0064	1-00850-0039
Address	102 EAST 22 STREET	131 EAST 23 STREET	12 EAST 22 STREET	268 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	FLATIRON	FLATIRON
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	94	67	87	77
Year Built	1928	1925	1911	1927
Gross SqFt	71,151	56,670	78,646	99,750
Estimated Gross Income	\$3,211,045	\$2,305,902	\$3,548,932	\$4,599,769
Gross Income per SqFt	\$45.13	\$40.69	\$45.13	\$46.11
Estimated Expense	\$870,888	\$784,313	\$962,364	\$1,223,201
Expense SqFt	\$12.24	\$13.84	\$12.24	\$12.26
Net Operating Income	\$2,340,157	\$1,521,589	\$2,586,568	\$3,376,568
Full Market Value	\$17,608,000	\$11,494,000	\$19,463,000	\$25,390,000
Market Value per SqFt	\$247.47	\$202.82	\$247.48	\$254.54
Distance from Cooperative in miles		0.11	0.12	0.12

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00880-0019	1-00883-0044	1-00884-0048	1-00850-0039
Address	50 LEXINGTON AVENUE	376 3 AVENUE	402 3 AVENUE	268 PARK AVENUE SOUTH
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	FLATIRON
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	191	179	150	77
Year Built	1987	1964	1974	1927
Gross SqFt	150,340	175,110	137,628	99,750
Estimated Gross Income	\$5,807,634	\$5,461,053	\$5,316,735	\$4,599,769
Gross Income per SqFt	\$38.63	\$31.19	\$38.63	\$46.11
Estimated Expense	\$1,731,917	\$1,682,066	\$1,585,522	\$1,223,201
Expense SqFt	\$11.52	\$9.61	\$11.52	\$12.26
Net Operating Income	\$4,075,717	\$3,778,987	\$3,731,213	\$3,376,568
Full Market Value	\$30,835,000	\$28,218,000	\$28,228,000	\$25,390,000
Market Value per SqFt	\$205.10	\$161.14	\$205.10	\$254.54
Distance from Cooperative in miles		0.17	0.21	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00880-0042	1-00906-0042	1-00907-0016	
Address	330 3 AVENUE	220 EAST 26 STREET	225 EAST 26 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	208	90	90	
Year Built	1964	1963	1963	
Gross SqFt	186,201	48,300	54,252	
Estimated Gross Income	\$5,749,887	\$1,613,369	\$1,538,123	
Gross Income per SqFt	\$30.88	\$33.40	\$28.35	
Estimated Expense	\$1,683,257	\$427,915	\$499,559	
Expense SqFt	\$9.04	\$8.86	\$9.21	
Net Operating Income	\$4,066,630	\$1,185,454	\$1,038,564	
Full Market Value	\$30,384,000	\$8,806,000	\$7,470,000	
Market Value per SqFt	\$163.18	\$182.32	\$137.69	
Distance from Cooperative in miles		0.13	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00881-0047	1-00879-0033	1-00877-0057	1-00879-0017
Address	160 EAST 26 STREET	155 EAST 23 STREET	144 EAST 22 STREET	131 EAST 23 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	49	58	47	67
Year Built	1925	1910	1925	1925
Gross SqFt	31,283	41,883	24,894	56,670
Estimated Gross Income	\$1,272,905	\$1,711,505	\$749,557	\$2,305,902
Gross Income per SqFt	\$40.69	\$40.86	\$30.11	\$40.69
Estimated Expense	\$281,860	\$350,447	\$202,646	\$784,313
Expense SqFt	\$9.01	\$8.37	\$8.14	\$13.84
Net Operating Income	\$991,045	\$1,361,058	\$546,911	\$1,521,589
Full Market Value	\$7,486,000	\$10,281,000	\$4,096,000	\$11,494,000
Market Value per SqFt	\$239.30	\$245.47	\$164.54	\$202.82
Distance from Cooperative in miles		0.10	0.20	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00882-0039	1-00906-0011	1-00885-0033	1-00909-0049
Address	153 EAST 26 STREET	219 EAST 25 STREET	137 EAST 29 STREET	210 EAST 29 STREET
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	15	35	25	24
Year Built	1905	1920	1920	1900
Gross SqFt	15,800	22,430	18,234	10,227
Estimated Gross Income	\$682,876	\$925,783	\$788,000	\$530,725
Gross Income per SqFt	\$43.22	\$41.27	\$43.22	\$51.89
Estimated Expense	\$227,362	\$200,484	\$262,402	\$105,219
Expense SqFt	\$14.39	\$8.94	\$14.39	\$10.29
Net Operating Income	\$455,514	\$725,299	\$525,598	\$425,506
Full Market Value	\$3,432,000	\$5,477,000	\$3,960,000	\$3,184,000
Market Value per SqFt	\$217.22	\$244.18	\$217.18	\$311.33
Distance from Cooperative in miles		0.13	0.14	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00882-0050	1-00882-0028	1-00906-0042	1-00910-0061
Address	160 EAST 27 STREET	95 LEXINGTON AVENUE	220 EAST 26 STREET	425 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	72	77	90	105
Year Built	1963	1939	1963	1967
Gross SqFt	69,300	52,092	48,300	66,403
Estimated Gross Income	\$2,182,950	\$1,640,972	\$1,613,369	\$1,953,567
Gross Income per SqFt	\$31.50	\$31.50	\$33.40	\$29.42
Estimated Expense	\$611,919	\$460,218	\$427,915	\$729,318
Expense SqFt	\$8.83	\$8.83	\$8.86	\$10.98
Net Operating Income	\$1,571,031	\$1,180,754	\$1,185,454	\$1,224,249
Full Market Value	\$11,723,000	\$8,811,000	\$8,806,000	\$9,181,000
Market Value per SqFt	\$169.16	\$169.14	\$182.32	\$138.26
Distance from Cooperative in miles		0.00	0.13	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00882-0052	1-00906-0042	1-00882-0038	
Address	150 EAST 27 STREET	220 EAST 26 STREET	151 EAST 26 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	62	90	24	
Year Built	1960	1963	1910	
Gross SqFt	47,000	48,300	9,865	
Estimated Gross Income	\$1,664,740	\$1,613,369	\$369,207	
Gross Income per SqFt	\$35.42	\$33.40	\$37.43	
Estimated Expense	\$494,440	\$427,915	\$120,044	
Expense SqFt	\$10.52	\$8.86	\$12.17	
Net Operating Income	\$1,170,300	\$1,185,454	\$249,163	
Full Market Value	\$8,652,000	\$8,806,000	\$1,832,000	
Market Value per SqFt	\$184.09	\$182.32	\$185.71	
Distance from Cooperative in miles		0.13	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00883-0058	1-00882-0028	1-00882-0056	
Address	140 EAST 28 STREET	95 LEXINGTON AVENUE	142 EAST 27 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	107	77	42	
Year Built	1931	1939	1930	
Gross SqFt	98,359	52,092	30,777	
Estimated Gross Income	\$3,027,490	\$1,640,972	\$924,823	
Gross Income per SqFt	\$30.78	\$31.50	\$30.05	
Estimated Expense	\$1,035,720	\$460,218	\$434,454	
Expense SqFt	\$10.53	\$8.83	\$14.12	
Net Operating Income	\$1,991,770	\$1,180,754	\$490,369	
Full Market Value	\$14,885,000	\$8,811,000	\$3,673,000	
Market Value per SqFt	\$151.33	\$169.14	\$119.34	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00884-0001	1-00882-0069	1-00887-0023	1-00860-0022
Address	407 PARK AVENUE SOUTH	90 LEXINGTON AVENUE	184 LEXINGTON AVENUE	119 MADISON AVENUE
Neighborhood	MURRAY HILL	GRAMERCY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	151	107	100	112
Year Built	1984	1957	1984	1938
Gross SqFt	114,407	128,570	97,414	111,457
Estimated Gross Income	\$3,346,405	\$3,356,047	\$4,562,855	\$3,260,286
Gross Income per SqFt	\$29.25	\$26.10	\$46.84	\$29.25
Estimated Expense	\$924,409	\$1,243,284	\$953,682	\$900,893
Expense SqFt	\$8.08	\$9.67	\$9.79	\$8.08
Net Operating Income	\$2,421,996	\$2,112,763	\$3,609,173	\$2,359,393
Full Market Value	\$18,171,000	\$15,295,000	\$27,124,000	\$17,701,000
Market Value per SqFt	\$158.83	\$118.96	\$278.44	\$158.81
Distance from Cooperative in miles		0.10	0.15	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00884-0027	1-00885-0033	1-00885-0066	1-00888-0055
Address	137 EAST 28 STREET	137 EAST 29 STREET	151 LEXINGTON AVENUE	142 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	37	25	53	49
Year Built	1927	1920	1945	1927
Gross SqFt	28,617	18,234	28,240	26,280
Estimated Gross Income	\$1,236,827	\$788,000	\$1,252,321	\$927,000
Gross Income per SqFt	\$43.22	\$43.22	\$44.35	\$35.27
Estimated Expense	\$411,799	\$262,402	\$352,288	\$305,183
Expense SqFt	\$14.39	\$14.39	\$12.47	\$11.61
Net Operating Income	\$825,028	\$525,598	\$900,033	\$621,817
Full Market Value	\$6,216,000	\$3,960,000	\$6,776,000	\$4,598,000
Market Value per SqFt	\$217.21	\$217.18	\$239.94	\$174.96
Distance from Cooperative in miles		0.05	0.05	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00885-0001	1-00860-0022	1-00865-0032	1-00879-0001
Address	425 PARK AVENUE SOUTH	119 MADISON AVENUE	20 PARK AVENUE	303 PARK AVENUE SOUTH
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	76	112	102	61
Year Built	1927	1938	1939	1930
Gross SqFt	109,012	111,457	101,306	75,119
Estimated Gross Income	\$3,750,013	\$3,260,286	\$3,485,232	\$4,398,141
Gross Income per SqFt	\$34.40	\$29.25	\$34.40	\$58.55
Estimated Expense	\$1,231,836	\$900,893	\$1,145,125	\$716,454
Expense SqFt	\$11.30	\$8.08	\$11.30	\$9.54
Net Operating Income	\$2,518,177	\$2,359,393	\$2,340,107	\$3,681,687
Full Market Value	\$18,655,000	\$17,701,000	\$17,335,000	\$27,398,000
Market Value per SqFt	\$171.13	\$158.81	\$171.12	\$364.73
Distance from Cooperative in miles		0.11	0.32	0.29

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00885-0008	1-00860-0024	1-00882-0028	
Address	105 EAST 29 STREET	27 EAST 30 STREET	95 LEXINGTON AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	GRAMERCY	
Building Classification	D0-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	12	35	77	
Year Built	1913	1925	1939	
Gross SqFt	45,937	21,095	52,092	
Estimated Gross Income	\$1,476,415	\$691,576	\$1,640,972	
Gross Income per SqFt	\$32.14	\$32.78	\$31.50	
Estimated Expense	\$438,239	\$216,274	\$460,218	
Expense SqFt	\$9.54	\$10.25	\$8.83	
Net Operating Income	\$1,038,176	\$475,302	\$1,180,754	
Full Market Value	\$7,737,000	\$3,535,000	\$8,811,000	
Market Value per SqFt	\$168.43	\$167.58	\$169.14	
Distance from Cooperative in miles		0.11	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00885-0074	1-00887-0018	1-00886-0037	
Address	126 EAST 30 STREET	127 EAST 31 STREET	145 EAST 30 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	
Total Units	16	14	18	
Year Built	1900	1910	1910	
Gross SqFt	6,880	5,648	9,700	
Estimated Gross Income	\$229,310	\$232,088	\$247,950	
Gross Income per SqFt	\$33.33	\$41.09	\$25.56	
Estimated Expense	\$81,184	\$74,169	\$101,521	
Expense SqFt	\$11.80	\$13.13	\$10.47	
Net Operating Income	\$148,126	\$157,919	\$146,429	
Full Market Value	\$1,100,000	\$1,193,000	\$1,061,000	
Market Value per SqFt	\$159.88	\$211.23	\$109.38	
Distance from Cooperative in miles		0.10	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00886-0031	1-00927-0038	1-00935-0053	
Address	133 EAST 30 STREET	320 EAST 22 STREET	312 EAST 30 STREET	
Neighborhood	MURRAY HILL	KIPS BAY	KIPS BAY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	22	94	67	
Year Built	1900	1948	1986	
Gross SqFt	14,990	67,048	47,820	
Estimated Gross Income	\$537,242	\$2,481,933	\$1,656,890	
Gross Income per SqFt	\$35.84	\$37.02	\$34.65	
Estimated Expense	\$138,208	\$421,819	\$580,343	
Expense SqFt	\$9.22	\$6.29	\$12.14	
Net Operating Income	\$399,034	\$2,060,114	\$1,076,547	
Full Market Value	\$2,947,000	\$15,162,000	\$7,971,000	
Market Value per SqFt	\$196.60	\$226.14	\$166.69	
Distance from Cooperative in miles		0.51	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00888-0037	1-00888-0055	1-00889-0022	
Address	165 EAST 32 STREET	142 EAST 33 STREET	141 EAST 33 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	141	49	125	
Year Built	1964	1927	1960	
Gross SqFt	133,749	26,280	102,487	
Estimated Gross Income	\$4,386,967	\$927,000	\$3,108,376	
Gross Income per SqFt	\$32.80	\$35.27	\$30.33	
Estimated Expense	\$1,451,177	\$305,183	\$1,032,724	
Expense SqFt	\$10.85	\$11.61	\$10.08	
Net Operating Income	\$2,935,790	\$621,817	\$2,075,652	
Full Market Value	\$21,834,000	\$4,598,000	\$15,537,000	
Market Value per SqFt	\$163.25	\$174.96	\$151.60	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00889-0015	1-00890-0011	1-00865-0024	1-00866-0035
Address	139 EAST 33 STREET	115 EAST 34 STREET	35 EAST 35 STREET	40 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	196	196	135	160
Year Built	1957	1980	1955	1950
Gross SqFt	149,786	164,073	132,955	153,398
Estimated Gross Income	\$4,965,406	\$8,508,843	\$4,016,575	\$5,085,102
Gross Income per SqFt	\$33.15	\$51.86	\$30.21	\$33.15
Estimated Expense	\$1,542,796	\$2,322,392	\$942,407	\$1,579,746
Expense SqFt	\$10.30	\$14.15	\$7.09	\$10.30
Net Operating Income	\$3,422,610	\$6,186,451	\$3,074,168	\$3,505,356
Full Market Value	\$25,436,000	\$46,292,000	\$23,017,000	\$26,051,000
Market Value per SqFt	\$169.82	\$282.14	\$173.12	\$169.83
Distance from Cooperative in miles		0.06	0.15	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00890-0001	1-00889-0039	1-00866-0035	1-00865-0024
Address	7 PARK AVENUE	166 EAST 34 STREET	40 PARK AVENUE	35 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	243	223	160	135
Year Built	1953	1975	1950	1955
Gross SqFt	200,000	182,767	153,398	132,955
Estimated Gross Income	\$6,716,000	\$8,251,095	\$5,085,102	\$4,016,575
Gross Income per SqFt	\$33.58	\$45.15	\$33.15	\$30.21
Estimated Expense	\$2,360,000	\$2,285,092	\$1,579,746	\$942,407
Expense SqFt	\$11.80	\$12.50	\$10.30	\$7.09
Net Operating Income	\$4,356,000	\$5,966,003	\$3,505,356	\$3,074,168
Full Market Value	\$32,346,000	\$44,891,000	\$26,051,000	\$23,017,000
Market Value per SqFt	\$161.73	\$245.62	\$169.83	\$173.12
Distance from Cooperative in miles		0.11	0.14	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00890-0020	1-00865-0040	1-00866-0035	
Address	132 EAST 35 STREET	30 PARK AVENUE	40 PARK AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	189	247	160	
Year Built	1969	1955	1950	
Gross SqFt	205,000	236,315	153,398	
Estimated Gross Income	\$6,840,850	\$7,934,506	\$5,085,102	
Gross Income per SqFt	\$33.37	\$33.58	\$33.15	
Estimated Expense	\$2,265,250	\$2,788,207	\$1,579,746	
Expense SqFt	\$11.05	\$11.80	\$10.30	
Net Operating Income	\$4,575,600	\$5,146,299	\$3,505,356	
Full Market Value	\$33,989,000	\$38,214,000	\$26,051,000	
Market Value per SqFt	\$165.80	\$161.71	\$169.83	
Distance from Cooperative in miles		0.11	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00890-0049	1-00891-0039	1-00916-0001	1-00892-0001
Address	166 EAST 35 STREET	165 EAST 35 STREET	525 3 AVENUE	41 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	117	131	93	119
Year Built	1957	1955	1928	1950
Gross SqFt	74,798	96,102	76,024	115,221
Estimated Gross Income	\$2,632,890	\$3,457,073	\$2,456,227	\$4,055,779
Gross Income per SqFt	\$35.20	\$35.97	\$32.31	\$35.20
Estimated Expense	\$852,697	\$1,033,940	\$677,545	\$1,419,523
Expense SqFt	\$11.40	\$10.76	\$8.91	\$12.32
Net Operating Income	\$1,780,193	\$2,423,133	\$1,778,682	\$2,636,256
Full Market Value	\$13,166,000	\$17,879,000	\$13,241,000	\$19,497,000
Market Value per SqFt	\$176.02	\$186.04	\$174.17	\$169.21
Distance from Cooperative in miles		0.05	0.13	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00890-0054	1-00892-0037	1-00888-0055	1-00889-0065
Address	152 EAST 35 STREET	163 EAST 36 STREET	142 EAST 33 STREET	231 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	23	49	18
Year Built	1930	1910	1927	1920
Gross SqFt	28,250	14,577	26,280	13,614
Estimated Gross Income	\$996,378	\$732,932	\$927,000	\$409,178
Gross Income per SqFt	\$35.27	\$50.28	\$35.27	\$30.06
Estimated Expense	\$327,983	\$234,544	\$305,183	\$102,005
Expense SqFt	\$11.61	\$16.09	\$11.61	\$7.49
Net Operating Income	\$668,395	\$498,388	\$621,817	\$307,173
Full Market Value	\$4,943,000	\$3,734,000	\$4,598,000	\$2,301,000
Market Value per SqFt	\$174.97	\$256.16	\$174.96	\$169.02
Distance from Cooperative in miles		0.10	0.11	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0003	1-00866-0035	1-00892-0001	1-00865-0040
Address	35 PARK AVENUE	40 PARK AVENUE	41 PARK AVENUE	30 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	150	160	119	247
Year Built	1955	1950	1950	1955
Gross SqFt	153,693	153,398	115,221	236,315
Estimated Gross Income	\$5,094,923	\$5,085,102	\$4,055,779	\$7,934,506
Gross Income per SqFt	\$33.15	\$33.15	\$35.20	\$33.58
Estimated Expense	\$1,583,038	\$1,579,746	\$1,419,523	\$2,788,207
Expense SqFt	\$10.30	\$10.30	\$12.32	\$11.80
Net Operating Income	\$3,511,885	\$3,505,356	\$2,636,256	\$5,146,299
Full Market Value	\$26,099,000	\$26,051,000	\$19,497,000	\$38,214,000
Market Value per SqFt	\$169.81	\$169.83	\$169.21	\$161.71
Distance from Cooperative in miles		0.11	0.05	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0023	1-00893-0066	1-00890-0005	1-00888-0055
Address	264 LEXINGTON AVENUE	305 LEXINGTON AVENUE	15 PARK AVENUE	142 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	35	50	102	49
Year Built	1924	1925	1924	1927
Gross SqFt	35,734	42,231	71,115	26,280
Estimated Gross Income	\$1,260,338	\$1,157,993	\$3,594,669	\$927,000
Gross Income per SqFt	\$35.27	\$27.42	\$50.55	\$35.27
Estimated Expense	\$414,872	\$447,162	\$1,009,793	\$305,183
Expense SqFt	\$11.61	\$10.59	\$14.20	\$11.61
Net Operating Income	\$845,466	\$710,831	\$2,584,876	\$621,817
Full Market Value	\$6,252,000	\$5,126,000	\$19,359,000	\$4,598,000
Market Value per SqFt	\$174.96	\$121.38	\$272.22	\$174.96
Distance from Cooperative in miles		0.14	0.05	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0059	1-00893-0064	1-00918-0007	1-00889-0065
Address	144 EAST 36 STREET	309 LEXINGTON AVENUE	207 EAST 37 STREET	231 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	38	90	35	18
Year Built	1916	1928	1925	1920
Gross SqFt	39,100	52,936	36,020	13,614
Estimated Gross Income	\$1,349,732	\$1,827,486	\$1,273,103	\$409,178
Gross Income per SqFt	\$34.52	\$34.52	\$35.34	\$30.06
Estimated Expense	\$360,111	\$487,466	\$345,791	\$102,005
Expense SqFt	\$9.21	\$9.21	\$9.60	\$7.49
Net Operating Income	\$989,621	\$1,340,020	\$927,312	\$307,173
Full Market Value	\$7,329,000	\$9,924,000	\$6,856,000	\$2,301,000
Market Value per SqFt	\$187.44	\$187.47	\$190.34	\$169.02
Distance from Cooperative in miles		0.10	0.15	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0062	1-00893-0066	1-00914-0011	1-00888-0031
Address	138 EAST 36 STREET	305 LEXINGTON AVENUE	221 EAST 33 STREET	153 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	31	50	45	71
Year Built	1916	1925	1900	1920
Gross SqFt	40,966	42,231	35,508	62,188
Estimated Gross Income	\$1,357,204	\$1,157,993	\$1,176,366	\$2,461,481
Gross Income per SqFt	\$33.13	\$27.42	\$33.13	\$39.58
Estimated Expense	\$443,662	\$447,162	\$384,484	\$815,478
Expense SqFt	\$10.83	\$10.59	\$10.83	\$13.11
Net Operating Income	\$913,542	\$710,831	\$791,882	\$1,646,003
Full Market Value	\$6,790,000	\$5,126,000	\$5,885,000	\$12,444,000
Market Value per SqFt	\$165.75	\$121.38	\$165.74	\$200.10
Distance from Cooperative in miles		0.10	0.16	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0066	1-00890-0005	1-00916-0001	1-00893-0064
Address	271 LEXINGTON AVENUE	15 PARK AVENUE	525 3 AVENUE	309 LEXINGTON AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	77	102	93	90
Year Built	1924	1924	1928	1928
Gross SqFt	72,659	71,115	76,024	52,936
Estimated Gross Income	\$2,508,189	\$3,594,669	\$2,456,227	\$1,827,486
Gross Income per SqFt	\$34.52	\$50.55	\$32.31	\$34.52
Estimated Expense	\$669,189	\$1,009,793	\$677,545	\$487,466
Expense SqFt	\$9.21	\$14.20	\$8.91	\$9.21
Net Operating Income	\$1,839,000	\$2,584,876	\$1,778,682	\$1,340,020
Full Market Value	\$13,619,000	\$19,359,000	\$13,241,000	\$9,924,000
Market Value per SqFt	\$187.44	\$272.22	\$174.17	\$187.47
Distance from Cooperative in miles		0.10	0.12	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0077	1-00890-0005	1-00892-0001	1-00865-0032
Address	120 EAST 36 STREET	15 PARK AVENUE	41 PARK AVENUE	20 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	103	102	119	102
Year Built	1957	1924	1950	1939
Gross SqFt	77,193	71,115	115,221	101,306
Estimated Gross Income	\$2,717,194	\$3,594,669	\$4,055,779	\$3,485,232
Gross Income per SqFt	\$35.20	\$50.55	\$35.20	\$34.40
Estimated Expense	\$880,000	\$1,009,793	\$1,419,523	\$1,145,125
Expense SqFt	\$11.40	\$14.20	\$12.32	\$11.30
Net Operating Income	\$1,837,194	\$2,584,876	\$2,636,256	\$2,340,107
Full Market Value	\$13,588,000	\$19,359,000	\$19,497,000	\$17,335,000
Market Value per SqFt	\$176.03	\$272.22	\$169.21	\$171.12
Distance from Cooperative in miles		0.05	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00891-0083	1-00892-0049	1-00890-0005	1-00888-0055
Address	110 EAST 36 STREET	156 EAST 37 STREET	15 PARK AVENUE	142 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	63	39	102	49
Year Built	1958	1924	1924	1927
Gross SqFt	40,000	41,306	71,115	26,280
Estimated Gross Income	\$1,410,800	\$848,595	\$3,594,669	\$927,000
Gross Income per SqFt	\$35.27	\$20.54	\$50.55	\$35.27
Estimated Expense	\$464,400	\$240,869	\$1,009,793	\$305,183
Expense SqFt	\$11.61	\$5.83	\$14.20	\$11.61
Net Operating Income	\$946,400	\$607,726	\$2,584,876	\$621,817
Full Market Value	\$6,998,000	\$4,338,000	\$19,359,000	\$4,598,000
Market Value per SqFt	\$174.95	\$105.02	\$272.22	\$174.96
Distance from Cooperative in miles		0.10	0.05	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00892-0020	1-00865-0032	1-00893-0082	
Address	288 LEXINGTON AVENUE	20 PARK AVENUE	106 EAST 38 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	100	102	146	
Year Built	1955	1939	1930	
Gross SqFt	65,532	101,306	110,949	
Estimated Gross Income	\$2,448,276	\$3,485,232	\$4,383,887	
Gross Income per SqFt	\$37.36	\$34.40	\$39.51	
Estimated Expense	\$731,992	\$1,145,125	\$1,213,550	
Expense SqFt	\$11.17	\$11.30	\$10.94	
Net Operating Income	\$1,716,284	\$2,340,107	\$3,170,337	
Full Market Value	\$12,622,000	\$17,335,000	\$23,970,000	
Market Value per SqFt	\$192.61	\$171.12	\$216.05	
Distance from Cooperative in miles		0.11	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00892-0025	1-00892-0001	1-00865-0024	1-00939-0038
Address	273 LEXINGTON AVENUE	41 PARK AVENUE	35 EAST 35 STREET	340 EAST 34 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	KIPS BAY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	117	119	135	201
Year Built	1966	1950	1955	1962
Gross SqFt	129,964	115,221	132,955	142,260
Estimated Gross Income	\$4,574,733	\$4,055,779	\$4,016,575	\$6,524,494
Gross Income per SqFt	\$35.20	\$35.20	\$30.21	\$45.86
Estimated Expense	\$1,481,590	\$1,419,523	\$942,407	\$1,742,790
Expense SqFt	\$11.40	\$12.32	\$7.09	\$12.25
Net Operating Income	\$3,093,143	\$2,636,256	\$3,074,168	\$4,781,704
Full Market Value	\$22,877,000	\$19,497,000	\$23,017,000	\$35,961,000
Market Value per SqFt	\$176.03	\$169.21	\$173.12	\$252.78
Distance from Cooperative in miles		0.09	0.20	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00892-0062	1-00892-0001	1-00916-0041	
Address	137 EAST 36 STREET	41 PARK AVENUE	236 EAST 36 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	112	119	145	
Year Built	1974	1950	1963	
Gross SqFt	107,504	115,221	95,057	
Estimated Gross Income	\$3,693,837	\$4,055,779	\$3,186,414	
Gross Income per SqFt	\$34.36	\$35.20	\$33.52	
Estimated Expense	\$1,149,218	\$1,419,523	\$948,901	
Expense SqFt	\$10.69	\$12.32	\$9.98	
Net Operating Income	\$2,544,619	\$2,636,256	\$2,237,513	
Full Market Value	\$18,852,000	\$19,497,000	\$16,616,000	
Market Value per SqFt	\$175.36	\$169.21	\$174.80	
Distance from Cooperative in miles		0.09	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00892-0080	1-00892-0037	1-00893-0066	1-00888-0055
Address	104 EAST 37 STREET	163 EAST 36 STREET	305 LEXINGTON AVENUE	142 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	29	23	50	49
Year Built	1938	1910	1925	1927
Gross SqFt	14,912	14,577	42,231	26,280
Estimated Gross Income	\$525,946	\$732,932	\$1,157,993	\$927,000
Gross Income per SqFt	\$35.27	\$50.28	\$27.42	\$35.27
Estimated Expense	\$173,128	\$234,544	\$447,162	\$305,183
Expense SqFt	\$11.61	\$16.09	\$10.59	\$11.61
Net Operating Income	\$352,818	\$498,388	\$710,831	\$621,817
Full Market Value	\$2,609,000	\$3,734,000	\$5,126,000	\$4,598,000
Market Value per SqFt	\$174.96	\$256.16	\$121.38	\$174.96
Distance from Cooperative in miles		0.09	0.10	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00893-0002	1-00893-0066	1-00890-0005	1-00888-0055
Address	55 PARK AVENUE	305 LEXINGTON AVENUE	15 PARK AVENUE	142 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	33	50	102	49
Year Built	1923	1925	1924	1927
Gross SqFt	37,262	42,231	71,115	26,280
Estimated Gross Income	\$1,314,231	\$1,157,993	\$3,594,669	\$927,000
Gross Income per SqFt	\$35.27	\$27.42	\$50.55	\$35.27
Estimated Expense	\$432,612	\$447,162	\$1,009,793	\$305,183
Expense SqFt	\$11.61	\$10.59	\$14.20	\$11.61
Net Operating Income	\$881,619	\$710,831	\$2,584,876	\$621,817
Full Market Value	\$6,519,000	\$5,126,000	\$19,359,000	\$4,598,000
Market Value per SqFt	\$174.95	\$121.38	\$272.22	\$174.96
Distance from Cooperative in miles		0.09	0.15	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00893-0014	1-00895-0082	1-00891-0039	1-00866-0035
Address	117 EAST 37 STREET	114 EAST 40 STREET	165 EAST 35 STREET	40 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	62	37	131	160
Year Built	1954	1925	1955	1950
Gross SqFt	32,150	26,178	96,102	153,398
Estimated Gross Income	\$1,065,773	\$700,267	\$3,457,073	\$5,085,102
Gross Income per SqFt	\$33.15	\$26.75	\$35.97	\$33.15
Estimated Expense	\$331,145	\$288,586	\$1,033,940	\$1,579,746
Expense SqFt	\$10.30	\$11.02	\$10.76	\$10.30
Net Operating Income	\$734,628	\$411,681	\$2,423,133	\$3,505,356
Full Market Value	\$5,459,000	\$2,976,000	\$17,879,000	\$26,051,000
Market Value per SqFt	\$169.80	\$113.68	\$186.04	\$169.83
Distance from Cooperative in miles		0.09	0.13	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00893-0017	1-00890-0005	1-00894-0032	1-00892-0001
Address	296 LEXINGTON AVENUE	15 PARK AVENUE	137 EAST 38 STREET	41 PARK AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	97	102	108	119
Year Built	1940	1924	1936	1950
Gross SqFt	75,273	71,115	105,000	115,221
Estimated Gross Income	\$2,649,610	\$3,594,669	\$2,559,507	\$4,055,779
Gross Income per SqFt	\$35.20	\$50.55	\$24.38	\$35.20
Estimated Expense	\$858,112	\$1,009,793	\$948,837	\$1,419,523
Expense SqFt	\$11.40	\$14.20	\$9.04	\$12.32
Net Operating Income	\$1,791,498	\$2,584,876	\$1,610,670	\$2,636,256
Full Market Value	\$13,250,000	\$19,359,000	\$11,715,000	\$19,497,000
Market Value per SqFt	\$176.03	\$272.22	\$111.57	\$169.21
Distance from Cooperative in miles		0.15	0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00893-0020	1-00891-0039	1-00893-0064	
Address	302 LEXINGTON AVENUE	165 EAST 35 STREET	309 LEXINGTON AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	129	131	90	
Year Built	1959	1955	1928	
Gross SqFt	115,914	96,102	52,936	
Estimated Gross Income	\$4,125,379	\$3,457,073	\$1,827,486	
Gross Income per SqFt	\$35.59	\$35.97	\$34.52	
Estimated Expense	\$1,284,327	\$1,033,940	\$487,466	
Expense SqFt	\$11.08	\$10.76	\$9.21	
Net Operating Income	\$2,841,052	\$2,423,133	\$1,340,020	
Full Market Value	\$20,995,000	\$17,879,000	\$9,924,000	
Market Value per SqFt	\$181.13	\$186.04	\$187.47	
Distance from Cooperative in miles		0.13	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00893-0041	1-00889-0068	1-00913-0001	
Address	560 3 AVENUE	120 EAST 34 STREET	471 3 AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	272	282	311	
Year Built	1975	1962	1972	
Gross SqFt	329,706	310,860	351,560	
Estimated Gross Income	\$11,559,492	\$10,655,762	\$12,598,191	
Gross Income per SqFt	\$35.06	\$34.28	\$35.84	
Estimated Expense	\$3,099,236	\$2,969,917	\$3,249,539	
Expense SqFt	\$9.40	\$9.55	\$9.24	
Net Operating Income	\$8,460,256	\$7,685,845	\$9,348,652	
Full Market Value	\$62,590,000	\$56,949,000	\$69,050,000	
Market Value per SqFt	\$189.84	\$183.20	\$196.41	
Distance from Cooperative in miles		0.22	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00894-0001	1-00893-0064	1-00865-0042	
Address	67 PARK AVENUE	309 LEXINGTON AVENUE	28 EAST 36 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	73	90	113	
Year Built	1922	1928	1949	
Gross SqFt	78,983	52,936	128,072	
Estimated Gross Income	\$2,569,317	\$1,827,486	\$3,911,081	
Gross Income per SqFt	\$32.53	\$34.52	\$30.54	
Estimated Expense	\$839,589	\$487,466	\$1,543,259	
Expense SqFt	\$10.63	\$9.21	\$12.05	
Net Operating Income	\$1,729,728	\$1,340,020	\$2,367,822	
Full Market Value	\$12,871,000	\$9,924,000	\$17,705,000	
Market Value per SqFt	\$162.96	\$187.47	\$138.24	
Distance from Cooperative in miles		0.10	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00895-0031	1-00893-0066	1-00893-0082	
Address	135 EAST 39 STREET	305 LEXINGTON AVENUE	106 EAST 38 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	29	50	146	
Year Built	1930	1925	1930	
Gross SqFt	26,070	42,231	110,949	
Estimated Gross Income	\$872,563	\$1,157,993	\$4,383,887	
Gross Income per SqFt	\$33.47	\$27.42	\$39.51	
Estimated Expense	\$280,774	\$447,162	\$1,213,550	
Expense SqFt	\$10.77	\$10.59	\$10.94	
Net Operating Income	\$591,789	\$710,831	\$3,170,337	
Full Market Value	\$4,395,000	\$5,126,000	\$23,970,000	
Market Value per SqFt	\$168.58	\$121.38	\$216.05	
Distance from Cooperative in miles		0.09	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00895-0066	1-00887-0014	1-00911-0008	1-00894-0052
Address	140 EAST 40 STREET	121 EAST 31 STREET	207 EAST 30 STREET	150 EAST 39 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	99	96	79	140
Year Built	1931	1930	1985	1928
Gross SqFt	58,280	58,321	47,903	90,871
Estimated Gross Income	\$1,981,520	\$2,050,910	\$1,675,311	\$3,756,801
Gross Income per SqFt	\$34.00	\$35.17	\$34.97	\$41.34
Estimated Expense	\$699,360	\$580,070	\$514,672	\$1,105,063
Expense SqFt	\$12.00	\$9.95	\$10.74	\$12.16
Net Operating Income	\$1,282,160	\$1,470,840	\$1,160,639	\$2,651,738
Full Market Value	\$9,245,000	\$10,879,000	\$8,588,000	\$20,022,000
Market Value per SqFt	\$158.63	\$186.54	\$179.28	\$220.33
Distance from Cooperative in miles		0.41	0.46	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00896-0032	1-00896-0048	1-00897-0008	
Address	230 EAST 15 STREET	135 3 AVENUE	207 EAST 15 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	175	221	61	
Year Built	1961	1962	1930	
Gross SqFt	116,191	158,505	29,088	
Estimated Gross Income	\$4,080,534	\$5,752,146	\$1,015,754	
Gross Income per SqFt	\$35.12	\$36.29	\$34.92	
Estimated Expense	\$1,223,959	\$1,955,952	\$328,495	
Expense SqFt	\$10.53	\$12.34	\$11.29	
Net Operating Income	\$2,856,575	\$3,796,194	\$687,259	
Full Market Value	\$21,130,000	\$27,989,000	\$5,086,000	
Market Value per SqFt	\$181.86	\$176.58	\$174.85	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00896-0039	1-00882-0021	1-00879-0027	1-00881-0041
Address	210 EAST 15 STREET	88 LEXINGTON AVENUE	143 EAST 23 STREET	344 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	188	180	327	185
Year Built	1963	1927	1928	1997
Gross SqFt	136,191	152,310	101,857	151,346
Estimated Gross Income	\$4,647,479	\$5,222,358	\$3,331,984	\$6,716,651
Gross Income per SqFt	\$34.12	\$34.29	\$32.71	\$44.38
Estimated Expense	\$1,211,152	\$1,584,953	\$1,279,996	\$1,061,037
Expense SqFt	\$8.89	\$10.41	\$12.57	\$7.01
Net Operating Income	\$3,436,327	\$3,637,405	\$2,051,988	\$5,655,614
Full Market Value	\$25,469,000	\$26,952,000	\$7,238,000	\$42,578,000
Market Value per SqFt	\$187.01	\$176.95	\$71.06	\$281.33
Distance from Cooperative in miles		0.61	0.45	0.54

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00897-0001	1-00897-0008	1-00896-0015	1-00896-0048
Address	147 3 AVENUE	207 EAST 15 STREET	231 EAST 14 STREET	135 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	55	61	16	221
Year Built	1960	1930	1915	1962
Gross SqFt	58,000	29,088	13,788	158,505
Estimated Gross Income	\$2,106,560	\$1,015,754	\$623,440	\$5,752,146
Gross Income per SqFt	\$36.32	\$34.92	\$45.22	\$36.29
Estimated Expense	\$680,340	\$328,495	\$141,869	\$1,955,952
Expense SqFt	\$11.73	\$11.29	\$10.29	\$12.34
Net Operating Income	\$1,426,220	\$687,259	\$481,571	\$3,796,194
Full Market Value	\$10,515,000	\$5,086,000	\$3,623,000	\$27,989,000
Market Value per SqFt	\$181.29	\$174.85	\$262.76	\$176.58
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00897-0035	1-00896-0048	1-00900-0001	1-00883-0044
Address	157 3 AVENUE	135 3 AVENUE	233 3 AVENUE	376 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	399	221	194	179
Year Built	1930	1962	1959	1964
Gross SqFt	151,832	158,505	157,964	175,110
Estimated Gross Income	\$4,612,656	\$5,752,146	\$4,837,786	\$5,461,053
Gross Income per SqFt	\$30.38	\$36.29	\$30.63	\$31.19
Estimated Expense	\$1,334,603	\$1,955,952	\$1,751,585	\$1,682,066
Expense SqFt	\$8.79	\$12.34	\$11.09	\$9.61
Net Operating Income	\$3,278,053	\$3,796,194	\$3,086,201	\$3,778,987
Full Market Value	\$24,518,000	\$27,989,000	\$23,071,000	\$28,218,000
Market Value per SqFt	\$161.48	\$176.58	\$146.05	\$161.14
Distance from Cooperative in miles		0.05	0.19	0.58

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00898-0001	1-00900-0027	1-00900-0001	1-00896-0048
Address	195 3 AVENUE	329 2 AVENUE	233 3 AVENUE	135 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	277	302	194	221
Year Built	1973	1963	1959	1962
Gross SqFt	250,220	291,894	157,964	158,505
Estimated Gross Income	\$7,634,212	\$7,482,187	\$4,837,786	\$5,752,146
Gross Income per SqFt	\$30.51	\$25.63	\$30.63	\$36.29
Estimated Expense	\$2,487,187	\$2,365,821	\$1,751,585	\$1,955,952
Expense SqFt	\$9.94	\$8.11	\$11.09	\$12.34
Net Operating Income	\$5,147,025	\$5,116,366	\$3,086,201	\$3,796,194
Full Market Value	\$38,485,000	\$37,080,000	\$23,071,000	\$27,989,000
Market Value per SqFt	\$153.80	\$127.03	\$146.05	\$176.58
Distance from Cooperative in miles		0.09	0.09	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00898-0021	1-00923-0039	1-00924-0008	1-00924-0009
Address	237 EAST 17 STREET	346 EAST 18 STREET	307 EAST 18 STREET	309 EAST 18 STREET
Neighborhood	GRAMERCY	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	24	20	20
Year Built	1920	1910	1920	1920
Gross SqFt	6,233	18,240	8,680	8,680
Estimated Gross Income	\$203,383	\$334,986	\$286,811	\$283,188
Gross Income per SqFt	\$32.63	\$18.37	\$33.04	\$32.63
Estimated Expense	\$71,555	\$159,261	\$92,516	\$99,657
Expense SqFt	\$11.48	\$8.73	\$10.66	\$11.48
Net Operating Income	\$131,828	\$175,725	\$194,295	\$183,531
Full Market Value	\$981,000	\$1,264,000	\$1,444,000	\$1,365,000
Market Value per SqFt	\$157.39	\$69.30	\$166.36	\$157.26
Distance from Cooperative in miles		0.14	0.15	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00898-0039	1-00901-0045	1-00923-0043	1-00924-0048
Address	232 EAST 18 STREET	224 EAST 21 STREET	340 EAST 18 STREET	332 EAST 19 STREET
Neighborhood	GRAMERCY	GRAMERCY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	C5-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	28	24	24
Year Built	1945	1920	1910	1920
Gross SqFt	21,000	15,989	18,240	13,992
Estimated Gross Income	\$665,910	\$585,810	\$337,681	\$443,618
Gross Income per SqFt	\$31.71	\$36.64	\$18.51	\$31.71
Estimated Expense	\$174,510	\$158,596	\$174,635	\$116,231
Expense SqFt	\$8.31	\$9.92	\$9.57	\$8.31
Net Operating Income	\$491,400	\$427,214	\$163,046	\$327,387
Full Market Value	\$3,666,000	\$3,147,000	\$1,172,000	\$2,090,000
Market Value per SqFt	\$174.57	\$196.82	\$64.25	\$149.37
Distance from Cooperative in miles		0.14	0.14	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00899-0001	1-00899-0040	1-00873-0040	
Address	205 3 AVENUE	222 EAST 19 STREET	150 EAST 18 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	330	106	223	
Year Built	1964	1963	1960	
Gross SqFt	358,898	87,960	235,264	
Estimated Gross Income	\$11,068,414	\$2,980,580	\$6,527,075	
Gross Income per SqFt	\$30.84	\$33.89	\$27.74	
Estimated Expense	\$3,696,649	\$1,280,541	\$2,426,675	
Expense SqFt	\$10.30	\$14.56	\$10.31	
Net Operating Income	\$7,371,765	\$1,700,039	\$4,100,400	
Full Market Value	\$55,083,000	\$12,615,000	\$29,542,000	
Market Value per SqFt	\$153.48	\$143.42	\$125.57	
Distance from Cooperative in miles		0.00	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00899-0008	1-00901-0056	1-00874-0060	
Address	211 EAST 18 STREET	202 EAST 21 STREET	78 IRVING PLACE	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	124	27	15	
Year Built	1958	1925	1920	
Gross SqFt	111,396	14,721	16,069	
Estimated Gross Income	\$3,533,481	\$486,087	\$504,640	
Gross Income per SqFt	\$31.72	\$33.02	\$31.40	
Estimated Expense	\$1,281,054	\$179,891	\$144,334	
Expense SqFt	\$11.50	\$12.22	\$8.98	
Net Operating Income	\$2,252,427	\$306,196	\$360,306	
Full Market Value	\$16,800,000	\$2,276,000	\$2,689,000	
Market Value per SqFt	\$150.81	\$154.61	\$167.34	
Distance from Cooperative in miles		0.09	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00899-0032	1-00899-0040	1-00900-0001	1-00901-0021
Address	323 2 AVENUE	222 EAST 19 STREET	233 3 AVENUE	237 EAST 20 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	127	106	194	72
Year Built	1929	1963	1959	1929
Gross SqFt	138,470	87,960	157,964	74,120
Estimated Gross Income	\$4,241,336	\$2,980,580	\$4,837,786	\$1,700,095
Gross Income per SqFt	\$30.63	\$33.89	\$30.63	\$22.94
Estimated Expense	\$1,535,632	\$1,280,541	\$1,751,585	\$564,742
Expense SqFt	\$11.09	\$14.56	\$11.09	\$7.62
Net Operating Income	\$2,705,704	\$1,700,039	\$3,086,201	\$1,135,353
Full Market Value	\$20,227,000	\$12,615,000	\$23,071,000	\$8,291,000
Market Value per SqFt	\$146.07	\$143.42	\$146.05	\$111.86
Distance from Cooperative in miles		0.00	0.05	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00901-0052	1-00901-0021	1-00877-0053	
Address	210 EAST 21 STREET	237 EAST 20 STREET	152 EAST 22 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	32	72	45	
Year Built	1910	1929	1930	
Gross SqFt	14,673	74,120	24,486	
Estimated Gross Income	\$500,643	\$1,700,095	\$1,109,143	
Gross Income per SqFt	\$34.12	\$22.94	\$45.30	
Estimated Expense	\$152,452	\$564,742	\$321,873	
Expense SqFt	\$10.39	\$7.62	\$13.15	
Net Operating Income	\$348,191	\$1,135,353	\$787,270	
Full Market Value	\$2,581,000	\$8,291,000	\$5,923,000	
Market Value per SqFt	\$175.90	\$111.86	\$241.89	
Distance from Cooperative in miles		0.00	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00902-0001	1-00927-0001	1-00899-0040	
Address	267 3 AVENUE	362 2 AVENUE	222 EAST 19 STREET	
Neighborhood	GRAMERCY	KIPS BAY	GRAMERCY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	265	211	106	
Year Built	1962	1930	1963	
Gross SqFt	275,900	185,127	87,960	
Estimated Gross Income	\$8,787,415	\$5,529,264	\$2,980,580	
Gross Income per SqFt	\$31.85	\$29.87	\$33.89	
Estimated Expense	\$3,051,454	\$1,865,903	\$1,280,541	
Expense SqFt	\$11.06	\$10.08	\$14.56	
Net Operating Income	\$5,735,961	\$3,663,361	\$1,700,039	
Full Market Value	\$42,774,000	\$27,449,000	\$12,615,000	
Market Value per SqFt	\$155.03	\$148.27	\$143.42	
Distance from Cooperative in miles		0.14	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00904-0029	1-00905-0040	1-00905-0052	
Address	411 2 AVENUE	234 EAST 25 STREET	210 EAST 25 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	40	30	20	
Year Built	1950	1920	1920	
Gross SqFt	25,259	15,726	10,260	
Estimated Gross Income	\$867,141	\$541,603	\$351,091	
Gross Income per SqFt	\$34.33	\$34.44	\$34.22	
Estimated Expense	\$290,984	\$189,656	\$137,462	
Expense SqFt	\$11.52	\$12.06	\$13.40	
Net Operating Income	\$576,157	\$351,947	\$213,629	
Full Market Value	\$4,269,000	\$2,464,000	\$1,583,000	
Market Value per SqFt	\$169.01	\$156.68	\$154.29	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00904-0039	1-00905-0042	1-00905-0059	1-00904-0032
Address	222 EAST 24 STREET	230 EAST 25 STREET	329 3 AVENUE	236 EAST 24 STREET
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	11	38	25	20
Year Built	1900	1905	1910	1920
Gross SqFt	13,675	17,364	14,460	8,950
Estimated Gross Income	\$514,454	\$737,154	\$543,953	\$227,160
Gross Income per SqFt	\$37.62	\$42.45	\$37.62	\$25.38
Estimated Expense	\$194,732	\$216,623	\$205,943	\$72,928
Expense SqFt	\$14.24	\$12.48	\$14.24	\$8.15
Net Operating Income	\$319,722	\$520,531	\$338,010	\$154,232
Full Market Value	\$2,350,000	\$3,927,000	\$2,484,000	\$1,118,000
Market Value per SqFt	\$171.85	\$226.16	\$171.78	\$124.92
Distance from Cooperative in miles		0.05	0.05	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00904-0050	1-00900-0001	1-00883-0044	1-00884-0048
Address	309 3 AVENUE	233 3 AVENUE	376 3 AVENUE	402 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	167	194	179	150
Year Built	1972	1959	1964	1974
Gross SqFt	158,337	157,964	175,110	137,628
Estimated Gross Income	\$4,938,531	\$4,837,786	\$5,461,053	\$5,316,735
Gross Income per SqFt	\$31.19	\$30.63	\$31.19	\$38.63
Estimated Expense	\$1,521,619	\$1,751,585	\$1,682,066	\$1,585,522
Expense SqFt	\$9.61	\$11.09	\$9.61	\$11.52
Net Operating Income	\$3,416,912	\$3,086,201	\$3,778,987	\$3,731,213
Full Market Value	\$25,515,000	\$23,071,000	\$28,218,000	\$28,228,000
Market Value per SqFt	\$161.14	\$146.05	\$161.14	\$205.10
Distance from Cooperative in miles		0.20	0.22	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00905-0006	1-00904-0043	1-00879-0054	
Address	205 EAST 24 STREET	214 EAST 24 STREET	144 EAST 24 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	180	72	39	
Year Built	1976	1980	1930	
Gross SqFt	126,798	57,800	38,267	
Estimated Gross Income	\$3,867,339	\$2,015,121	\$1,000,000	
Gross Income per SqFt	\$30.50	\$34.86	\$26.13	
Estimated Expense	\$1,292,072	\$633,977	\$360,137	
Expense SqFt	\$10.19	\$10.97	\$9.41	
Net Operating Income	\$2,575,267	\$1,381,144	\$639,863	
Full Market Value	\$19,257,000	\$10,222,000	\$4,632,000	
Market Value per SqFt	\$151.87	\$176.85	\$121.04	
Distance from Cooperative in miles		0.05	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00905-0026	1-00907-0016	1-00902-0030	
Address	421 2 AVENUE	225 EAST 26 STREET	371 2 AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	167	90	94	
Year Built	1963	1963	1930	
Gross SqFt	112,641	54,252	77,640	
Estimated Gross Income	\$3,502,009	\$1,538,123	\$2,626,322	
Gross Income per SqFt	\$31.09	\$28.35	\$33.83	
Estimated Expense	\$1,196,247	\$499,559	\$933,788	
Expense SqFt	\$10.62	\$9.21	\$12.03	
Net Operating Income	\$2,305,762	\$1,038,564	\$1,692,534	
Full Market Value	\$17,221,000	\$7,470,000	\$12,561,000	
Market Value per SqFt	\$152.88	\$137.69	\$161.79	
Distance from Cooperative in miles		0.10	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00906-0001	1-00883-0044	1-00884-0048	
Address	341 3 AVENUE	376 3 AVENUE	402 3 AVENUE	
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	166	179	150	
Year Built	1965	1964	1974	
Gross SqFt	161,931	175,110	137,628	
Estimated Gross Income	\$5,653,011	\$5,461,053	\$5,316,735	
Gross Income per SqFt	\$34.91	\$31.19	\$38.63	
Estimated Expense	\$1,711,611	\$1,682,066	\$1,585,522	
Expense SqFt	\$10.57	\$9.61	\$11.52	
Net Operating Income	\$3,941,400	\$3,778,987	\$3,731,213	
Full Market Value	\$29,167,000	\$28,218,000	\$28,228,000	
Market Value per SqFt	\$180.12	\$161.14	\$205.10	
Distance from Cooperative in miles		0.15	0.19	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00906-0024	1-00907-0016	1-00883-0044	1-00884-0048
Address	441 2 AVENUE	225 EAST 26 STREET	376 3 AVENUE	402 3 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	185	90	179	150
Year Built	1964	1963	1964	1974
Gross SqFt	190,000	54,252	175,110	137,628
Estimated Gross Income	\$5,926,100	\$1,538,123	\$5,461,053	\$5,316,735
Gross Income per SqFt	\$31.19	\$28.35	\$31.19	\$38.63
Estimated Expense	\$1,825,900	\$499,559	\$1,682,066	\$1,585,522
Expense SqFt	\$9.61	\$9.21	\$9.61	\$11.52
Net Operating Income	\$4,100,200	\$1,038,564	\$3,778,987	\$3,731,213
Full Market Value	\$30,617,000	\$7,470,000	\$28,218,000	\$28,228,000
Market Value per SqFt	\$161.14	\$137.69	\$161.14	\$205.10
Distance from Cooperative in miles		0.05	0.15	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00907-0056	1-00907-0025	1-00883-0044	1-00904-9024
Address	200 EAST 27 STREET	240 EAST 27 STREET	376 3 AVENUE	401 2 AVENUE
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	284	332	179	169
Year Built	1965	1977	1964	1974
Gross SqFt	233,320	348,386	175,110	200,299
Estimated Gross Income	\$7,277,251	\$15,315,736	\$5,461,053	\$4,574,786
Gross Income per SqFt	\$31.19	\$43.96	\$31.19	\$22.84
Estimated Expense	\$2,242,205	\$3,008,976	\$1,682,066	\$1,966,917
Expense SqFt	\$9.61	\$8.64	\$9.61	\$9.82
Net Operating Income	\$5,035,046	\$12,306,760	\$3,778,987	\$2,607,869
Full Market Value	\$37,597,000	\$92,678,000	\$28,218,000	\$19,048,000
Market Value per SqFt	\$161.14	\$266.02	\$161.14	\$95.10
Distance from Cooperative in miles		0.00	0.13	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00908-0037	1-00908-0035	1-00908-0006	
Address	236 EAST 28 STREET	240 EAST 28 STREET	203 EAST 27 STREET	
Neighborhood	GRAMERCY	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	C7-WALK-UP	D7-ELEVATOR	
Total Units	31	31	55	
Year Built	1920	1920	1920	
Gross SqFt	14,981	17,569	25,777	
Estimated Gross Income	\$478,793	\$461,460	\$970,129	
Gross Income per SqFt	\$31.96	\$26.27	\$37.64	
Estimated Expense	\$146,514	\$193,689	\$220,052	
Expense SqFt	\$9.78	\$11.02	\$8.54	
Net Operating Income	\$332,279	\$267,771	\$750,077	
Full Market Value	\$2,477,000	\$1,938,000	\$5,512,000	
Market Value per SqFt	\$165.34	\$110.31	\$213.83	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00908-0047	1-00907-0016	1-00911-0008	
Address	208 EAST 28 STREET	225 EAST 26 STREET	207 EAST 30 STREET	
Neighborhood	GRAMERCY	GRAMERCY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	70	90	79	
Year Built	1940	1963	1985	
Gross SqFt	50,000	54,252	47,903	
Estimated Gross Income	\$1,583,000	\$1,538,123	\$1,675,311	
Gross Income per SqFt	\$31.66	\$28.35	\$34.97	
Estimated Expense	\$499,000	\$499,559	\$514,672	
Expense SqFt	\$9.98	\$9.21	\$10.74	
Net Operating Income	\$1,084,000	\$1,038,564	\$1,160,639	
Full Market Value	\$8,087,000	\$7,470,000	\$8,588,000	
Market Value per SqFt	\$161.74	\$137.69	\$179.28	
Distance from Cooperative in miles		0.05	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00909-0001	1-00907-0016	1-00883-0047	
Address	407 3 AVENUE	225 EAST 26 STREET	382 3 AVENUE	
Neighborhood	MURRAY HILL	GRAMERCY	GRAMERCY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	264	90	37	
Year Built	1964	1963	1984	
Gross SqFt	253,489	54,252	30,800	
Estimated Gross Income	\$8,048,276	\$1,538,123	\$1,082,500	
Gross Income per SqFt	\$31.75	\$28.35	\$35.15	
Estimated Expense	\$2,676,844	\$499,559	\$366,706	
Expense SqFt	\$10.56	\$9.21	\$11.91	
Net Operating Income	\$5,371,432	\$1,038,564	\$715,794	
Full Market Value	\$40,061,000	\$7,470,000	\$5,294,000	
Market Value per SqFt	\$158.04	\$137.69	\$171.88	
Distance from Cooperative in miles		0.10	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00909-0045	1-00909-0046	1-00909-0031	
Address	218 EAST 29 STREET	216 EAST 29 STREET	513 2 AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C5-WALK-UP	
Total Units	11	54	13	
Year Built	1984	1960	1940	
Gross SqFt	14,575	24,600	7,944	
Estimated Gross Income	\$449,785	\$754,805	\$246,576	
Gross Income per SqFt	\$30.86	\$30.68	\$31.04	
Estimated Expense	\$141,669	\$208,822	\$86,988	
Expense SqFt	\$9.72	\$8.49	\$10.95	
Net Operating Income	\$308,116	\$545,983	\$159,588	
Full Market Value	\$2,302,000	\$4,081,000	\$1,192,000	
Market Value per SqFt	\$157.94	\$165.89	\$150.05	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00910-0012	1-00909-0031	1-00885-0051	1-00883-0047
Address	215 EAST 29 STREET	513 2 AVENUE	150 EAST 30 STREET	382 3 AVENUE
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	GRAMERCY
Building Classification	D4-ELEVATOR	C5-WALK-UP	D1-ELEVATOR	D6-ELEVATOR
Total Units	20	13	48	37
Year Built	1936	1940	1962	1984
Gross SqFt	9,280	7,944	20,660	30,800
Estimated Gross Income	\$326,192	\$246,576	\$811,107	\$1,082,500
Gross Income per SqFt	\$35.15	\$31.04	\$39.26	\$35.15
Estimated Expense	\$110,525	\$86,988	\$232,132	\$366,706
Expense SqFt	\$11.91	\$10.95	\$11.24	\$11.91
Net Operating Income	\$215,667	\$159,588	\$578,975	\$715,794
Full Market Value	\$1,595,000	\$1,192,000	\$4,378,000	\$5,294,000
Market Value per SqFt	\$171.88	\$150.05	\$211.91	\$171.88
Distance from Cooperative in miles		0.05	0.12	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00910-0014	1-00910-0061	1-00911-0001	
Address	229 EAST 29 STREET	425 3 AVENUE	431 3 AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	113	105	58	
Year Built	1940	1967	1920	
Gross SqFt	55,737	66,403	45,947	
Estimated Gross Income	\$1,750,142	\$1,953,567	\$1,475,582	
Gross Income per SqFt	\$31.40	\$29.42	\$32.11	
Estimated Expense	\$542,878	\$729,318	\$504,730	
Expense SqFt	\$9.74	\$10.98	\$10.99	
Net Operating Income	\$1,207,264	\$1,224,249	\$970,852	
Full Market Value	\$9,011,000	\$9,181,000	\$7,236,000	
Market Value per SqFt	\$161.67	\$138.26	\$157.49	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00910-0039	1-00910-0020	1-00912-0061	
Address	244 EAST 30 STREET	231 EAST 29 STREET	206 EAST 32 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	C4-WALK-UP	C4-WALK-UP	
Total Units	11	19	20	
Year Built	1900	1920	1910	
Gross SqFt	7,495	7,595	10,510	
Estimated Gross Income	\$248,010	\$265,184	\$328,399	
Gross Income per SqFt	\$33.09	\$34.92	\$31.25	
Estimated Expense	\$93,463	\$108,665	\$111,598	
Expense SqFt	\$12.47	\$14.31	\$10.62	
Net Operating Income	\$154,547	\$156,519	\$216,801	
Full Market Value	\$1,149,000	\$1,158,000	\$1,619,000	
Market Value per SqFt	\$153.30	\$152.47	\$154.04	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00913-0028	1-00889-0022	1-00916-0001	
Address	251 EAST 32 STREET	141 EAST 33 STREET	525 3 AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	167	125	93	
Year Built	1964	1960	1928	
Gross SqFt	175,000	102,487	76,024	
Estimated Gross Income	\$5,481,000	\$3,108,376	\$2,456,227	
Gross Income per SqFt	\$31.32	\$30.33	\$32.31	
Estimated Expense	\$1,662,500	\$1,032,724	\$677,545	
Expense SqFt	\$9.50	\$10.08	\$8.91	
Net Operating Income	\$3,818,500	\$2,075,652	\$1,778,682	
Full Market Value	\$28,505,000	\$15,537,000	\$13,241,000	
Market Value per SqFt	\$162.89	\$151.60	\$174.17	
Distance from Cooperative in miles		0.13	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00915-0038	1-00916-0001	1-00889-0022	
Address	240 EAST 35 STREET	525 3 AVENUE	141 EAST 33 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	121	93	125	
Year Built	1955	1928	1960	
Gross SqFt	91,745	76,024	102,487	
Estimated Gross Income	\$2,873,453	\$2,456,227	\$3,108,376	
Gross Income per SqFt	\$31.32	\$32.31	\$30.33	
Estimated Expense	\$871,578	\$677,545	\$1,032,724	
Expense SqFt	\$9.50	\$8.91	\$10.08	
Net Operating Income	\$2,001,875	\$1,778,682	\$2,075,652	
Full Market Value	\$14,944,000	\$13,241,000	\$15,537,000	
Market Value per SqFt	\$162.89	\$174.17	\$151.60	
Distance from Cooperative in miles		0.05	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00915-0046	1-00914-0011	1-00889-0065	1-00889-0022
Address	222 EAST 35 STREET	221 EAST 33 STREET	231 LEXINGTON AVENUE	141 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	59	45	18	125
Year Built	1942	1900	1920	1960
Gross SqFt	50,796	35,508	13,614	102,487
Estimated Gross Income	\$1,540,643	\$1,176,366	\$409,178	\$3,108,376
Gross Income per SqFt	\$30.33	\$33.13	\$30.06	\$30.33
Estimated Expense	\$512,024	\$384,484	\$102,005	\$1,032,724
Expense SqFt	\$10.08	\$10.83	\$7.49	\$10.08
Net Operating Income	\$1,028,619	\$791,882	\$307,173	\$2,075,652
Full Market Value	\$7,700,000	\$5,885,000	\$2,301,000	\$15,537,000
Market Value per SqFt	\$151.59	\$165.74	\$169.02	\$151.60
Distance from Cooperative in miles		0.05	0.13	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00916-0009	1-00916-0001	1-00914-0011	1-00913-0014
Address	211 EAST 35 STREET	525 3 AVENUE	221 EAST 33 STREET	233 EAST 32 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	76	93	45	53
Year Built	1929	1928	1900	1925
Gross SqFt	57,834	76,024	35,508	38,918
Estimated Gross Income	\$1,868,617	\$2,456,227	\$1,176,366	\$1,038,284
Gross Income per SqFt	\$32.31	\$32.31	\$33.13	\$26.68
Estimated Expense	\$515,301	\$677,545	\$384,484	\$325,892
Expense SqFt	\$8.91	\$8.91	\$10.83	\$8.37
Net Operating Income	\$1,353,316	\$1,778,682	\$791,882	\$712,392
Full Market Value	\$10,075,000	\$13,241,000	\$5,885,000	\$5,151,000
Market Value per SqFt	\$174.21	\$174.17	\$165.74	\$132.36
Distance from Cooperative in miles		0.00	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00916-0023	1-00916-0041	1-00916-0001	1-00914-0011
Address	245 EAST 35 STREET	236 EAST 36 STREET	525 3 AVENUE	221 EAST 33 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	117	145	93	45
Year Built	1963	1963	1928	1900
Gross SqFt	82,014	95,057	76,024	35,508
Estimated Gross Income	\$2,717,124	\$3,186,414	\$2,456,227	\$1,176,366
Gross Income per SqFt	\$33.13	\$33.52	\$32.31	\$33.13
Estimated Expense	\$888,212	\$948,901	\$677,545	\$384,484
Expense SqFt	\$10.83	\$9.98	\$8.91	\$10.83
Net Operating Income	\$1,828,912	\$2,237,513	\$1,778,682	\$791,882
Full Market Value	\$13,593,000	\$16,616,000	\$13,241,000	\$5,885,000
Market Value per SqFt	\$165.74	\$174.80	\$174.17	\$165.74
Distance from Cooperative in miles		0.00	0.00	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00916-0055	1-00916-0001	1-00914-0011	
Address	210 EAST 36 STREET	525 3 AVENUE	221 EAST 33 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	104	93	45	
Year Built	1960	1928	1900	
Gross SqFt	61,839	76,024	35,508	
Estimated Gross Income	\$2,023,372	\$2,456,227	\$1,176,366	
Gross Income per SqFt	\$32.72	\$32.31	\$33.13	
Estimated Expense	\$610,351	\$677,545	\$384,484	
Expense SqFt	\$9.87	\$8.91	\$10.83	
Net Operating Income	\$1,413,021	\$1,778,682	\$791,882	
Full Market Value	\$10,510,000	\$13,241,000	\$5,885,000	
Market Value per SqFt	\$169.96	\$174.17	\$165.74	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00916-0061	1-00916-0001	1-00914-0011	
Address	537 3 AVENUE	525 3 AVENUE	221 EAST 33 STREET	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	153	93	45	
Year Built	1955	1928	1900	
Gross SqFt	118,467	76,024	35,508	
Estimated Gross Income	\$3,876,240	\$2,456,227	\$1,176,366	
Gross Income per SqFt	\$32.72	\$32.31	\$33.13	
Estimated Expense	\$1,169,269	\$677,545	\$384,484	
Expense SqFt	\$9.87	\$8.91	\$10.83	
Net Operating Income	\$2,706,971	\$1,778,682	\$791,882	
Full Market Value	\$20,135,000	\$13,241,000	\$5,885,000	
Market Value per SqFt	\$169.96	\$174.17	\$165.74	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00917-0017	1-00918-0007	1-00891-0027	
Address	225 EAST 36 STREET	207 EAST 37 STREET	261 LEXINGTON AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	286	35	155	
Year Built	1963	1925	1940	
Gross SqFt	204,638	36,020	130,272	
Estimated Gross Income	\$6,421,540	\$1,273,103	\$3,533,598	
Gross Income per SqFt	\$31.38	\$35.34	\$27.12	
Estimated Expense	\$2,066,844	\$345,791	\$1,327,051	
Expense SqFt	\$10.10	\$9.60	\$10.19	
Net Operating Income	\$4,354,696	\$927,312	\$2,206,547	
Full Market Value	\$32,505,000	\$6,856,000	\$15,925,000	
Market Value per SqFt	\$158.84	\$190.34	\$122.24	
Distance from Cooperative in miles		0.05	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00918-0001	1-00916-0041	1-00916-0001	1-00891-0039
Address	561 3 AVENUE	236 EAST 36 STREET	525 3 AVENUE	165 EAST 35 STREET
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	108	145	93	131
Year Built	1960	1963	1928	1955
Gross SqFt	82,826	95,057	76,024	96,102
Estimated Gross Income	\$2,776,328	\$3,186,414	\$2,456,227	\$3,457,073
Gross Income per SqFt	\$33.52	\$33.52	\$32.31	\$35.97
Estimated Expense	\$826,603	\$948,901	\$677,545	\$1,033,940
Expense SqFt	\$9.98	\$9.98	\$8.91	\$10.76
Net Operating Income	\$1,949,725	\$2,237,513	\$1,778,682	\$2,423,133
Full Market Value	\$14,479,000	\$16,616,000	\$13,241,000	\$17,879,000
Market Value per SqFt	\$174.81	\$174.80	\$174.17	\$186.04
Distance from Cooperative in miles		0.10	0.10	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00918-0025	1-00918-0007	1-00891-0027	
Address	685 2 AVENUE	207 EAST 37 STREET	261 LEXINGTON AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	47	35	155	
Year Built	1942	1925	1940	
Gross SqFt	45,300	36,020	130,272	
Estimated Gross Income	\$1,414,719	\$1,273,103	\$3,533,598	
Gross Income per SqFt	\$31.23	\$35.34	\$27.12	
Estimated Expense	\$448,470	\$345,791	\$1,327,051	
Expense SqFt	\$9.90	\$9.60	\$10.19	
Net Operating Income	\$966,249	\$927,312	\$2,206,547	
Full Market Value	\$7,215,000	\$6,856,000	\$15,925,000	
Market Value per SqFt	\$159.27	\$190.34	\$122.24	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00918-0035	1-00916-0041	1-00944-0001	
Address	699 2 AVENUE	236 EAST 36 STREET	710 2 AVENUE	
Neighborhood	MURRAY HILL	MURRAY HILL	KIPS BAY	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	44	145	157	
Year Built	1955	1963	1930	
Gross SqFt	30,662	95,057	122,247	
Estimated Gross Income	\$998,048	\$3,186,414	\$3,859,313	
Gross Income per SqFt	\$32.55	\$33.52	\$31.57	
Estimated Expense	\$276,571	\$948,901	\$985,095	
Expense SqFt	\$9.02	\$9.98	\$8.06	
Net Operating Income	\$721,477	\$2,237,513	\$2,874,218	
Full Market Value	\$5,369,000	\$16,616,000	\$21,445,000	
Market Value per SqFt	\$175.10	\$174.80	\$175.42	
Distance from Cooperative in miles		0.10	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00921-0019	1-00467-0025	1-00899-0040	
Address	333 EAST 14 STREET	232 EAST 12 STREET	222 EAST 19 STREET	
Neighborhood	KIPS BAY	EAST VILLAGE	GRAMERCY	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	210	69	106	
Year Built	1965	1929	1963	
Gross SqFt	197,904	65,602	87,960	
Estimated Gross Income	\$6,200,332	\$1,886,714	\$2,980,580	
Gross Income per SqFt	\$31.33	\$28.76	\$33.89	
Estimated Expense	\$2,117,573	\$736,054	\$1,280,541	
Expense SqFt	\$10.70	\$11.22	\$14.56	
Net Operating Income	\$4,082,759	\$1,150,660	\$1,700,039	
Full Market Value	\$30,477,000	\$8,641,000	\$12,615,000	
Market Value per SqFt	\$154.00	\$131.72	\$143.42	
Distance from Cooperative in miles		0.21	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00924-0013	1-00921-0018	1-00903-0013	1-00896-0015
Address	317 EAST 18 STREET	331 EAST 14 STREET	217 EAST 22 STREET	231 EAST 14 STREET
Neighborhood	KIPS BAY	KIPS BAY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR	D5-ELEVATOR
Total Units	30	21	35	16
Year Built	1920	1910	1920	1915
Gross SqFt	14,292	11,331	17,526	13,788
Estimated Gross Income	\$270,190	\$306,684	\$658,649	\$623,440
Gross Income per SqFt	\$18.90	\$27.07	\$37.58	\$45.22
Estimated Expense	\$180,857	\$108,955	\$225,694	\$141,869
Expense SqFt	\$12.65	\$9.62	\$12.88	\$10.29
Net Operating Income	\$89,333	\$197,729	\$432,955	\$481,571
Full Market Value	\$641,000	\$1,427,000	\$3,182,000	\$3,623,000
Market Value per SqFt	\$44.85	\$125.94	\$181.56	\$262.76
Distance from Cooperative in miles		0.19	0.23	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00927-0015	1-00927-0033	1-00927-0034	
Address	323 EAST 21 STREET	340 EAST 22 STREET	338 EAST 22 STREET	
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	
Total Units	18	20	21	
Year Built	1910	1925	1925	
Gross SqFt	11,718	8,885	8,885	
Estimated Gross Income	\$369,234	\$378,165	\$332,859	
Gross Income per SqFt	\$31.51	\$42.56	\$37.46	
Estimated Expense	\$111,321	\$117,191	\$100,711	
Expense SqFt	\$9.50	\$13.19	\$11.33	
Net Operating Income	\$257,913	\$260,974	\$232,148	
Full Market Value	\$1,925,000	\$1,969,000	\$1,707,000	
Market Value per SqFt	\$164.28	\$221.61	\$192.12	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00928-0001	1-00928-0009	1-00927-0009	1-00902-0030
Address	382 2 AVENUE	321 EAST 22 STREET	311 EAST 21 STREET	371 2 AVENUE
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	266	116	76	94
Year Built	1965	1968	1967	1930
Gross SqFt	189,616	81,500	44,919	77,640
Estimated Gross Income	\$6,896,334	\$3,110,174	\$1,633,901	\$2,626,322
Gross Income per SqFt	\$36.37	\$38.16	\$36.37	\$33.83
Estimated Expense	\$1,970,110	\$814,630	\$466,808	\$933,788
Expense SqFt	\$10.39	\$10.00	\$10.39	\$12.03
Net Operating Income	\$4,926,224	\$2,295,544	\$1,167,093	\$1,692,534
Full Market Value	\$36,313,000	\$17,373,000	\$8,603,000	\$12,561,000
Market Value per SqFt	\$191.51	\$213.17	\$191.52	\$161.79
Distance from Cooperative in miles		0.00	0.05	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00929-0001	1-00931-0001	1-00935-0013	1-00247-0001
Address	401 1 AVENUE	444 2 AVENUE	315 EAST 29 STREET	251 CHERRY STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	LOWER EAST SIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	522	411	208	491
Year Built	1970	1970	1970	1979
Gross SqFt	927,591	435,548	165,105	627,895
Estimated Gross Income	\$17,707,712	\$8,313,052	\$3,122,777	\$21,125,326
Gross Income per SqFt	\$19.09	\$19.09	\$18.91	\$33.64
Estimated Expense	\$9,841,741	\$4,619,674	\$1,562,072	\$5,226,302
Expense SqFt	\$10.61	\$10.61	\$9.46	\$8.32
Net Operating Income	\$7,865,971	\$3,693,378	\$1,560,705	\$15,899,024
Full Market Value	\$56,439,000	\$26,501,000	\$8,400,000	\$40,117,000
Market Value per SqFt	\$60.84	\$60.85	\$50.88	\$63.89
Distance from Cooperative in miles		0.09	0.29	1.92

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00930-0001	1-00928-0009	1-00927-0001	1-00907-0016
Address	422 2 AVENUE	321 EAST 22 STREET	362 2 AVENUE	225 EAST 26 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	394	116	211	90
Year Built	1964	1968	1930	1963
Gross SqFt	392,100	81,500	185,127	54,252
Estimated Gross Income	\$11,712,027	\$3,110,174	\$5,529,264	\$1,538,123
Gross Income per SqFt	\$29.87	\$38.16	\$29.87	\$28.35
Estimated Expense	\$3,952,368	\$814,630	\$1,865,903	\$499,559
Expense SqFt	\$10.08	\$10.00	\$10.08	\$9.21
Net Operating Income	\$7,759,659	\$2,295,544	\$3,663,361	\$1,038,564
Full Market Value	\$58,142,000	\$17,373,000	\$27,449,000	\$7,470,000
Market Value per SqFt	\$148.28	\$213.17	\$148.27	\$137.69
Distance from Cooperative in miles		0.10	0.15	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00930-0012	1-00392-0048	1-00392-0027	
Address	319 EAST 24 STREET	627 EAST 9 STREET	384 EAST 10 STREET	
Neighborhood	KIPS BAY	ALPHABET CITY	ALPHABET CITY	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C4-WALK-UP	
Total Units	236	35	45	
Year Built	1975	1900	1900	
Gross SqFt	265,541	43,871	49,799	
Estimated Gross Income	\$8,356,575	\$1,393,426	\$1,561,178	
Gross Income per SqFt	\$31.47	\$31.76	\$31.35	
Estimated Expense	\$3,061,688	\$421,010	\$468,104	
Expense SqFt	\$11.53	\$9.60	\$9.40	
Net Operating Income	\$5,294,887	\$972,416	\$1,093,074	
Full Market Value	\$26,250,000	\$4,185,000	\$4,935,000	
Market Value per SqFt	\$98.85	\$95.39	\$99.10	
Distance from Cooperative in miles		0.84	0.84	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00930-0043	1-00928-0023	1-00905-0044	1-00906-0009
Address	326 EAST 25 STREET	341 EAST 22 STREET	228 EAST 25 STREET	215 EAST 25 STREET
Neighborhood	KIPS BAY	KIPS BAY	GRAMERCY	GRAMERCY
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	19	11	12	20
Year Built	1910	1901	1910	1912
Gross SqFt	7,220	6,295	8,160	9,415
Estimated Gross Income	\$237,755	\$208,854	\$229,755	\$310,007
Gross Income per SqFt	\$32.93	\$33.18	\$28.16	\$32.93
Estimated Expense	\$92,560	\$88,125	\$67,502	\$120,721
Expense SqFt	\$12.82	\$14.00	\$8.27	\$12.82
Net Operating Income	\$145,195	\$120,729	\$162,253	\$189,286
Full Market Value	\$1,080,000	\$897,000	\$1,066,000	\$1,407,000
Market Value per SqFt	\$149.58	\$142.49	\$130.64	\$149.44
Distance from Cooperative in miles		0.10	0.14	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00931-0009	1-00906-0011	1-00905-0047	1-00904-0043
Address	311 EAST 25 STREET	219 EAST 25 STREET	220 EAST 25 STREET	214 EAST 24 STREET
Neighborhood	KIPS BAY	GRAMERCY	GRAMERCY	GRAMERCY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	35	24	72
Year Built	1930	1920	1920	1980
Gross SqFt	22,812	22,430	15,774	57,800
Estimated Gross Income	\$795,226	\$925,783	\$444,456	\$2,015,121
Gross Income per SqFt	\$34.86	\$41.27	\$28.18	\$34.86
Estimated Expense	\$250,248	\$200,484	\$161,542	\$633,977
Expense SqFt	\$10.97	\$8.94	\$10.24	\$10.97
Net Operating Income	\$544,978	\$725,299	\$282,914	\$1,381,144
Full Market Value	\$4,033,000	\$5,477,000	\$2,036,000	\$10,222,000
Market Value per SqFt	\$176.79	\$244.18	\$129.07	\$176.85
Distance from Cooperative in miles		0.14	0.15	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00940-0047	1-00940-0053	1-00939-0020	1-00939-0021
Address	324 EAST 35 STREET	312 EAST 35 STREET	331 EAST 33 STREET	333 EAST 33 STREET
Neighborhood	KIPS BAY	KIPS BAY	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C5-WALK-UP	D9-ELEVATOR
Total Units	24	40	22	13
Year Built	1910	1910	1910	1910
Gross SqFt	13,375	19,025	9,200	7,860
Estimated Gross Income	\$407,403	\$402,215	\$424,557	\$239,383
Gross Income per SqFt	\$30.46	\$21.14	\$46.15	\$30.46
Estimated Expense	\$107,134	\$114,941	\$95,789	\$62,941
Expense SqFt	\$8.01	\$6.04	\$10.41	\$8.01
Net Operating Income	\$300,269	\$287,274	\$328,768	\$176,442
Full Market Value	\$2,246,000	\$1,617,000	\$2,472,000	\$646,000
Market Value per SqFt	\$167.93	\$84.99	\$268.70	\$82.19
Distance from Cooperative in miles		0.00	0.06	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00940-0048	1-00940-0017	1-00916-0041	
Address	320 EAST 35 STREET	327 EAST 34 STREET	236 EAST 36 STREET	
Neighborhood	KIPS BAY	KIPS BAY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	51	29	145	
Year Built	1959	1920	1963	
Gross SqFt	30,000	21,000	95,057	
Estimated Gross Income	\$1,044,300	\$758,160	\$3,186,414	
Gross Income per SqFt	\$34.81	\$36.10	\$33.52	
Estimated Expense	\$311,400	\$226,080	\$948,901	
Expense SqFt	\$10.38	\$10.77	\$9.98	
Net Operating Income	\$732,900	\$532,080	\$2,237,513	
Full Market Value	\$5,424,000	\$3,925,000	\$16,616,000	
Market Value per SqFt	\$180.80	\$186.90	\$174.80	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-00943-0001	1-00944-0001	1-00916-0041	
Address	686 2 AVENUE	710 2 AVENUE	236 EAST 36 STREET	
Neighborhood	KIPS BAY	KIPS BAY	MURRAY HILL	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	83	157	145	
Year Built	1941	1930	1963	
Gross SqFt	80,000	122,247	95,057	
Estimated Gross Income	\$2,633,600	\$3,859,313	\$3,186,414	
Gross Income per SqFt	\$32.92	\$31.57	\$33.52	
Estimated Expense	\$756,000	\$985,095	\$948,901	
Expense SqFt	\$9.45	\$8.06	\$9.98	
Net Operating Income	\$1,877,600	\$2,874,218	\$2,237,513	
Full Market Value	\$13,961,000	\$21,445,000	\$16,616,000	
Market Value per SqFt	\$174.51	\$175.42	\$174.80	
Distance from Cooperative in miles		0.05	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01007-0054	1-01007-0001	1-01007-0051	1-01029-0036
Address	146 WEST 55 STREET	841 7 AVENUE	140 WEST 55 STREET	910 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	61	59	36	66
Year Built	1923	1923	1912	1913
Gross SqFt	75,600	85,309	26,496	94,166
Estimated Gross Income	\$2,440,368	\$3,069,766	\$792,252	\$3,039,352
Gross Income per SqFt	\$32.28	\$35.98	\$29.90	\$32.28
Estimated Expense	\$718,956	\$956,457	\$197,586	\$895,319
Expense SqFt	\$9.51	\$11.21	\$7.46	\$9.51
Net Operating Income	\$1,721,412	\$2,113,309	\$594,666	\$2,144,033
Full Market Value	\$12,816,000	\$15,593,000	\$4,455,000	\$15,962,000
Market Value per SqFt	\$169.52	\$182.78	\$168.14	\$169.51
Distance from Cooperative in miles		0.00	0.00	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01009-0029	1-01030-0058	1-01011-0013	1-01024-0001
Address	1381 AVENUE OF THE AMERIC	240 CENTRAL PARK SOUTH	145 WEST 58 STREET	870 8 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	328	340	114	387
Year Built	1962	1940	1928	1965
Gross SqFt	418,114	387,428	122,813	380,441
Estimated Gross Income	\$12,710,666	\$14,066,581	\$3,556,581	\$11,566,789
Gross Income per SqFt	\$30.40	\$36.31	\$28.96	\$30.40
Estimated Expense	\$4,047,344	\$5,333,606	\$1,191,724	\$3,684,094
Expense SqFt	\$9.68	\$13.77	\$9.70	\$9.68
Net Operating Income	\$8,663,322	\$8,732,975	\$2,364,857	\$7,882,695
Full Market Value	\$64,792,000	\$64,383,000	\$17,752,000	\$58,954,000
Market Value per SqFt	\$154.96	\$166.18	\$144.54	\$154.96
Distance from Cooperative in miles		0.18	0.10	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01010-0053	1-01010-0051	1-01010-0046	1-01011-0025
Address	152 WEST 58 STREET	150 WEST 58 STREET	134 WEST 58 STREET	117 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	38	59	121	102
Year Built	1916	1927	1930	1900
Gross SqFt	38,928	39,720	61,791	66,173
Estimated Gross Income	\$1,230,125	\$1,268,552	\$1,887,336	\$2,091,041
Gross Income per SqFt	\$31.60	\$31.94	\$30.54	\$31.60
Estimated Expense	\$447,672	\$421,453	\$554,759	\$669,458
Expense SqFt	\$11.50	\$10.61	\$8.98	\$10.12
Net Operating Income	\$782,453	\$847,099	\$1,332,577	\$1,421,583
Full Market Value	\$5,838,000	\$6,316,000	\$9,964,000	\$10,606,000
Market Value per SqFt	\$149.97	\$159.01	\$161.25	\$160.28
Distance from Cooperative in miles		0.00	0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01010-0061	1-01011-0013	1-01011-0025	1-01010-0046
Address	911 7 AVENUE	145 WEST 58 STREET	117 WEST 58 STREET	134 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	77	114	102	121
Year Built	1909	1928	1900	1930
Gross SqFt	120,738	122,813	66,173	61,791
Estimated Gross Income	\$3,687,339	\$3,556,581	\$2,091,041	\$1,887,336
Gross Income per SqFt	\$30.54	\$28.96	\$31.60	\$30.54
Estimated Expense	\$1,084,227	\$1,191,724	\$669,458	\$554,759
Expense SqFt	\$8.98	\$9.70	\$10.12	\$8.98
Net Operating Income	\$2,603,112	\$2,364,857	\$1,421,583	\$1,332,577
Full Market Value	\$19,464,000	\$17,752,000	\$10,606,000	\$9,964,000
Market Value per SqFt	\$161.21	\$144.54	\$160.28	\$161.25
Distance from Cooperative in miles		0.05	0.05	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-0038	1-01030-0019	1-01008-0026	
Address	112 CENTRAL PARK SOUTH	217 WEST 58 STREET	105 WEST 55 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	69	132	55	
Year Built	1927	1954	1917	
Gross SqFt	142,283	165,078	54,838	
Estimated Gross Income	\$5,423,828	\$6,933,276	\$1,877,056	
Gross Income per SqFt	\$38.12	\$42.00	\$34.23	
Estimated Expense	\$1,304,735	\$1,979,107	\$347,772	
Expense SqFt	\$9.17	\$11.99	\$6.34	
Net Operating Income	\$4,119,093	\$4,954,169	\$1,529,284	
Full Market Value	\$31,175,000	\$34,000,000	\$11,332,000	
Market Value per SqFt	\$219.11	\$205.96	\$206.65	
Distance from Cooperative in miles		0.15	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-0042	1-01011-0025	1-01010-0046	
Address	120 CENTRAL PARK SOUTH	117 WEST 58 STREET	134 WEST 58 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	119	102	121	
Year Built	1941	1900	1930	
Gross SqFt	98,493	66,173	61,791	
Estimated Gross Income	\$3,060,178	\$2,091,041	\$1,887,336	
Gross Income per SqFt	\$31.07	\$31.60	\$30.54	
Estimated Expense	\$940,608	\$669,458	\$554,759	
Expense SqFt	\$9.55	\$10.12	\$8.98	
Net Operating Income	\$2,119,570	\$1,421,583	\$1,332,577	
Full Market Value	\$15,831,000	\$10,606,000	\$9,964,000	
Market Value per SqFt	\$160.73	\$160.28	\$161.25	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-0045	1-01010-0046	1-01029-0036	
Address	128 CENTRAL PARK SOUTH	134 WEST 58 STREET	910 7 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	63	121	66	
Year Built	1925	1930	1913	
Gross SqFt	90,425	61,791	94,166	
Estimated Gross Income	\$2,840,249	\$1,887,336	\$3,039,352	
Gross Income per SqFt	\$31.41	\$30.54	\$32.28	
Estimated Expense	\$836,431	\$554,759	\$895,319	
Expense SqFt	\$9.25	\$8.98	\$9.51	
Net Operating Income	\$2,003,818	\$1,332,577	\$2,144,033	
Full Market Value	\$14,956,000	\$9,964,000	\$15,962,000	
Market Value per SqFt	\$165.40	\$161.25	\$169.51	
Distance from Cooperative in miles		0.05	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01011-0052	1-01011-0025	1-01272-0001	1-01029-0036
Address	150 CENTRAL PARK SOUTH	117 WEST 58 STREET	1380 AVENUE OF THE AMERIC	910 7 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	223	102	252	66
Year Built	1940	1900	1963	1913
Gross SqFt	307,549	66,173	303,642	94,166
Estimated Gross Income	\$9,927,682	\$2,091,041	\$12,035,171	\$3,039,352
Gross Income per SqFt	\$32.28	\$31.60	\$39.64	\$32.28
Estimated Expense	\$2,924,791	\$669,458	\$3,351,487	\$895,319
Expense SqFt	\$9.51	\$10.12	\$11.04	\$9.51
Net Operating Income	\$7,002,891	\$1,421,583	\$8,683,684	\$2,144,033
Full Market Value	\$52,136,000	\$10,606,000	\$65,651,000	\$15,962,000
Market Value per SqFt	\$169.52	\$160.28	\$216.21	\$169.51
Distance from Cooperative in miles		0.00	0.21	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01026-0026	1-01023-0006	1-01046-0009	
Address	203 WEST 54 STREET	245 WEST 51 STREET	347 WEST 55 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	80	82	96	
Year Built	1903	1912	1911	
Gross SqFt	64,757	48,368	53,952	
Estimated Gross Income	\$2,035,313	\$1,554,795	\$1,656,546	
Gross Income per SqFt	\$31.43	\$32.15	\$30.70	
Estimated Expense	\$749,238	\$539,553	\$645,794	
Expense SqFt	\$11.57	\$11.16	\$11.97	
Net Operating Income	\$1,286,075	\$1,015,242	\$1,010,752	
Full Market Value	\$9,598,000	\$7,566,000	\$7,555,000	
Market Value per SqFt	\$148.22	\$156.43	\$140.03	
Distance from Cooperative in miles		0.17	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01029-0027	1-01029-0036	1-01030-0019	1-01011-0013
Address	205 WEST 57 STREET	910 7 AVENUE	217 WEST 58 STREET	145 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	119	66	132	114
Year Built	1900	1913	1954	1928
Gross SqFt	167,076	94,166	165,078	122,813
Estimated Gross Income	\$5,393,213	\$3,039,352	\$6,933,276	\$3,556,581
Gross Income per SqFt	\$32.28	\$32.28	\$42.00	\$28.96
Estimated Expense	\$1,588,893	\$895,319	\$1,979,107	\$1,191,724
Expense SqFt	\$9.51	\$9.51	\$11.99	\$9.70
Net Operating Income	\$3,804,320	\$2,144,033	\$4,954,169	\$2,364,857
Full Market Value	\$28,323,000	\$15,962,000	\$34,000,000	\$17,752,000
Market Value per SqFt	\$169.52	\$169.51	\$205.96	\$144.54
Distance from Cooperative in miles		0.00	0.05	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01030-0029	1-01029-0036	1-01048-0020	1-01046-0047
Address	200 CENTRAL PARK SOUTH	910 7 AVENUE	315 WEST 57 STREET	330 WEST 56 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	314	66	372	275
Year Built	1963	1913	1965	1974
Gross SqFt	564,196	94,166	396,834	229,973
Estimated Gross Income	\$20,485,957	\$3,039,352	\$17,891,043	\$7,516,343
Gross Income per SqFt	\$36.31	\$32.28	\$45.08	\$32.68
Estimated Expense	\$7,768,979	\$895,319	\$4,255,336	\$2,077,441
Expense SqFt	\$13.77	\$9.51	\$10.72	\$9.03
Net Operating Income	\$12,716,978	\$2,144,033	\$13,635,707	\$5,438,902
Full Market Value	\$93,755,000	\$15,962,000	\$102,609,000	\$40,459,000
Market Value per SqFt	\$166.17	\$169.51	\$258.57	\$175.93
Distance from Cooperative in miles		0.05	0.19	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01030-0039	1-01011-0013	1-01029-0036	1-01271-0007
Address	210 CENTRAL PARK SOUTH	145 WEST 58 STREET	910 7 AVENUE	57 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	90	114	66	105
Year Built	1968	1928	1913	1962
Gross SqFt	122,071	122,813	94,166	112,000
Estimated Gross Income	\$3,940,452	\$3,556,581	\$3,039,352	\$4,018,994
Gross Income per SqFt	\$32.28	\$28.96	\$32.28	\$35.88
Estimated Expense	\$1,160,895	\$1,191,724	\$895,319	\$1,350,053
Expense SqFt	\$9.51	\$9.70	\$9.51	\$12.05
Net Operating Income	\$2,779,557	\$2,364,857	\$2,144,033	\$2,668,941
Full Market Value	\$20,694,000	\$17,752,000	\$15,962,000	\$19,697,000
Market Value per SqFt	\$169.52	\$144.54	\$169.51	\$175.87
Distance from Cooperative in miles		0.15	0.05	0.36

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01030-0046	1-01029-0036	1-01011-0025	1-01010-0046
Address	222 CENTRAL PARK SOUTH	910 7 AVENUE	117 WEST 58 STREET	134 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	32	66	102	121
Year Built	1908	1913	1900	1930
Gross SqFt	62,800	94,166	66,173	61,791
Estimated Gross Income	\$1,984,480	\$3,039,352	\$2,091,041	\$1,887,336
Gross Income per SqFt	\$31.60	\$32.28	\$31.60	\$30.54
Estimated Expense	\$722,200	\$895,319	\$669,458	\$554,759
Expense SqFt	\$11.50	\$9.51	\$10.12	\$8.98
Net Operating Income	\$1,262,280	\$2,144,033	\$1,421,583	\$1,332,577
Full Market Value	\$9,418,000	\$15,962,000	\$10,606,000	\$9,964,000
Market Value per SqFt	\$149.97	\$169.51	\$160.28	\$161.25
Distance from Cooperative in miles		0.05	0.15	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01030-0048	1-01029-0036	1-01048-0026	1-01010-0046
Address	230 CENTRAL PARK SOUTH	910 7 AVENUE	307 WEST 57 STREET	134 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	78	66	125	121
Year Built	1938	1913	1928	1930
Gross SqFt	82,835	94,166	75,617	61,791
Estimated Gross Income	\$2,529,781	\$3,039,352	\$2,272,731	\$1,887,336
Gross Income per SqFt	\$30.54	\$32.28	\$30.06	\$30.54
Estimated Expense	\$743,858	\$895,319	\$755,320	\$554,759
Expense SqFt	\$8.98	\$9.51	\$9.99	\$8.98
Net Operating Income	\$1,785,923	\$2,144,033	\$1,517,411	\$1,332,577
Full Market Value	\$13,354,000	\$15,962,000	\$11,365,000	\$9,964,000
Market Value per SqFt	\$161.21	\$169.51	\$150.30	\$161.25
Distance from Cooperative in miles		0.05	0.19	0.16

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01036-0014	1-01036-0028	1-01054-0056	1-01053-0044
Address	325 WEST 45 STREET	305 WEST 45 STREET	444 WEST 45 STREET	414 WEST 44 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	200	85	60	52
Year Built	1924	1914	1926	1930
Gross SqFt	127,000	44,466	65,615	33,250
Estimated Gross Income	\$3,474,720	\$1,352,920	\$1,795,409	\$827,093
Gross Income per SqFt	\$27.36	\$30.43	\$27.36	\$24.87
Estimated Expense	\$1,294,130	\$528,156	\$668,330	\$303,575
Expense SqFt	\$10.19	\$11.88	\$10.19	\$9.13
Net Operating Income	\$2,180,590	\$824,764	\$1,127,079	\$523,518
Full Market Value	\$15,726,000	\$6,168,000	\$8,128,000	\$3,804,000
Market Value per SqFt	\$123.83	\$138.71	\$123.87	\$114.41
Distance from Cooperative in miles		0.00	0.18	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01038-0012	1-01043-0005	1-01036-0028	
Address	341 WEST 47 STREET	369 WEST 52 STREET	305 WEST 45 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	
Total Units	13	48	85	
Year Built	1910	1940	1914	
Gross SqFt	8,179	37,030	44,466	
Estimated Gross Income	\$282,666	\$1,432,276	\$1,352,920	
Gross Income per SqFt	\$34.56	\$38.68	\$30.43	
Estimated Expense	\$94,059	\$411,437	\$528,156	
Expense SqFt	\$11.50	\$11.11	\$11.88	
Net Operating Income	\$188,607	\$1,020,839	\$824,764	
Full Market Value	\$1,397,000	\$7,723,000	\$6,168,000	
Market Value per SqFt	\$170.80	\$208.56	\$138.71	
Distance from Cooperative in miles		0.24	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01039-0057	1-01041-0038	1-01036-0054	1-01042-0007
Address	344 WEST 49 STREET	306 WEST 51 STREET	352 WEST 46 STREET	355 WEST 51 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	40	38	30	40
Year Built	1910	1945	1900	1920
Gross SqFt	29,085	25,482	32,520	24,848
Estimated Gross Income	\$908,325	\$795,858	\$767,653	\$893,475
Gross Income per SqFt	\$31.23	\$31.23	\$23.61	\$35.96
Estimated Expense	\$213,775	\$187,254	\$306,568	\$285,537
Expense SqFt	\$7.35	\$7.35	\$9.43	\$11.49
Net Operating Income	\$694,550	\$608,604	\$461,085	\$607,938
Full Market Value	\$5,186,000	\$4,544,000	\$3,362,000	\$4,486,000
Market Value per SqFt	\$178.30	\$178.32	\$103.38	\$180.54
Distance from Cooperative in miles		0.10	0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01043-0003	1-01043-0004	1-01042-0050	1-01043-0063
Address	788 9 AVENUE	790 9 AVENUE	346 WEST 52 STREET	794 9 AVENUE
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	15	18	19
Year Built	1920	1920	1920	1920
Gross SqFt	11,071	9,336	10,565	9,377
Estimated Gross Income	\$414,277	\$431,191	\$395,349	\$298,554
Gross Income per SqFt	\$37.42	\$46.19	\$37.42	\$31.84
Estimated Expense	\$121,449	\$102,825	\$115,910	\$116,877
Expense SqFt	\$10.97	\$11.01	\$10.97	\$12.46
Net Operating Income	\$292,828	\$328,366	\$279,439	\$181,677
Full Market Value	\$2,153,000	\$2,325,000	\$2,055,000	\$1,355,000
Market Value per SqFt	\$194.47	\$249.04	\$194.51	\$144.50
Distance from Cooperative in miles		0.00	0.05	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01043-0017	1-01042-0007	1-01045-0054	1-01046-0009
Address	327 WEST 52 STREET	355 WEST 51 STREET	350 WEST 55 STREET	347 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	45	40	126	96
Year Built	1910	1920	1912	1911
Gross SqFt	41,900	24,848	75,926	53,952
Estimated Gross Income	\$1,340,381	\$893,475	\$2,428,876	\$1,656,546
Gross Income per SqFt	\$31.99	\$35.96	\$31.99	\$30.70
Estimated Expense	\$490,230	\$285,537	\$888,285	\$645,794
Expense SqFt	\$11.70	\$11.49	\$11.70	\$11.97
Net Operating Income	\$850,151	\$607,938	\$1,540,591	\$1,010,752
Full Market Value	\$6,338,000	\$4,486,000	\$11,485,000	\$7,555,000
Market Value per SqFt	\$151.26	\$180.54	\$151.27	\$140.03
Distance from Cooperative in miles		0.05	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01045-0005	1-01045-0026	1-01044-0010	
Address	357 WEST 54 STREET	309 WEST 54 STREET	345 WEST 53 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	20	14	
Year Built	1910	1920	1920	
Gross SqFt	9,120	11,530	4,980	
Estimated Gross Income	\$238,853	\$271,656	\$143,526	
Gross Income per SqFt	\$26.19	\$23.56	\$28.82	
Estimated Expense	\$88,190	\$120,737	\$44,099	
Expense SqFt	\$9.67	\$10.47	\$8.86	
Net Operating Income	\$150,663	\$150,919	\$99,427	
Full Market Value	\$1,090,000	\$1,101,000	\$747,000	
Market Value per SqFt	\$119.52	\$95.49	\$150.00	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01045-0020	1-01045-0050	1-01042-0012	
Address	319 WEST 54 STREET	330 WEST 55 STREET	343 WEST 51 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	39	62	24	
Year Built	1980	1954	1986	
Gross SqFt	22,580	38,542	20,000	
Estimated Gross Income	\$740,624	\$1,095,785	\$743,211	
Gross Income per SqFt	\$32.80	\$28.43	\$37.16	
Estimated Expense	\$220,381	\$402,321	\$181,320	
Expense SqFt	\$9.76	\$10.44	\$9.07	
Net Operating Income	\$520,243	\$693,464	\$561,891	
Full Market Value	\$3,869,000	\$4,986,000	\$4,134,000	
Market Value per SqFt	\$171.35	\$129.37	\$206.70	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01045-0037	1-01045-0054	1-01010-0046	
Address	304 WEST 55 STREET	350 WEST 55 STREET	134 WEST 58 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	62	126	121	
Year Built	1941	1912	1930	
Gross SqFt	57,500	75,926	61,791	
Estimated Gross Income	\$1,780,775	\$2,428,876	\$1,887,336	
Gross Income per SqFt	\$30.97	\$31.99	\$30.54	
Estimated Expense	\$555,450	\$888,285	\$554,759	
Expense SqFt	\$9.66	\$11.70	\$8.98	
Net Operating Income	\$1,225,325	\$1,540,591	\$1,332,577	
Full Market Value	\$9,154,000	\$11,485,000	\$9,964,000	
Market Value per SqFt	\$159.20	\$151.27	\$161.25	
Distance from Cooperative in miles		0.00	0.37	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01045-0051	1-01046-0009	1-01048-0026	
Address	340 WEST 55 STREET	347 WEST 55 STREET	307 WEST 57 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	56	96	125	
Year Built	1925	1911	1928	
Gross SqFt	65,750	53,952	75,617	
Estimated Gross Income	\$1,997,485	\$1,656,546	\$2,272,731	
Gross Income per SqFt	\$30.38	\$30.70	\$30.06	
Estimated Expense	\$721,935	\$645,794	\$755,320	
Expense SqFt	\$10.98	\$11.97	\$9.99	
Net Operating Income	\$1,275,550	\$1,010,752	\$1,517,411	
Full Market Value	\$9,540,000	\$7,555,000	\$11,365,000	
Market Value per SqFt	\$145.10	\$140.03	\$150.30	
Distance from Cooperative in miles		0.05	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0001	1-01010-0046	1-01048-0026	1-01066-0053
Address	357 WEST 55 STREET	134 WEST 58 STREET	307 WEST 57 STREET	442 WEST 57 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	CLINTON
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	75	121	125	118
Year Built	1935	1930	1928	1960
Gross SqFt	70,507	61,791	75,617	103,612
Estimated Gross Income	\$2,119,440	\$1,887,336	\$2,272,731	\$2,481,746
Gross Income per SqFt	\$30.06	\$30.54	\$30.06	\$23.95
Estimated Expense	\$704,365	\$554,759	\$755,320	\$766,636
Expense SqFt	\$9.99	\$8.98	\$9.99	\$7.40
Net Operating Income	\$1,415,075	\$1,332,577	\$1,517,411	\$1,715,110
Full Market Value	\$10,598,000	\$9,964,000	\$11,365,000	\$12,487,000
Market Value per SqFt	\$150.31	\$161.25	\$150.30	\$120.52
Distance from Cooperative in miles		0.35	0.11	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0013	1-01046-0009	1-01048-0026	
Address	339 WEST 55 STREET	347 WEST 55 STREET	307 WEST 57 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	72	96	125	
Year Built	1925	1911	1928	
Gross SqFt	58,662	53,952	75,617	
Estimated Gross Income	\$1,782,152	\$1,656,546	\$2,272,731	
Gross Income per SqFt	\$30.38	\$30.70	\$30.06	
Estimated Expense	\$644,109	\$645,794	\$755,320	
Expense SqFt	\$10.98	\$11.97	\$9.99	
Net Operating Income	\$1,138,043	\$1,010,752	\$1,517,411	
Full Market Value	\$8,512,000	\$7,555,000	\$11,365,000	
Market Value per SqFt	\$145.10	\$140.03	\$150.30	
Distance from Cooperative in miles		0.00	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0021	1-01046-0009	1-01045-0054	1-01045-0050
Address	321 WEST 55 STREET	347 WEST 55 STREET	350 WEST 55 STREET	330 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	36	96	126	62
Year Built	1912	1911	1912	1954
Gross SqFt	43,243	53,952	75,926	38,542
Estimated Gross Income	\$1,327,560	\$1,656,546	\$2,428,876	\$1,095,785
Gross Income per SqFt	\$30.70	\$30.70	\$31.99	\$28.43
Estimated Expense	\$517,619	\$645,794	\$888,285	\$402,321
Expense SqFt	\$11.97	\$11.97	\$11.70	\$10.44
Net Operating Income	\$809,941	\$1,010,752	\$1,540,591	\$693,464
Full Market Value	\$6,054,000	\$7,555,000	\$11,485,000	\$4,986,000
Market Value per SqFt	\$140.00	\$140.03	\$151.27	\$129.37
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0023	1-01041-0038	1-01046-0009	
Address	315 WEST 55 STREET	306 WEST 51 STREET	347 WEST 55 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	43	38	96	
Year Built	1945	1945	1911	
Gross SqFt	28,098	25,482	53,952	
Estimated Gross Income	\$870,195	\$795,858	\$1,656,546	
Gross Income per SqFt	\$30.97	\$31.23	\$30.70	
Estimated Expense	\$271,427	\$187,254	\$645,794	
Expense SqFt	\$9.66	\$7.35	\$11.97	
Net Operating Income	\$598,768	\$608,604	\$1,010,752	
Full Market Value	\$4,473,000	\$4,544,000	\$7,555,000	
Market Value per SqFt	\$159.19	\$178.32	\$140.03	
Distance from Cooperative in miles		0.24	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0038	1-01045-0061	1-01045-0050	
Address	306 WEST 56 STREET	840 9 AVENUE	330 WEST 55 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR	
Total Units	116	109	62	
Year Built	1964	1942	1954	
Gross SqFt	65,000	100,000	38,542	
Estimated Gross Income	\$2,013,050	\$3,350,696	\$1,095,785	
Gross Income per SqFt	\$30.97	\$33.51	\$28.43	
Estimated Expense	\$729,300	\$1,200,410	\$402,321	
Expense SqFt	\$11.22	\$12.00	\$10.44	
Net Operating Income	\$1,283,750	\$2,150,286	\$693,464	
Full Market Value	\$9,590,000	\$15,969,000	\$4,986,000	
Market Value per SqFt	\$147.54	\$159.69	\$129.37	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0042	1-01046-0009	1-01043-0005	
Address	316 WEST 56 STREET	347 WEST 55 STREET	369 WEST 52 STREET	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR	
Total Units	33	96	48	
Year Built	1933	1911	1940	
Gross SqFt	18,506	53,952	37,030	
Estimated Gross Income	\$641,973	\$1,656,546	\$1,432,276	
Gross Income per SqFt	\$34.69	\$30.70	\$38.68	
Estimated Expense	\$213,559	\$645,794	\$411,437	
Expense SqFt	\$11.54	\$11.97	\$11.11	
Net Operating Income	\$428,414	\$1,010,752	\$1,020,839	
Full Market Value	\$3,172,000	\$7,555,000	\$7,723,000	
Market Value per SqFt	\$171.40	\$140.03	\$208.56	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01046-0054	1-01046-0009	1-01045-0050	1-01043-0005
Address	342 WEST 56 STREET	347 WEST 55 STREET	330 WEST 55 STREET	369 WEST 52 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	42	96	62	48
Year Built	1930	1911	1954	1940
Gross SqFt	28,034	53,952	38,542	37,030
Estimated Gross Income	\$860,644	\$1,656,546	\$1,095,785	\$1,432,276
Gross Income per SqFt	\$30.70	\$30.70	\$28.43	\$38.68
Estimated Expense	\$335,567	\$645,794	\$402,321	\$411,437
Expense SqFt	\$11.97	\$11.97	\$10.44	\$11.11
Net Operating Income	\$525,077	\$1,010,752	\$693,464	\$1,020,839
Full Market Value	\$3,925,000	\$7,555,000	\$4,986,000	\$7,723,000
Market Value per SqFt	\$140.01	\$140.03	\$129.37	\$208.56
Distance from Cooperative in miles		0.00	0.05	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01049-0001	1-01024-0001	1-01079-9029	
Address	345 WEST 58 STREET	870 8 AVENUE	737 10 AVENUE	
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	CLINTON	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	590	387	394	
Year Built	1957	1965	1975	
Gross SqFt	588,527	380,441	419,217	
Estimated Gross Income	\$17,567,531	\$11,566,789	\$12,279,591	
Gross Income per SqFt	\$29.85	\$30.40	\$29.29	
Estimated Expense	\$5,855,844	\$3,684,094	\$4,161,112	
Expense SqFt	\$9.95	\$9.68	\$9.93	
Net Operating Income	\$11,711,687	\$7,882,695	\$8,118,479	
Full Market Value	\$87,754,000	\$58,954,000	\$60,899,000	
Market Value per SqFt	\$149.11	\$154.96	\$145.27	
Distance from Cooperative in miles		0.35	0.53	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01053-0007	1-01053-0039	1-01053-0022	1-01054-0023
Address	455 WEST 43 STREET	408 WEST 44 STREET	421 WEST 43 STREET	415 WEST 44 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP	C4-WALK-UP
Total Units	34	35	15	20
Year Built	1939	1932	1910	1920
Gross SqFt	17,415	20,682	9,145	9,155
Estimated Gross Income	\$529,416	\$628,709	\$275,265	\$312,980
Gross Income per SqFt	\$30.40	\$30.40	\$30.10	\$34.19
Estimated Expense	\$179,549	\$213,304	\$70,945	\$114,197
Expense SqFt	\$10.31	\$10.31	\$7.76	\$12.47
Net Operating Income	\$349,867	\$415,405	\$204,320	\$198,783
Full Market Value	\$2,617,000	\$3,107,000	\$1,530,000	\$1,473,000
Market Value per SqFt	\$150.27	\$150.23	\$167.30	\$160.90
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01054-0002	1-01056-0019	1-01036-0028	
Address	463 WEST 44 STREET	425 WEST 46 STREET	305 WEST 45 STREET	
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR	
Total Units	43	61	85	
Year Built	1940	1910	1914	
Gross SqFt	17,484	29,308	44,466	
Estimated Gross Income	\$531,688	\$890,633	\$1,352,920	
Gross Income per SqFt	\$30.41	\$30.39	\$30.43	
Estimated Expense	\$190,401	\$290,079	\$528,156	
Expense SqFt	\$10.89	\$9.90	\$11.88	
Net Operating Income	\$341,287	\$600,554	\$824,764	
Full Market Value	\$2,552,000	\$4,492,000	\$6,168,000	
Market Value per SqFt	\$145.96	\$153.27	\$138.71	
Distance from Cooperative in miles		0.10	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01054-0024	1-01054-0053	1-01054-0023	1-01054-0161
Address	411 WEST 44 STREET	438 WEST 45 STREET	415 WEST 44 STREET	454 WEST 45 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	35	14	20	20
Year Built	1920	1920	1920	1910
Gross SqFt	21,540	9,175	9,155	7,540
Estimated Gross Income	\$596,227	\$205,791	\$312,980	\$208,692
Gross Income per SqFt	\$27.68	\$22.43	\$34.19	\$27.68
Estimated Expense	\$228,539	\$72,235	\$114,197	\$80,014
Expense SqFt	\$10.61	\$7.87	\$12.47	\$10.61
Net Operating Income	\$367,688	\$133,556	\$198,783	\$128,678
Full Market Value	\$2,649,000	\$976,000	\$1,473,000	\$927,000
Market Value per SqFt	\$122.98	\$106.38	\$160.90	\$122.94
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0001	1-01053-0044	1-01036-0054	1-01037-0038
Address	454 WEST 46 STREET	414 WEST 44 STREET	352 WEST 46 STREET	306 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	48	52	30	80
Year Built	1900	1930	1900	1910
Gross SqFt	60,000	33,250	32,520	52,860
Estimated Gross Income	\$1,492,200	\$827,093	\$767,653	\$1,340,781
Gross Income per SqFt	\$24.87	\$24.87	\$23.61	\$25.36
Estimated Expense	\$547,800	\$303,575	\$306,568	\$322,853
Expense SqFt	\$9.13	\$9.13	\$9.43	\$6.11
Net Operating Income	\$944,400	\$523,518	\$461,085	\$1,017,928
Full Market Value	\$6,861,000	\$3,804,000	\$3,362,000	\$7,382,000
Market Value per SqFt	\$114.35	\$114.41	\$103.38	\$139.65
Distance from Cooperative in miles		0.10	0.17	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0028	1-01055-0020	1-01055-0021	1-01055-0056
Address	405 WEST 45 STREET	425 WEST 45 STREET	423 WEST 45 STREET	446 WEST 46 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	30	20	20	18
Year Built	1930	1901	1901	1901
Gross SqFt	21,090	9,280	9,275	8,325
Estimated Gross Income	\$572,804	\$272,935	\$251,939	\$245,963
Gross Income per SqFt	\$27.16	\$29.41	\$27.16	\$29.55
Estimated Expense	\$205,628	\$90,824	\$90,404	\$92,361
Expense SqFt	\$9.75	\$9.79	\$9.75	\$11.09
Net Operating Income	\$367,176	\$182,111	\$161,535	\$153,602
Full Market Value	\$2,650,000	\$1,366,000	\$1,166,000	\$1,152,000
Market Value per SqFt	\$125.65	\$147.20	\$125.71	\$138.38
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0044	1-01055-0031	1-01055-0055	
Address	418 WEST 46 STREET	649 9 AVENUE	444 WEST 46 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	12	22	20	
Year Built	1910	1910	1901	
Gross SqFt	10,050	12,705	9,810	
Estimated Gross Income	\$256,175	\$387,923	\$286,997	
Gross Income per SqFt	\$25.49	\$30.53	\$29.26	
Estimated Expense	\$84,119	\$93,523	\$89,107	
Expense SqFt	\$8.37	\$7.36	\$9.08	
Net Operating Income	\$172,056	\$294,400	\$197,890	
Full Market Value	\$1,247,000	\$2,201,000	\$1,485,000	
Market Value per SqFt	\$124.08	\$173.24	\$151.38	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0045	1-01054-0062	1-01054-0128	
Address	420 WEST 46 STREET	630 10 AVENUE	403 WEST 44 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	21	10	8	
Year Built	1910	1910	1920	
Gross SqFt	10,974	7,660	4,000	
Estimated Gross Income	\$327,464	\$245,315	\$133,960	
Gross Income per SqFt	\$29.84	\$32.03	\$33.49	
Estimated Expense	\$126,969	\$87,886		
Expense SqFt	\$11.57	\$11.47		
Net Operating Income	\$200,495	\$157,429	\$133,960	
Full Market Value	\$1,502,000	\$1,402,000	\$1,417,000	
Market Value per SqFt	\$136.87	\$183.03	\$354.25	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0047	1-01055-0031	1-01055-0055	
Address	424 WEST 46 STREET	649 9 AVENUE	444 WEST 46 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	22	20	
Year Built	1910	1910	1901	
Gross SqFt	8,550	12,705	9,810	
Estimated Gross Income	\$241,196	\$387,923	\$286,997	
Gross Income per SqFt	\$28.21	\$30.53	\$29.26	
Estimated Expense	\$80,541	\$93,523	\$89,107	
Expense SqFt	\$9.42	\$7.36	\$9.08	
Net Operating Income	\$160,655	\$294,400	\$197,890	
Full Market Value	\$1,156,000	\$2,201,000	\$1,485,000	
Market Value per SqFt	\$135.20	\$173.24	\$151.38	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0048	1-01055-0026	1-01055-0031	
Address	426 WEST 46 STREET	411 WEST 45 STREET	649 9 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	20	16	22	
Year Built	1910	1910	1910	
Gross SqFt	8,175	9,566	12,705	
Estimated Gross Income	\$235,849	\$348,039	\$387,923	
Gross Income per SqFt	\$28.85	\$36.38	\$30.53	
Estimated Expense	\$69,978	\$88,336	\$93,523	
Expense SqFt	\$8.56	\$9.23	\$7.36	
Net Operating Income	\$165,871	\$259,703	\$294,400	
Full Market Value	\$1,245,000	\$1,914,000	\$2,201,000	
Market Value per SqFt	\$152.29	\$200.08	\$173.24	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01055-0049	1-01055-0026	1-01055-0031	
Address	428 WEST 46 STREET	411 WEST 45 STREET	649 9 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	20	16	22	
Year Built	1910	1910	1910	
Gross SqFt	8,175	9,566	12,705	
Estimated Gross Income	\$235,849	\$348,039	\$387,923	
Gross Income per SqFt	\$28.85	\$36.38	\$30.53	
Estimated Expense	\$69,978	\$88,336	\$93,523	
Expense SqFt	\$8.56	\$9.23	\$7.36	
Net Operating Income	\$165,871	\$259,703	\$294,400	
Full Market Value	\$1,245,000	\$1,914,000	\$2,201,000	
Market Value per SqFt	\$152.29	\$200.08	\$173.24	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01056-0001	1-01056-0013	1-01056-0059	1-01056-0046
Address	465 WEST 46 STREET	445 WEST 46 STREET	454 WEST 47 STREET	428 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	61	22	15	15
Year Built	1920	1920	1910	1910
Gross SqFt	59,043	14,550	11,455	10,390
Estimated Gross Income	\$1,213,334	\$281,571	\$235,378	\$245,740
Gross Income per SqFt	\$20.55	\$19.35	\$20.55	\$23.65
Estimated Expense	\$390,274	\$86,858	\$75,737	\$88,924
Expense SqFt	\$6.61	\$5.97	\$6.61	\$8.56
Net Operating Income	\$823,060	\$194,713	\$159,641	\$156,816
Full Market Value	\$5,640,000	\$1,111,000	\$1,140,000	\$1,143,000
Market Value per SqFt	\$95.52	\$76.36	\$99.52	\$110.01
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01056-0018	1-01058-0041	1-01076-0034	1-01036-0036
Address	433 WEST 46 STREET	416 WEST 49 STREET	699 10 AVENUE	727 8 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	D6-ELEVATOR
Total Units	16	15	18	87
Year Built	1910	1901	1901	1890
Gross SqFt	9,390	9,875	9,725	29,670
Estimated Gross Income	\$248,178	\$269,193	\$169,118	\$784,200
Gross Income per SqFt	\$26.43	\$27.26	\$17.39	\$26.43
Estimated Expense	\$105,450	\$107,638	\$84,608	\$333,293
Expense SqFt	\$11.23	\$10.90	\$8.70	\$11.23
Net Operating Income	\$142,728	\$161,555	\$84,510	\$450,907
Full Market Value	\$925,000	\$1,165,000	\$338,000	\$2,002,000
Market Value per SqFt	\$98.51	\$117.97	\$34.76	\$67.48
Distance from Cooperative in miles		0.10	0.17	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01056-0042	1-01054-0036	1-01053-0018	
Address	420 WEST 47 STREET	637 9 AVENUE	433 WEST 43 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	27	52	34	
Year Built	1910	1940	1900	
Gross SqFt	20,160	21,840	26,009	
Estimated Gross Income	\$685,340	\$794,657	\$886,255	
Gross Income per SqFt	\$34.00	\$36.39	\$34.07	
Estimated Expense	\$234,146	\$268,131	\$286,366	
Expense SqFt	\$11.61	\$12.28	\$11.01	
Net Operating Income	\$451,194	\$526,526	\$599,889	
Full Market Value	\$3,347,000	\$3,881,000	\$4,447,000	
Market Value per SqFt	\$166.02	\$177.70	\$170.98	
Distance from Cooperative in miles		0.10	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01057-0037	1-01058-0041	1-01036-0036	
Address	404 WEST 48 STREET	416 WEST 49 STREET	727 8 AVENUE	
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	D6-ELEVATOR	
Total Units	20	15	87	
Year Built	1900	1901	1890	
Gross SqFt	13,375	9,875	29,670	
Estimated Gross Income	\$359,119	\$269,193	\$784,200	
Gross Income per SqFt	\$26.85	\$27.26	\$26.43	
Estimated Expense	\$127,731	\$107,638	\$333,293	
Expense SqFt	\$9.55	\$10.90	\$11.23	
Net Operating Income	\$231,388	\$161,555	\$450,907	
Full Market Value	\$1,360,000	\$1,165,000	\$2,002,000	
Market Value per SqFt	\$101.68	\$117.97	\$67.48	
Distance from Cooperative in miles		0.05	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01058-0025	1-01058-0035	1-01058-0032	
Address	411 WEST 48 STREET	717 9 AVENUE	707 9 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	20	18	19	
Year Built	1901	1901	1901	
Gross SqFt	10,200	9,760	9,726	
Estimated Gross Income	\$300,186	\$329,967	\$243,508	
Gross Income per SqFt	\$29.43	\$33.81	\$25.04	
Estimated Expense	\$104,040	\$109,116	\$89,646	
Expense SqFt	\$10.20	\$11.18	\$9.22	
Net Operating Income	\$196,146	\$220,851	\$153,862	
Full Market Value	\$1,471,000	\$1,639,000	\$1,117,000	
Market Value per SqFt	\$144.22	\$167.93	\$114.85	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01058-0052	1-01058-0054	1-01058-0029	1-01058-0008
Address	438 WEST 49 STREET	444 WEST 49 STREET	701 9 AVENUE	445 WEST 48 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	D9-ELEVATOR
Total Units	20	25	14	20
Year Built	1910	1900	1920	1940
Gross SqFt	9,925	9,396	11,826	9,719
Estimated Gross Income	\$294,872	\$318,019	\$351,338	\$256,082
Gross Income per SqFt	\$29.71	\$33.85	\$29.71	\$26.35
Estimated Expense	\$98,952	\$119,238	\$117,881	\$71,879
Expense SqFt	\$9.97	\$12.69	\$9.97	\$7.40
Net Operating Income	\$195,920	\$198,781	\$233,457	\$184,203
Full Market Value	\$1,468,000	\$1,475,000	\$1,750,000	\$1,333,000
Market Value per SqFt	\$147.91	\$156.98	\$147.98	\$137.15
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01062-0026	1-01061-0050	1-01061-0051	
Address	411 WEST 52 STREET	434 WEST 52 STREET	436 WEST 52 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	20	14	13	
Year Built	1901	1901	1910	
Gross SqFt	7,500	9,280	9,280	
Estimated Gross Income	\$222,525	\$289,235	\$264,548	
Gross Income per SqFt	\$29.67	\$31.17	\$28.51	
Estimated Expense	\$65,550	\$91,523	\$86,642	
Expense SqFt	\$8.74	\$9.86	\$9.34	
Net Operating Income	\$156,975	\$197,712	\$177,906	
Full Market Value	\$1,177,000	\$1,476,000	\$1,337,000	
Market Value per SqFt	\$156.93	\$159.05	\$144.07	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01064-0001	1-01058-0041	1-01058-0016	1-01036-0036
Address	812 10 AVENUE	416 WEST 49 STREET	425 WEST 48 STREET	727 8 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	D6-ELEVATOR
Total Units	24	15	39	87
Year Built	1920	1901	1901	1890
Gross SqFt	13,574	9,875	35,404	29,670
Estimated Gross Income	\$370,027	\$269,193	\$1,298,537	\$784,200
Gross Income per SqFt	\$27.26	\$27.26	\$36.68	\$26.43
Estimated Expense	\$229,129	\$107,638	\$383,682	\$333,293
Expense SqFt	\$16.88	\$10.90	\$10.84	\$11.23
Net Operating Income	\$140,898	\$161,555	\$914,855	\$450,907
Full Market Value	\$1,013,000	\$1,165,000	\$4,020,000	\$2,002,000
Market Value per SqFt	\$74.63	\$117.97	\$113.55	\$67.48
Distance from Cooperative in miles		0.29	0.29	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01064-0014	1-01065-0040	1-01065-0036	
Address	433 WEST 54 STREET	410 WEST 56 STREET	859 9 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	20	45	
Year Built	1920	1900	1883	
Gross SqFt	9,920	7,500	28,782	
Estimated Gross Income	\$322,995	\$266,868	\$849,845	
Gross Income per SqFt	\$32.56	\$35.58	\$29.53	
Estimated Expense	\$112,195	\$101,510	\$261,326	
Expense SqFt	\$11.31	\$13.53	\$9.08	
Net Operating Income	\$210,800	\$165,358	\$588,519	
Full Market Value	\$1,569,000	\$1,222,000	\$4,413,000	
Market Value per SqFt	\$158.17	\$162.93	\$153.32	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01065-0021	1-01054-0056	1-01054-0036	
Address	419 WEST 55 STREET	444 WEST 45 STREET	637 9 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	24	60	52	
Year Built	1911	1926	1940	
Gross SqFt	31,000	65,615	21,840	
Estimated Gross Income	\$961,000	\$1,795,409	\$794,657	
Gross Income per SqFt	\$31.00	\$27.36	\$36.39	
Estimated Expense	\$333,250	\$668,330	\$268,131	
Expense SqFt	\$10.75	\$10.19	\$12.28	
Net Operating Income	\$627,750	\$1,127,079	\$526,526	
Full Market Value	\$4,647,000	\$8,128,000	\$3,881,000	
Market Value per SqFt	\$149.90	\$123.87	\$177.70	
Distance from Cooperative in miles		0.54	0.54	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01065-0023	1-01066-0053	1-01086-0034	
Address	415 WEST 55 STREET	442 WEST 57 STREET	885 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	22	118	40	
Year Built	1911	1960	1945	
Gross SqFt	31,468	103,612	37,000	
Estimated Gross Income	\$845,860	\$2,481,746	\$1,028,970	
Gross Income per SqFt	\$26.88	\$23.95	\$27.81	
Estimated Expense	\$330,414	\$766,636	\$411,810	
Expense SqFt	\$10.50	\$7.40	\$11.13	
Net Operating Income	\$515,446	\$1,715,110	\$617,160	
Full Market Value	\$3,725,000	\$12,487,000	\$4,445,000	
Market Value per SqFt	\$118.37	\$120.52	\$120.14	
Distance from Cooperative in miles		0.05	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01065-0033	1-01065-0039	1-01065-0040	
Address	855 9 AVENUE	408 WEST 56 STREET	410 WEST 56 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	18	20	
Year Built	1901	1901	1900	
Gross SqFt	7,920	9,295	7,500	
Estimated Gross Income	\$236,808	\$219,822	\$266,868	
Gross Income per SqFt	\$29.90	\$23.65	\$35.58	
Estimated Expense	\$66,449	\$88,464	\$101,510	
Expense SqFt	\$8.39	\$9.52	\$13.53	
Net Operating Income	\$170,359	\$131,358	\$165,358	
Full Market Value	\$1,276,000	\$958,000	\$1,222,000	
Market Value per SqFt	\$161.11	\$103.07	\$162.93	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01066-0037	1-01066-0053	1-01067-0012	
Address	408 WEST 57 STREET	442 WEST 57 STREET	435 WEST 57 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	147	118	276	
Year Built	1957	1960	1962	
Gross SqFt	104,966	103,612	207,080	
Estimated Gross Income	\$2,618,902	\$2,481,746	\$5,373,684	
Gross Income per SqFt	\$24.95	\$23.95	\$25.95	
Estimated Expense	\$919,502	\$766,636	\$2,010,964	
Expense SqFt	\$8.76	\$7.40	\$9.71	
Net Operating Income	\$1,699,400	\$1,715,110	\$3,362,720	
Full Market Value	\$12,344,000	\$12,487,000	\$24,353,000	
Market Value per SqFt	\$117.60	\$120.52	\$117.60	
Distance from Cooperative in miles		0.00	0.06	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-0008	1-01066-0053	1-01046-0043	
Address	457 WEST 57 STREET	442 WEST 57 STREET	318 WEST 56 STREET	
Neighborhood	CLINTON	CLINTON	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	237	118	68	
Year Built	1929	1960	1961	
Gross SqFt	114,992	103,612	54,400	
Estimated Gross Income	\$2,597,669	\$2,481,746	\$1,154,386	
Gross Income per SqFt	\$22.59	\$23.95	\$21.22	
Estimated Expense	\$750,898	\$766,636	\$308,119	
Expense SqFt	\$6.53	\$7.40	\$5.66	
Net Operating Income	\$1,846,771	\$1,715,110	\$846,267	
Full Market Value	\$13,497,000	\$12,487,000	\$6,209,000	
Market Value per SqFt	\$117.37	\$120.52	\$114.14	
Distance from Cooperative in miles		0.06	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-0026	1-01066-0004	1-01066-0045	
Address	413 WEST 57 STREET	860 10 AVENUE	424 WEST 57 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	D4-ELEVATOR	C7-WALK-UP	C4-WALK-UP	
Total Units	29	15	20	
Year Built	1900	1910	1910	
Gross SqFt	12,500	10,800	9,310	
Estimated Gross Income	\$365,875	\$299,736	\$286,544	
Gross Income per SqFt	\$29.27	\$27.75	\$30.78	
Estimated Expense	\$127,500	\$105,036	\$92,926	
Expense SqFt	\$10.20	\$9.73	\$9.98	
Net Operating Income	\$238,375	\$194,700	\$193,618	
Full Market Value	\$1,788,000	\$1,403,000	\$1,447,000	
Market Value per SqFt	\$143.04	\$129.91	\$155.42	
Distance from Cooperative in miles		0.06	0.06	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-0028	1-01067-0012	1-01066-0053	1-01045-0050
Address	405 WEST 57 STREET	435 WEST 57 STREET	442 WEST 57 STREET	330 WEST 55 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	48	276	118	62
Year Built	1940	1962	1960	1954
Gross SqFt	43,809	207,080	103,612	38,542
Estimated Gross Income	\$1,136,844	\$5,373,684	\$2,481,746	\$1,095,785
Gross Income per SqFt	\$25.95	\$25.95	\$23.95	\$28.43
Estimated Expense	\$442,909	\$2,010,964	\$766,636	\$402,321
Expense SqFt	\$10.11	\$9.71	\$7.40	\$10.44
Net Operating Income	\$693,935	\$3,362,720	\$1,715,110	\$693,464
Full Market Value	\$5,026,000	\$24,353,000	\$12,487,000	\$4,986,000
Market Value per SqFt	\$114.73	\$117.60	\$120.52	\$129.37
Distance from Cooperative in miles		0.00	0.06	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01067-0033	1-01067-0012	1-01086-0034	
Address	400 WEST 58 STREET	435 WEST 57 STREET	885 10 AVENUE	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	50	276	40	
Year Built	1957	1962	1945	
Gross SqFt	40,512	207,080	37,000	
Estimated Gross Income	\$1,088,963	\$5,373,684	\$1,028,970	
Gross Income per SqFt	\$26.88	\$25.95	\$27.81	
Estimated Expense	\$425,376	\$2,010,964	\$411,810	
Expense SqFt	\$10.50	\$9.71	\$11.13	
Net Operating Income	\$663,587	\$3,362,720	\$617,160	
Full Market Value	\$4,795,000	\$24,353,000	\$4,445,000	
Market Value per SqFt	\$118.36	\$117.60	\$120.14	
Distance from Cooperative in miles		0.00	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01075-0033	1-01075-0051	1-01074-0015	1-01076-0032
Address	661 10 AVENUE	538 WEST 47 STREET	531 WEST 45 STREET	695 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	20	20	18
Year Built	1910	1910	1910	1901
Gross SqFt	15,500	8,935	10,120	9,725
Estimated Gross Income	\$459,265	\$255,291	\$299,894	\$289,381
Gross Income per SqFt	\$29.63	\$28.57	\$29.63	\$29.76
Estimated Expense	\$135,470	\$84,042	\$88,420	\$59,713
Expense SqFt	\$8.74	\$9.41	\$8.74	\$6.14
Net Operating Income	\$323,795	\$171,249	\$211,474	\$229,668
Full Market Value	\$2,427,000	\$1,287,000	\$1,585,000	\$1,721,000
Market Value per SqFt	\$156.58	\$144.04	\$156.62	\$176.97
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01076-0019	1-01076-0030	1-01076-0032	1-01075-0051
Address	521 WEST 47 STREET	691 10 AVENUE	695 10 AVENUE	538 WEST 47 STREET
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	22	18	20
Year Built	1910	1910	1901	1910
Gross SqFt	19,471	9,725	9,725	8,935
Estimated Gross Income	\$556,286	\$255,890	\$289,381	\$255,291
Gross Income per SqFt	\$28.57	\$26.31	\$29.76	\$28.57
Estimated Expense	\$189,063	\$88,825	\$59,713	\$84,042
Expense SqFt	\$9.71	\$9.13	\$6.14	\$9.41
Net Operating Income	\$367,223	\$167,065	\$229,668	\$171,249
Full Market Value	\$2,759,000	\$1,209,000	\$1,721,000	\$1,287,000
Market Value per SqFt	\$141.70	\$124.32	\$176.97	\$144.04
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01077-0015	1-01077-0023	1-01077-0016	1-01076-0031
Address	531 WEST 48 STREET	515 WEST 48 STREET	529 WEST 48 STREET	693 10 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	CLINTON
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	20	21	17
Year Built	1901	1901	1901	1901
Gross SqFt	9,730	9,790	11,310	9,725
Estimated Gross Income	\$294,931	\$282,368	\$368,605	\$295,251
Gross Income per SqFt	\$30.31	\$28.84	\$32.59	\$30.36
Estimated Expense	\$85,580	\$97,625	\$144,137	\$112,227
Expense SqFt	\$8.80	\$9.97	\$12.74	\$11.54
Net Operating Income	\$209,351	\$184,743	\$224,468	\$183,024
Full Market Value	\$1,567,000	\$1,387,000	\$1,670,000	\$1,369,000
Market Value per SqFt	\$161.05	\$141.68	\$147.66	\$140.77
Distance from Cooperative in miles		0.00	0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01078-0042	1-01058-0041	1-01058-0016	1-01036-0036
Address	514 WEST 50 STREET	416 WEST 49 STREET	425 WEST 48 STREET	727 8 AVENUE
Neighborhood	CLINTON	CLINTON	CLINTON	MIDTOWN WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	D6-ELEVATOR
Total Units	18	15	39	87
Year Built	1901	1901	1901	1890
Gross SqFt	9,650	9,875	35,404	29,670
Estimated Gross Income	\$263,059	\$269,193	\$1,298,537	\$784,200
Gross Income per SqFt	\$27.26	\$27.26	\$36.68	\$26.43
Estimated Expense	\$162,892	\$107,638	\$383,682	\$333,293
Expense SqFt	\$16.88	\$10.90	\$10.84	\$11.23
Net Operating Income	\$100,167	\$161,555	\$914,855	\$450,907
Full Market Value	\$723,000	\$1,165,000	\$4,020,000	\$2,002,000
Market Value per SqFt	\$74.92	\$117.97	\$113.55	\$67.48
Distance from Cooperative in miles		0.17	0.17	0.39

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01078-0045	1-01078-0012	1-01078-0014	
Address	520 WEST 50 STREET	537 WEST 49 STREET	533 WEST 49 STREET	
Neighborhood	CLINTON	CLINTON	CLINTON	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	20	20	
Year Built	1901	1901	1901	
Gross SqFt	9,525	9,523	9,690	
Estimated Gross Income	\$286,322	\$261,402	\$316,591	
Gross Income per SqFt	\$30.06	\$27.45	\$32.67	
Estimated Expense	\$100,013	\$93,361	\$108,544	
Expense SqFt	\$10.50	\$9.80	\$11.20	
Net Operating Income	\$186,309	\$168,041	\$208,047	
Full Market Value	\$1,395,000	\$1,212,000	\$1,548,000	
Market Value per SqFt	\$146.46	\$127.27	\$159.75	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01114-0061	1-01118-9001	1-01008-0029	1-01274-0006
Address	44 WEST 62 STREET	139 COLUMBUS AVENUE	1361 AVENUE OF THE AMERIC	39 WEST 58 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	161	325	169	338
Year Built	1974	1974	1925	1948
Gross SqFt	247,176	301,000	243,671	269,346
Estimated Gross Income	\$10,893,046	\$13,972,420	\$10,738,875	\$12,733,536
Gross Income per SqFt	\$44.07	\$46.42	\$44.07	\$47.28
Estimated Expense	\$2,904,318	\$4,611,320	\$2,864,090	\$3,794,155
Expense SqFt	\$11.75	\$15.32	\$11.75	\$14.09
Net Operating Income	\$7,988,728	\$9,361,100	\$7,874,785	\$8,939,381
Full Market Value	\$60,156,000	\$70,374,000	\$59,298,000	\$67,163,000
Market Value per SqFt	\$243.37	\$233.80	\$243.35	\$249.36
Distance from Cooperative in miles		0.21	0.48	0.56

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-0016	1-01117-0055	1-01122-0022	1-01124-0056
Address	29 WEST 64 STREET	56 WEST 65 STREET	19 WEST 69 STREET	42 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	45	53	83	51
Year Built	1938	1937	1916	1920
Gross SqFt	38,563	33,312	42,642	24,607
Estimated Gross Income	\$1,611,933	\$1,193,025	\$1,996,804	\$1,028,637
Gross Income per SqFt	\$41.80	\$35.81	\$46.83	\$41.80
Estimated Expense	\$420,337	\$242,492	\$626,991	\$268,184
Expense SqFt	\$10.90	\$7.28	\$14.70	\$10.90
Net Operating Income	\$1,191,596	\$950,533	\$1,369,813	\$760,453
Full Market Value	\$8,995,000	\$7,021,000	\$10,295,000	\$5,740,000
Market Value per SqFt	\$233.25	\$210.76	\$241.43	\$233.27
Distance from Cooperative in miles		0.00	0.24	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-0019	1-01117-0055	1-01117-0025	
Address	25 WEST 64 STREET	56 WEST 65 STREET	9 WEST 64 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	53	53	37	
Year Built	1923	1937	1900	
Gross SqFt	33,492	33,312	21,528	
Estimated Gross Income	\$1,013,133	\$1,193,025	\$520,991	
Gross Income per SqFt	\$30.25	\$35.81	\$24.20	
Estimated Expense	\$242,817	\$242,492	\$162,525	
Expense SqFt	\$7.25	\$7.28	\$7.55	
Net Operating Income	\$770,316	\$950,533	\$358,466	
Full Market Value	\$5,767,000	\$7,021,000	\$2,608,000	
Market Value per SqFt	\$172.19	\$210.76	\$121.14	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-0021	1-01117-0055	1-01117-0025	
Address	17 WEST 64 STREET	56 WEST 65 STREET	9 WEST 64 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	53	37	
Year Built	1924	1937	1900	
Gross SqFt	32,881	33,312	21,528	
Estimated Gross Income	\$994,650	\$1,193,025	\$520,991	
Gross Income per SqFt	\$30.25	\$35.81	\$24.20	
Estimated Expense	\$238,387	\$242,492	\$162,525	
Expense SqFt	\$7.25	\$7.28	\$7.55	
Net Operating Income	\$756,263	\$950,533	\$358,466	
Full Market Value	\$5,662,000	\$7,021,000	\$2,608,000	
Market Value per SqFt	\$172.20	\$210.76	\$121.14	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-0029	1-01124-0059	1-01048-0026	
Address	1 WEST 64 STREET	50 WEST 72 STREET	307 WEST 57 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	94	213	125	
Year Built	1910	1927	1928	
Gross SqFt	119,866	143,791	75,617	
Estimated Gross Income	\$3,916,022	\$5,072,576	\$2,272,731	
Gross Income per SqFt	\$32.67	\$35.28	\$30.06	
Estimated Expense	\$1,306,539	\$1,698,857	\$755,320	
Expense SqFt	\$10.90	\$11.81	\$9.99	
Net Operating Income	\$2,609,483	\$3,373,719	\$1,517,411	
Full Market Value	\$19,413,000	\$24,948,000	\$11,365,000	
Market Value per SqFt	\$161.96	\$173.50	\$150.30	
Distance from Cooperative in miles		0.34	0.35	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01117-0036	1-01141-0051	1-01162-0046	
Address	46 CENTRAL PARK WEST	2028 BROADWAY	228 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	
Total Units	43	183	170	
Year Built	1907	1900	1917	
Gross SqFt	122,273	133,460	106,920	
Estimated Gross Income	\$5,851,986	\$7,485,349	\$5,128,337	
Gross Income per SqFt	\$47.86	\$56.09	\$47.96	
Estimated Expense	\$2,528,606	\$2,578,090	\$1,655,073	
Expense SqFt	\$20.68	\$19.32	\$15.48	
Net Operating Income	\$3,323,380	\$4,907,259	\$3,473,264	
Full Market Value	\$24,958,000	\$36,580,000	\$26,081,000	
Market Value per SqFt	\$204.12	\$274.09	\$243.93	
Distance from Cooperative in miles		0.29	0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01118-0022	1-01045-0029	1-01046-0047	
Address	5 WEST 65 STREET	911 8 AVENUE	330 WEST 56 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	277	360	275	
Year Built	1969	1964	1974	
Gross SqFt	400,000	325,163	229,973	
Estimated Gross Income	\$12,152,000	\$9,128,479	\$7,516,343	
Gross Income per SqFt	\$30.38	\$28.07	\$32.68	
Estimated Expense	\$3,616,000	\$2,940,734	\$2,077,441	
Expense SqFt	\$9.04	\$9.04	\$9.03	
Net Operating Income	\$8,536,000	\$6,187,745	\$5,438,902	
Full Market Value	\$63,844,000	\$44,539,000	\$40,459,000	
Market Value per SqFt	\$159.61	\$136.97	\$175.93	
Distance from Cooperative in miles		0.55	0.50	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01118-0036	1-01141-0051	1-01158-0033	1-01142-0064
Address	55 CENTRAL PARK WEST	2028 BROADWAY	212 AMSTERDAM AVENUE	2054 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	111	183	233	320
Year Built	1930	1900	1926	1923
Gross SqFt	231,733	133,460	160,049	235,400
Estimated Gross Income	\$9,158,088	\$7,485,349	\$6,325,208	\$7,195,339
Gross Income per SqFt	\$39.52	\$56.09	\$39.52	\$30.57
Estimated Expense	\$2,989,356	\$2,578,090	\$2,064,037	\$2,801,264
Expense SqFt	\$12.90	\$19.32	\$12.90	\$11.90
Net Operating Income	\$6,168,732	\$4,907,259	\$4,261,171	\$4,394,075
Full Market Value	\$46,641,000	\$36,580,000	\$32,218,000	\$32,853,000
Market Value per SqFt	\$201.27	\$274.09	\$201.30	\$139.56
Distance from Cooperative in miles		0.25	0.36	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01119-0029	1-01124-0059	1-01158-0033	1-01142-0064
Address	65 CENTRAL PARK WEST	50 WEST 72 STREET	212 AMSTERDAM AVENUE	2054 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	111	213	233	320
Year Built	1929	1927	1926	1923
Gross SqFt	182,048	143,791	160,049	235,400
Estimated Gross Income	\$6,422,653	\$5,072,576	\$6,325,208	\$7,195,339
Gross Income per SqFt	\$35.28	\$35.28	\$39.52	\$30.57
Estimated Expense	\$2,149,987	\$1,698,857	\$2,064,037	\$2,801,264
Expense SqFt	\$11.81	\$11.81	\$12.90	\$11.90
Net Operating Income	\$4,272,666	\$3,373,719	\$4,261,171	\$4,394,075
Full Market Value	\$31,596,000	\$24,948,000	\$32,218,000	\$32,853,000
Market Value per SqFt	\$173.56	\$173.50	\$201.30	\$139.56
Distance from Cooperative in miles		0.24	0.35	0.25

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01119-0036	1-01117-0014	1-01124-0059	
Address	70 CENTRAL PARK WEST	35 WEST 64 STREET	50 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	67	69	213	
Year Built	1918	1904	1927	
Gross SqFt	126,557	37,778	143,791	
Estimated Gross Income	\$4,461,134	\$1,330,382	\$5,072,576	
Gross Income per SqFt	\$35.25	\$35.22	\$35.28	
Estimated Expense	\$1,726,237	\$584,459	\$1,698,857	
Expense SqFt	\$13.64	\$15.47	\$11.81	
Net Operating Income	\$2,734,897	\$745,923	\$3,373,719	
Full Market Value	\$20,224,000	\$5,516,000	\$24,948,000	
Market Value per SqFt	\$159.80	\$146.01	\$173.50	
Distance from Cooperative in miles		0.09	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01119-0047	1-01117-0047	1-01117-0055	1-01122-0022
Address	40 WEST 67 STREET	34 WEST 65 STREET	56 WEST 65 STREET	19 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	39	44	53	83
Year Built	1930	1939	1937	1916
Gross SqFt	56,245	37,716	33,312	42,642
Estimated Gross Income	\$2,014,133	\$930,760	\$1,193,025	\$1,996,804
Gross Income per SqFt	\$35.81	\$24.68	\$35.81	\$46.83
Estimated Expense	\$409,464	\$272,455	\$242,492	\$626,991
Expense SqFt	\$7.28	\$7.22	\$7.28	\$14.70
Net Operating Income	\$1,604,669	\$658,305	\$950,533	\$1,369,813
Full Market Value	\$11,853,000	\$4,103,000	\$7,021,000	\$10,295,000
Market Value per SqFt	\$210.74	\$108.79	\$210.76	\$241.43
Distance from Cooperative in miles		0.09	0.09	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01119-0050	1-01117-0014	1-01117-0055	
Address	50 WEST 67 STREET	35 WEST 64 STREET	56 WEST 65 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	62	69	53	
Year Built	1917	1904	1937	
Gross SqFt	84,062	37,778	33,312	
Estimated Gross Income	\$2,985,882	\$1,330,382	\$1,193,025	
Gross Income per SqFt	\$35.52	\$35.22	\$35.81	
Estimated Expense	\$956,626	\$584,459	\$242,492	
Expense SqFt	\$11.38	\$15.47	\$7.28	
Net Operating Income	\$2,029,256	\$745,923	\$950,533	
Full Market Value	\$14,998,000	\$5,516,000	\$7,021,000	
Market Value per SqFt	\$178.42	\$146.01	\$210.76	
Distance from Cooperative in miles		0.09	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0007	1-01122-0022	1-01117-0025	
Address	39 WEST 67 STREET	19 WEST 69 STREET	9 WEST 64 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	41	83	37	
Year Built	1906	1916	1900	
Gross SqFt	42,857	42,642	21,528	
Estimated Gross Income	\$1,522,281	\$1,996,804	\$520,991	
Gross Income per SqFt	\$35.52	\$46.83	\$24.20	
Estimated Expense	\$476,998	\$626,991	\$162,525	
Expense SqFt	\$11.13	\$14.70	\$7.55	
Net Operating Income	\$1,045,283	\$1,369,813	\$358,466	
Full Market Value	\$7,726,000	\$10,295,000	\$2,608,000	
Market Value per SqFt	\$180.27	\$241.43	\$121.14	
Distance from Cooperative in miles		0.10	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0011	1-01122-0047	1-01117-0014	1-01141-0013
Address	33 WEST 67 STREET	30 WEST 70 STREET	35 WEST 64 STREET	2020 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	35	69	64
Year Built	1905	1916	1904	1900
Gross SqFt	66,847	58,361	37,778	48,606
Estimated Gross Income	\$2,354,351	\$1,725,379	\$1,330,382	\$1,808,507
Gross Income per SqFt	\$35.22	\$29.56	\$35.22	\$37.21
Estimated Expense	\$1,034,123	\$548,486	\$584,459	\$581,033
Expense SqFt	\$15.47	\$9.40	\$15.47	\$11.95
Net Operating Income	\$1,320,228	\$1,176,893	\$745,923	\$1,227,474
Full Market Value	\$9,764,000	\$8,824,000	\$5,516,000	\$9,030,000
Market Value per SqFt	\$146.06	\$151.20	\$146.01	\$185.78
Distance from Cooperative in miles		0.10	0.14	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0014	1-01117-0055	1-01143-0027	1-01143-0015
Address	27 WEST 67 STREET	56 WEST 65 STREET	113 WEST 71 STREET	145 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	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	32	53	38	68
Year Built	1902	1937	1913	1923
Gross SqFt	59,431	33,312	36,364	75,144
Estimated Gross Income	\$1,684,869	\$1,193,025	\$1,030,791	\$2,007,220
Gross Income per SqFt	\$28.35	\$35.81	\$28.35	\$26.71
Estimated Expense	\$329,842	\$242,492	\$201,995	\$771,071
Expense SqFt	\$5.55	\$7.28	\$5.55	\$10.26
Net Operating Income	\$1,355,027	\$950,533	\$828,796	\$1,236,149
Full Market Value	\$9,746,000	\$7,021,000	\$5,961,000	\$8,937,000
Market Value per SqFt	\$163.99	\$210.76	\$163.93	\$118.93
Distance from Cooperative in miles		0.14	0.26	0.26

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0017	1-01117-0055	1-01143-0020	
Address	17 WEST 67 STREET	56 WEST 65 STREET	133 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	73	53	36	
Year Built	1930	1937	1928	
Gross SqFt	61,568	33,312	30,712	
Estimated Gross Income	\$1,991,725	\$1,193,025	\$887,166	
Gross Income per SqFt	\$32.35	\$35.81	\$28.89	
Estimated Expense	\$469,764	\$242,492	\$244,770	
Expense SqFt	\$7.63	\$7.28	\$7.97	
Net Operating Income	\$1,521,961	\$950,533	\$642,396	
Full Market Value	\$11,329,000	\$7,021,000	\$4,823,000	
Market Value per SqFt	\$184.01	\$210.76	\$157.04	
Distance from Cooperative in miles		0.14	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0022	1-01143-0015	1-01117-0055	1-01143-0027
Address	15 WEST 67 STREET	145 WEST 71 STREET	56 WEST 65 STREET	113 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	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	34	68	53	38
Year Built	1905	1923	1937	1913
Gross SqFt	64,899	75,144	33,312	36,364
Estimated Gross Income	\$1,839,887	\$2,007,220	\$1,193,025	\$1,030,791
Gross Income per SqFt	\$28.35	\$26.71	\$35.81	\$28.35
Estimated Expense	\$360,189	\$771,071	\$242,492	\$201,995
Expense SqFt	\$5.55	\$10.26	\$7.28	\$5.55
Net Operating Income	\$1,479,698	\$1,236,149	\$950,533	\$828,796
Full Market Value	\$10,642,000	\$8,937,000	\$7,021,000	\$5,961,000
Market Value per SqFt	\$163.98	\$118.93	\$210.76	\$163.93
Distance from Cooperative in miles		0.26	0.14	0.26

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0023	1-01124-0059	1-01170-0012	1-01142-0064
Address	11 WEST 67 STREET	50 WEST 72 STREET	2200 BROADWAY	2054 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	122	213	117	320
Year Built	1917	1927	1905	1923
Gross SqFt	212,000	143,791	202,586	235,400
Estimated Gross Income	\$7,082,920	\$5,072,576	\$6,767,501	\$7,195,339
Gross Income per SqFt	\$33.41	\$35.28	\$33.41	\$30.57
Estimated Expense	\$2,149,680	\$1,698,857	\$2,053,654	\$2,801,264
Expense SqFt	\$10.14	\$11.81	\$10.14	\$11.90
Net Operating Income	\$4,933,240	\$3,373,719	\$4,713,847	\$4,394,075
Full Market Value	\$36,643,000	\$24,948,000	\$35,013,000	\$32,853,000
Market Value per SqFt	\$172.84	\$173.50	\$172.83	\$139.56
Distance from Cooperative in miles		0.19	0.63	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0029	1-01158-0033	1-01124-0059	
Address	75 CENTRAL PARK WEST	212 AMSTERDAM AVENUE	50 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	61	233	213	
Year Built	1929	1926	1927	
Gross SqFt	117,150	160,049	143,791	
Estimated Gross Income	\$4,381,410	\$6,325,208	\$5,072,576	
Gross Income per SqFt	\$37.40	\$39.52	\$35.28	
Estimated Expense	\$1,447,974	\$2,064,037	\$1,698,857	
Expense SqFt	\$12.36	\$12.90	\$11.81	
Net Operating Income	\$2,933,436	\$4,261,171	\$3,373,719	
Full Market Value	\$21,571,000	\$32,218,000	\$24,948,000	
Market Value per SqFt	\$184.13	\$201.30	\$173.50	
Distance from Cooperative in miles		0.34	0.19	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0057	1-01122-0022	1-01117-0055	
Address	60 WEST 68 STREET	19 WEST 69 STREET	56 WEST 65 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	73	83	53	
Year Built	1920	1916	1937	
Gross SqFt	61,908	42,642	33,312	
Estimated Gross Income	\$2,558,039	\$1,996,804	\$1,193,025	
Gross Income per SqFt	\$41.32	\$46.83	\$35.81	
Estimated Expense	\$680,369	\$626,991	\$242,492	
Expense SqFt	\$10.99	\$14.70	\$7.28	
Net Operating Income	\$1,877,670	\$1,369,813	\$950,533	
Full Market Value	\$14,178,000	\$10,295,000	\$7,021,000	
Market Value per SqFt	\$229.02	\$241.43	\$210.76	
Distance from Cooperative in miles		0.10	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01120-0061	1-01117-0055	1-01140-0037	
Address	74 WEST 68 STREET	56 WEST 65 STREET	110 WEST 69 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	58	53	36	
Year Built	1924	1937	1924	
Gross SqFt	51,428	33,312	30,159	
Estimated Gross Income	\$1,597,354	\$1,193,025	\$793,070	
Gross Income per SqFt	\$31.06	\$35.81	\$26.30	
Estimated Expense	\$420,167	\$242,492	\$273,063	
Expense SqFt	\$8.17	\$7.28	\$9.05	
Net Operating Income	\$1,177,187	\$950,533	\$520,007	
Full Market Value	\$8,792,000	\$7,021,000	\$3,707,000	
Market Value per SqFt	\$170.96	\$210.76	\$122.92	
Distance from Cooperative in miles		0.14	0.23	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0002	1-01142-0033	1-01143-0046	
Address	75 WEST 68 STREET	100 WEST 71 STREET	132 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	12	13	12	
Year Built	1910	1910	1900	
Gross SqFt	9,465	12,150	8,961	
Estimated Gross Income	\$483,283	\$763,020	\$352,234	
Gross Income per SqFt	\$51.06	\$62.80	\$39.31	
Estimated Expense	\$112,350	\$176,427	\$82,508	
Expense SqFt	\$11.87	\$14.52	\$9.21	
Net Operating Income	\$370,933	\$586,593	\$269,726	
Full Market Value	\$2,777,000	\$4,346,000	\$2,040,000	
Market Value per SqFt	\$293.40	\$357.70	\$227.65	
Distance from Cooperative in miles		0.19	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0008	1-01121-0048	1-01121-0050	1-01121-0042
Address	61 WEST 68 STREET	34 WEST 69 STREET	38 WEST 69 STREET	20 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	16	12	13	11
Year Built	1910	1910	1910	1910
Gross SqFt	11,197	8,761	8,660	8,320
Estimated Gross Income	\$321,018	\$251,153	\$308,922	\$209,487
Gross Income per SqFt	\$28.67	\$28.67	\$35.67	\$25.18
Estimated Expense	\$69,981	\$54,713	\$55,653	\$60,489
Expense SqFt	\$6.25	\$6.25	\$6.43	\$7.27
Net Operating Income	\$251,037	\$196,440	\$253,269	\$148,998
Full Market Value	\$1,886,000	\$1,475,000	\$1,871,000	\$1,082,000
Market Value per SqFt	\$168.44	\$168.36	\$216.05	\$130.05
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0029	1-01118-9001	1-01142-0064	
Address	80 CENTRAL PARK WEST	139 COLUMBUS AVENUE	2054 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	
Total Units	175	325	320	
Year Built	1968	1974	1923	
Gross SqFt	201,052	301,000	235,400	
Estimated Gross Income	\$7,342,419	\$13,972,420	\$7,195,339	
Gross Income per SqFt	\$36.52	\$46.42	\$30.57	
Estimated Expense	\$2,848,907	\$4,611,320	\$2,801,264	
Expense SqFt	\$14.17	\$15.32	\$11.90	
Net Operating Income	\$4,493,512	\$9,361,100	\$4,394,075	
Full Market Value	\$33,111,000	\$70,374,000	\$32,853,000	
Market Value per SqFt	\$164.69	\$233.80	\$139.56	
Distance from Cooperative in miles		0.15	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0036	1-01121-0017	1-01124-0059	1-01141-0051
Address	88 CENTRAL PARK WEST	25 WEST 68 STREET	50 WEST 72 STREET	2028 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	42	75	213	183
Year Built	1910	1925	1927	1900
Gross SqFt	132,291	106,519	143,791	133,460
Estimated Gross Income	\$4,667,226	\$2,406,587	\$5,072,576	\$7,485,349
Gross Income per SqFt	\$35.28	\$22.59	\$35.28	\$56.09
Estimated Expense	\$1,562,357	\$682,037	\$1,698,857	\$2,578,090
Expense SqFt	\$11.81	\$6.40	\$11.81	\$19.32
Net Operating Income	\$3,104,869	\$1,724,550	\$3,373,719	\$4,907,259
Full Market Value	\$22,960,000	\$12,604,000	\$24,948,000	\$36,580,000
Market Value per SqFt	\$173.56	\$118.33	\$173.50	\$274.09
Distance from Cooperative in miles		0.00	0.14	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0043	1-01122-0022	1-01124-0062	1-01124-0013
Address	24 WEST 69 STREET	19 WEST 69 STREET	58 WEST 72 STREET	41 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	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	19	83	29	29
Year Built	1922	1916	1920	1929
Gross SqFt	28,168	42,642	25,080	20,700
Estimated Gross Income	\$1,319,107	\$1,996,804	\$1,427,064	\$619,100
Gross Income per SqFt	\$46.83	\$46.83	\$56.90	\$29.91
Estimated Expense	\$414,070	\$626,991	\$403,222	\$194,174
Expense SqFt	\$14.70	\$14.70	\$16.08	\$9.38
Net Operating Income	\$905,037	\$1,369,813	\$1,023,842	\$424,926
Full Market Value	\$6,802,000	\$10,295,000	\$4,180,000	\$3,183,000
Market Value per SqFt	\$241.48	\$241.43	\$166.67	\$153.77
Distance from Cooperative in miles		0.05	0.14	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01121-0045	1-01122-0022	1-01124-0062	1-01124-0013
Address	26 WEST 69 STREET	19 WEST 69 STREET	58 WEST 72 STREET	41 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	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	83	29	29
Year Built	1925	1916	1920	1929
Gross SqFt	27,308	42,642	25,080	20,700
Estimated Gross Income	\$1,278,834	\$1,996,804	\$1,427,064	\$619,100
Gross Income per SqFt	\$46.83	\$46.83	\$56.90	\$29.91
Estimated Expense	\$401,428	\$626,991	\$403,222	\$194,174
Expense SqFt	\$14.70	\$14.70	\$16.08	\$9.38
Net Operating Income	\$877,406	\$1,369,813	\$1,023,842	\$424,926
Full Market Value	\$6,594,000	\$10,295,000	\$4,180,000	\$3,183,000
Market Value per SqFt	\$241.47	\$241.43	\$166.67	\$153.77
Distance from Cooperative in miles		0.05	0.14	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01122-0023	1-01124-0013	1-01117-0055	
Address	11 WEST 69 STREET	41 WEST 71 STREET	56 WEST 65 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	39	29	53	
Year Built	1928	1929	1937	
Gross SqFt	43,820	20,700	33,312	
Estimated Gross Income	\$1,439,925	\$619,100	\$1,193,025	
Gross Income per SqFt	\$32.86	\$29.91	\$35.81	
Estimated Expense	\$365,021	\$194,174	\$242,492	
Expense SqFt	\$8.33	\$9.38	\$7.28	
Net Operating Income	\$1,074,904	\$424,926	\$950,533	
Full Market Value	\$7,993,000	\$3,183,000	\$7,021,000	
Market Value per SqFt	\$182.41	\$153.77	\$210.76	
Distance from Cooperative in miles		0.10	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01122-0029	1-01124-0059	1-01142-0064	
Address	91 CENTRAL PARK WEST	50 WEST 72 STREET	2054 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	94	213	320	
Year Built	1929	1927	1923	
Gross SqFt	209,355	143,791	235,400	
Estimated Gross Income	\$6,569,560	\$5,072,576	\$7,195,339	
Gross Income per SqFt	\$31.38	\$35.28	\$30.57	
Estimated Expense	\$2,083,082	\$1,698,857	\$2,801,264	
Expense SqFt	\$9.95	\$11.81	\$11.90	
Net Operating Income	\$4,486,478	\$3,373,719	\$4,394,075	
Full Market Value	\$33,489,000	\$24,948,000	\$32,853,000	
Market Value per SqFt	\$159.96	\$173.50	\$139.56	
Distance from Cooperative in miles		0.10	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01122-0040	1-01124-0013	1-01125-0061	1-01126-0038
Address	18 WEST 70 STREET	41 WEST 71 STREET	46 WEST 73 STREET	8 WEST 74 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	56	29	36	86
Year Built	1926	1929	1925	1941
Gross SqFt	60,300	20,700	22,788	71,890
Estimated Gross Income	\$2,015,226	\$619,100	\$761,565	\$3,178,795
Gross Income per SqFt	\$33.42	\$29.91	\$33.42	\$44.22
Estimated Expense	\$633,753	\$194,174	\$239,587	\$794,441
Expense SqFt	\$10.51	\$9.38	\$10.51	\$11.05
Net Operating Income	\$1,381,473	\$424,926	\$521,978	\$2,384,354
Full Market Value	\$10,261,000	\$3,183,000	\$3,877,000	\$17,953,000
Market Value per SqFt	\$170.17	\$153.77	\$170.13	\$249.73
Distance from Cooperative in miles		0.10	0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01123-0029	1-01121-0017	1-01126-0029	
Address	101 CENTRAL PARK WEST	25 WEST 68 STREET	135 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	104	75	64	
Year Built	1930	1925	1906	
Gross SqFt	384,336	106,519	217,280	
Estimated Gross Income	\$13,421,013	\$2,406,587	\$11,187,747	
Gross Income per SqFt	\$34.92	\$22.59	\$51.49	
Estimated Expense	\$4,546,695	\$682,037	\$3,580,774	
Expense SqFt	\$11.83	\$6.40	\$16.48	
Net Operating Income	\$8,874,318	\$1,724,550	\$7,606,973	
Full Market Value	\$65,668,000	\$12,604,000	\$56,934,000	
Market Value per SqFt	\$170.86	\$118.33	\$262.03	
Distance from Cooperative in miles		0.10	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-0005	1-01124-0062	1-01125-0061	1-01124-0013
Address	59 WEST 71 STREET	58 WEST 72 STREET	46 WEST 73 STREET	41 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	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	29	36	29
Year Built	1924	1920	1925	1929
Gross SqFt	54,976	25,080	22,788	20,700
Estimated Gross Income	\$1,837,298	\$1,427,064	\$761,565	\$619,100
Gross Income per SqFt	\$33.42	\$56.90	\$33.42	\$29.91
Estimated Expense	\$577,798	\$403,222	\$239,587	\$194,174
Expense SqFt	\$10.51	\$16.08	\$10.51	\$9.38
Net Operating Income	\$1,259,500	\$1,023,842	\$521,978	\$424,926
Full Market Value	\$9,355,000	\$4,180,000	\$3,877,000	\$3,183,000
Market Value per SqFt	\$170.17	\$166.67	\$170.13	\$153.77
Distance from Cooperative in miles		0.00	0.06	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-0021	1-01126-0038	1-01124-0013	1-01125-0061
Address	17 WEST 71 STREET	8 WEST 74 STREET	41 WEST 71 STREET	46 WEST 73 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	39	86	29	36
Year Built	1923	1941	1929	1925
Gross SqFt	71,907	71,890	20,700	22,788
Estimated Gross Income	\$2,403,132	\$3,178,795	\$619,100	\$761,565
Gross Income per SqFt	\$33.42	\$44.22	\$29.91	\$33.42
Estimated Expense	\$755,743	\$794,441	\$194,174	\$239,587
Expense SqFt	\$10.51	\$11.05	\$9.38	\$10.51
Net Operating Income	\$1,647,389	\$2,384,354	\$424,926	\$521,978
Full Market Value	\$12,236,000	\$17,953,000	\$3,183,000	\$3,877,000
Market Value per SqFt	\$170.16	\$249.73	\$153.77	\$170.13
Distance from Cooperative in miles		0.11	0.00	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-0027	1-01234-0019	1-01142-0064	1-01497-0009
Address	115 CENTRAL PARK WEST	2360 BROADWAY	2054 BROADWAY	1150 MADISON AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	238	218	320	360
Year Built	1931	1920	1923	1923
Gross SqFt	617,569	665,741	235,400	472,600
Estimated Gross Income	\$19,348,437	\$23,397,288	\$7,195,339	\$14,804,490
Gross Income per SqFt	\$31.33	\$35.14	\$30.57	\$31.33
Estimated Expense	\$5,934,838	\$6,616,510	\$2,801,264	\$4,531,971
Expense SqFt	\$9.61	\$9.94	\$11.90	\$9.59
Net Operating Income	\$13,413,599	\$16,780,778	\$4,394,075	\$10,272,519
Full Market Value	\$100,131,000	\$124,118,000	\$32,853,000	\$76,683,000
Market Value per SqFt	\$162.14	\$186.44	\$139.56	\$162.26
Distance from Cooperative in miles		0.83	0.16	0.99

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-0042	1-01126-0038	1-01143-0015	
Address	12 WEST 72 STREET	8 WEST 74 STREET	145 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	174	86	68	
Year Built	1927	1941	1923	
Gross SqFt	178,893	71,890	75,144	
Estimated Gross Income	\$6,345,335	\$3,178,795	\$2,007,220	
Gross Income per SqFt	\$35.47	\$44.22	\$26.71	
Estimated Expense	\$1,906,999	\$794,441	\$771,071	
Expense SqFt	\$10.66	\$11.05	\$10.26	
Net Operating Income	\$4,438,336	\$2,384,354	\$1,236,149	
Full Market Value	\$32,806,000	\$17,953,000	\$8,937,000	
Market Value per SqFt	\$183.38	\$249.73	\$118.93	
Distance from Cooperative in miles		0.11	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01124-0046	1-01124-0059	1-01148-0001	
Address	20 WEST 72 STREET	50 WEST 72 STREET	341 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	170	213	103	
Year Built	1925	1927	1925	
Gross SqFt	127,961	143,791	125,040	
Estimated Gross Income	\$3,849,067	\$5,072,576	\$3,496,888	
Gross Income per SqFt	\$30.08	\$35.28	\$27.97	
Estimated Expense	\$1,135,014	\$1,698,857	\$1,216,908	
Expense SqFt	\$8.87	\$11.81	\$9.73	
Net Operating Income	\$2,714,053	\$3,373,719	\$2,279,980	
Full Market Value	\$20,327,000	\$24,948,000	\$16,416,000	
Market Value per SqFt	\$158.85	\$173.50	\$131.29	
Distance from Cooperative in miles		0.00	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01125-0002	1-01125-0061	1-01128-0061	1-01125-0009
Address	49 WEST 72 STREET	46 WEST 73 STREET	331 COLUMBUS AVENUE	37 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	81	36	57	94
Year Built	1930	1925	1900	1929
Gross SqFt	54,488	22,788	62,434	80,281
Estimated Gross Income	\$1,820,989	\$761,565	\$2,086,828	\$2,281,698
Gross Income per SqFt	\$33.42	\$33.42	\$33.42	\$28.42
Estimated Expense	\$572,669	\$239,587	\$740,771	\$858,320
Expense SqFt	\$10.51	\$10.51	\$11.86	\$10.69
Net Operating Income	\$1,248,320	\$521,978	\$1,346,057	\$1,423,378
Full Market Value	\$9,272,000	\$3,877,000	\$9,998,000	\$10,236,000
Market Value per SqFt	\$170.17	\$170.13	\$160.14	\$127.50
Distance from Cooperative in miles		0.00	0.15	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01125-0024	1-01126-0029	1-01124-0059	1-01142-0064
Address	15 WEST 72 STREET	135 CENTRAL PARK WEST	50 WEST 72 STREET	2054 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	504	64	213	320
Year Built	1964	1906	1927	1923
Gross SqFt	625,517	217,280	143,791	235,400
Estimated Gross Income	\$22,068,240	\$11,187,747	\$5,072,576	\$7,195,339
Gross Income per SqFt	\$35.28	\$51.49	\$35.28	\$30.57
Estimated Expense	\$7,387,356	\$3,580,774	\$1,698,857	\$2,801,264
Expense SqFt	\$11.81	\$16.48	\$11.81	\$11.90
Net Operating Income	\$14,680,884	\$7,606,973	\$3,373,719	\$4,394,075
Full Market Value	\$108,562,000	\$56,934,000	\$24,948,000	\$32,853,000
Market Value per SqFt	\$173.56	\$262.03	\$173.50	\$139.56
Distance from Cooperative in miles		0.05	0.06	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01125-0025	1-01126-0029	1-01198-0029	
Address	121 CENTRAL PARK WEST	135 CENTRAL PARK WEST	241 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	94	64	140	
Year Built	1900	1906	1931	
Gross SqFt	309,608	217,280	253,749	
Estimated Gross Income	\$11,601,012	\$11,187,747	\$7,025,796	
Gross Income per SqFt	\$37.47	\$51.49	\$27.69	
Estimated Expense	\$4,136,363	\$3,580,774	\$2,399,121	
Expense SqFt	\$13.36	\$16.48	\$9.45	
Net Operating Income	\$7,464,649	\$7,606,973	\$4,626,675	
Full Market Value	\$54,879,000	\$56,934,000	\$33,338,000	
Market Value per SqFt	\$177.25	\$262.03	\$131.38	
Distance from Cooperative in miles		0.05	0.61	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01126-0014	1-01142-0064	1-01124-0059	
Address	23 WEST 73 STREET	2054 BROADWAY	50 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	258	320	213	
Year Built	1926	1923	1927	
Gross SqFt	289,066	235,400	143,791	
Estimated Gross Income	\$9,518,943	\$7,195,339	\$5,072,576	
Gross Income per SqFt	\$32.93	\$30.57	\$35.28	
Estimated Expense	\$3,428,323	\$2,801,264	\$1,698,857	
Expense SqFt	\$11.86	\$11.90	\$11.81	
Net Operating Income	\$6,090,620	\$4,394,075	\$3,373,719	
Full Market Value	\$45,287,000	\$32,853,000	\$24,948,000	
Market Value per SqFt	\$156.67	\$139.56	\$173.50	
Distance from Cooperative in miles		0.21	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01126-0042	1-01126-0026	1-01128-0039	
Address	16 WEST 74 STREET	9 WEST 73 STREET	8 WEST 76 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	12	12	16	
Year Built	1900	1900	1900	
Gross SqFt	10,174	8,303	9,810	
Estimated Gross Income	\$459,254	\$375,224	\$442,235	
Gross Income per SqFt	\$45.14	\$45.19	\$45.08	
Estimated Expense	\$135,619	\$124,278	\$145,973	
Expense SqFt	\$13.33	\$14.97	\$14.88	
Net Operating Income	\$323,635	\$250,946	\$296,262	
Full Market Value	\$2,435,000	\$1,049,000	\$1,620,000	
Market Value per SqFt	\$239.34	\$126.34	\$165.14	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01126-0048	1-01126-0055	1-01126-0026	
Address	28 WEST 74 STREET	42 WEST 74 STREET	9 WEST 73 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	18	31	12	
Year Built	1902	1902	1900	
Gross SqFt	18,940	19,340	8,303	
Estimated Gross Income	\$783,927	\$726,712	\$375,224	
Gross Income per SqFt	\$41.39	\$37.58	\$45.19	
Estimated Expense	\$224,628	\$168,940	\$124,278	
Expense SqFt	\$11.86	\$8.74	\$14.97	
Net Operating Income	\$559,299	\$557,772	\$250,946	
Full Market Value	\$4,223,000	\$4,100,000	\$1,049,000	
Market Value per SqFt	\$222.97	\$212.00	\$126.34	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01126-0050	1-01129-0047	1-01143-0027	
Address	32 WEST 74 STREET	22 WEST 77 STREET	113 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	14	42	38	
Year Built	1910	1921	1913	
Gross SqFt	18,569	26,910	36,364	
Estimated Gross Income	\$570,068	\$889,231	\$1,030,791	
Gross Income per SqFt	\$30.70	\$33.04	\$28.35	
Estimated Expense	\$116,799	\$189,083	\$201,995	
Expense SqFt	\$6.29	\$7.03	\$5.55	
Net Operating Income	\$453,269	\$700,148	\$828,796	
Full Market Value	\$3,388,000	\$5,205,000	\$5,961,000	
Market Value per SqFt	\$182.45	\$193.42	\$163.93	
Distance from Cooperative in miles		0.15	0.19	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01127-0029	1-01497-0009	1-01142-0064	
Address	145 CENTRAL PARK WEST	1150 MADISON AVENUE	2054 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	146	360	320	
Year Built	1930	1923	1923	
Gross SqFt	490,265	472,600	235,400	
Estimated Gross Income	\$15,173,702	\$14,804,490	\$7,195,339	
Gross Income per SqFt	\$30.95	\$31.33	\$30.57	
Estimated Expense	\$5,275,251	\$4,531,971	\$2,801,264	
Expense SqFt	\$10.76	\$9.59	\$11.90	
Net Operating Income	\$9,898,451	\$10,272,519	\$4,394,075	
Full Market Value	\$73,946,000	\$76,683,000	\$32,853,000	
Market Value per SqFt	\$150.83	\$162.26	\$139.56	
Distance from Cooperative in miles		0.88	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01128-0029	1-01144-0056	1-01150-0041	
Address	151 CENTRAL PARK WEST	160 WEST 73 STREET	120 WEST 79 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	35	148	64	
Year Built	1907	1929	1926	
Gross SqFt	124,867	126,513	114,696	
Estimated Gross Income	\$3,120,426	\$2,670,831	\$3,310,583	
Gross Income per SqFt	\$24.99	\$21.11	\$28.86	
Estimated Expense	\$1,090,089	\$995,942	\$1,100,328	
Expense SqFt	\$8.73	\$7.87	\$9.59	
Net Operating Income	\$2,030,337	\$1,674,889	\$2,210,255	
Full Market Value	\$14,747,000	\$12,292,000	\$16,595,000	
Market Value per SqFt	\$118.10	\$97.16	\$144.69	
Distance from Cooperative in miles		0.22	0.23	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01128-0052	1-01128-0159	1-01129-0003	
Address	34 WEST 76 STREET	54 WEST 76 STREET	55 WEST 76 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	
Total Units	13	10	14	
Year Built	1900	1900	1920	
Gross SqFt	9,603	6,408	7,091	
Estimated Gross Income	\$372,212	\$214,604	\$308,280	
Gross Income per SqFt	\$38.76	\$33.49	\$43.47	
Estimated Expense	\$99,007		\$88,550	
Expense SqFt	\$10.31		\$12.49	
Net Operating Income	\$273,205	\$214,604	\$219,730	
Full Market Value	\$2,067,000	\$2,505,000	\$1,655,000	
Market Value per SqFt	\$215.25	\$390.92	\$233.39	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01129-0039	1-01128-0061	1-01126-0038	
Address	6 WEST 77 STREET	331 COLUMBUS AVENUE	8 WEST 74 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	102	57	86	
Year Built	1928	1900	1941	
Gross SqFt	176,891	62,434	71,890	
Estimated Gross Income	\$6,866,909	\$2,086,828	\$3,178,795	
Gross Income per SqFt	\$38.82	\$33.42	\$44.22	
Estimated Expense	\$2,027,171	\$740,771	\$794,441	
Expense SqFt	\$11.46	\$11.86	\$11.05	
Net Operating Income	\$4,839,738	\$1,346,057	\$2,384,354	
Full Market Value	\$36,609,000	\$9,998,000	\$17,953,000	
Market Value per SqFt	\$206.96	\$160.14	\$249.73	
Distance from Cooperative in miles		0.05	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01129-0045	1-01129-0047	1-01128-0061	
Address	20 WEST 77 STREET	22 WEST 77 STREET	331 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	31	42	57	
Year Built	1926	1921	1900	
Gross SqFt	58,723	26,910	62,434	
Estimated Gross Income	\$1,951,365	\$889,231	\$2,086,828	
Gross Income per SqFt	\$33.23	\$33.04	\$33.42	
Estimated Expense	\$554,932	\$189,083	\$740,771	
Expense SqFt	\$9.45	\$7.03	\$11.86	
Net Operating Income	\$1,396,433	\$700,148	\$1,346,057	
Full Market Value	\$10,376,000	\$5,205,000	\$9,998,000	
Market Value per SqFt	\$176.69	\$193.42	\$160.14	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01129-0050	1-01129-0059	1-01124-0059	
Address	40 WEST 77 STREET	52 WEST 77 STREET	50 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	102	149	213	
Year Built	1928	1903	1927	
Gross SqFt	162,676	113,309	143,791	
Estimated Gross Income	\$6,368,765	\$4,874,560	\$5,072,576	
Gross Income per SqFt	\$39.15	\$43.02	\$35.28	
Estimated Expense	\$2,101,774	\$1,589,441	\$1,698,857	
Expense SqFt	\$12.92	\$14.03	\$11.81	
Net Operating Income	\$4,266,991	\$3,285,119	\$3,373,719	
Full Market Value	\$32,269,000	\$24,756,000	\$24,948,000	
Market Value per SqFt	\$198.36	\$218.48	\$173.50	
Distance from Cooperative in miles		0.00	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01129-0055	1-01129-0059	1-01150-0041	1-01128-0061
Address	44 WEST 77 STREET	52 WEST 77 STREET	120 WEST 79 STREET	331 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	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	32	149	64	57
Year Built	1909	1903	1926	1900
Gross SqFt	118,168	113,309	114,696	62,434
Estimated Gross Income	\$3,949,175	\$4,874,560	\$3,310,583	\$2,086,828
Gross Income per SqFt	\$33.42	\$43.02	\$28.86	\$33.42
Estimated Expense	\$1,401,472	\$1,589,441	\$1,100,328	\$740,771
Expense SqFt	\$11.86	\$14.03	\$9.59	\$11.86
Net Operating Income	\$2,547,703	\$3,285,119	\$2,210,255	\$1,346,057
Full Market Value	\$18,924,000	\$24,756,000	\$16,595,000	\$9,998,000
Market Value per SqFt	\$160.14	\$218.48	\$144.69	\$160.14
Distance from Cooperative in miles		0.00	0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01138-0001	1-01030-0058	1-01024-0001	
Address	141 AMSTERDAM AVENUE	240 CENTRAL PARK SOUTH	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	376	340	387	
Year Built	1962	1940	1965	
Gross SqFt	367,600	387,428	380,441	
Estimated Gross Income	\$12,263,136	\$14,066,581	\$11,566,789	
Gross Income per SqFt	\$33.36	\$36.31	\$30.40	
Estimated Expense	\$4,311,948	\$5,333,606	\$3,684,094	
Expense SqFt	\$11.73	\$13.77	\$9.68	
Net Operating Income	\$7,951,188	\$8,732,975	\$7,882,695	
Full Market Value	\$59,068,000	\$64,383,000	\$58,954,000	
Market Value per SqFt	\$160.69	\$166.18	\$154.96	
Distance from Cooperative in miles		0.55	0.77	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01138-0053	1-01121-0017	1-01162-0046	
Address	130 WEST 67 STREET	25 WEST 68 STREET	228 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR	
Total Units	245	75	170	
Year Built	1975	1925	1917	
Gross SqFt	186,737	106,519	106,920	
Estimated Gross Income	\$6,588,081	\$2,406,587	\$5,128,337	
Gross Income per SqFt	\$35.28	\$22.59	\$47.96	
Estimated Expense	\$2,042,903	\$682,037	\$1,655,073	
Expense SqFt	\$10.94	\$6.40	\$15.48	
Net Operating Income	\$4,545,178	\$1,724,550	\$3,473,264	
Full Market Value	\$33,440,000	\$12,604,000	\$26,081,000	
Market Value per SqFt	\$179.08	\$118.33	\$243.93	
Distance from Cooperative in miles		0.23	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01140-0046	1-01158-0033	1-01158-0038	1-01144-0001
Address	140 WEST 69 STREET	212 AMSTERDAM AVENUE	210 WEST 70 STREET	261 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	246	233	186	65
Year Built	1905	1926	1924	1906
Gross SqFt	142,894	160,049	171,085	111,997
Estimated Gross Income	\$4,598,329	\$6,325,208	\$4,141,246	\$3,603,673
Gross Income per SqFt	\$32.18	\$39.52	\$24.21	\$32.18
Estimated Expense	\$1,143,152	\$2,064,037	\$1,475,529	\$896,271
Expense SqFt	\$8.00	\$12.90	\$8.62	\$8.00
Net Operating Income	\$3,455,177	\$4,261,171	\$2,665,717	\$2,707,402
Full Market Value	\$25,729,000	\$32,218,000	\$19,395,000	\$20,161,000
Market Value per SqFt	\$180.06	\$201.30	\$113.36	\$180.01
Distance from Cooperative in miles		0.11	0.11	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01141-0037	1-01125-0061	1-01143-0027	1-01140-0037
Address	114 WEST 70 STREET	46 WEST 73 STREET	113 WEST 71 STREET	110 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	36	38	36
Year Built	1922	1925	1913	1924
Gross SqFt	41,034	22,788	36,364	30,159
Estimated Gross Income	\$1,163,314	\$761,565	\$1,030,791	\$793,070
Gross Income per SqFt	\$28.35	\$33.42	\$28.35	\$26.30
Estimated Expense	\$227,739	\$239,587	\$201,995	\$273,063
Expense SqFt	\$5.55	\$10.51	\$5.55	\$9.05
Net Operating Income	\$935,575	\$521,978	\$828,796	\$520,007
Full Market Value	\$6,729,000	\$3,877,000	\$5,961,000	\$3,707,000
Market Value per SqFt	\$163.99	\$170.13	\$163.93	\$122.92
Distance from Cooperative in miles		0.21	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01141-0039	1-01124-0062	1-01143-0020	1-01143-0015
Address	120 WEST 70 STREET	58 WEST 72 STREET	133 WEST 71 STREET	145 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	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	29	36	68
Year Built	1917	1920	1928	1923
Gross SqFt	66,917	25,080	30,712	75,144
Estimated Gross Income	\$1,933,232	\$1,427,064	\$887,166	\$2,007,220
Gross Income per SqFt	\$28.89	\$56.90	\$28.89	\$26.71
Estimated Expense	\$533,328	\$403,222	\$244,770	\$771,071
Expense SqFt	\$7.97	\$16.08	\$7.97	\$10.26
Net Operating Income	\$1,399,904	\$1,023,842	\$642,396	\$1,236,149
Full Market Value	\$10,510,000	\$4,180,000	\$4,823,000	\$8,937,000
Market Value per SqFt	\$157.06	\$166.67	\$157.04	\$118.93
Distance from Cooperative in miles		0.17	0.10	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01142-0048	1-01143-0015	1-01143-0027	1-01143-0020
Address	140 WEST 71 STREET	145 WEST 71 STREET	113 WEST 71 STREET	133 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	68	38	36
Year Built	1920	1923	1913	1928
Gross SqFt	57,086	75,144	36,364	30,712
Estimated Gross Income	\$1,618,388	\$2,007,220	\$1,030,791	\$887,166
Gross Income per SqFt	\$28.35	\$26.71	\$28.35	\$28.89
Estimated Expense	\$316,827	\$771,071	\$201,995	\$244,770
Expense SqFt	\$5.55	\$10.26	\$5.55	\$7.97
Net Operating Income	\$1,301,561	\$1,236,149	\$828,796	\$642,396
Full Market Value	\$9,361,000	\$8,937,000	\$5,961,000	\$4,823,000
Market Value per SqFt	\$163.98	\$118.93	\$163.93	\$157.04
Distance from Cooperative in miles		0.05	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-0001	1-01141-0051	1-01144-0001	1-01144-0061
Address	2060 BROADWAY	2028 BROADWAY	261 AMSTERDAM AVENUE	269 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	53	183	65	80
Year Built	1902	1900	1906	1906
Gross SqFt	130,410	133,460	111,997	110,770
Estimated Gross Income	\$4,196,594	\$7,485,349	\$3,603,673	\$3,296,128
Gross Income per SqFt	\$32.18	\$56.09	\$32.18	\$29.76
Estimated Expense	\$1,043,280	\$2,578,090	\$896,271	\$841,407
Expense SqFt	\$8.00	\$19.32	\$8.00	\$7.60
Net Operating Income	\$3,153,314	\$4,907,259	\$2,707,402	\$2,454,721
Full Market Value	\$23,481,000	\$36,580,000	\$20,161,000	\$18,397,000
Market Value per SqFt	\$180.06	\$274.09	\$180.01	\$166.08
Distance from Cooperative in miles		0.10	0.06	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-0007	1-01143-0020	1-01143-0027	
Address	167 WEST 71 STREET	133 WEST 71 STREET	113 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	21	36	38	
Year Built	1920	1928	1913	
Gross SqFt	11,224	30,712	36,364	
Estimated Gross Income	\$321,231	\$887,166	\$1,030,791	
Gross Income per SqFt	\$28.62	\$28.89	\$28.35	
Estimated Expense	\$75,874	\$244,770	\$201,995	
Expense SqFt	\$6.76	\$7.97	\$5.55	
Net Operating Income	\$245,357	\$642,396	\$828,796	
Full Market Value	\$1,843,000	\$4,823,000	\$5,961,000	
Market Value per SqFt	\$164.20	\$157.04	\$163.93	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-0024	1-01143-0027	1-01143-0015	1-01122-0022
Address	119 WEST 71 STREET	113 WEST 71 STREET	145 WEST 71 STREET	19 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	36	38	68	83
Year Built	1913	1913	1923	1916
Gross SqFt	55,382	36,364	75,144	42,642
Estimated Gross Income	\$1,570,080	\$1,030,791	\$2,007,220	\$1,996,804
Gross Income per SqFt	\$28.35	\$28.35	\$26.71	\$46.83
Estimated Expense	\$307,370	\$201,995	\$771,071	\$626,991
Expense SqFt	\$5.55	\$5.55	\$10.26	\$14.70
Net Operating Income	\$1,262,710	\$828,796	\$1,236,149	\$1,369,813
Full Market Value	\$9,082,000	\$5,961,000	\$8,937,000	\$10,295,000
Market Value per SqFt	\$163.99	\$163.93	\$118.93	\$241.43
Distance from Cooperative in miles		0.00	0.00	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-0037	1-01143-0042	1-01143-0060	
Address	116 WEST 72 STREET	124 WEST 72 STREET	166 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	92	53	51	
Year Built	1918	1916	1911	
Gross SqFt	50,590	40,982	59,210	
Estimated Gross Income	\$1,334,058	\$1,099,892	\$1,533,375	
Gross Income per SqFt	\$26.37	\$26.84	\$25.90	
Estimated Expense	\$419,391	\$381,002	\$430,874	
Expense SqFt	\$8.29	\$9.30	\$7.28	
Net Operating Income	\$914,667	\$718,890	\$1,102,501	
Full Market Value	\$5,764,000	\$5,196,000	\$7,985,000	
Market Value per SqFt	\$113.94	\$126.79	\$134.86	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01143-0039	1-01143-0042	1-01124-0056	1-01141-0013
Address	118 WEST 72 STREET	124 WEST 72 STREET	42 WEST 72 STREET	2020 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	45	53	51	64
Year Built	1915	1916	1920	1900
Gross SqFt	26,911	40,982	24,607	48,606
Estimated Gross Income	\$1,001,358	\$1,099,892	\$1,028,637	\$1,808,507
Gross Income per SqFt	\$37.21	\$26.84	\$41.80	\$37.21
Estimated Expense	\$321,586	\$381,002	\$268,184	\$581,033
Expense SqFt	\$11.95	\$9.30	\$10.90	\$11.95
Net Operating Income	\$679,772	\$718,890	\$760,453	\$1,227,474
Full Market Value	\$5,001,000	\$5,196,000	\$5,740,000	\$9,030,000
Market Value per SqFt	\$185.83	\$126.79	\$233.27	\$185.78
Distance from Cooperative in miles		0.00	0.17	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01144-0024	1-01126-0038	1-01143-0020	1-01143-0027
Address	121 WEST 72 STREET	8 WEST 74 STREET	133 WEST 71 STREET	113 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	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	92	86	36	38
Year Built	1926	1941	1928	1913
Gross SqFt	74,654	71,890	30,712	36,364
Estimated Gross Income	\$2,156,754	\$3,178,795	\$887,166	\$1,030,791
Gross Income per SqFt	\$28.89	\$44.22	\$28.89	\$28.35
Estimated Expense	\$594,992	\$794,441	\$244,770	\$201,995
Expense SqFt	\$7.97	\$11.05	\$7.97	\$5.55
Net Operating Income	\$1,561,762	\$2,384,354	\$642,396	\$828,796
Full Market Value	\$11,725,000	\$17,953,000	\$4,823,000	\$5,961,000
Market Value per SqFt	\$157.06	\$249.73	\$157.04	\$163.93
Distance from Cooperative in miles		0.17	0.06	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01144-0043	1-01143-0020	1-01125-0061	1-01164-0013
Address	126 WEST 73 STREET	133 WEST 71 STREET	46 WEST 73 STREET	245 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	40	36	36	26
Year Built	1915	1928	1925	1900
Gross SqFt	24,596	30,712	22,788	17,723
Estimated Gross Income	\$821,998	\$887,166	\$761,565	\$772,685
Gross Income per SqFt	\$33.42	\$28.89	\$33.42	\$43.60
Estimated Expense	\$258,504	\$244,770	\$239,587	\$182,040
Expense SqFt	\$10.51	\$7.97	\$10.51	\$10.27
Net Operating Income	\$563,494	\$642,396	\$521,978	\$590,645
Full Market Value	\$4,186,000	\$4,823,000	\$3,877,000	\$4,449,000
Market Value per SqFt	\$170.19	\$157.04	\$170.13	\$251.03
Distance from Cooperative in miles		0.06	0.17	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01145-0001	1-01144-0001	1-01144-0061	
Address	175 WEST 73 STREET	261 AMSTERDAM AVENUE	269 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	152	65	80	
Year Built	1924	1906	1906	
Gross SqFt	120,383	111,997	110,770	
Estimated Gross Income	\$3,728,262	\$3,603,673	\$3,296,128	
Gross Income per SqFt	\$30.97	\$32.18	\$29.76	
Estimated Expense	\$938,987	\$896,271	\$841,407	
Expense SqFt	\$7.80	\$8.00	\$7.60	
Net Operating Income	\$2,789,275	\$2,707,402	\$2,454,721	
Full Market Value	\$20,837,000	\$20,161,000	\$18,397,000	
Market Value per SqFt	\$173.09	\$180.01	\$166.08	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01145-0007	1-01145-0008	1-01145-0155	1-01145-0055
Address	167 WEST 73 STREET	163 WEST 73 STREET	156 WEST 74 STREET	154 WEST 74 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	20	22	20	10
Year Built	1910	1910	1920	1910
Gross SqFt	11,655	10,400	11,960	6,765
Estimated Gross Income	\$433,799	\$446,160	\$445,122	\$226,560
Gross Income per SqFt	\$37.22	\$42.90	\$37.22	\$33.49
Estimated Expense	\$112,820	\$107,159	\$115,713	
Expense SqFt	\$9.68	\$10.30	\$9.68	
Net Operating Income	\$320,979	\$339,001	\$329,409	\$226,560
Full Market Value	\$2,361,000	\$2,557,000	\$2,423,000	\$2,490,000
Market Value per SqFt	\$202.57	\$245.87	\$202.59	\$368.07
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01145-0029	1-01125-0061	1-01143-0020	1-01143-0027
Address	105 WEST 73 STREET	46 WEST 73 STREET	133 WEST 71 STREET	113 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	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	36	36	38
Year Built	1920	1925	1928	1913
Gross SqFt	46,621	22,788	30,712	36,364
Estimated Gross Income	\$1,346,881	\$761,565	\$887,166	\$1,030,791
Gross Income per SqFt	\$28.89	\$33.42	\$28.89	\$28.35
Estimated Expense	\$371,569	\$239,587	\$244,770	\$201,995
Expense SqFt	\$7.97	\$10.51	\$7.97	\$5.55
Net Operating Income	\$975,312	\$521,978	\$642,396	\$828,796
Full Market Value	\$7,322,000	\$3,877,000	\$4,823,000	\$5,961,000
Market Value per SqFt	\$157.05	\$170.13	\$157.04	\$163.93
Distance from Cooperative in miles		0.18	0.11	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01145-0049	1-01143-0020	1-01129-0047	
Address	140 WEST 74 STREET	133 WEST 71 STREET	22 WEST 77 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	31	36	42	
Year Built	1910	1928	1921	
Gross SqFt	19,190	30,712	26,910	
Estimated Gross Income	\$594,314	\$887,166	\$889,231	
Gross Income per SqFt	\$30.97	\$28.89	\$33.04	
Estimated Expense	\$143,925	\$244,770	\$189,083	
Expense SqFt	\$7.50	\$7.97	\$7.03	
Net Operating Income	\$450,389	\$642,396	\$700,148	
Full Market Value	\$3,365,000	\$4,823,000	\$5,205,000	
Market Value per SqFt	\$175.35	\$157.04	\$193.42	
Distance from Cooperative in miles		0.11	0.22	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01145-0061	1-01144-0001	1-01144-0061	
Address	287 AMSTERDAM AVENUE	261 AMSTERDAM AVENUE	269 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	156	65	80	
Year Built	1913	1906	1906	
Gross SqFt	114,150	111,997	110,770	
Estimated Gross Income	\$3,535,226	\$3,603,673	\$3,296,128	
Gross Income per SqFt	\$30.97	\$32.18	\$29.76	
Estimated Expense	\$890,370	\$896,271	\$841,407	
Expense SqFt	\$7.80	\$8.00	\$7.60	
Net Operating Income	\$2,644,856	\$2,707,402	\$2,454,721	
Full Market Value	\$19,758,000	\$20,161,000	\$18,397,000	
Market Value per SqFt	\$173.09	\$180.01	\$166.08	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01146-0008	1-01143-0027	1-01128-0021	1-01143-0020
Address	151 WEST 74 STREET	113 WEST 71 STREET	15 WEST 75 STREET	133 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	43	38	41	36
Year Built	1923	1913	1927	1928
Gross SqFt	47,551	36,364	59,956	30,712
Estimated Gross Income	\$1,348,071	\$1,030,791	\$955,699	\$887,166
Gross Income per SqFt	\$28.35	\$28.35	\$15.94	\$28.89
Estimated Expense	\$263,908	\$201,995	\$458,663	\$244,770
Expense SqFt	\$5.55	\$5.55	\$7.65	\$7.97
Net Operating Income	\$1,084,163	\$828,796	\$497,036	\$642,396
Full Market Value	\$7,304,000	\$5,961,000	\$3,392,000	\$4,823,000
Market Value per SqFt	\$153.60	\$163.93	\$56.57	\$157.04
Distance from Cooperative in miles		0.16	0.18	0.16

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01146-0018	1-01143-0020	1-01129-0047	
Address	123 WEST 74 STREET	133 WEST 71 STREET	22 WEST 77 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	42	36	42	
Year Built	1925	1928	1921	
Gross SqFt	54,105	30,712	26,910	
Estimated Gross Income	\$1,675,632	\$887,166	\$889,231	
Gross Income per SqFt	\$30.97	\$28.89	\$33.04	
Estimated Expense	\$405,788	\$244,770	\$189,083	
Expense SqFt	\$7.50	\$7.97	\$7.03	
Net Operating Income	\$1,269,844	\$642,396	\$700,148	
Full Market Value	\$9,486,000	\$4,823,000	\$5,205,000	
Market Value per SqFt	\$175.33	\$157.04	\$193.42	
Distance from Cooperative in miles		0.16	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01146-0049	1-01143-0020	1-01143-0027	
Address	136 WEST 75 STREET	133 WEST 71 STREET	113 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	30	36	38	
Year Built	1940	1928	1913	
Gross SqFt	27,176	30,712	36,364	
Estimated Gross Income	\$777,777	\$887,166	\$1,030,791	
Gross Income per SqFt	\$28.62	\$28.89	\$28.35	
Estimated Expense	\$183,710	\$244,770	\$201,995	
Expense SqFt	\$6.76	\$7.97	\$5.55	
Net Operating Income	\$594,067	\$642,396	\$828,796	
Full Market Value	\$4,463,000	\$4,823,000	\$5,961,000	
Market Value per SqFt	\$164.23	\$157.04	\$163.93	
Distance from Cooperative in miles		0.16	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01147-0056	1-01129-0047	1-01169-0042	1-01143-0027
Address	166 WEST 76 STREET	22 WEST 77 STREET	226 WEST 78 STREET	113 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	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	41	42	42	38
Year Built	1900	1921	1925	1913
Gross SqFt	28,300	26,910	27,100	36,364
Estimated Gross Income	\$814,757	\$889,231	\$780,225	\$1,030,791
Gross Income per SqFt	\$28.79	\$33.04	\$28.79	\$28.35
Estimated Expense	\$281,302	\$189,083	\$269,477	\$201,995
Expense SqFt	\$9.94	\$7.03	\$9.94	\$5.55
Net Operating Income	\$533,455	\$700,148	\$510,748	\$828,796
Full Market Value	\$4,006,000	\$5,205,000	\$3,835,000	\$5,961,000
Market Value per SqFt	\$141.55	\$193.42	\$141.51	\$163.93
Distance from Cooperative in miles		0.17	0.16	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01147-0059	1-01125-0061	1-01143-0020	
Address	170 WEST 76 STREET	46 WEST 73 STREET	133 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	22	36	36	
Year Built	1926	1925	1928	
Gross SqFt	28,971	22,788	30,712	
Estimated Gross Income	\$897,232	\$761,565	\$887,166	
Gross Income per SqFt	\$30.97	\$33.42	\$28.89	
Estimated Expense	\$217,283	\$239,587	\$244,770	
Expense SqFt	\$7.50	\$10.51	\$7.97	
Net Operating Income	\$679,949	\$521,978	\$642,396	
Full Market Value	\$5,080,000	\$3,877,000	\$4,823,000	
Market Value per SqFt	\$175.35	\$170.13	\$157.04	
Distance from Cooperative in miles		0.23	0.21	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01148-0021	1-01210-0012	1-01169-0042	
Address	125 WEST 76 STREET	147 WEST 79 STREET	226 WEST 78 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	28	61	42	
Year Built	1922	1926	1925	
Gross SqFt	46,118	76,193	27,100	
Estimated Gross Income	\$1,418,129	\$2,491,263	\$780,225	
Gross Income per SqFt	\$30.75	\$32.70	\$28.79	
Estimated Expense	\$477,321	\$820,130	\$269,477	
Expense SqFt	\$10.35	\$10.76	\$9.94	
Net Operating Income	\$940,808	\$1,671,133	\$510,748	
Full Market Value	\$7,031,000	\$12,431,000	\$3,835,000	
Market Value per SqFt	\$152.46	\$163.15	\$141.51	
Distance from Cooperative in miles		0.16	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01148-0056	1-01129-0047	1-01210-0012	1-01169-0042
Address	160 WEST 77 STREET	22 WEST 77 STREET	147 WEST 79 STREET	226 WEST 78 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	45	42	61	42
Year Built	1927	1921	1926	1925
Gross SqFt	53,427	26,910	76,193	27,100
Estimated Gross Income	\$1,747,063	\$889,231	\$2,491,263	\$780,225
Gross Income per SqFt	\$32.70	\$33.04	\$32.70	\$28.79
Estimated Expense	\$574,875	\$189,083	\$820,130	\$269,477
Expense SqFt	\$10.76	\$7.03	\$10.76	\$9.94
Net Operating Income	\$1,172,188	\$700,148	\$1,671,133	\$510,748
Full Market Value	\$8,720,000	\$5,205,000	\$12,431,000	\$3,835,000
Market Value per SqFt	\$163.21	\$193.42	\$163.15	\$141.51
Distance from Cooperative in miles		0.17	0.16	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01149-0043	1-01150-0035	1-01167-0007	
Address	120 WEST 78 STREET	102 WEST 79 STREET	245 WEST 75 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	18	42	48	
Year Built	1910	1931	1924	
Gross SqFt	10,934	20,281	24,840	
Estimated Gross Income	\$487,438	\$978,791	\$1,015,948	
Gross Income per SqFt	\$44.58	\$48.26	\$40.90	
Estimated Expense	\$146,734	\$261,967	\$345,742	
Expense SqFt	\$13.42	\$12.92	\$13.92	
Net Operating Income	\$340,704	\$716,824	\$670,206	
Full Market Value	\$2,565,000	\$5,378,000	\$5,062,000	
Market Value per SqFt	\$234.59	\$265.17	\$203.78	
Distance from Cooperative in miles		0.05	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01150-0037	1-01150-0041	1-01210-0012	1-01195-0014
Address	112 WEST 79 STREET	120 WEST 79 STREET	147 WEST 79 STREET	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	50	64	61	64
Year Built	1925	1926	1926	1927
Gross SqFt	104,238	114,696	76,193	109,896
Estimated Gross Income	\$3,402,328	\$3,310,583	\$2,491,263	\$3,586,463
Gross Income per SqFt	\$32.64	\$28.86	\$32.70	\$32.64
Estimated Expense	\$1,125,770	\$1,100,328	\$820,130	\$1,186,842
Expense SqFt	\$10.80	\$9.59	\$10.76	\$10.80
Net Operating Income	\$2,276,558	\$2,210,255	\$1,671,133	\$2,399,621
Full Market Value	\$16,936,000	\$16,595,000	\$12,431,000	\$17,852,000
Market Value per SqFt	\$162.47	\$144.69	\$163.15	\$162.44
Distance from Cooperative in miles		0.00	0.06	0.23

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01150-0055	1-01210-0012	1-01212-0053	1-01128-0061
Address	150 WEST 79 STREET	147 WEST 79 STREET	150 WEST 82 STREET	331 COLUMBUS AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	72	61	60	57
Year Built	1911	1926	1926	1900
Gross SqFt	70,080	76,193	49,977	62,434
Estimated Gross Income	\$2,291,616	\$2,491,263	\$1,371,767	\$2,086,828
Gross Income per SqFt	\$32.70	\$32.70	\$27.45	\$33.42
Estimated Expense	\$754,061	\$820,130	\$414,569	\$740,771
Expense SqFt	\$10.76	\$10.76	\$8.30	\$11.86
Net Operating Income	\$1,537,555	\$1,671,133	\$957,198	\$1,346,057
Full Market Value	\$11,438,000	\$12,431,000	\$6,902,000	\$9,998,000
Market Value per SqFt	\$163.21	\$163.15	\$138.10	\$160.14
Distance from Cooperative in miles		0.06	0.16	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01150-0056	1-01150-0041	1-01210-0001	1-01210-0012
Address	160 WEST 79 STREET	120 WEST 79 STREET	401 AMSTERDAM AVENUE	147 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	62	64	80	61
Year Built	1925	1926	1927	1926
Gross SqFt	93,100	114,696	106,521	76,193
Estimated Gross Income	\$2,830,240	\$3,310,583	\$3,238,313	\$2,491,263
Gross Income per SqFt	\$30.40	\$28.86	\$30.40	\$32.70
Estimated Expense	\$1,073,443	\$1,100,328	\$1,064,065	\$820,130
Expense SqFt	\$11.53	\$9.59	\$9.99	\$10.76
Net Operating Income	\$1,756,797	\$2,210,255	\$2,174,248	\$1,671,133
Full Market Value	\$13,139,000	\$16,595,000	\$16,261,000	\$12,431,000
Market Value per SqFt	\$141.13	\$144.69	\$152.66	\$163.15
Distance from Cooperative in miles		0.00	0.06	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01156-0001	1-01202-0001	1-00931-0001	1-00935-0013
Address	110 WEST END AVENUE	69 WEST 88 STREET	444 2 AVENUE	315 EAST 29 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	KIPS BAY	KIPS BAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	188	169	411	208
Year Built	1976	1983	1970	1970
Gross SqFt	403,200	152,765	435,548	165,105
Estimated Gross Income	\$7,898,688	\$3,068,755	\$8,313,052	\$3,122,777
Gross Income per SqFt	\$19.59	\$20.09	\$19.09	\$18.91
Estimated Expense	\$3,878,784	\$1,318,113	\$4,619,674	\$1,562,072
Expense SqFt	\$9.62	\$8.63	\$10.61	\$9.46
Net Operating Income	\$4,019,904	\$1,750,642	\$3,693,378	\$1,560,705
Full Market Value	\$28,806,000	\$9,660,000	\$26,501,000	\$8,400,000
Market Value per SqFt	\$71.44	\$63.23	\$60.85	\$50.88
Distance from Cooperative in miles		1.27	2.45	2.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01162-0001	1-01163-0053	1-01143-0060	1-01163-0058
Address	230 WEST END AVENUE	244 WEST 72 STREET	166 WEST 72 STREET	260 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	115	92	51	53
Year Built	1927	1928	1911	1913
Gross SqFt	92,239	87,150	59,210	74,176
Estimated Gross Income	\$2,388,990	\$2,375,709	\$1,533,375	\$1,916,313
Gross Income per SqFt	\$25.90	\$27.26	\$25.90	\$25.83
Estimated Expense	\$671,500	\$949,935	\$430,874	\$486,264
Expense SqFt	\$7.28	\$10.90	\$7.28	\$6.56
Net Operating Income	\$1,717,490	\$1,425,774	\$1,102,501	\$1,430,049
Full Market Value	\$11,330,000	\$10,285,000	\$7,985,000	\$10,359,000
Market Value per SqFt	\$122.83	\$118.01	\$134.86	\$139.65
Distance from Cooperative in miles		0.05	0.18	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01162-0012	1-01143-0015	1-01182-0029	1-01140-0037
Address	243 WEST 70 STREET	145 WEST 71 STREET	225 WEST END AVENUE	110 WEST 69 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	53	68	43	36
Year Built	1926	1923	1910	1924
Gross SqFt	68,989	75,144	44,838	30,159
Estimated Gross Income	\$1,814,411	\$2,007,220	\$1,014,492	\$793,070
Gross Income per SqFt	\$26.30	\$26.71	\$22.63	\$26.30
Estimated Expense	\$624,350	\$771,071	\$343,307	\$273,063
Expense SqFt	\$9.05	\$10.26	\$7.66	\$9.05
Net Operating Income	\$1,190,061	\$1,236,149	\$671,185	\$520,007
Full Market Value	\$8,492,000	\$8,937,000	\$4,905,000	\$3,707,000
Market Value per SqFt	\$123.09	\$118.93	\$109.39	\$122.92
Distance from Cooperative in miles		0.18	0.14	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01162-0016	1-01140-0037	1-01143-0020	1-01143-0027
Address	235 WEST 70 STREET	110 WEST 69 STREET	133 WEST 71 STREET	113 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	61	36	36	38
Year Built	1965	1924	1928	1913
Gross SqFt	44,975	30,159	30,712	36,364
Estimated Gross Income	\$1,275,041	\$793,070	\$887,166	\$1,030,791
Gross Income per SqFt	\$28.35	\$26.30	\$28.89	\$28.35
Estimated Expense	\$249,611	\$273,063	\$244,770	\$201,995
Expense SqFt	\$5.55	\$9.05	\$7.97	\$5.55
Net Operating Income	\$1,025,430	\$520,007	\$642,396	\$828,796
Full Market Value	\$7,375,000	\$3,707,000	\$4,823,000	\$5,961,000
Market Value per SqFt	\$163.98	\$122.92	\$157.04	\$163.93
Distance from Cooperative in miles		0.15	0.18	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01162-0020	1-01164-0013	1-01184-0002	
Address	225 WEST 70 STREET	245 WEST 72 STREET	2 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	42	26	24	
Year Built	1975	1900	1963	
Gross SqFt	22,626	17,723	12,656	
Estimated Gross Income	\$866,576	\$772,685	\$417,697	
Gross Income per SqFt	\$38.30	\$43.60	\$33.00	
Estimated Expense	\$245,266	\$182,040	\$144,421	
Expense SqFt	\$10.84	\$10.27	\$11.41	
Net Operating Income	\$621,310	\$590,645	\$273,276	
Full Market Value	\$4,702,000	\$4,449,000	\$2,032,000	
Market Value per SqFt	\$207.81	\$251.03	\$160.56	
Distance from Cooperative in miles		0.11	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01162-0029	1-01139-0001	1-01118-9001	1-01024-0001
Address	2039 BROADWAY	145 WEST 67 STREET	139 COLUMBUS AVENUE	870 8 AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	396	453	325	387
Year Built	1971	1986	1974	1965
Gross SqFt	421,205	568,001	301,000	380,441
Estimated Gross Income	\$17,888,576	\$25,139,281	\$13,972,420	\$11,566,789
Gross Income per SqFt	\$42.47	\$44.26	\$46.42	\$30.40
Estimated Expense	\$6,920,398	\$6,219,744	\$4,611,320	\$3,684,094
Expense SqFt	\$16.43	\$10.95	\$15.32	\$9.68
Net Operating Income	\$10,968,178	\$18,919,537	\$9,361,100	\$7,882,695
Full Market Value	\$82,747,000	\$142,445,000	\$70,374,000	\$58,954,000
Market Value per SqFt	\$196.45	\$250.78	\$233.80	\$154.96
Distance from Cooperative in miles		0.20	0.42	1.01

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01163-0001	1-01162-0046	1-01144-0056	
Address	246 WEST END AVENUE	228 WEST 71 STREET	160 WEST 73 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	
Total Units	102	170	148	
Year Built	1912	1917	1929	
Gross SqFt	125,284	106,920	126,513	
Estimated Gross Income	\$4,327,309	\$5,128,337	\$2,670,831	
Gross Income per SqFt	\$34.54	\$47.96	\$21.11	
Estimated Expense	\$1,463,317	\$1,655,073	\$995,942	
Expense SqFt	\$11.68	\$15.48	\$7.87	
Net Operating Income	\$2,863,992	\$3,473,264	\$1,674,889	
Full Market Value	\$21,210,000	\$26,081,000	\$12,292,000	
Market Value per SqFt	\$169.30	\$243.93	\$97.16	
Distance from Cooperative in miles		0.05	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01163-0061	1-01163-0053	1-01163-0058	1-01162-0046
Address	260 WEST END AVENUE	244 WEST 72 STREET	260 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	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	80	92	53	170
Year Built	1925	1928	1913	1917
Gross SqFt	109,069	87,150	74,176	106,920
Estimated Gross Income	\$2,973,221	\$2,375,709	\$1,916,313	\$5,128,337
Gross Income per SqFt	\$27.26	\$27.26	\$25.83	\$47.96
Estimated Expense	\$554,071	\$949,935	\$486,264	\$1,655,073
Expense SqFt	\$5.08	\$10.90	\$6.56	\$15.48
Net Operating Income	\$2,419,150	\$1,425,774	\$1,430,049	\$3,473,264
Full Market Value	\$17,452,000	\$10,285,000	\$10,359,000	\$26,081,000
Market Value per SqFt	\$160.01	\$118.01	\$139.65	\$243.93
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01164-0002	1-01165-0056	1-01163-0011	
Address	269 WEST 72 STREET	244 WEST 74 STREET	251 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	60	39	25	
Year Built	1924	1922	1920	
Gross SqFt	49,327	40,050	33,600	
Estimated Gross Income	\$1,442,321	\$1,045,795	\$1,087,725	
Gross Income per SqFt	\$29.24	\$26.11	\$32.37	
Estimated Expense	\$414,347	\$372,662	\$251,503	
Expense SqFt	\$8.40	\$9.30	\$7.49	
Net Operating Income	\$1,027,974	\$673,133	\$836,222	
Full Market Value	\$7,712,000	\$4,873,000	\$6,225,000	
Market Value per SqFt	\$156.34	\$121.67	\$185.27	
Distance from Cooperative in miles		0.05	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01164-0063	1-01163-0058	1-01163-0053	1-01146-0061
Address	270 WEST END AVENUE	260 WEST 72 STREET	244 WEST 72 STREET	166 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	36	53	92	181
Year Built	1918	1913	1928	1922
Gross SqFt	80,463	74,176	87,150	81,339
Estimated Gross Income	\$2,078,359	\$1,916,313	\$2,375,709	\$1,889,344
Gross Income per SqFt	\$25.83	\$25.83	\$27.26	\$23.23
Estimated Expense	\$527,837	\$486,264	\$949,935	\$674,529
Expense SqFt	\$6.56	\$6.56	\$10.90	\$8.29
Net Operating Income	\$1,550,522	\$1,430,049	\$1,425,774	\$1,214,815
Full Market Value	\$11,232,000	\$10,359,000	\$10,285,000	\$8,865,000
Market Value per SqFt	\$139.59	\$139.65	\$118.01	\$108.99
Distance from Cooperative in miles		0.06	0.06	0.21

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01165-0004	1-01162-0046	1-01144-0056	
Address	290 WEST END AVENUE	228 WEST 71 STREET	160 WEST 73 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	
Total Units	63	170	148	
Year Built	1925	1917	1929	
Gross SqFt	148,845	106,920	126,513	
Estimated Gross Income	\$5,141,106	\$5,128,337	\$2,670,831	
Gross Income per SqFt	\$34.54	\$47.96	\$21.11	
Estimated Expense	\$1,738,510	\$1,655,073	\$995,942	
Expense SqFt	\$11.68	\$15.48	\$7.87	
Net Operating Income	\$3,402,596	\$3,473,264	\$1,674,889	
Full Market Value	\$25,199,000	\$26,081,000	\$12,292,000	
Market Value per SqFt	\$169.30	\$243.93	\$97.16	
Distance from Cooperative in miles		0.16	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01166-0001	1-01144-0001	1-01210-0001	
Address	300 WEST END AVENUE	261 AMSTERDAM AVENUE	401 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	35	65	80	
Year Built	1917	1906	1927	
Gross SqFt	125,030	111,997	106,521	
Estimated Gross Income	\$3,922,191	\$3,603,673	\$3,238,313	
Gross Income per SqFt	\$31.37	\$32.18	\$30.40	
Estimated Expense	\$1,230,295	\$896,271	\$1,064,065	
Expense SqFt	\$9.84	\$8.00	\$9.99	
Net Operating Income	\$2,691,896	\$2,707,402	\$2,174,248	
Full Market Value	\$20,093,000	\$20,161,000	\$16,261,000	
Market Value per SqFt	\$160.71	\$180.01	\$152.66	
Distance from Cooperative in miles		0.23	0.33	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01166-0006	1-01184-0089	1-01184-0002	
Address	251 WEST 74 STREET	306 WEST 75 STREET	2 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	27	30	24	
Year Built	1948	1920	1963	
Gross SqFt	22,400	20,130	12,656	
Estimated Gross Income	\$718,592	\$627,145	\$417,697	
Gross Income per SqFt	\$32.08	\$31.15	\$33.00	
Estimated Expense	\$214,816	\$156,190	\$144,421	
Expense SqFt	\$9.59	\$7.76	\$11.41	
Net Operating Income	\$503,776	\$470,955	\$273,276	
Full Market Value	\$3,755,000	\$3,517,000	\$2,032,000	
Market Value per SqFt	\$167.63	\$174.71	\$160.56	
Distance from Cooperative in miles		0.10	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01166-0007	1-01167-0059	1-01143-0015	1-01210-0012
Address	245 WEST 74 STREET	252 WEST 76 STREET	145 WEST 71 STREET	147 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	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	59	61	68	61
Year Built	1924	1903	1923	1926
Gross SqFt	75,312	50,600	75,144	76,193
Estimated Gross Income	\$2,011,584	\$1,150,728	\$2,007,220	\$2,491,263
Gross Income per SqFt	\$26.71	\$22.74	\$26.71	\$32.70
Estimated Expense	\$772,701	\$345,967	\$771,071	\$820,130
Expense SqFt	\$10.26	\$6.84	\$10.26	\$10.76
Net Operating Income	\$1,238,883	\$804,761	\$1,236,149	\$1,671,133
Full Market Value	\$8,957,000	\$5,880,000	\$8,937,000	\$12,431,000
Market Value per SqFt	\$118.93	\$116.21	\$118.93	\$163.15
Distance from Cooperative in miles		0.05	0.26	0.33

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01166-0058	1-01167-0007	1-01167-0059	1-01184-0089
Address	250 WEST 75 STREET	245 WEST 75 STREET	252 WEST 76 STREET	306 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	36	48	61	30
Year Built	1922	1924	1903	1920
Gross SqFt	38,277	24,840	50,600	20,130
Estimated Gross Income	\$1,192,329	\$1,015,948	\$1,150,728	\$627,145
Gross Income per SqFt	\$31.15	\$40.90	\$22.74	\$31.15
Estimated Expense	\$297,030	\$345,742	\$345,967	\$156,190
Expense SqFt	\$7.76	\$13.92	\$6.84	\$7.76
Net Operating Income	\$895,299	\$670,206	\$804,761	\$470,955
Full Market Value	\$6,686,000	\$5,062,000	\$5,880,000	\$3,517,000
Market Value per SqFt	\$174.67	\$203.78	\$116.21	\$174.71
Distance from Cooperative in miles		0.05	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01166-0061	1-01167-0059	1-01186-0009	
Address	310 WEST END AVENUE	252 WEST 76 STREET	325 WEST 77 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	66	61	48	
Year Built	1925	1903	1920	
Gross SqFt	85,836	50,600	41,931	
Estimated Gross Income	\$2,031,738	\$1,150,728	\$1,031,169	
Gross Income per SqFt	\$23.67	\$22.74	\$24.59	
Estimated Expense	\$639,478	\$345,967	\$337,447	
Expense SqFt	\$7.45	\$6.84	\$8.05	
Net Operating Income	\$1,392,260	\$804,761	\$693,722	
Full Market Value	\$10,150,000	\$5,880,000	\$5,043,000	
Market Value per SqFt	\$118.25	\$116.21	\$120.27	
Distance from Cooperative in miles		0.05	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01166-0154	1-01167-0059	1-01184-0089	
Address	240 WEST 75 STREET	252 WEST 76 STREET	306 WEST 75 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	38	61	30	
Year Built	1920	1903	1920	
Gross SqFt	44,351	50,600	20,130	
Estimated Gross Income	\$1,195,259	\$1,150,728	\$627,145	
Gross Income per SqFt	\$26.95	\$22.74	\$31.15	
Estimated Expense	\$323,762	\$345,967	\$156,190	
Expense SqFt	\$7.30	\$6.84	\$7.76	
Net Operating Income	\$871,497	\$804,761	\$470,955	
Full Market Value	\$6,292,000	\$5,880,000	\$3,517,000	
Market Value per SqFt	\$141.87	\$116.21	\$174.71	
Distance from Cooperative in miles		0.05	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01167-0001	1-01169-0008	1-01165-0056	1-01163-0053
Address	320 WEST END AVENUE	2181 BROADWAY	244 WEST 74 STREET	244 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	34	115	39	92
Year Built	1924	1924	1922	1928
Gross SqFt	77,008	114,767	40,050	87,150
Estimated Gross Income	\$2,099,238	\$3,505,905	\$1,045,795	\$2,375,709
Gross Income per SqFt	\$27.26	\$30.55	\$26.11	\$27.26
Estimated Expense	\$391,201	\$1,339,684	\$372,662	\$949,935
Expense SqFt	\$5.08	\$11.67	\$9.30	\$10.90
Net Operating Income	\$1,708,037	\$2,166,221	\$673,133	\$1,425,774
Full Market Value	\$12,322,000	\$16,196,000	\$4,873,000	\$10,285,000
Market Value per SqFt	\$160.01	\$141.12	\$121.67	\$118.01
Distance from Cooperative in miles		0.10	0.10	0.21

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01167-0061	1-01169-0029	1-01168-0010	
Address	336 WEST END AVENUE	360 AMSTERDAM AVENUE	2161 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	105	134	83	
Year Built	1931	1929	1925	
Gross SqFt	126,811	131,476	170,801	
Estimated Gross Income	\$3,767,555	\$3,945,595	\$5,187,226	
Gross Income per SqFt	\$29.71	\$30.01	\$30.37	
Estimated Expense	\$1,117,205	\$1,539,584	\$1,971,044	
Expense SqFt	\$8.81	\$11.71	\$11.54	
Net Operating Income	\$2,650,350	\$2,406,011	\$3,216,182	
Full Market Value	\$19,865,000	\$18,023,000	\$24,055,000	
Market Value per SqFt	\$156.65	\$137.08	\$140.84	
Distance from Cooperative in miles		0.13	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01167-0064	1-01167-0007	1-01186-0009	1-01184-0089
Address	330 WEST END AVENUE	245 WEST 75 STREET	325 WEST 77 STREET	306 WEST 75 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	22	48	48	30
Year Built	1916	1924	1920	1920
Gross SqFt	39,466	24,840	41,931	20,130
Estimated Gross Income	\$1,229,366	\$1,015,948	\$1,031,169	\$627,145
Gross Income per SqFt	\$31.15	\$40.90	\$24.59	\$31.15
Estimated Expense	\$306,256	\$345,742	\$337,447	\$156,190
Expense SqFt	\$7.76	\$13.92	\$8.05	\$7.76
Net Operating Income	\$923,110	\$670,206	\$693,722	\$470,955
Full Market Value	\$6,894,000	\$5,062,000	\$5,043,000	\$3,517,000
Market Value per SqFt	\$174.68	\$203.78	\$120.27	\$174.71
Distance from Cooperative in miles		0.00	0.14	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01168-0022	1-01171-0062	1-01242-9055	
Address	2162 BROADWAY	101 WEST END AVENUE	2527 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	121	506	295	
Year Built	1930	1999	1999	
Gross SqFt	195,491	631,204	307,500	
Estimated Gross Income	\$6,795,267	\$20,789,783	\$11,248,350	
Gross Income per SqFt	\$34.76	\$32.94	\$36.58	
Estimated Expense	\$1,820,021	\$5,437,370	\$3,825,300	
Expense SqFt	\$9.31	\$8.61	\$12.44	
Net Operating Income	\$4,975,246	\$15,352,413	\$7,423,050	
Full Market Value	\$36,829,000	\$114,144,000	\$54,694,000	
Market Value per SqFt	\$188.39	\$180.84	\$177.87	
Distance from Cooperative in miles		0.69	0.92	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01169-0036	1-01168-0161	1-01168-0061	
Address	204 WEST 78 STREET	272 WEST 77 STREET	358 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	12	14	
Year Built	1920	1910	1900	
Gross SqFt	14,015	6,306	6,385	
Estimated Gross Income	\$453,385	\$205,005	\$205,438	
Gross Income per SqFt	\$32.35	\$32.51	\$32.18	
Estimated Expense	\$111,139	\$48,916	\$51,651	
Expense SqFt	\$7.93	\$7.76	\$8.09	
Net Operating Income	\$342,246	\$156,089	\$153,787	
Full Market Value	\$2,548,000	\$1,025,000	\$1,145,000	
Market Value per SqFt	\$181.81	\$162.54	\$179.33	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01169-0037	1-01169-0042	1-01210-0012	
Address	210 WEST 78 STREET	226 WEST 78 STREET	147 WEST 79 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	38	42	61	
Year Built	1926	1925	1926	
Gross SqFt	56,147	27,100	76,193	
Estimated Gross Income	\$1,726,520	\$780,225	\$2,491,263	
Gross Income per SqFt	\$30.75	\$28.79	\$32.70	
Estimated Expense	\$581,121	\$269,477	\$820,130	
Expense SqFt	\$10.35	\$9.94	\$10.76	
Net Operating Income	\$1,145,399	\$510,748	\$1,671,133	
Full Market Value	\$8,561,000	\$3,835,000	\$12,431,000	
Market Value per SqFt	\$152.47	\$141.51	\$163.15	
Distance from Cooperative in miles		0.00	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01170-0023	1-01210-0012	1-01212-0053	
Address	215 WEST 78 STREET	147 WEST 79 STREET	150 WEST 82 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	40	61	60	
Year Built	1926	1926	1926	
Gross SqFt	62,403	76,193	49,977	
Estimated Gross Income	\$1,877,082	\$2,491,263	\$1,371,767	
Gross Income per SqFt	\$30.08	\$32.70	\$27.45	
Estimated Expense	\$594,701	\$820,130	\$414,569	
Expense SqFt	\$9.53	\$10.76	\$8.30	
Net Operating Income	\$1,282,381	\$1,671,133	\$957,198	
Full Market Value	\$9,604,000	\$12,431,000	\$6,902,000	
Market Value per SqFt	\$153.90	\$163.15	\$138.10	
Distance from Cooperative in miles		0.14	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01179-0019	1-01079-9029	1-01024-0001	
Address	139 WEST END AVENUE	737 10 AVENUE	870 8 AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	CLINTON	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	421	394	387	
Year Built	1962	1975	1965	
Gross SqFt	426,476	419,217	380,441	
Estimated Gross Income	\$12,730,309	\$12,279,591	\$11,566,789	
Gross Income per SqFt	\$29.85	\$29.29	\$30.40	
Estimated Expense	\$4,243,436	\$4,161,112	\$3,684,094	
Expense SqFt	\$9.95	\$9.93	\$9.68	
Net Operating Income	\$8,486,873	\$8,118,479	\$7,882,695	
Full Market Value	\$63,591,000	\$60,899,000	\$58,954,000	
Market Value per SqFt	\$149.11	\$145.27	\$154.96	
Distance from Cooperative in miles		0.89	0.99	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01182-0012	1-01184-0089	1-01167-0059	1-01143-0027
Address	345 WEST 70 STREET	306 WEST 75 STREET	252 WEST 76 STREET	113 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	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	36	30	61	38
Year Built	1910	1920	1903	1913
Gross SqFt	41,106	20,130	50,600	36,364
Estimated Gross Income	\$1,165,355	\$627,145	\$1,150,728	\$1,030,791
Gross Income per SqFt	\$28.35	\$31.15	\$22.74	\$28.35
Estimated Expense	\$228,138	\$156,190	\$345,967	\$201,995
Expense SqFt	\$5.55	\$7.76	\$6.84	\$5.55
Net Operating Income	\$937,217	\$470,955	\$804,761	\$828,796
Full Market Value	\$6,741,000	\$3,517,000	\$5,880,000	\$5,961,000
Market Value per SqFt	\$163.99	\$174.71	\$116.21	\$163.93
Distance from Cooperative in miles		0.21	0.28	0.32

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01182-0020	1-01228-0061	1-01118-9001	1-01067-0012
Address	315 WEST 70 STREET	424 WEST END AVENUE	139 COLUMBUS AVENUE	435 WEST 57 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	CLINTON
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	185	235	325	276
Year Built	1963	1982	1974	1962
Gross SqFt	243,741	288,631	301,000	207,080
Estimated Gross Income	\$10,351,680	\$13,190,917	\$13,972,420	\$5,373,684
Gross Income per SqFt	\$42.47	\$45.70	\$46.42	\$25.95
Estimated Expense	\$4,004,665	\$3,285,337	\$4,611,320	\$2,010,964
Expense SqFt	\$16.43	\$11.38	\$15.32	\$9.71
Net Operating Income	\$6,347,015	\$9,905,580	\$9,361,100	\$3,362,720
Full Market Value	\$47,884,000	\$74,506,000	\$70,374,000	\$24,353,000
Market Value per SqFt	\$196.45	\$258.14	\$233.80	\$117.60
Distance from Cooperative in miles		0.52	0.54	0.72

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01183-0029	1-01162-0046	1-01163-0053	1-01163-0058
Address	243 WEST END AVENUE	228 WEST 71 STREET	244 WEST 72 STREET	260 WEST 72 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	186	170	92	53
Year Built	1925	1917	1928	1913
Gross SqFt	105,996	106,920	87,150	74,176
Estimated Gross Income	\$2,889,451	\$5,128,337	\$2,375,709	\$1,916,313
Gross Income per SqFt	\$27.26	\$47.96	\$27.26	\$25.83
Estimated Expense	\$538,460	\$1,655,073	\$949,935	\$486,264
Expense SqFt	\$5.08	\$15.48	\$10.90	\$6.56
Net Operating Income	\$2,350,991	\$3,473,264	\$1,425,774	\$1,430,049
Full Market Value	\$16,960,000	\$26,081,000	\$10,285,000	\$10,359,000
Market Value per SqFt	\$160.01	\$243.93	\$118.01	\$139.65
Distance from Cooperative in miles		0.16	0.14	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01183-0032	1-01163-0058	1-01163-0011	
Address	255 WEST END AVENUE	260 WEST 72 STREET	251 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	60	53	25	
Year Built	1917	1913	1920	
Gross SqFt	63,495	74,176	33,600	
Estimated Gross Income	\$1,847,705	\$1,916,313	\$1,087,725	
Gross Income per SqFt	\$29.10	\$25.83	\$32.37	
Estimated Expense	\$446,370	\$486,264	\$251,503	
Expense SqFt	\$7.03	\$6.56	\$7.49	
Net Operating Income	\$1,401,335	\$1,430,049	\$836,222	
Full Market Value	\$10,517,000	\$10,359,000	\$6,225,000	
Market Value per SqFt	\$165.64	\$139.65	\$185.27	
Distance from Cooperative in miles		0.14	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01183-0035	1-01183-0022	1-01163-0011	
Address	257 WEST END AVENUE	325 WEST 71 STREET	251 WEST 71 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	35	29	25	
Year Built	1942	1920	1920	
Gross SqFt	32,940	21,960	33,600	
Estimated Gross Income	\$986,553	\$604,461	\$1,087,725	
Gross Income per SqFt	\$29.95	\$27.53	\$32.37	
Estimated Expense	\$270,437	\$196,108	\$251,503	
Expense SqFt	\$8.21	\$8.93	\$7.49	
Net Operating Income	\$716,116	\$408,353	\$836,222	
Full Market Value	\$5,365,000	\$2,944,000	\$6,225,000	
Market Value per SqFt	\$162.87	\$134.06	\$185.27	
Distance from Cooperative in miles		0.00	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01183-0037	1-01158-0033	1-01158-0038	
Address	310 WEST 72 STREET	212 AMSTERDAM AVENUE	210 WEST 70 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	123	233	186	
Year Built	1925	1926	1924	
Gross SqFt	143,554	160,049	171,085	
Estimated Gross Income	\$4,575,066	\$6,325,208	\$4,141,246	
Gross Income per SqFt	\$31.87	\$39.52	\$24.21	
Estimated Expense	\$1,544,641	\$2,064,037	\$1,475,529	
Expense SqFt	\$10.76	\$12.90	\$8.62	
Net Operating Income	\$3,030,425	\$4,261,171	\$2,665,717	
Full Market Value	\$22,597,000	\$32,218,000	\$19,395,000	
Market Value per SqFt	\$157.41	\$201.30	\$113.36	
Distance from Cooperative in miles		0.23	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01183-0042	1-01167-0059	1-01167-0007	
Address	322 WEST 72 STREET	252 WEST 76 STREET	245 WEST 75 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	62	61	48	
Year Built	1925	1903	1924	
Gross SqFt	107,376	50,600	24,840	
Estimated Gross Income	\$3,416,704	\$1,150,728	\$1,015,948	
Gross Income per SqFt	\$31.82	\$22.74	\$40.90	
Estimated Expense	\$1,114,563	\$345,967	\$345,742	
Expense SqFt	\$10.38	\$6.84	\$13.92	
Net Operating Income	\$2,302,141	\$804,761	\$670,206	
Full Market Value	\$17,169,000	\$5,880,000	\$5,062,000	
Market Value per SqFt	\$159.90	\$116.21	\$203.78	
Distance from Cooperative in miles		0.23	0.23	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01183-0046	1-01162-0046	1-01158-0038	
Address	330 WEST 72 STREET	228 WEST 71 STREET	210 WEST 70 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	
Total Units	63	170	186	
Year Built	1927	1917	1924	
Gross SqFt	100,056	106,920	171,085	
Estimated Gross Income	\$3,611,021	\$5,128,337	\$4,141,246	
Gross Income per SqFt	\$36.09	\$47.96	\$24.21	
Estimated Expense	\$1,205,675	\$1,655,073	\$1,475,529	
Expense SqFt	\$12.05	\$15.48	\$8.62	
Net Operating Income	\$2,405,346	\$3,473,264	\$2,665,717	
Full Market Value	\$17,742,000	\$26,081,000	\$19,395,000	
Market Value per SqFt	\$177.32	\$243.93	\$113.36	
Distance from Cooperative in miles		0.16	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0007	1-01184-0002	1-01184-0089	
Address	305 WEST 72 STREET	2 RIVERSIDE DRIVE	306 WEST 75 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	49	24	30	
Year Built	1913	1963	1920	
Gross SqFt	56,074	12,656	20,130	
Estimated Gross Income	\$1,828,573	\$417,697	\$627,145	
Gross Income per SqFt	\$32.61	\$33.00	\$31.15	
Estimated Expense	\$545,600	\$144,421	\$156,190	
Expense SqFt	\$9.73	\$11.41	\$7.76	
Net Operating Income	\$1,282,973	\$273,276	\$470,955	
Full Market Value	\$9,545,000	\$2,032,000	\$3,517,000	
Market Value per SqFt	\$170.22	\$160.56	\$174.71	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0010	1-01168-0010	1-01158-0033	
Address	263 WEST END AVENUE	2161 BROADWAY	212 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	125	83	233	
Year Built	1929	1925	1926	
Gross SqFt	172,671	170,801	160,049	
Estimated Gross Income	\$5,950,243	\$5,187,226	\$6,325,208	
Gross Income per SqFt	\$34.46	\$30.37	\$39.52	
Estimated Expense	\$2,032,338	\$1,971,044	\$2,064,037	
Expense SqFt	\$11.77	\$11.54	\$12.90	
Net Operating Income	\$3,917,905	\$3,216,182	\$4,261,171	
Full Market Value	\$29,019,000	\$24,055,000	\$32,218,000	
Market Value per SqFt	\$168.06	\$140.84	\$201.30	
Distance from Cooperative in miles		0.21	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0019	1-01168-0010	1-01167-0011	
Address	277 WEST END AVENUE	2161 BROADWAY	2139 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	81	83	224	
Year Built	1926	1925	1901	
Gross SqFt	203,479	170,801	224,803	
Estimated Gross Income	\$7,284,548	\$5,187,226	\$9,487,411	
Gross Income per SqFt	\$35.80	\$30.37	\$42.20	
Estimated Expense	\$2,378,670	\$1,971,044	\$2,864,467	
Expense SqFt	\$11.69	\$11.54	\$12.74	
Net Operating Income	\$4,905,878	\$3,216,182	\$6,622,944	
Full Market Value	\$36,238,000	\$24,055,000	\$49,977,000	
Market Value per SqFt	\$178.09	\$140.84	\$222.31	
Distance from Cooperative in miles		0.21	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0028	1-01162-0046	1-01167-0059	
Address	5 RIVERSIDE DRIVE	228 WEST 71 STREET	252 WEST 76 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	100	170	61	
Year Built	1936	1917	1903	
Gross SqFt	127,782	106,920	50,600	
Estimated Gross Income	\$4,517,094	\$5,128,337	\$1,150,728	
Gross Income per SqFt	\$35.35	\$47.96	\$22.74	
Estimated Expense	\$1,426,047	\$1,655,073	\$345,967	
Expense SqFt	\$11.16	\$15.48	\$6.84	
Net Operating Income	\$3,091,047	\$3,473,264	\$804,761	
Full Market Value	\$22,854,000	\$26,081,000	\$5,880,000	
Market Value per SqFt	\$178.85	\$243.93	\$116.21	
Distance from Cooperative in miles		0.17	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0031	1-01167-0011	1-01168-0010	
Address	11 RIVERSIDE DRIVE	2139 BROADWAY	2161 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	658	224	83	
Year Built	1950	1901	1925	
Gross SqFt	676,308	224,803	170,801	
Estimated Gross Income	\$24,211,826	\$9,487,411	\$5,187,226	
Gross Income per SqFt	\$35.80	\$42.20	\$30.37	
Estimated Expense	\$7,906,041	\$2,864,467	\$1,971,044	
Expense SqFt	\$11.69	\$12.74	\$11.54	
Net Operating Income	\$16,305,785	\$6,622,944	\$3,216,182	
Full Market Value	\$120,445,000	\$49,977,000	\$24,055,000	
Market Value per SqFt	\$178.09	\$222.31	\$140.84	
Distance from Cooperative in miles		0.13	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0083	1-01184-0089	1-01167-0007	1-01186-0009
Address	315 WEST END AVENUE	306 WEST 75 STREET	245 WEST 75 STREET	325 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	25	30	48	48
Year Built	1950	1920	1924	1920
Gross SqFt	33,880	20,130	24,840	41,931
Estimated Gross Income	\$1,055,362	\$627,145	\$1,015,948	\$1,031,169
Gross Income per SqFt	\$31.15	\$31.15	\$40.90	\$24.59
Estimated Expense	\$262,909	\$156,190	\$345,742	\$337,447
Expense SqFt	\$7.76	\$7.76	\$13.92	\$8.05
Net Operating Income	\$792,453	\$470,955	\$670,206	\$693,722
Full Market Value	\$5,918,000	\$3,517,000	\$5,062,000	\$5,043,000
Market Value per SqFt	\$174.68	\$174.71	\$203.78	\$120.27
Distance from Cooperative in miles		0.00	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01184-0087	1-01163-0053	1-01165-0056	1-01169-0008
Address	304 WEST 75 STREET	244 WEST 72 STREET	244 WEST 74 STREET	2181 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	120	92	39	115
Year Built	1930	1928	1922	1924
Gross SqFt	77,310	87,150	40,050	114,767
Estimated Gross Income	\$2,107,471	\$2,375,709	\$1,045,795	\$3,505,905
Gross Income per SqFt	\$27.26	\$27.26	\$26.11	\$30.55
Estimated Expense	\$392,735	\$949,935	\$372,662	\$1,339,684
Expense SqFt	\$5.08	\$10.90	\$9.30	\$11.67
Net Operating Income	\$1,714,736	\$1,425,774	\$673,133	\$2,166,221
Full Market Value	\$12,370,000	\$10,285,000	\$4,873,000	\$16,196,000
Market Value per SqFt	\$160.01	\$118.01	\$121.67	\$141.12
Distance from Cooperative in miles		0.21	0.12	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0001	1-01168-0010	1-01167-0011	
Address	33 RIVERSIDE DRIVE	2161 BROADWAY	2139 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	144	83	224	
Year Built	1928	1925	1901	
Gross SqFt	186,100	170,801	224,803	
Estimated Gross Income	\$6,662,380	\$5,187,226	\$9,487,411	
Gross Income per SqFt	\$35.80	\$30.37	\$42.20	
Estimated Expense	\$2,175,509	\$1,971,044	\$2,864,467	
Expense SqFt	\$11.69	\$11.54	\$12.74	
Net Operating Income	\$4,486,871	\$3,216,182	\$6,622,944	
Full Market Value	\$33,143,000	\$24,055,000	\$49,977,000	
Market Value per SqFt	\$178.09	\$140.84	\$222.31	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0019	1-01168-0010	1-01169-0008	1-01169-0029
Address	325 WEST END AVENUE	2161 BROADWAY	2181 BROADWAY	360 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	54	83	115	134
Year Built	1916	1925	1924	1929
Gross SqFt	160,203	170,801	114,767	131,476
Estimated Gross Income	\$4,807,692	\$5,187,226	\$3,505,905	\$3,945,595
Gross Income per SqFt	\$30.01	\$30.37	\$30.55	\$30.01
Estimated Expense	\$1,118,217	\$1,971,044	\$1,339,684	\$1,539,584
Expense SqFt	\$6.98	\$11.54	\$11.67	\$11.71
Net Operating Income	\$3,689,475	\$3,216,182	\$2,166,221	\$2,406,011
Full Market Value	\$27,637,000	\$24,055,000	\$16,196,000	\$18,023,000
Market Value per SqFt	\$172.51	\$140.84	\$141.12	\$137.08
Distance from Cooperative in miles		0.10	0.13	0.21

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0025	1-01169-0029	1-01164-0005	
Address	333 WEST END AVENUE	360 AMSTERDAM AVENUE	253 WEST 72 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	50	134	265	
Year Built	1925	1929	1926	
Gross SqFt	100,772	131,476	218,851	
Estimated Gross Income	\$2,943,550	\$3,945,595	\$6,215,611	
Gross Income per SqFt	\$29.21	\$30.01	\$28.40	
Estimated Expense	\$906,948	\$1,539,584	\$2,409,193	
Expense SqFt	\$9.00	\$11.71	\$11.01	
Net Operating Income	\$2,036,602	\$2,406,011	\$3,806,418	
Full Market Value	\$15,281,000	\$18,023,000	\$27,372,000	
Market Value per SqFt	\$151.64	\$137.08	\$125.07	
Distance from Cooperative in miles		0.21	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0032	1-01185-0028	1-01184-0089	1-01184-0002
Address	320 WEST 76 STREET	302 WEST 76 STREET	306 WEST 75 STREET	2 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	22	30	24
Year Built	1948	1911	1920	1963
Gross SqFt	79,050	9,681	20,130	12,656
Estimated Gross Income	\$2,596,793	\$317,999	\$627,145	\$417,697
Gross Income per SqFt	\$32.85	\$32.85	\$31.15	\$33.00
Estimated Expense	\$946,229	\$115,855	\$156,190	\$144,421
Expense SqFt	\$11.97	\$11.97	\$7.76	\$11.41
Net Operating Income	\$1,650,564	\$202,144	\$470,955	\$273,276
Full Market Value	\$12,275,000	\$1,503,000	\$3,517,000	\$2,032,000
Market Value per SqFt	\$155.28	\$155.25	\$174.71	\$160.56
Distance from Cooperative in miles		0.00	0.05	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0042	1-01186-0009	1-01169-0029	
Address	37 RIVERSIDE DRIVE	325 WEST 77 STREET	360 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	32	48	134	
Year Built	1925	1920	1929	
Gross SqFt	82,662	41,931	131,476	
Estimated Gross Income	\$2,256,673	\$1,031,169	\$3,945,595	
Gross Income per SqFt	\$27.30	\$24.59	\$30.01	
Estimated Expense	\$621,618	\$337,447	\$1,539,584	
Expense SqFt	\$7.52	\$8.05	\$11.71	
Net Operating Income	\$1,635,055	\$693,722	\$2,406,011	
Full Market Value	\$11,794,000	\$5,043,000	\$18,023,000	
Market Value per SqFt	\$142.68	\$120.27	\$137.08	
Distance from Cooperative in miles		0.10	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01185-0082	1-01184-0089	1-01169-0042	
Address	314 WEST 77 STREET	306 WEST 75 STREET	226 WEST 78 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	18	30	42	
Year Built	1924	1920	1925	
Gross SqFt	30,265	20,130	27,100	
Estimated Gross Income	\$907,042	\$627,145	\$780,225	
Gross Income per SqFt	\$29.97	\$31.15	\$28.79	
Estimated Expense	\$267,845	\$156,190	\$269,477	
Expense SqFt	\$8.85	\$7.76	\$9.94	
Net Operating Income	\$639,197	\$470,955	\$510,748	
Full Market Value	\$4,788,000	\$3,517,000	\$3,835,000	
Market Value per SqFt	\$158.20	\$174.71	\$141.51	
Distance from Cooperative in miles		0.10	0.19	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0001	1-01167-0011	1-01168-0010	1-01244-0072
Address	329 WEST 77 STREET	2139 BROADWAY	2161 BROADWAY	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	97	224	83	103
Year Built	1930	1901	1925	1926
Gross SqFt	209,780	224,803	170,801	240,040
Estimated Gross Income	\$6,167,532	\$9,487,411	\$5,187,226	\$5,652,942
Gross Income per SqFt	\$29.40	\$42.20	\$30.37	\$23.55
Estimated Expense	\$2,229,961	\$2,864,467	\$1,971,044	\$2,542,024
Expense SqFt	\$10.63	\$12.74	\$11.54	\$10.59
Net Operating Income	\$3,937,571	\$6,622,944	\$3,216,182	\$3,110,918
Full Market Value	\$29,530,000	\$49,977,000	\$24,055,000	\$22,686,000
Market Value per SqFt	\$140.77	\$222.31	\$140.84	\$94.51
Distance from Cooperative in miles		0.14	0.11	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0033	1-01186-0009	1-01167-0007	
Address	375 WEST END AVENUE	325 WEST 77 STREET	245 WEST 75 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	48	48	48	
Year Built	1912	1920	1924	
Gross SqFt	80,613	41,931	24,840	
Estimated Gross Income	\$2,640,076	\$1,031,169	\$1,015,948	
Gross Income per SqFt	\$32.75	\$24.59	\$40.90	
Estimated Expense	\$885,937	\$337,447	\$345,742	
Expense SqFt	\$10.99	\$8.05	\$13.92	
Net Operating Income	\$1,754,139	\$693,722	\$670,206	
Full Market Value	\$13,047,000	\$5,043,000	\$5,062,000	
Market Value per SqFt	\$161.85	\$120.27	\$203.78	
Distance from Cooperative in miles		0.00	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0048	1-01168-0010	1-01169-0008	1-01169-0029
Address	54 RIVERSIDE DRIVE	2161 BROADWAY	2181 BROADWAY	360 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	81	83	115	134
Year Built	1926	1925	1924	1929
Gross SqFt	147,001	170,801	114,767	131,476
Estimated Gross Income	\$4,411,500	\$5,187,226	\$3,505,905	\$3,945,595
Gross Income per SqFt	\$30.01	\$30.37	\$30.55	\$30.01
Estimated Expense	\$1,026,067	\$1,971,044	\$1,339,684	\$1,539,584
Expense SqFt	\$6.98	\$11.54	\$11.67	\$11.71
Net Operating Income	\$3,385,433	\$3,216,182	\$2,166,221	\$2,406,011
Full Market Value	\$25,359,000	\$24,055,000	\$16,196,000	\$18,023,000
Market Value per SqFt	\$172.51	\$140.84	\$141.12	\$137.08
Distance from Cooperative in miles		0.11	0.09	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0051	1-01169-0008	1-01165-0056	1-01228-0013
Address	52 RIVERSIDE DRIVE	2181 BROADWAY	244 WEST 74 STREET	2242 BROADWAY
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	115	39	49
Year Built	1926	1924	1922	1905
Gross SqFt	62,487	114,767	40,050	45,640
Estimated Gross Income	\$1,908,978	\$3,505,905	\$1,045,795	\$1,668,070
Gross Income per SqFt	\$30.55	\$30.55	\$26.11	\$36.55
Estimated Expense	\$729,223	\$1,339,684	\$372,662	\$530,568
Expense SqFt	\$11.67	\$11.67	\$9.30	\$11.63
Net Operating Income	\$1,179,755	\$2,166,221	\$673,133	\$1,137,502
Full Market Value	\$8,821,000	\$16,196,000	\$4,873,000	\$8,381,000
Market Value per SqFt	\$141.17	\$141.12	\$121.67	\$183.63
Distance from Cooperative in miles		0.09	0.23	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0052	1-01168-0010	1-01228-0061	1-01169-0029
Address	60 RIVERSIDE DRIVE	2161 BROADWAY	424 WEST END AVENUE	360 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	152	83	235	134
Year Built	1965	1925	1982	1929
Gross SqFt	177,041	170,801	288,631	131,476
Estimated Gross Income	\$5,313,000	\$5,187,226	\$13,190,917	\$3,945,595
Gross Income per SqFt	\$30.01	\$30.37	\$45.70	\$30.01
Estimated Expense	\$1,235,746	\$1,971,044	\$3,285,337	\$1,539,584
Expense SqFt	\$6.98	\$11.54	\$11.38	\$11.71
Net Operating Income	\$4,077,254	\$3,216,182	\$9,905,580	\$2,406,011
Full Market Value	\$30,541,000	\$24,055,000	\$74,506,000	\$18,023,000
Market Value per SqFt	\$172.51	\$140.84	\$258.14	\$137.08
Distance from Cooperative in miles		0.13	0.14	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0059	1-01186-0009	1-01229-0006	
Address	321 WEST 78 STREET	325 WEST 77 STREET	265 WEST 81 STREET	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	56	48	36	
Year Built	1925	1920	1900	
Gross SqFt	95,992	41,931	41,137	
Estimated Gross Income	\$2,623,461	\$1,031,169	\$1,236,899	
Gross Income per SqFt	\$27.33	\$24.59	\$30.07	
Estimated Expense	\$821,692	\$337,447	\$372,536	
Expense SqFt	\$8.56	\$8.05	\$9.06	
Net Operating Income	\$1,801,769	\$693,722	\$864,363	
Full Market Value	\$12,996,000	\$5,043,000	\$6,474,000	
Market Value per SqFt	\$135.39	\$120.27	\$157.38	
Distance from Cooperative in miles		0.05	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0084	1-01186-0009	1-01244-0022	1-01229-0006
Address	302 WEST 79 STREET	325 WEST 77 STREET	310 WEST 80 STREET	265 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	45	48	36	36
Year Built	1905	1920	1910	1900
Gross SqFt	41,800	41,931	22,728	41,137
Estimated Gross Income	\$1,256,926	\$1,031,169	\$873,120	\$1,236,899
Gross Income per SqFt	\$30.07	\$24.59	\$38.42	\$30.07
Estimated Expense	\$378,708	\$337,447	\$146,625	\$372,536
Expense SqFt	\$9.06	\$8.05	\$6.45	\$9.06
Net Operating Income	\$878,218	\$693,722	\$726,495	\$864,363
Full Market Value	\$6,577,000	\$5,043,000	\$5,497,000	\$6,474,000
Market Value per SqFt	\$157.34	\$120.27	\$241.86	\$157.38
Distance from Cooperative in miles		0.05	0.06	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0087	1-01229-0006	1-01231-0007	
Address	310 WEST 79 STREET	265 WEST 81 STREET	2301 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	35	36	37	
Year Built	1910	1900	1910	
Gross SqFt	58,266	41,137	61,250	
Estimated Gross Income	\$1,828,970	\$1,236,899	\$2,003,026	
Gross Income per SqFt	\$31.39	\$30.07	\$32.70	
Estimated Expense	\$494,678	\$372,536	\$484,526	
Expense SqFt	\$8.49	\$9.06	\$7.91	
Net Operating Income	\$1,334,292	\$864,363	\$1,518,500	
Full Market Value	\$9,959,000	\$6,474,000	\$11,296,000	
Market Value per SqFt	\$170.92	\$157.38	\$184.42	
Distance from Cooperative in miles		0.18	0.27	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0091	1-01229-0006	1-01231-0007	
Address	316 WEST 79 STREET	265 WEST 81 STREET	2301 BROADWAY	
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	25	36	37	
Year Built	1910	1900	1910	
Gross SqFt	58,266	41,137	61,250	
Estimated Gross Income	\$1,828,970	\$1,236,899	\$2,003,026	
Gross Income per SqFt	\$31.39	\$30.07	\$32.70	
Estimated Expense	\$494,678	\$372,536	\$484,526	
Expense SqFt	\$8.49	\$9.06	\$7.91	
Net Operating Income	\$1,334,292	\$864,363	\$1,518,500	
Full Market Value	\$9,959,000	\$6,474,000	\$11,296,000	
Market Value per SqFt	\$170.92	\$157.38	\$184.42	
Distance from Cooperative in miles		0.18	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01186-0095	1-01186-0009	1-01167-0059	1-01228-0001
Address	67 RIVERSIDE DRIVE	325 WEST 77 STREET	252 WEST 76 STREET	420 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	37	48	61	38
Year Built	1907	1920	1903	1916
Gross SqFt	64,421	41,931	50,600	85,942
Estimated Gross Income	\$1,464,934	\$1,031,169	\$1,150,728	\$1,778,999
Gross Income per SqFt	\$22.74	\$24.59	\$22.74	\$20.70
Estimated Expense	\$440,640	\$337,447	\$345,967	\$818,168
Expense SqFt	\$6.84	\$8.05	\$6.84	\$9.52
Net Operating Income	\$1,024,294	\$693,722	\$804,761	\$960,831
Full Market Value	\$7,484,000	\$5,043,000	\$5,880,000	\$7,058,000
Market Value per SqFt	\$116.17	\$120.27	\$116.21	\$82.13
Distance from Cooperative in miles		0.05	0.18	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0001	1-01210-0001	1-01129-0059	1-01150-0001
Address	441 COLUMBUS AVENUE	401 AMSTERDAM AVENUE	52 WEST 77 STREET	173 WEST 78 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	130	80	149	90
Year Built	1905	1927	1903	1929
Gross SqFt	101,145	106,521	113,309	96,992
Estimated Gross Income	\$3,074,808	\$3,238,313	\$4,874,560	\$2,481,622
Gross Income per SqFt	\$30.40	\$30.40	\$43.02	\$25.59
Estimated Expense	\$1,010,439	\$1,064,065	\$1,589,441	\$1,059,606
Expense SqFt	\$9.99	\$9.99	\$14.03	\$10.92
Net Operating Income	\$2,064,369	\$2,174,248	\$3,285,119	\$1,422,016
Full Market Value	\$15,439,000	\$16,261,000	\$24,756,000	\$10,307,000
Market Value per SqFt	\$152.64	\$152.66	\$218.48	\$106.27
Distance from Cooperative in miles		0.20	0.26	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0010	1-01210-0012	1-01212-0053	1-01199-0055
Address	35 WEST 81 STREET	147 WEST 79 STREET	150 WEST 82 STREET	40 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	72	61	60	61
Year Built	1914	1926	1926	1931
Gross SqFt	69,707	76,193	49,977	92,065
Estimated Gross Income	\$1,913,457	\$2,491,263	\$1,371,767	\$2,250,982
Gross Income per SqFt	\$27.45	\$32.70	\$27.45	\$24.45
Estimated Expense	\$578,568	\$820,130	\$414,569	\$948,917
Expense SqFt	\$8.30	\$10.76	\$8.30	\$10.31
Net Operating Income	\$1,334,889	\$1,671,133	\$957,198	\$1,302,065
Full Market Value	\$9,625,000	\$12,431,000	\$6,902,000	\$9,469,000
Market Value per SqFt	\$138.08	\$163.15	\$138.10	\$102.85
Distance from Cooperative in miles		0.20	0.17	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0018	1-01198-0029	1-01201-0034	1-01200-0015
Address	15 WEST 81 STREET	241 CENTRAL PARK WEST	275 CENTRAL PARK WEST	27 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	134	140	114	64
Year Built	1930	1931	1931	1926
Gross SqFt	325,873	253,749	248,962	126,045
Estimated Gross Income	\$9,023,423	\$7,025,796	\$7,848,186	\$3,320,026
Gross Income per SqFt	\$27.69	\$27.69	\$31.52	\$26.34
Estimated Expense	\$3,079,500	\$2,399,121	\$2,818,828	\$1,181,638
Expense SqFt	\$9.45	\$9.45	\$11.32	\$9.37
Net Operating Income	\$5,943,923	\$4,626,675	\$5,029,358	\$2,138,388
Full Market Value	\$42,830,000	\$33,338,000	\$37,530,000	\$15,472,000
Market Value per SqFt	\$131.43	\$131.38	\$150.75	\$122.75
Distance from Cooperative in miles		0.15	0.31	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0023	1-01212-0053	1-01210-0012	
Address	11 WEST 81 STREET	150 WEST 82 STREET	147 WEST 79 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	36	60	61	
Year Built	1908	1926	1926	
Gross SqFt	46,086	49,977	76,193	
Estimated Gross Income	\$1,386,267	\$1,371,767	\$2,491,263	
Gross Income per SqFt	\$30.08	\$27.45	\$32.70	
Estimated Expense	\$439,200	\$414,569	\$820,130	
Expense SqFt	\$9.53	\$8.30	\$10.76	
Net Operating Income	\$947,067	\$957,198	\$1,671,133	
Full Market Value	\$7,093,000	\$6,902,000	\$12,431,000	
Market Value per SqFt	\$153.91	\$138.10	\$163.15	
Distance from Cooperative in miles		0.17	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0029	1-01198-0029	1-01201-0034	
Address	211 CENTRAL PARK WEST	241 CENTRAL PARK WEST	275 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	193	140	114	
Year Built	1929	1931	1931	
Gross SqFt	600,613	253,749	248,962	
Estimated Gross Income	\$17,784,151	\$7,025,796	\$7,848,186	
Gross Income per SqFt	\$29.61	\$27.69	\$31.52	
Estimated Expense	\$6,240,369	\$2,399,121	\$2,818,828	
Expense SqFt	\$10.39	\$9.45	\$11.32	
Net Operating Income	\$11,543,782	\$4,626,675	\$5,029,358	
Full Market Value	\$86,542,000	\$33,338,000	\$37,530,000	
Market Value per SqFt	\$144.09	\$131.38	\$150.75	
Distance from Cooperative in miles		0.15	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0048	1-01212-0053	1-01211-0052	
Address	32 WEST 82 STREET	150 WEST 82 STREET	158 WEST 81 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	57	60	38	
Year Built	1926	1926	1930	
Gross SqFt	55,120	49,977	37,251	
Estimated Gross Income	\$1,427,608	\$1,371,767	\$906,871	
Gross Income per SqFt	\$25.90	\$27.45	\$24.34	
Estimated Expense	\$444,267	\$414,569	\$290,974	
Expense SqFt	\$8.06	\$8.30	\$7.81	
Net Operating Income	\$983,341	\$957,198	\$615,897	
Full Market Value	\$7,122,000	\$6,902,000	\$4,480,000	
Market Value per SqFt	\$129.21	\$138.10	\$120.27	
Distance from Cooperative in miles		0.17	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01195-0054	1-01195-0062	1-01195-0063	
Address	56 WEST 82 STREET	76 WEST 82 STREET	78 WEST 82 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	19	12	12	
Year Built	1900	1900	1900	
Gross SqFt	14,214	14,065	14,065	
Estimated Gross Income	\$362,031	\$382,209	\$334,142	
Gross Income per SqFt	\$25.47	\$27.17	\$23.76	
Estimated Expense	\$67,232	\$66,468	\$66,468	
Expense SqFt	\$4.73	\$4.73	\$4.73	
Net Operating Income	\$294,799	\$315,741	\$267,674	
Full Market Value	\$2,137,000	\$2,278,000	\$1,950,000	
Market Value per SqFt	\$150.34	\$161.96	\$138.64	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01196-0009	1-01216-0140	1-01212-0053	1-01216-0048
Address	41 WEST 82 STREET	120 WEST 86 STREET	150 WEST 82 STREET	140 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	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	38	48	60	47
Year Built	1916	1912	1926	1925
Gross SqFt	59,824	57,799	49,977	66,614
Estimated Gross Income	\$1,423,811	\$1,375,337	\$1,371,767	\$1,584,842
Gross Income per SqFt	\$23.80	\$23.80	\$27.45	\$23.79
Estimated Expense	\$339,202	\$327,673	\$414,569	\$621,654
Expense SqFt	\$5.67	\$5.67	\$8.30	\$9.33
Net Operating Income	\$1,084,609	\$1,047,664	\$957,198	\$963,188
Full Market Value	\$7,899,000	\$7,630,000	\$6,902,000	\$7,015,000
Market Value per SqFt	\$132.04	\$132.01	\$138.10	\$105.31
Distance from Cooperative in miles		0.22	0.18	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01196-0013	1-01200-0043	1-01211-0052	1-01212-0053
Address	35 WEST 82 STREET	20 WEST 87 STREET	158 WEST 81 STREET	150 WEST 82 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	29	16	38	60
Year Built	1912	1910	1930	1926
Gross SqFt	33,102	17,046	37,251	49,977
Estimated Gross Income	\$908,650	\$497,150	\$906,871	\$1,371,767
Gross Income per SqFt	\$27.45	\$29.17	\$24.34	\$27.45
Estimated Expense	\$274,747	\$114,076	\$290,974	\$414,569
Expense SqFt	\$8.30	\$6.69	\$7.81	\$8.30
Net Operating Income	\$633,903	\$383,074	\$615,897	\$957,198
Full Market Value	\$4,571,000	\$2,874,000	\$4,480,000	\$6,902,000
Market Value per SqFt	\$138.09	\$168.60	\$120.27	\$138.10
Distance from Cooperative in miles		0.21	0.20	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01196-0029	1-01198-0029	1-01201-0034	
Address	225 CENTRAL PARK WEST	241 CENTRAL PARK WEST	275 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	345	140	114	
Year Built	1926	1931	1931	
Gross SqFt	245,676	253,749	248,962	
Estimated Gross Income	\$7,274,466	\$7,025,796	\$7,848,186	
Gross Income per SqFt	\$29.61	\$27.69	\$31.52	
Estimated Expense	\$2,552,574	\$2,399,121	\$2,818,828	
Expense SqFt	\$10.39	\$9.45	\$11.32	
Net Operating Income	\$4,721,892	\$4,626,675	\$5,029,358	
Full Market Value	\$35,399,000	\$33,338,000	\$37,530,000	
Market Value per SqFt	\$144.09	\$131.38	\$150.75	
Distance from Cooperative in miles		0.10	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01196-0035	1-01200-0043	1-01212-0053	1-01129-0047
Address	227 CENTRAL PARK WEST	20 WEST 87 STREET	150 WEST 82 STREET	22 WEST 77 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	22	16	60	42
Year Built	1900	1910	1926	1921
Gross SqFt	28,206	17,046	49,977	26,910
Estimated Gross Income	\$822,769	\$497,150	\$1,371,767	\$889,231
Gross Income per SqFt	\$29.17	\$29.17	\$27.45	\$33.04
Estimated Expense	\$188,698	\$114,076	\$414,569	\$189,083
Expense SqFt	\$6.69	\$6.69	\$8.30	\$7.03
Net Operating Income	\$634,071	\$383,074	\$957,198	\$700,148
Full Market Value	\$4,758,000	\$2,874,000	\$6,902,000	\$5,205,000
Market Value per SqFt	\$168.69	\$168.60	\$138.10	\$193.42
Distance from Cooperative in miles		0.21	0.18	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01196-0052	1-01216-0140	1-01212-0053	
Address	46 WEST 83 STREET	120 WEST 86 STREET	150 WEST 82 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	66	48	60	
Year Built	1911	1912	1926	
Gross SqFt	56,949	57,799	49,977	
Estimated Gross Income	\$1,459,603	\$1,375,337	\$1,371,767	
Gross Income per SqFt	\$25.63	\$23.80	\$27.45	
Estimated Expense	\$398,074	\$327,673	\$414,569	
Expense SqFt	\$6.99	\$5.67	\$8.30	
Net Operating Income	\$1,061,529	\$1,047,664	\$957,198	
Full Market Value	\$7,693,000	\$7,630,000	\$6,902,000	
Market Value per SqFt	\$135.09	\$132.01	\$138.10	
Distance from Cooperative in miles		0.22	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0001	1-01196-0062	1-01198-0003	1-01198-0001
Address	481 COLUMBUS AVENUE	473 COLUMBUS AVENUE	505 COLUMBUS AVENUE	501 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	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	13	18	28	35
Year Built	1900	1900	1900	1890
Gross SqFt	10,910	10,065	20,727	22,120
Estimated Gross Income	\$522,480	\$482,011	\$1,061,666	\$993,087
Gross Income per SqFt	\$47.89	\$47.89	\$51.22	\$44.90
Estimated Expense	\$138,993	\$128,217	\$203,546	\$340,364
Expense SqFt	\$12.74	\$12.74	\$9.82	\$15.39
Net Operating Income	\$383,487	\$353,794	\$858,120	\$652,723
Full Market Value	\$2,880,000	\$2,657,000	\$6,424,000	\$4,912,000
Market Value per SqFt	\$263.98	\$263.98	\$309.93	\$222.06
Distance from Cooperative in miles		0.05	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0029	1-01195-0014	1-01199-0045	
Address	232 CENTRAL PARK WEST	25 WEST 81 STREET	20 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	164	64	64	
Year Built	1929	1927	1929	
Gross SqFt	156,360	109,896	103,112	
Estimated Gross Income	\$4,764,289	\$3,586,463	\$2,916,742	
Gross Income per SqFt	\$30.47	\$32.64	\$28.29	
Estimated Expense	\$1,694,942	\$1,186,842	\$1,122,030	
Expense SqFt	\$10.84	\$10.80	\$10.88	
Net Operating Income	\$3,069,347	\$2,399,621	\$1,794,712	
Full Market Value	\$22,952,000	\$17,852,000	\$12,911,000	
Market Value per SqFt	\$146.79	\$162.44	\$125.21	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0036	1-01198-0029	1-01201-0034	1-01195-0014
Address	239 CENTRAL PARK WEST	241 CENTRAL PARK WEST	275 CENTRAL PARK WEST	25 WEST 81 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	92	140	114	64
Year Built	1926	1931	1931	1927
Gross SqFt	203,217	253,749	248,962	109,896
Estimated Gross Income	\$6,405,400	\$7,025,796	\$7,848,186	\$3,586,463
Gross Income per SqFt	\$31.52	\$27.69	\$31.52	\$32.64
Estimated Expense	\$2,300,416	\$2,399,121	\$2,818,828	\$1,186,842
Expense SqFt	\$11.32	\$9.45	\$11.32	\$10.80
Net Operating Income	\$4,104,984	\$4,626,675	\$5,029,358	\$2,399,621
Full Market Value	\$30,632,000	\$33,338,000	\$37,530,000	\$17,852,000
Market Value per SqFt	\$150.74	\$131.38	\$150.75	\$162.44
Distance from Cooperative in miles		0.05	0.21	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0050	1-01212-0053	1-01211-0052	1-01201-0058
Address	36 WEST 84 STREET	150 WEST 82 STREET	158 WEST 81 STREET	66 WEST 88 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	27	60	38	49
Year Built	1924	1926	1930	1941
Gross SqFt	42,814	49,977	37,251	48,555
Estimated Gross Income	\$1,175,244	\$1,371,767	\$906,871	\$1,369,396
Gross Income per SqFt	\$27.45	\$27.45	\$24.34	\$28.20
Estimated Expense	\$355,356	\$414,569	\$290,974	\$476,646
Expense SqFt	\$8.30	\$8.30	\$7.81	\$9.82
Net Operating Income	\$819,888	\$957,198	\$615,897	\$892,750
Full Market Value	\$5,912,000	\$6,902,000	\$4,480,000	\$6,424,000
Market Value per SqFt	\$138.09	\$138.10	\$120.27	\$132.30
Distance from Cooperative in miles		0.20	0.23	0.21

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0052	1-01212-0053	1-01211-0052	1-01216-0140
Address	40 WEST 84 STREET	150 WEST 82 STREET	158 WEST 81 STREET	120 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	28	60	38	48
Year Built	1917	1926	1930	1912
Gross SqFt	36,265	49,977	37,251	57,799
Estimated Gross Income	\$882,690	\$1,371,767	\$906,871	\$1,375,337
Gross Income per SqFt	\$24.34	\$27.45	\$24.34	\$23.80
Estimated Expense	\$283,230	\$414,569	\$290,974	\$327,673
Expense SqFt	\$7.81	\$8.30	\$7.81	\$5.67
Net Operating Income	\$599,460	\$957,198	\$615,897	\$1,047,664
Full Market Value	\$4,360,000	\$6,902,000	\$4,480,000	\$7,630,000
Market Value per SqFt	\$120.23	\$138.10	\$120.27	\$132.01
Distance from Cooperative in miles		0.20	0.23	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01197-0061	1-01199-0001	1-01228-0013	
Address	66 WEST 84 STREET	519 COLUMBUS AVENUE	2242 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	33	38	49	
Year Built	1900	1907	1905	
Gross SqFt	20,350	47,765	45,640	
Estimated Gross Income	\$702,686	\$1,940,214	\$1,668,070	
Gross Income per SqFt	\$34.53	\$40.62	\$36.55	
Estimated Expense	\$179,894	\$659,635	\$530,568	
Expense SqFt	\$8.84	\$13.81	\$11.63	
Net Operating Income	\$522,792	\$1,280,579	\$1,137,502	
Full Market Value	\$3,872,000	\$9,674,000	\$8,381,000	
Market Value per SqFt	\$190.27	\$202.53	\$183.63	
Distance from Cooperative in miles		0.10	0.33	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01198-0019	1-01200-0019	1-01200-0005	
Address	15 WEST 84 STREET	21 WEST 86 STREET	51 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	90	157	83	
Year Built	1950	1927	1927	
Gross SqFt	89,840	141,498	70,144	
Estimated Gross Income	\$2,857,810	\$4,780,943	\$2,092,644	
Gross Income per SqFt	\$31.81	\$33.79	\$29.83	
Estimated Expense	\$1,160,733	\$1,678,225	\$980,376	
Expense SqFt	\$12.92	\$11.86	\$13.98	
Net Operating Income	\$1,697,077	\$3,102,718	\$1,112,268	
Full Market Value	\$12,656,000	\$23,029,000	\$8,335,000	
Market Value per SqFt	\$140.87	\$162.75	\$118.83	
Distance from Cooperative in miles		0.11	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01199-0029	1-01200-0015	1-01199-0045	1-01200-0025
Address	251 CENTRAL PARK WEST	27 WEST 86 STREET	20 WEST 86 STREET	5 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	68	64	64	85
Year Built	1925	1926	1929	1937
Gross SqFt	128,194	126,045	103,112	116,021
Estimated Gross Income	\$3,622,762	\$3,320,026	\$2,916,742	\$3,279,043
Gross Income per SqFt	\$28.26	\$26.34	\$28.29	\$28.26
Estimated Expense	\$1,711,390	\$1,181,638	\$1,122,030	\$1,549,365
Expense SqFt	\$13.35	\$9.37	\$10.88	\$13.35
Net Operating Income	\$1,911,372	\$2,138,388	\$1,794,712	\$1,729,678
Full Market Value	\$13,751,000	\$15,472,000	\$12,911,000	\$12,444,000
Market Value per SqFt	\$107.27	\$122.75	\$125.21	\$107.26
Distance from Cooperative in miles		0.06	0.00	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01199-0036	1-01200-0019	1-01230-0043	
Address	257 CENTRAL PARK WEST	21 WEST 86 STREET	2290 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	72	157	125	
Year Built	1925	1927	1924	
Gross SqFt	148,380	141,498	165,452	
Estimated Gross Income	\$4,881,702	\$4,780,943	\$5,293,936	
Gross Income per SqFt	\$32.90	\$33.79	\$32.00	
Estimated Expense	\$1,664,824	\$1,678,225	\$1,750,347	
Expense SqFt	\$11.22	\$11.86	\$10.58	
Net Operating Income	\$3,216,878	\$3,102,718	\$3,543,589	
Full Market Value	\$23,919,000	\$23,029,000	\$26,417,000	
Market Value per SqFt	\$161.20	\$162.75	\$159.67	
Distance from Cooperative in miles		0.06	0.33	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01199-0040	1-01200-0005	1-01199-0001	1-01199-0045
Address	10 WEST 86 STREET	51 WEST 86 STREET	519 COLUMBUS AVENUE	20 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	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	30	83	38	64
Year Built	1925	1927	1907	1929
Gross SqFt	66,227	70,144	47,765	103,112
Estimated Gross Income	\$1,975,551	\$2,092,644	\$1,940,214	\$2,916,742
Gross Income per SqFt	\$29.83	\$29.83	\$40.62	\$28.29
Estimated Expense	\$925,853	\$980,376	\$659,635	\$1,122,030
Expense SqFt	\$13.98	\$13.98	\$13.81	\$10.88
Net Operating Income	\$1,049,698	\$1,112,268	\$1,280,579	\$1,794,712
Full Market Value	\$7,866,000	\$8,335,000	\$9,674,000	\$12,911,000
Market Value per SqFt	\$118.77	\$118.83	\$202.53	\$125.21
Distance from Cooperative in miles		0.06	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01200-0031	1-01200-0019	1-01244-0072	
Address	261 CENTRAL PARK WEST	21 WEST 86 STREET	441 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR	
Total Units	91	157	103	
Year Built	1927	1927	1926	
Gross SqFt	238,548	141,498	240,040	
Estimated Gross Income	\$6,839,171	\$4,780,943	\$5,652,942	
Gross Income per SqFt	\$28.67	\$33.79	\$23.55	
Estimated Expense	\$2,783,855	\$1,678,225	\$2,542,024	
Expense SqFt	\$11.67	\$11.86	\$10.59	
Net Operating Income	\$4,055,316	\$3,102,718	\$3,110,918	
Full Market Value	\$30,459,000	\$23,029,000	\$22,686,000	
Market Value per SqFt	\$127.68	\$162.75	\$94.51	
Distance from Cooperative in miles		0.00	0.53	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01201-0029	1-01200-0005	1-01199-0055	1-01216-0027
Address	271 CENTRAL PARK WEST	51 WEST 86 STREET	40 WEST 86 STREET	101 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	27	83	61	44
Year Built	1913	1927	1931	1900
Gross SqFt	83,743	70,144	92,065	73,764
Estimated Gross Income	\$2,047,516	\$2,092,644	\$2,250,982	\$1,545,522
Gross Income per SqFt	\$24.45	\$29.83	\$24.45	\$20.95
Estimated Expense	\$863,390	\$980,376	\$948,917	\$705,681
Expense SqFt	\$10.31	\$13.98	\$10.31	\$9.57
Net Operating Income	\$1,184,126	\$1,112,268	\$1,302,065	\$839,841
Full Market Value	\$8,611,000	\$8,335,000	\$9,469,000	\$6,166,000
Market Value per SqFt	\$102.83	\$118.83	\$102.85	\$83.59
Distance from Cooperative in miles		0.05	0.11	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01202-0036	1-01236-0037	1-01218-0001	
Address	285 CENTRAL PARK WEST	210 WEST 89 STREET	567 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	58	152	272	
Year Built	1966	1963	1975	
Gross SqFt	177,679	133,284	288,418	
Estimated Gross Income	\$5,520,487	\$3,820,158	\$9,652,067	
Gross Income per SqFt	\$31.07	\$28.66	\$33.47	
Estimated Expense	\$1,997,112	\$1,349,245	\$3,404,820	
Expense SqFt	\$11.24	\$10.12	\$11.81	
Net Operating Income	\$3,523,375	\$2,470,913	\$6,247,247	
Full Market Value	\$26,315,000	\$18,560,000	\$46,400,000	
Market Value per SqFt	\$148.10	\$139.25	\$160.88	
Distance from Cooperative in miles		0.29	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01203-0001	1-01838-0022	1-01845-0014	
Address	609 COLUMBUS AVENUE	17 WEST 102 STREET	350 CATHEDRAL PARKWAY	
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	189	54	35	
Year Built	1971	1998	1906	
Gross SqFt	224,530	46,240	31,596	
Estimated Gross Income	\$3,410,611	\$667,353	\$503,596	
Gross Income per SqFt	\$15.19	\$14.43	\$15.94	
Estimated Expense	\$1,632,333	\$402,764	\$184,294	
Expense SqFt	\$7.27	\$8.71	\$5.83	
Net Operating Income	\$1,778,278	\$264,589	\$319,302	
Full Market Value	\$12,221,000	\$1,740,000	\$1,545,000	
Market Value per SqFt	\$54.43	\$37.63	\$48.90	
Distance from Cooperative in miles		0.66	1.01	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01203-0037	1-01203-0031	1-01238-0052	
Address	2 WEST 90 STREET	293 CENTRAL PARK WEST	250 WEST 91 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	23	35	15	
Year Built	1930	1925	1920	
Gross SqFt	15,658	21,960	30,833	
Estimated Gross Income	\$589,680	\$775,354	\$1,233,742	
Gross Income per SqFt	\$37.66	\$35.31	\$40.01	
Estimated Expense	\$150,317	\$250,357	\$240,415	
Expense SqFt	\$9.60	\$11.40	\$7.80	
Net Operating Income	\$439,363	\$524,997	\$993,327	
Full Market Value	\$3,229,000	\$3,882,000	\$7,508,000	
Market Value per SqFt	\$206.22	\$176.78	\$243.51	
Distance from Cooperative in miles		0.00	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01204-0001	1-01202-0001	1-01832-0001	
Address	621 COLUMBUS AVENUE	69 WEST 88 STREET	741 WEST 96 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	183	169	221	
Year Built	1970	1983	1971	
Gross SqFt	221,587	152,765	303,585	
Estimated Gross Income	\$4,048,394	\$3,068,755	\$4,993,673	
Gross Income per SqFt	\$18.27	\$20.09	\$16.45	
Estimated Expense	\$1,792,639	\$1,318,113	\$2,293,310	
Expense SqFt	\$8.09	\$8.63	\$7.55	
Net Operating Income	\$2,255,755	\$1,750,642	\$2,700,363	
Full Market Value	\$16,200,000	\$9,660,000	\$15,750,000	
Market Value per SqFt	\$73.11	\$63.23	\$51.88	
Distance from Cooperative in miles		0.10	0.31	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01204-0016	1-01203-0033	1-01199-0045	1-01216-0060
Address	35 WEST 90 STREET	295 CENTRAL PARK WEST	20 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	100	136	64	50
Year Built	1931	1941	1929	1923
Gross SqFt	109,451	145,476	103,112	100,042
Estimated Gross Income	\$3,101,841	\$4,333,969	\$2,916,742	\$2,835,051
Gross Income per SqFt	\$28.34	\$29.79	\$28.29	\$28.34
Estimated Expense	\$979,586	\$1,571,254	\$1,122,030	\$895,398
Expense SqFt	\$8.95	\$10.80	\$10.88	\$8.95
Net Operating Income	\$2,122,255	\$2,762,715	\$1,794,712	\$1,939,653
Full Market Value	\$15,265,000	\$20,704,000	\$12,911,000	\$13,951,000
Market Value per SqFt	\$139.47	\$142.32	\$125.21	\$139.45
Distance from Cooperative in miles		0.05	0.26	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01204-0029	1-01234-0019	1-01497-0009	
Address	300 CENTRAL PARK WEST	2360 BROADWAY	1150 MADISON AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	212	218	360	
Year Built	1930	1920	1923	
Gross SqFt	608,532	665,741	472,600	
Estimated Gross Income	\$20,227,604	\$23,397,288	\$14,804,490	
Gross Income per SqFt	\$33.24	\$35.14	\$31.33	
Estimated Expense	\$5,951,443	\$6,616,510	\$4,531,971	
Expense SqFt	\$9.78	\$9.94	\$9.59	
Net Operating Income	\$14,276,161	\$16,780,778	\$10,272,519	
Full Market Value	\$106,079,000	\$124,118,000	\$76,683,000	
Market Value per SqFt	\$174.32	\$186.44	\$162.26	
Distance from Cooperative in miles		0.36	0.72	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01205-0034	1-01201-0034	1-01198-0029	1-01203-0033
Address	320 CENTRAL PARK WEST	275 CENTRAL PARK WEST	241 CENTRAL PARK WEST	295 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	201	114	140	136
Year Built	1931	1931	1931	1941
Gross SqFt	349,342	248,962	253,749	145,476
Estimated Gross Income	\$10,406,898	\$7,848,186	\$7,025,796	\$4,333,969
Gross Income per SqFt	\$29.79	\$31.52	\$27.69	\$29.79
Estimated Expense	\$3,772,894	\$2,818,828	\$2,399,121	\$1,571,254
Expense SqFt	\$10.80	\$11.32	\$9.45	\$10.80
Net Operating Income	\$6,634,004	\$5,029,358	\$4,626,675	\$2,762,715
Full Market Value	\$49,715,000	\$37,530,000	\$33,338,000	\$20,704,000
Market Value per SqFt	\$142.31	\$150.75	\$131.38	\$142.32
Distance from Cooperative in miles		0.20	0.36	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01206-0017	1-01199-0045	1-01200-0025	
Address	35 WEST 92 STREET	20 WEST 86 STREET	5 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	87	64	85	
Year Built	1931	1929	1937	
Gross SqFt	98,081	103,112	116,021	
Estimated Gross Income	\$2,773,731	\$2,916,742	\$3,279,043	
Gross Income per SqFt	\$28.28	\$28.29	\$28.26	
Estimated Expense	\$1,188,742	\$1,122,030	\$1,549,365	
Expense SqFt	\$12.12	\$10.88	\$13.35	
Net Operating Income	\$1,584,989	\$1,794,712	\$1,729,678	
Full Market Value	\$11,402,000	\$12,911,000	\$12,444,000	
Market Value per SqFt	\$116.25	\$125.21	\$107.26	
Distance from Cooperative in miles		0.36	0.30	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01206-0029	1-01832-0016	1-01203-0033	
Address	322 CENTRAL PARK WEST	27 WEST 96 STREET	295 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	49	92	136	
Year Built	1926	1927	1941	
Gross SqFt	120,112	133,915	145,476	
Estimated Gross Income	\$3,157,744	\$3,051,647	\$4,333,969	
Gross Income per SqFt	\$26.29	\$22.79	\$29.79	
Estimated Expense	\$1,213,131	\$1,259,210	\$1,571,254	
Expense SqFt	\$10.10	\$9.40	\$10.80	
Net Operating Income	\$1,944,613	\$1,792,437	\$2,762,715	
Full Market Value	\$14,072,000	\$13,094,000	\$20,704,000	
Market Value per SqFt	\$117.16	\$97.78	\$142.32	
Distance from Cooperative in miles		0.21	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01206-0032	1-01832-0013	1-01201-0058	1-01241-0038
Address	325 CENTRAL PARK WEST	35 WEST 96 STREET	66 WEST 88 STREET	204 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	128	49	30
Year Built	1930	1907	1941	1910
Gross SqFt	32,725	36,264	48,555	17,760
Estimated Gross Income	\$922,845	\$1,205,218	\$1,369,396	\$472,756
Gross Income per SqFt	\$28.20	\$33.23	\$28.20	\$26.62
Estimated Expense	\$321,360	\$228,669	\$476,646	\$175,787
Expense SqFt	\$9.82	\$6.31	\$9.82	\$9.90
Net Operating Income	\$601,485	\$976,549	\$892,750	\$296,969
Full Market Value	\$4,328,000	\$7,256,000	\$6,424,000	\$2,147,000
Market Value per SqFt	\$132.25	\$200.09	\$132.30	\$120.89
Distance from Cooperative in miles		0.21	0.25	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01206-0042	1-01241-0038	1-01870-0037	
Address	10 WEST 93 STREET	204 WEST 94 STREET	206 WEST 99 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	30	25	
Year Built	1915	1910	1925	
Gross SqFt	21,692	17,760	23,964	
Estimated Gross Income	\$574,838	\$472,756	\$600,387	
Gross Income per SqFt	\$26.50	\$26.62	\$25.05	
Estimated Expense	\$213,666	\$175,787	\$156,619	
Expense SqFt	\$9.85	\$9.90	\$6.54	
Net Operating Income	\$361,172	\$296,969	\$443,768	
Full Market Value	\$2,145,000	\$2,147,000	\$3,223,000	
Market Value per SqFt	\$98.88	\$120.89	\$134.49	
Distance from Cooperative in miles		0.30	0.42	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0001	1-01845-0014	1-01838-0022	
Address	689 COLUMBUS AVENUE	350 CATHEDRAL PARKWAY	17 WEST 102 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	243	35	54	
Year Built	1965	1906	1998	
Gross SqFt	303,950	31,596	46,240	
Estimated Gross Income	\$4,617,001	\$503,596	\$667,353	
Gross Income per SqFt	\$15.19	\$15.94	\$14.43	
Estimated Expense	\$2,209,717	\$184,294	\$402,764	
Expense SqFt	\$7.27	\$5.83	\$8.71	
Net Operating Income	\$2,407,284	\$319,302	\$264,589	
Full Market Value	\$16,544,000	\$1,545,000	\$1,740,000	
Market Value per SqFt	\$54.43	\$48.90	\$37.63	
Distance from Cooperative in miles		0.81	0.46	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0006	1-01200-0043	1-01239-0058	1-01201-0058
Address	57 WEST 93 STREET	20 WEST 87 STREET	292 WEST 92 STREET	66 WEST 88 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	16	24	49
Year Built	1926	1910	1920	1941
Gross SqFt	28,764	17,046	25,056	48,555
Estimated Gross Income	\$814,309	\$497,150	\$709,435	\$1,369,396
Gross Income per SqFt	\$28.31	\$29.17	\$28.31	\$28.20
Estimated Expense	\$252,260	\$114,076	\$219,782	\$476,646
Expense SqFt	\$8.77	\$6.69	\$8.77	\$9.82
Net Operating Income	\$562,049	\$383,074	\$489,653	\$892,750
Full Market Value	\$4,043,000	\$2,874,000	\$3,420,000	\$6,424,000
Market Value per SqFt	\$140.56	\$168.60	\$136.49	\$132.30
Distance from Cooperative in miles		0.35	0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0015	1-01201-0058	1-01851-0005	1-01242-0128
Address	37 WEST 93 STREET	66 WEST 88 STREET	143 WEST 96 STREET	203 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	49	92	24
Year Built	1920	1941	1927	1925
Gross SqFt	53,478	48,555	96,000	22,800
Estimated Gross Income	\$1,080,256	\$1,369,396	\$1,939,200	\$447,028
Gross Income per SqFt	\$20.20	\$28.20	\$20.20	\$19.61
Estimated Expense	\$324,077	\$476,646	\$872,640	\$197,439
Expense SqFt	\$6.06	\$9.82	\$9.09	\$8.66
Net Operating Income	\$756,179	\$892,750	\$1,066,560	\$249,589
Full Market Value	\$5,404,000	\$6,424,000	\$7,623,000	\$1,788,000
Market Value per SqFt	\$101.05	\$132.30	\$79.41	\$78.42
Distance from Cooperative in miles		0.30	0.23	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0016	1-01239-0044	1-01242-0128	
Address	31 WEST 93 STREET	2476 BROADWAY	203 WEST 94 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	34	64	24	
Year Built	1920	1920	1925	
Gross SqFt	47,349	67,954	22,800	
Estimated Gross Income	\$1,113,175	\$1,862,613	\$447,028	
Gross Income per SqFt	\$23.51	\$27.41	\$19.61	
Estimated Expense	\$433,717	\$656,625	\$197,439	
Expense SqFt	\$9.16	\$9.66	\$8.66	
Net Operating Income	\$679,458	\$1,205,988	\$249,589	
Full Market Value	\$4,955,000	\$8,697,000	\$1,788,000	
Market Value per SqFt	\$104.65	\$127.98	\$78.42	
Distance from Cooperative in miles		0.31	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0029	1-01205-0029	1-01203-0033	
Address	333 CENTRAL PARK WEST	315 CENTRAL PARK WEST	295 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	69	51	136	
Year Built	1910	1911	1941	
Gross SqFt	163,032	109,769	145,476	
Estimated Gross Income	\$4,066,018	\$2,204,277	\$4,333,969	
Gross Income per SqFt	\$24.94	\$20.08	\$29.79	
Estimated Expense	\$1,618,908	\$992,969	\$1,571,254	
Expense SqFt	\$9.93	\$9.05	\$10.80	
Net Operating Income	\$2,447,110	\$1,211,308	\$2,762,715	
Full Market Value	\$17,775,000	\$8,661,000	\$20,704,000	
Market Value per SqFt	\$109.03	\$78.90	\$142.32	
Distance from Cooperative in miles		0.10	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01207-0034	1-01832-0016	1-01868-0061	1-01201-0034
Address	336 CENTRAL PARK WEST	27 WEST 96 STREET	752 WEST END AVENUE	275 CENTRAL PARK WEST
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	97	92	210	114
Year Built	1929	1927	1931	1931
Gross SqFt	202,485	133,915	198,248	248,962
Estimated Gross Income	\$4,653,105	\$3,051,647	\$4,555,542	\$7,848,186
Gross Income per SqFt	\$22.98	\$22.79	\$22.98	\$31.52
Estimated Expense	\$1,727,197	\$1,259,210	\$1,691,988	\$2,818,828
Expense SqFt	\$8.53	\$9.40	\$8.53	\$11.32
Net Operating Income	\$2,925,908	\$1,792,437	\$2,863,554	\$5,029,358
Full Market Value	\$21,365,000	\$13,094,000	\$20,570,000	\$37,530,000
Market Value per SqFt	\$105.51	\$97.78	\$103.76	\$150.75
Distance from Cooperative in miles		0.16	0.41	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01208-0052	1-01226-0040	1-01242-0128	1-01870-0037
Address	46 WEST 95 STREET	110 WEST 96 STREET	203 WEST 94 STREET	206 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	38	60	24	25
Year Built	1923	1926	1925	1925
Gross SqFt	39,941	81,030	22,800	23,964
Estimated Gross Income	\$846,350	\$1,717,326	\$447,028	\$600,387
Gross Income per SqFt	\$21.19	\$21.19	\$19.61	\$25.05
Estimated Expense	\$313,537	\$635,687	\$197,439	\$156,619
Expense SqFt	\$7.85	\$7.85	\$8.66	\$6.54
Net Operating Income	\$532,813	\$1,081,639	\$249,589	\$443,768
Full Market Value	\$3,909,000	\$7,936,000	\$1,788,000	\$3,223,000
Market Value per SqFt	\$97.87	\$97.94	\$78.42	\$134.49
Distance from Cooperative in miles		0.18	0.29	0.36

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0037	1-01851-0005	1-01203-0033	
Address	12 WEST 96 STREET	143 WEST 96 STREET	295 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	69	92	136	
Year Built	1930	1927	1941	
Gross SqFt	127,289	96,000	145,476	
Estimated Gross Income	\$3,182,225	\$1,939,200	\$4,333,969	
Gross Income per SqFt	\$25.00	\$20.20	\$29.79	
Estimated Expense	\$1,073,046	\$872,640	\$1,571,254	
Expense SqFt	\$8.43	\$9.09	\$10.80	
Net Operating Income	\$2,109,179	\$1,066,560	\$2,762,715	
Full Market Value	\$15,318,000	\$7,623,000	\$20,704,000	
Market Value per SqFt	\$120.34	\$79.41	\$142.32	
Distance from Cooperative in miles		0.18	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0049	1-01205-0022	1-01203-0031	
Address	44 WEST 96 STREET	5 WEST 91 STREET	293 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	25	48	35	
Year Built	1964	1972	1925	
Gross SqFt	20,358	48,972	21,960	
Estimated Gross Income	\$517,908	\$863,907	\$775,354	
Gross Income per SqFt	\$25.44	\$17.64	\$35.31	
Estimated Expense	\$162,660	\$473,789	\$250,357	
Expense SqFt	\$7.99	\$9.67	\$11.40	
Net Operating Income	\$355,248	\$390,118	\$524,997	
Full Market Value	\$2,576,000	\$2,814,000	\$3,882,000	
Market Value per SqFt	\$126.54	\$57.46	\$176.78	
Distance from Cooperative in miles		0.20	0.30	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0051	1-01832-0013	1-01241-0038	
Address	46 WEST 96 STREET	35 WEST 96 STREET	204 WEST 94 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	12	128	30	
Year Built	1910	1907	1910	
Gross SqFt	21,258	36,264	17,760	
Estimated Gross Income	\$636,252	\$1,205,218	\$472,756	
Gross Income per SqFt	\$29.93	\$33.23	\$26.62	
Estimated Expense	\$172,402	\$228,669	\$175,787	
Expense SqFt	\$8.11	\$6.31	\$9.90	
Net Operating Income	\$463,850	\$976,549	\$296,969	
Full Market Value	\$3,475,000	\$7,256,000	\$2,147,000	
Market Value per SqFt	\$163.47	\$200.09	\$120.89	
Distance from Cooperative in miles		0.06	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0053	1-01226-0040	1-01851-0005	
Address	50 WEST 96 STREET	110 WEST 96 STREET	143 WEST 96 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	61	60	92	
Year Built	1929	1926	1927	
Gross SqFt	108,666	81,030	96,000	
Estimated Gross Income	\$2,249,386	\$1,717,326	\$1,939,200	
Gross Income per SqFt	\$20.70	\$21.19	\$20.20	
Estimated Expense	\$756,315	\$635,687	\$872,640	
Expense SqFt	\$6.96	\$7.85	\$9.09	
Net Operating Income	\$1,493,071	\$1,081,639	\$1,066,560	
Full Market Value	\$10,968,000	\$7,936,000	\$7,623,000	
Market Value per SqFt	\$100.93	\$97.94	\$79.41	
Distance from Cooperative in miles		0.17	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0109	1-01832-0013	1-01226-0040	1-01851-0005
Address	55 WEST 95 STREET	35 WEST 96 STREET	110 WEST 96 STREET	143 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	48	128	60	92
Year Built	1913	1907	1926	1927
Gross SqFt	61,605	36,264	81,030	96,000
Estimated Gross Income	\$1,305,410	\$1,205,218	\$1,717,326	\$1,939,200
Gross Income per SqFt	\$21.19	\$33.23	\$21.19	\$20.20
Estimated Expense	\$483,599	\$228,669	\$635,687	\$872,640
Expense SqFt	\$7.85	\$6.31	\$7.85	\$9.09
Net Operating Income	\$821,811	\$976,549	\$1,081,639	\$1,066,560
Full Market Value	\$6,030,000	\$7,256,000	\$7,936,000	\$7,623,000
Market Value per SqFt	\$97.88	\$200.09	\$97.94	\$79.41
Distance from Cooperative in miles		0.06	0.17	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01209-0146	1-01210-0038	1-01243-0031	
Address	36 WEST 96 STREET	104 WEST 80 STREET	724 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP	
Total Units	11	13	17	
Year Built	1910	1910	1910	
Gross SqFt	5,355	5,670	8,550	
Estimated Gross Income	\$157,223	\$168,300	\$255,218	
Gross Income per SqFt	\$29.36	\$29.68	\$29.85	
Estimated Expense	\$74,649	\$49,016	\$99,522	
Expense SqFt	\$13.94	\$8.64	\$11.64	
Net Operating Income	\$82,574	\$119,284	\$155,696	
Full Market Value	\$619,000	\$894,000	\$1,167,000	
Market Value per SqFt	\$115.59	\$157.67	\$136.49	
Distance from Cooperative in miles		0.82	0.29	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0005	1-01210-0001	1-01150-0029	1-01148-0001
Address	171 WEST 79 STREET	401 AMSTERDAM AVENUE	380 COLUMBUS AVENUE	341 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	63	80	43	103
Year Built	1924	1927	1900	1925
Gross SqFt	94,659	106,521	64,200	125,040
Estimated Gross Income	\$2,647,612	\$3,238,313	\$1,727,556	\$3,496,888
Gross Income per SqFt	\$27.97	\$30.40	\$26.91	\$27.97
Estimated Expense	\$921,032	\$1,064,065	\$530,413	\$1,216,908
Expense SqFt	\$9.73	\$9.99	\$8.26	\$9.73
Net Operating Income	\$1,726,580	\$2,174,248	\$1,197,143	\$2,279,980
Full Market Value	\$12,431,000	\$16,261,000	\$7,370,000	\$16,416,000
Market Value per SqFt	\$131.32	\$152.66	\$114.80	\$131.29
Distance from Cooperative in miles		0.00	0.06	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0009	1-01212-0053	1-01211-0052	1-01214-0008
Address	157 WEST 79 STREET	150 WEST 82 STREET	158 WEST 81 STREET	165 WEST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	60	38	36
Year Built	1911	1926	1930	1912
Gross SqFt	51,453	49,977	37,251	36,512
Estimated Gross Income	\$1,252,366	\$1,371,767	\$906,871	\$565,645
Gross Income per SqFt	\$24.34	\$27.45	\$24.34	\$15.49
Estimated Expense	\$401,848	\$414,569	\$290,974	\$230,486
Expense SqFt	\$7.81	\$8.30	\$7.81	\$6.31
Net Operating Income	\$850,518	\$957,198	\$615,897	\$335,159
Full Market Value	\$6,186,000	\$6,902,000	\$4,480,000	\$2,297,000
Market Value per SqFt	\$120.23	\$138.10	\$120.27	\$62.91
Distance from Cooperative in miles		0.10	0.05	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0015	1-01211-0052	1-01150-0029	1-01228-0013
Address	145 WEST 79 STREET	158 WEST 81 STREET	380 COLUMBUS AVENUE	2242 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	67	38	43	49
Year Built	1928	1930	1900	1905
Gross SqFt	59,544	37,251	64,200	45,640
Estimated Gross Income	\$1,602,329	\$906,871	\$1,727,556	\$1,668,070
Gross Income per SqFt	\$26.91	\$24.34	\$26.91	\$36.55
Estimated Expense	\$491,833	\$290,974	\$530,413	\$530,568
Expense SqFt	\$8.26	\$7.81	\$8.26	\$11.63
Net Operating Income	\$1,110,496	\$615,897	\$1,197,143	\$1,137,502
Full Market Value	\$8,024,000	\$4,480,000	\$7,370,000	\$8,381,000
Market Value per SqFt	\$134.76	\$120.27	\$114.80	\$183.63
Distance from Cooperative in miles		0.05	0.06	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0017	1-01211-0052	1-01212-0053	
Address	135 WEST 79 STREET	158 WEST 81 STREET	150 WEST 82 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	53	38	60	
Year Built	1914	1930	1926	
Gross SqFt	53,370	37,251	49,977	
Estimated Gross Income	\$1,382,283	\$906,871	\$1,371,767	
Gross Income per SqFt	\$25.90	\$24.34	\$27.45	
Estimated Expense	\$430,162	\$290,974	\$414,569	
Expense SqFt	\$8.06	\$7.81	\$8.30	
Net Operating Income	\$952,121	\$615,897	\$957,198	
Full Market Value	\$5,104,000	\$4,480,000	\$6,902,000	
Market Value per SqFt	\$95.63	\$120.27	\$138.10	
Distance from Cooperative in miles		0.05	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0019	1-01211-0052	1-01212-0110	
Address	127 WEST 79 STREET	158 WEST 81 STREET	155 WEST 81 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	132	38	68	
Year Built	1926	1930	1951	
Gross SqFt	123,898	37,251	67,230	
Estimated Gross Income	\$2,567,167	\$906,871	\$1,148,930	
Gross Income per SqFt	\$20.72	\$24.34	\$17.09	
Estimated Expense	\$821,444	\$290,974	\$365,647	
Expense SqFt	\$6.63	\$7.81	\$5.44	
Net Operating Income	\$1,745,723	\$615,897	\$783,283	
Full Market Value	\$12,823,000	\$4,480,000	\$5,662,000	
Market Value per SqFt	\$103.50	\$120.27	\$84.22	
Distance from Cooperative in miles		0.05	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01210-0037	1-01211-0052	1-01212-0053	
Address	102 WEST 80 STREET	158 WEST 81 STREET	150 WEST 82 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	65	38	60	
Year Built	1901	1930	1926	
Gross SqFt	40,916	37,251	49,977	
Estimated Gross Income	\$1,059,724	\$906,871	\$1,371,767	
Gross Income per SqFt	\$25.90	\$24.34	\$27.45	
Estimated Expense	\$329,783	\$290,974	\$414,569	
Expense SqFt	\$8.06	\$7.81	\$8.30	
Net Operating Income	\$729,941	\$615,897	\$957,198	
Full Market Value	\$5,287,000	\$4,480,000	\$6,902,000	
Market Value per SqFt	\$129.22	\$120.27	\$138.10	
Distance from Cooperative in miles		0.05	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0013	1-01211-0028	1-01211-0063	1-01210-0038
Address	153 WEST 80 STREET	103 WEST 80 STREET	180 WEST 81 STREET	104 WEST 80 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	20	18	17	13
Year Built	1910	1900	1900	1910
Gross SqFt	14,100	14,370	19,875	5,670
Estimated Gross Income	\$389,442	\$396,956	\$496,875	\$168,300
Gross Income per SqFt	\$27.62	\$27.62	\$25.00	\$29.68
Estimated Expense	\$84,177	\$85,754	\$213,656	\$49,016
Expense SqFt	\$5.97	\$5.97	\$10.75	\$8.64
Net Operating Income	\$305,265	\$311,202	\$283,219	\$119,284
Full Market Value	\$2,200,000	\$2,243,000	\$2,057,000	\$894,000
Market Value per SqFt	\$156.03	\$156.09	\$103.50	\$157.67
Distance from Cooperative in miles		0.00	0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0029	1-01150-0029	1-01228-0013	1-01227-0061
Address	418 COLUMBUS AVENUE	380 COLUMBUS AVENUE	2242 BROADWAY	412 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	63	43	49	37
Year Built	1900	1900	1905	1900
Gross SqFt	47,487	64,200	45,640	49,840
Estimated Gross Income	\$1,277,875	\$1,727,556	\$1,668,070	\$784,299
Gross Income per SqFt	\$26.91	\$26.91	\$36.55	\$15.74
Estimated Expense	\$392,243	\$530,413	\$530,568	\$271,431
Expense SqFt	\$8.26	\$8.26	\$11.63	\$5.45
Net Operating Income	\$885,632	\$1,197,143	\$1,137,502	\$512,868
Full Market Value	\$6,400,000	\$7,370,000	\$8,381,000	\$3,508,000
Market Value per SqFt	\$134.77	\$114.80	\$183.63	\$70.39
Distance from Cooperative in miles		0.11	0.13	0.23

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0034	1-01211-0028	1-01211-0006	1-01211-0002
Address	430 COLUMBUS AVENUE	103 WEST 80 STREET	167 WEST 80 STREET	423 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	13	18	20	16
Year Built	1900	1900	1910	1910
Gross SqFt	12,628	14,370	11,390	10,790
Estimated Gross Income	\$348,785	\$396,956	\$267,682	\$586,198
Gross Income per SqFt	\$27.62	\$27.62	\$23.50	\$54.33
Estimated Expense	\$75,389	\$85,754	\$108,500	\$147,734
Expense SqFt	\$5.97	\$5.97	\$9.53	\$13.69
Net Operating Income	\$273,396	\$311,202	\$159,182	\$438,464
Full Market Value	\$1,970,000	\$2,243,000	\$696,000	\$3,273,000
Market Value per SqFt	\$156.00	\$156.09	\$61.11	\$303.34
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0042	1-01211-0018	1-01212-0022	
Address	118 WEST 81 STREET	141 WEST 80 STREET	129 WEST 81 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	
Total Units	11	10	20	
Year Built	1900	1900	1900	
Gross SqFt	6,150	5,575	9,725	
Estimated Gross Income	\$204,857	\$163,571	\$361,514	
Gross Income per SqFt	\$33.31	\$29.34	\$37.17	
Estimated Expense	\$66,789		\$93,511	
Expense SqFt	\$10.86		\$9.62	
Net Operating Income	\$138,068	\$163,571	\$268,003	
Full Market Value	\$1,026,000	\$1,740,000	\$1,972,000	
Market Value per SqFt	\$166.83	\$312.11	\$202.78	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0056	1-01211-0052	1-01212-0053	1-01210-0012
Address	170 WEST 81 STREET	158 WEST 81 STREET	150 WEST 82 STREET	147 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	38	60	61
Year Built	1927	1930	1926	1926
Gross SqFt	43,896	37,251	49,977	76,193
Estimated Gross Income	\$1,204,945	\$906,871	\$1,371,767	\$2,491,263
Gross Income per SqFt	\$27.45	\$24.34	\$27.45	\$32.70
Estimated Expense	\$364,337	\$290,974	\$414,569	\$820,130
Expense SqFt	\$8.30	\$7.81	\$8.30	\$10.76
Net Operating Income	\$840,608	\$615,897	\$957,198	\$1,671,133
Full Market Value	\$6,061,000	\$4,480,000	\$6,902,000	\$12,431,000
Market Value per SqFt	\$138.08	\$120.27	\$138.10	\$163.15
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01211-0135	1-01150-0029	1-01228-0013	
Address	100 WEST 81 STREET	380 COLUMBUS AVENUE	2242 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	17	43	49	
Year Built	1920	1900	1905	
Gross SqFt	29,540	64,200	45,640	
Estimated Gross Income	\$937,304	\$1,727,556	\$1,668,070	
Gross Income per SqFt	\$31.73	\$26.91	\$36.55	
Estimated Expense	\$293,923	\$530,413	\$530,568	
Expense SqFt	\$9.95	\$8.26	\$11.63	
Net Operating Income	\$643,381	\$1,197,143	\$1,137,502	
Full Market Value	\$4,799,000	\$7,370,000	\$8,381,000	
Market Value per SqFt	\$162.46	\$114.80	\$183.63	
Distance from Cooperative in miles		0.11	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01212-0047	1-01212-0053	1-01210-0012	
Address	134 WEST 82 STREET	150 WEST 82 STREET	147 WEST 79 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	20	60	61	
Year Built	1900	1926	1926	
Gross SqFt	10,568	49,977	76,193	
Estimated Gross Income	\$317,885	\$1,371,767	\$2,491,263	
Gross Income per SqFt	\$30.08	\$27.45	\$32.70	
Estimated Expense	\$100,713	\$414,569	\$820,130	
Expense SqFt	\$9.53	\$8.30	\$10.76	
Net Operating Income	\$217,172	\$957,198	\$1,671,133	
Full Market Value	\$1,627,000	\$6,902,000	\$12,431,000	
Market Value per SqFt	\$153.96	\$138.10	\$163.15	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01212-0052	1-01212-0053	1-01150-0051	
Address	146 WEST 82 STREET	150 WEST 82 STREET	146 WEST 79 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	18	60	24	
Year Built	1900	1926	1926	
Gross SqFt	11,863	49,977	14,680	
Estimated Gross Income	\$368,583	\$1,371,767	\$628,304	
Gross Income per SqFt	\$31.07	\$27.45	\$42.80	
Estimated Expense	\$110,682	\$414,569	\$213,741	
Expense SqFt	\$9.33	\$8.30	\$14.56	
Net Operating Income	\$257,901	\$957,198	\$414,563	
Full Market Value	\$1,926,000	\$6,902,000	\$3,127,000	
Market Value per SqFt	\$162.35	\$138.10	\$213.01	
Distance from Cooperative in miles		0.00	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01213-0009	1-01211-0052	1-01212-0110	
Address	139 WEST 82 STREET	158 WEST 81 STREET	155 WEST 81 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	75	38	68	
Year Built	1929	1930	1951	
Gross SqFt	77,188	37,251	67,230	
Estimated Gross Income	\$1,599,335	\$906,871	\$1,148,930	
Gross Income per SqFt	\$20.72	\$24.34	\$17.09	
Estimated Expense	\$511,756	\$290,974	\$365,647	
Expense SqFt	\$6.63	\$7.81	\$5.44	
Net Operating Income	\$1,087,579	\$615,897	\$783,283	
Full Market Value	\$7,989,000	\$4,480,000	\$5,662,000	
Market Value per SqFt	\$103.50	\$120.27	\$84.22	
Distance from Cooperative in miles		0.10	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01214-0001	1-01838-0038	1-01838-0047	1-01859-0046
Address	177 WEST 83 STREET	6 WEST 103 STREET	58 MANHATTAN AVENUE	140 WEST 105 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	D1-ELEVATOR
Total Units	15	20	20	29
Year Built	1900	1910	1940	1920
Gross SqFt	11,855	13,030	12,240	20,994
Estimated Gross Income	\$231,173	\$254,116	\$142,640	\$516,307
Gross Income per SqFt	\$19.50	\$19.50	\$11.65	\$24.59
Estimated Expense	\$100,886	\$110,852	\$90,627	\$144,974
Expense SqFt	\$8.51	\$8.51	\$7.40	\$6.91
Net Operating Income	\$130,287	\$143,264	\$52,013	\$371,333
Full Market Value	\$934,000	\$792,000	\$333,000	\$1,695,000
Market Value per SqFt	\$78.79	\$60.78	\$27.21	\$80.74
Distance from Cooperative in miles		0.99	0.99	1.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01215-0035	1-01216-0140	1-01216-0060	1-01231-0026
Address	102 WEST 85 STREET	120 WEST 86 STREET	168 WEST 86 STREET	215 WEST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	91	48	50	113
Year Built	1931	1912	1923	1927
Gross SqFt	64,429	57,799	100,042	82,916
Estimated Gross Income	\$1,619,101	\$1,375,337	\$2,835,051	\$2,083,527
Gross Income per SqFt	\$25.13	\$23.80	\$28.34	\$25.13
Estimated Expense	\$507,701	\$327,673	\$895,398	\$653,673
Expense SqFt	\$7.88	\$5.67	\$8.95	\$7.88
Net Operating Income	\$1,111,400	\$1,047,664	\$1,939,653	\$1,429,854
Full Market Value	\$8,069,000	\$7,630,000	\$13,951,000	\$10,382,000
Market Value per SqFt	\$125.24	\$132.01	\$139.45	\$125.21
Distance from Cooperative in miles		0.05	0.05	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01216-0016	1-01216-0140	1-01200-0043	
Address	131 WEST 85 STREET	120 WEST 86 STREET	20 WEST 87 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	41	48	16	
Year Built	1900	1912	1910	
Gross SqFt	25,090	57,799	17,046	
Estimated Gross Income	\$664,634	\$1,375,337	\$497,150	
Gross Income per SqFt	\$26.49	\$23.80	\$29.17	
Estimated Expense	\$155,056	\$327,673	\$114,076	
Expense SqFt	\$6.18	\$5.67	\$6.69	
Net Operating Income	\$509,578	\$1,047,664	\$383,074	
Full Market Value	\$3,686,000	\$7,630,000	\$2,874,000	
Market Value per SqFt	\$146.91	\$132.01	\$168.60	
Distance from Cooperative in miles		0.00	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01216-0044	1-01216-0048	1-01216-0140	
Address	130 WEST 86 STREET	140 WEST 86 STREET	120 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	48	47	48	
Year Built	1926	1925	1912	
Gross SqFt	69,125	66,614	57,799	
Estimated Gross Income	\$1,645,175	\$1,584,842	\$1,375,337	
Gross Income per SqFt	\$23.80	\$23.79	\$23.80	
Estimated Expense	\$518,438	\$621,654	\$327,673	
Expense SqFt	\$7.50	\$9.33	\$5.67	
Net Operating Income	\$1,126,737	\$963,188	\$1,047,664	
Full Market Value	\$8,206,000	\$7,015,000	\$7,630,000	
Market Value per SqFt	\$118.71	\$105.31	\$132.01	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01217-0006	1-01216-0054	1-01216-0140	1-01236-0044
Address	161 WEST 86 STREET	156 WEST 86 STREET	120 WEST 86 STREET	2412 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	33	38	48	52
Year Built	1914	1916	1912	1915
Gross SqFt	83,329	76,302	57,799	76,627
Estimated Gross Income	\$1,825,738	\$1,247,299	\$1,375,337	\$1,733,066
Gross Income per SqFt	\$21.91	\$16.35	\$23.80	\$22.62
Estimated Expense	\$634,134	\$455,302	\$327,673	\$583,188
Expense SqFt	\$7.61	\$5.97	\$5.67	\$7.61
Net Operating Income	\$1,191,604	\$791,997	\$1,047,664	\$1,149,878
Full Market Value	\$8,729,000	\$5,386,000	\$7,630,000	\$8,403,000
Market Value per SqFt	\$104.75	\$70.59	\$132.01	\$109.66
Distance from Cooperative in miles		0.06	0.06	0.16

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01217-0011	1-01236-0044	1-01236-0029	
Address	151 WEST 86 STREET	2412 BROADWAY	205 WEST 88 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	28	52	117	
Year Built	1914	1915	1923	
Gross SqFt	70,744	76,627	96,058	
Estimated Gross Income	\$1,547,171	\$1,733,066	\$2,096,007	
Gross Income per SqFt	\$21.87	\$22.62	\$21.82	
Estimated Expense	\$478,229	\$583,188	\$964,432	
Expense SqFt	\$6.76	\$7.61	\$10.04	
Net Operating Income	\$1,068,942	\$1,149,878	\$1,131,575	
Full Market Value	\$7,831,000	\$8,403,000	\$8,291,000	
Market Value per SqFt	\$110.69	\$109.66	\$86.31	
Distance from Cooperative in miles		0.16	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01217-0014	1-01236-0029	1-01236-0044	
Address	145 WEST 86 STREET	205 WEST 88 STREET	2412 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	67	117	52	
Year Built	1925	1923	1915	
Gross SqFt	97,476	96,058	76,627	
Estimated Gross Income	\$2,131,800	\$2,096,007	\$1,733,066	
Gross Income per SqFt	\$21.87	\$21.82	\$22.62	
Estimated Expense	\$658,938	\$964,432	\$583,188	
Expense SqFt	\$6.76	\$10.04	\$7.61	
Net Operating Income	\$1,472,862	\$1,131,575	\$1,149,878	
Full Market Value	\$10,790,000	\$8,291,000	\$8,403,000	
Market Value per SqFt	\$110.69	\$86.31	\$109.66	
Distance from Cooperative in miles		0.16	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01217-0029	1-01236-0029	1-01200-0019	1-01236-0044
Address	105 WEST 86 STREET	205 WEST 88 STREET	21 WEST 86 STREET	2412 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	130	117	157	52
Year Built	1929	1923	1927	1915
Gross SqFt	123,217	96,058	141,498	76,627
Estimated Gross Income	\$2,699,684	\$2,096,007	\$4,780,943	\$1,733,066
Gross Income per SqFt	\$21.91	\$21.82	\$33.79	\$22.62
Estimated Expense	\$937,681	\$964,432	\$1,678,225	\$583,188
Expense SqFt	\$7.61	\$10.04	\$11.86	\$7.61
Net Operating Income	\$1,762,003	\$1,131,575	\$3,102,718	\$1,149,878
Full Market Value	\$12,908,000	\$8,291,000	\$23,029,000	\$8,403,000
Market Value per SqFt	\$104.76	\$86.31	\$162.75	\$109.66
Distance from Cooperative in miles		0.16	0.17	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01217-0050	1-01216-0140	1-01216-0054	
Address	150 WEST 87 STREET	120 WEST 86 STREET	156 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	41	48	38	
Year Built	1914	1912	1916	
Gross SqFt	59,175	57,799	76,302	
Estimated Gross Income	\$1,188,234	\$1,375,337	\$1,247,299	
Gross Income per SqFt	\$20.08	\$23.80	\$16.35	
Estimated Expense	\$344,399	\$327,673	\$455,302	
Expense SqFt	\$5.82	\$5.67	\$5.97	
Net Operating Income	\$843,835	\$1,047,664	\$791,997	
Full Market Value	\$6,033,000	\$7,630,000	\$5,386,000	
Market Value per SqFt	\$101.95	\$132.01	\$70.59	
Distance from Cooperative in miles		0.06	0.06	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01217-0064	1-01236-0029	1-01236-0044	
Address	541 AMSTERDAM AVENUE	205 WEST 88 STREET	2412 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	89	117	52	
Year Built	1918	1923	1915	
Gross SqFt	117,216	96,058	76,627	
Estimated Gross Income	\$2,563,514	\$2,096,007	\$1,733,066	
Gross Income per SqFt	\$21.87	\$21.82	\$22.62	
Estimated Expense	\$792,380	\$964,432	\$583,188	
Expense SqFt	\$6.76	\$10.04	\$7.61	
Net Operating Income	\$1,771,134	\$1,131,575	\$1,149,878	
Full Market Value	\$12,975,000	\$8,291,000	\$8,403,000	
Market Value per SqFt	\$110.69	\$86.31	\$109.66	
Distance from Cooperative in miles		0.16	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01219-0057	1-01235-0040	1-01203-0055	
Address	170 WEST 89 STREET	208 WEST 88 STREET	48 WEST 90 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	C6-WALK-UP	C4-WALK-UP	D1-ELEVATOR	
Total Units	20	17	29	
Year Built	1910	1905	1930	
Gross SqFt	18,354	9,675	19,290	
Estimated Gross Income	\$578,151	\$284,845	\$647,405	
Gross Income per SqFt	\$31.50	\$29.44	\$33.56	
Estimated Expense	\$206,299	\$106,206	\$221,899	
Expense SqFt	\$11.24	\$10.98	\$11.50	
Net Operating Income	\$371,852	\$178,639	\$425,506	
Full Market Value	\$2,775,000	\$1,340,000	\$2,055,000	
Market Value per SqFt	\$151.19	\$138.50	\$106.53	
Distance from Cooperative in miles		0.13	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01219-0059	1-01235-0040	1-01203-0055	
Address	174 WEST 89 STREET	208 WEST 88 STREET	48 WEST 90 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	C6-WALK-UP	C4-WALK-UP	D1-ELEVATOR	
Total Units	20	17	29	
Year Built	1910	1905	1930	
Gross SqFt	18,885	9,675	19,290	
Estimated Gross Income	\$594,878	\$284,845	\$647,405	
Gross Income per SqFt	\$31.50	\$29.44	\$33.56	
Estimated Expense	\$212,267	\$106,206	\$221,899	
Expense SqFt	\$11.24	\$10.98	\$11.50	
Net Operating Income	\$382,611	\$178,639	\$425,506	
Full Market Value	\$2,855,000	\$1,340,000	\$2,055,000	
Market Value per SqFt	\$151.18	\$138.50	\$106.53	
Distance from Cooperative in miles		0.13	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01222-9029	1-01202-0001	1-01827-0001	
Address	100 WEST 92 STREET	69 WEST 88 STREET	257 WEST 111 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	200	169	113	
Year Built	1969	1983	1985	
Gross SqFt	193,107	152,765	105,273	
Estimated Gross Income	\$4,167,249	\$3,068,755	\$2,427,874	
Gross Income per SqFt	\$21.58	\$20.09	\$23.06	
Estimated Expense	\$1,888,586	\$1,318,113	\$1,150,827	
Expense SqFt	\$9.78	\$8.63	\$10.93	
Net Operating Income	\$2,278,663	\$1,750,642	\$1,277,047	
Full Market Value	\$15,300,000	\$9,660,000	\$7,125,000	
Market Value per SqFt	\$79.23	\$63.23	\$67.68	
Distance from Cooperative in miles		0.22	1.07	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01224-0001	1-01221-0001	1-01209-0033	
Address	681 AMSTERDAM AVENUE	621 AMSTERDAM AVENUE	360 CENTRAL PARK WEST	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	178	190	142	
Year Built	1929	1974	1929	
Gross SqFt	238,456	233,880	186,523	
Estimated Gross Income	\$5,596,562	\$6,092,012	\$3,897,277	
Gross Income per SqFt	\$23.47	\$26.05	\$20.89	
Estimated Expense	\$2,308,254	\$2,488,161	\$1,627,254	
Expense SqFt	\$9.68	\$10.64	\$8.72	
Net Operating Income	\$3,288,308	\$3,603,851	\$2,270,023	
Full Market Value	\$23,985,000	\$26,094,000	\$16,668,000	
Market Value per SqFt	\$100.58	\$111.57	\$89.36	
Distance from Cooperative in miles		0.15	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01224-0023	1-01226-0040	1-01851-0005	
Address	123 WEST 93 STREET	110 WEST 96 STREET	143 WEST 96 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	90	60	92	
Year Built	1926	1926	1927	
Gross SqFt	107,243	81,030	96,000	
Estimated Gross Income	\$2,219,930	\$1,717,326	\$1,939,200	
Gross Income per SqFt	\$20.70	\$21.19	\$20.20	
Estimated Expense	\$746,411	\$635,687	\$872,640	
Expense SqFt	\$6.96	\$7.85	\$9.09	
Net Operating Income	\$1,473,519	\$1,081,639	\$1,066,560	
Full Market Value	\$10,824,000	\$7,936,000	\$7,623,000	
Market Value per SqFt	\$100.93	\$97.94	\$79.41	
Distance from Cooperative in miles		0.10	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01224-0029	1-01844-0005	1-01775-0045	1-01202-0001
Address	100 WEST 94 STREET	71 WEST 108 STREET	160 EAST 127 STREET	69 WEST 88 STREET
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	HARLEM-CENTRAL	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	C4-WALK-UP	D3-ELEVATOR	D3-ELEVATOR
Total Units	172	18	90	169
Year Built	1966	1900	2003	1983
Gross SqFt	199,526	18,465	73,354	152,765
Estimated Gross Income	\$4,008,477	\$326,398	\$1,596,238	\$3,068,755
Gross Income per SqFt	\$20.09	\$17.68	\$21.76	\$20.09
Estimated Expense	\$1,721,909	\$168,229	\$812,030	\$1,318,113
Expense SqFt	\$8.63	\$9.11	\$11.07	\$8.63
Net Operating Income	\$2,286,568	\$158,169	\$784,208	\$1,750,642
Full Market Value	\$11,660,000	\$1,141,000	\$4,950,000	\$9,660,000
Market Value per SqFt	\$58.44	\$61.79	\$67.48	\$63.23
Distance from Cooperative in miles		0.77	2.01	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01224-0038	1-01226-0040	1-01851-0005	
Address	110 WEST 94 STREET	110 WEST 96 STREET	143 WEST 96 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	37	60	92	
Year Built	1936	1926	1927	
Gross SqFt	52,990	81,030	96,000	
Estimated Gross Income	\$1,096,893	\$1,717,326	\$1,939,200	
Gross Income per SqFt	\$20.70	\$21.19	\$20.20	
Estimated Expense	\$368,810	\$635,687	\$872,640	
Expense SqFt	\$6.96	\$7.85	\$9.09	
Net Operating Income	\$728,083	\$1,081,639	\$1,066,560	
Full Market Value	\$5,348,000	\$7,936,000	\$7,623,000	
Market Value per SqFt	\$100.92	\$97.94	\$79.41	
Distance from Cooperative in miles		0.10	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01225-0001	1-01832-0001	1-01202-0001	
Address	701 AMSTERDAM AVENUE	741 WEST 96 STREET	69 WEST 88 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	200	221	169	
Year Built	1967	1971	1983	
Gross SqFt	323,484	303,585	152,765	
Estimated Gross Income	\$5,910,053	\$4,993,673	\$3,068,755	
Gross Income per SqFt	\$18.27	\$16.45	\$20.09	
Estimated Expense	\$2,616,986	\$2,293,310	\$1,318,113	
Expense SqFt	\$8.09	\$7.55	\$8.63	
Net Operating Income	\$3,293,067	\$2,700,363	\$1,750,642	
Full Market Value	\$22,650,000	\$15,750,000	\$9,660,000	
Market Value per SqFt	\$70.02	\$51.88	\$63.23	
Distance from Cooperative in miles		0.20	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01225-0023	1-01226-0040	1-01241-0038	
Address	109 WEST 94 STREET	110 WEST 96 STREET	204 WEST 94 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	50	60	30	
Year Built	1936	1926	1910	
Gross SqFt	44,094	81,030	17,760	
Estimated Gross Income	\$1,054,288	\$1,717,326	\$472,756	
Gross Income per SqFt	\$23.91	\$21.19	\$26.62	
Estimated Expense	\$391,555	\$635,687	\$175,787	
Expense SqFt	\$8.88	\$7.85	\$9.90	
Net Operating Income	\$662,733	\$1,081,639	\$296,969	
Full Market Value	\$4,825,000	\$7,936,000	\$2,147,000	
Market Value per SqFt	\$109.43	\$97.94	\$120.89	
Distance from Cooperative in miles		0.05	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01225-0029	1-01832-0001	1-01202-0001	
Address	700 COLUMBUS AVENUE	741 WEST 96 STREET	69 WEST 88 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	201	221	169	
Year Built	1968	1971	1983	
Gross SqFt	493,395	303,585	152,765	
Estimated Gross Income	\$9,014,327	\$4,993,673	\$3,068,755	
Gross Income per SqFt	\$18.27	\$16.45	\$20.09	
Estimated Expense	\$3,991,566	\$2,293,310	\$1,318,113	
Expense SqFt	\$8.09	\$7.55	\$8.63	
Net Operating Income	\$5,022,761	\$2,700,363	\$1,750,642	
Full Market Value	\$36,143,000	\$15,750,000	\$9,660,000	
Market Value per SqFt	\$73.25	\$51.88	\$63.23	
Distance from Cooperative in miles		0.20	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01225-0052	1-01226-0040	1-01242-0128	
Address	150 WEST 95 STREET	110 WEST 96 STREET	203 WEST 94 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	40	60	24	
Year Built	1925	1926	1925	
Gross SqFt	55,404	81,030	22,800	
Estimated Gross Income	\$1,130,242	\$1,717,326	\$447,028	
Gross Income per SqFt	\$20.40	\$21.19	\$19.61	
Estimated Expense	\$457,637	\$635,687	\$197,439	
Expense SqFt	\$8.26	\$7.85	\$8.66	
Net Operating Income	\$672,605	\$1,081,639	\$249,589	
Full Market Value	\$4,804,000	\$7,936,000	\$1,788,000	
Market Value per SqFt	\$86.71	\$97.94	\$78.42	
Distance from Cooperative in miles		0.05	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01225-0055	1-01240-0036	1-01226-0040	1-01851-0005
Address	160 WEST 95 STREET	676 AMSTERDAM AVENUE	110 WEST 96 STREET	143 WEST 96 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	37	81	60	92
Year Built	1914	1934	1926	1927
Gross SqFt	61,800	68,840	81,030	96,000
Estimated Gross Income	\$1,309,542	\$1,734,080	\$1,717,326	\$1,939,200
Gross Income per SqFt	\$21.19	\$25.19	\$21.19	\$20.20
Estimated Expense	\$485,130	\$745,537	\$635,687	\$872,640
Expense SqFt	\$7.85	\$10.83	\$7.85	\$9.09
Net Operating Income	\$824,412	\$988,543	\$1,081,639	\$1,066,560
Full Market Value	\$6,049,000	\$7,176,000	\$7,936,000	\$7,623,000
Market Value per SqFt	\$97.88	\$104.24	\$97.94	\$79.41
Distance from Cooperative in miles		0.16	0.05	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01226-0043	1-01226-0040	1-01851-0005	1-01242-0128
Address	126 WEST 96 STREET	110 WEST 96 STREET	143 WEST 96 STREET	203 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	29	60	92	24
Year Built	1910	1926	1927	1925
Gross SqFt	19,450	81,030	96,000	22,800
Estimated Gross Income	\$392,890	\$1,717,326	\$1,939,200	\$447,028
Gross Income per SqFt	\$20.20	\$21.19	\$20.20	\$19.61
Estimated Expense	\$117,867	\$635,687	\$872,640	\$197,439
Expense SqFt	\$6.06	\$7.85	\$9.09	\$8.66
Net Operating Income	\$275,023	\$1,081,639	\$1,066,560	\$249,589
Full Market Value	\$1,966,000	\$7,936,000	\$7,623,000	\$1,788,000
Market Value per SqFt	\$101.08	\$97.94	\$79.41	\$78.42
Distance from Cooperative in miles		0.00	0.06	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01226-0045	1-01226-0029	1-01202-0001	1-01842-0042
Address	132 WEST 96 STREET	720 COLUMBUS AVENUE	69 WEST 88 STREET	14 WEST 107 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	212	171	169	89
Year Built	1967	1986	1983	1910
Gross SqFt	196,650	232,831	152,765	68,200
Estimated Gross Income	\$3,950,699	\$7,452,920	\$3,068,755	\$1,292,494
Gross Income per SqFt	\$20.09	\$32.01	\$20.09	\$18.95
Estimated Expense	\$1,697,090	\$2,831,225	\$1,318,113	\$436,064
Expense SqFt	\$8.63	\$12.16	\$8.63	\$6.39
Net Operating Income	\$2,253,609	\$4,621,695	\$1,750,642	\$856,430
Full Market Value	\$14,385,000	\$34,452,000	\$9,660,000	\$6,147,000
Market Value per SqFt	\$73.15	\$147.97	\$63.23	\$90.13
Distance from Cooperative in miles		0.00	0.39	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01227-0001	1-01186-0025	1-01168-0010	
Address	400 WEST END AVENUE	365 WEST END AVENUE	2161 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	95	116	83	
Year Built	1931	1925	1925	
Gross SqFt	190,359	188,830	170,801	
Estimated Gross Income	\$4,631,434	\$3,637,697	\$5,187,226	
Gross Income per SqFt	\$24.33	\$19.26	\$30.37	
Estimated Expense	\$1,654,220	\$1,272,885	\$1,971,044	
Expense SqFt	\$8.69	\$6.74	\$11.54	
Net Operating Income	\$2,977,214	\$2,364,812	\$3,216,182	
Full Market Value	\$21,657,000	\$16,961,000	\$24,055,000	
Market Value per SqFt	\$113.77	\$89.82	\$140.84	
Distance from Cooperative in miles		0.14	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01229-0001	1-01228-0001	1-01245-0040	1-01231-0026
Address	440 WEST END AVENUE	420 WEST END AVENUE	328 WEST 83 STREET	215 WEST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	99	38	42	113
Year Built	1928	1916	1950	1927
Gross SqFt	162,075	85,942	30,600	82,916
Estimated Gross Income	\$3,784,451	\$1,778,999	\$714,510	\$2,083,527
Gross Income per SqFt	\$23.35	\$20.70	\$23.35	\$25.13
Estimated Expense	\$1,778,692	\$818,168	\$321,300	\$653,673
Expense SqFt	\$10.97	\$9.52	\$10.50	\$7.88
Net Operating Income	\$2,005,759	\$960,831	\$393,210	\$1,429,854
Full Market Value	\$14,633,000	\$7,058,000	\$2,869,000	\$10,382,000
Market Value per SqFt	\$90.29	\$82.13	\$93.76	\$125.21
Distance from Cooperative in miles		0.05	0.10	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01229-0054	1-01245-0040	1-01244-0072	
Address	2273 BROADWAY	328 WEST 83 STREET	441 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR	
Total Units	41	42	103	
Year Built	1910	1950	1926	
Gross SqFt	84,367	30,600	240,040	
Estimated Gross Income	\$1,978,406	\$714,510	\$5,652,942	
Gross Income per SqFt	\$23.45	\$23.35	\$23.55	
Estimated Expense	\$727,244	\$321,300	\$2,542,024	
Expense SqFt	\$8.62	\$10.50	\$10.59	
Net Operating Income	\$1,251,162	\$393,210	\$3,110,918	
Full Market Value	\$9,126,000	\$2,869,000	\$22,686,000	
Market Value per SqFt	\$108.17	\$93.76	\$94.51	
Distance from Cooperative in miles		0.10	0.07	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01229-0061	1-01244-0072	1-01231-0026	
Address	450 WEST END AVENUE	441 WEST END AVENUE	215 WEST 83 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	
Total Units	56	103	113	
Year Built	1931	1926	1927	
Gross SqFt	150,285	240,040	82,916	
Estimated Gross Income	\$3,657,937	\$5,652,942	\$2,083,527	
Gross Income per SqFt	\$24.34	\$23.55	\$25.13	
Estimated Expense	\$1,454,759	\$2,542,024	\$653,673	
Expense SqFt	\$9.68	\$10.59	\$7.88	
Net Operating Income	\$2,203,178	\$3,110,918	\$1,429,854	
Full Market Value	\$16,025,000	\$22,686,000	\$10,382,000	
Market Value per SqFt	\$106.63	\$94.51	\$125.21	
Distance from Cooperative in miles		0.07	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01230-0061	1-01244-0072	1-01230-0043	1-01232-0055
Address	470 WEST END AVENUE	441 WEST END AVENUE	2290 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	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	108	103	125	128
Year Built	1928	1926	1924	1922
Gross SqFt	207,126	240,040	165,452	111,811
Estimated Gross Income	\$6,628,032	\$5,652,942	\$5,293,936	\$3,590,971
Gross Income per SqFt	\$32.00	\$23.55	\$32.00	\$32.12
Estimated Expense	\$2,191,393	\$2,542,024	\$1,750,347	\$1,407,605
Expense SqFt	\$10.58	\$10.59	\$10.58	\$12.59
Net Operating Income	\$4,436,639	\$3,110,918	\$3,543,589	\$2,183,366
Full Market Value	\$33,075,000	\$22,686,000	\$26,417,000	\$16,272,000
Market Value per SqFt	\$159.69	\$94.51	\$159.67	\$145.53
Distance from Cooperative in miles		0.09	0.09	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01231-0001	1-01230-0043	1-01233-0029	1-01244-0072
Address	480 WEST END AVENUE	2290 BROADWAY	520 AMSTERDAM AVENUE	441 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	69	125	87	103
Year Built	1913	1924	1929	1926
Gross SqFt	140,076	165,452	102,693	240,040
Estimated Gross Income	\$3,650,381	\$5,293,936	\$2,702,441	\$5,652,942
Gross Income per SqFt	\$26.06	\$32.00	\$26.32	\$23.55
Estimated Expense	\$1,766,358	\$1,750,347	\$994,911	\$2,542,024
Expense SqFt	\$12.61	\$10.58	\$9.69	\$10.59
Net Operating Income	\$1,884,023	\$3,543,589	\$1,707,530	\$3,110,918
Full Market Value	\$13,640,000	\$26,417,000	\$12,355,000	\$22,686,000
Market Value per SqFt	\$97.38	\$159.67	\$120.31	\$94.51
Distance from Cooperative in miles		0.10	0.14	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-0027	1-01232-0031	1-01215-0033	
Address	205 WEST 84 STREET	502 AMSTERDAM AVENUE	100 WEST 85 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	19	24	24	
Year Built	1910	1900	1931	
Gross SqFt	11,825	16,488	13,540	
Estimated Gross Income	\$416,477	\$585,804	\$502,063	
Gross Income per SqFt	\$35.22	\$35.53	\$37.08	
Estimated Expense	\$142,137	\$185,388	\$170,739	
Expense SqFt	\$12.02	\$11.24	\$12.61	
Net Operating Income	\$274,340	\$400,416	\$331,324	
Full Market Value	\$2,029,000	\$2,959,000	\$2,438,000	
Market Value per SqFt	\$171.59	\$179.46	\$180.06	
Distance from Cooperative in miles		0.00	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-0037	1-01233-0024	1-01230-0030	1-01215-0063
Address	202 WEST 85 STREET	211 WEST 85 STREET	462 AMSTERDAM AVENUE	511 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	55	13	14	13
Year Built	1910	1910	1910	1900
Gross SqFt	77,620	13,015	10,638	10,330
Estimated Gross Income	\$2,306,866	\$386,798	\$362,440	\$288,652
Gross Income per SqFt	\$29.72	\$29.72	\$34.07	\$27.94
Estimated Expense	\$804,143	\$134,883	\$120,642	\$112,206
Expense SqFt	\$10.36	\$10.36	\$11.34	\$10.86
Net Operating Income	\$1,502,723	\$251,915	\$241,798	\$176,446
Full Market Value	\$11,263,000	\$1,888,000	\$1,792,000	\$1,270,000
Market Value per SqFt	\$145.10	\$145.06	\$168.45	\$122.94
Distance from Cooperative in miles		0.05	0.10	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-0057	1-01245-0040	1-01248-0037	
Address	252 WEST 85 STREET	328 WEST 83 STREET	302 WEST 87 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	38	42	54	
Year Built	1914	1950	1914	
Gross SqFt	59,119	30,600	47,067	
Estimated Gross Income	\$1,332,542	\$714,510	\$1,022,992	
Gross Income per SqFt	\$22.54	\$23.35	\$21.73	
Estimated Expense	\$392,550	\$321,300	\$353,985	
Expense SqFt	\$6.64	\$10.50	\$7.52	
Net Operating Income	\$939,992	\$393,210	\$669,007	
Full Market Value	\$6,871,000	\$2,869,000	\$4,903,000	
Market Value per SqFt	\$116.22	\$93.76	\$104.17	
Distance from Cooperative in miles		0.13	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01232-0061	1-01231-0064	1-01231-0026	
Address	512 WEST END AVENUE	498 WEST END AVENUE	215 WEST 83 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	46	48	113	
Year Built	1923	1912	1927	
Gross SqFt	68,072	82,648	82,916	
Estimated Gross Income	\$1,539,789	\$1,662,051	\$2,083,527	
Gross Income per SqFt	\$22.62	\$20.11	\$25.13	
Estimated Expense	\$462,209	\$747,964	\$653,673	
Expense SqFt	\$6.79	\$9.05	\$7.88	
Net Operating Income	\$1,077,580	\$914,087	\$1,429,854	
Full Market Value	\$7,875,000	\$6,535,000	\$10,382,000	
Market Value per SqFt	\$115.69	\$79.07	\$125.21	
Distance from Cooperative in miles		0.05	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01233-0002	1-01231-0064	1-01231-0026	
Address	522 WEST END AVENUE	498 WEST END AVENUE	215 WEST 83 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	60	48	113	
Year Built	1924	1912	1927	
Gross SqFt	80,328	82,648	82,916	
Estimated Gross Income	\$1,817,019	\$1,662,051	\$2,083,527	
Gross Income per SqFt	\$22.62	\$20.11	\$25.13	
Estimated Expense	\$545,427	\$747,964	\$653,673	
Expense SqFt	\$6.79	\$9.05	\$7.88	
Net Operating Income	\$1,271,592	\$914,087	\$1,429,854	
Full Market Value	\$9,293,000	\$6,535,000	\$10,382,000	
Market Value per SqFt	\$115.69	\$79.07	\$125.21	
Distance from Cooperative in miles		0.10	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01233-0033	1-01233-0029	1-01232-0055	
Address	530 AMSTERDAM AVENUE	520 AMSTERDAM AVENUE	2333 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	233	87	128	
Year Built	1931	1929	1922	
Gross SqFt	352,821	102,693	111,811	
Estimated Gross Income	\$10,263,563	\$2,702,441	\$3,590,971	
Gross Income per SqFt	\$29.09	\$26.32	\$32.12	
Estimated Expense	\$4,445,545	\$994,911	\$1,407,605	
Expense SqFt	\$12.60	\$9.69	\$12.59	
Net Operating Income	\$5,818,018	\$1,707,530	\$2,183,366	
Full Market Value	\$43,662,000	\$12,355,000	\$16,272,000	
Market Value per SqFt	\$123.75	\$120.31	\$145.53	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01234-0007	1-01248-0037	1-01231-0064	
Address	257 WEST 86 STREET	302 WEST 87 STREET	498 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	40	54	48	
Year Built	1907	1914	1912	
Gross SqFt	67,142	47,067	82,648	
Estimated Gross Income	\$1,404,611	\$1,022,992	\$1,662,051	
Gross Income per SqFt	\$20.92	\$21.73	\$20.11	
Estimated Expense	\$443,809	\$353,985	\$747,964	
Expense SqFt	\$6.61	\$7.52	\$9.05	
Net Operating Income	\$960,802	\$669,007	\$914,087	
Full Market Value	\$7,054,000	\$4,903,000	\$6,535,000	
Market Value per SqFt	\$105.06	\$104.17	\$79.07	
Distance from Cooperative in miles		0.12	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01235-0002	1-01235-0010	1-01236-0044	1-01236-0029
Address	562 WEST END AVENUE	2381 BROADWAY	2412 BROADWAY	205 WEST 88 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	86	44	52	117
Year Built	1913	1900	1915	1923
Gross SqFt	71,126	60,500	76,627	96,058
Estimated Gross Income	\$1,551,969	\$1,469,611	\$1,733,066	\$2,096,007
Gross Income per SqFt	\$21.82	\$24.29	\$22.62	\$21.82
Estimated Expense	\$419,643	\$576,395	\$583,188	\$964,432
Expense SqFt	\$5.90	\$9.53	\$7.61	\$10.04
Net Operating Income	\$1,132,326	\$893,216	\$1,149,878	\$1,131,575
Full Market Value	\$8,296,000	\$6,498,000	\$8,403,000	\$8,291,000
Market Value per SqFt	\$116.64	\$107.40	\$109.66	\$86.31
Distance from Cooperative in miles		0.00	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01235-0026	1-01216-0060	1-01216-0051	
Address	203 WEST 87 STREET	168 WEST 86 STREET	144 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	39	50	66	
Year Built	1940	1923	1929	
Gross SqFt	24,560	100,042	96,546	
Estimated Gross Income	\$679,330	\$2,835,051	\$2,603,530	
Gross Income per SqFt	\$27.66	\$28.34	\$26.97	
Estimated Expense	\$242,653	\$895,398	\$1,043,933	
Expense SqFt	\$9.88	\$8.95	\$10.81	
Net Operating Income	\$436,677	\$1,939,653	\$1,559,597	
Full Market Value	\$3,147,000	\$13,951,000	\$11,260,000	
Market Value per SqFt	\$128.14	\$139.45	\$116.63	
Distance from Cooperative in miles		0.17	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01236-0001	1-01249-0057	1-01247-0010	
Address	580 WEST END AVENUE	155 RIVERSIDE DRIVE	355 WEST 85 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	17	64	73	
Year Built	1928	1930	1910	
Gross SqFt	55,217	87,129	40,937	
Estimated Gross Income	\$1,547,180	\$2,415,834	\$1,197,753	
Gross Income per SqFt	\$28.02	\$27.73	\$29.26	
Estimated Expense	\$622,848	\$979,620	\$491,750	
Expense SqFt	\$11.28	\$11.24	\$12.01	
Net Operating Income	\$924,332	\$1,436,214	\$706,003	
Full Market Value	\$6,654,000	\$10,347,000	\$5,296,000	
Market Value per SqFt	\$120.51	\$118.75	\$129.37	
Distance from Cooperative in miles		0.13	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01236-0003	1-01248-0037	1-01248-0051	1-01251-0063
Address	584 WEST END AVENUE	302 WEST 87 STREET	340 WEST 87 STREET	302 WEST 92 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	67	54	29	100
Year Built	1922	1914	1925	1912
Gross SqFt	64,865	47,067	29,303	64,598
Estimated Gross Income	\$1,787,679	\$1,022,992	\$807,498	\$2,908,985
Gross Income per SqFt	\$27.56	\$21.73	\$27.56	\$45.03
Estimated Expense	\$687,569	\$353,985	\$310,674	\$875,831
Expense SqFt	\$10.60	\$7.52	\$10.60	\$13.56
Net Operating Income	\$1,100,110	\$669,007	\$496,824	\$2,033,154
Full Market Value	\$7,930,000	\$4,903,000	\$3,581,000	\$15,300,000
Market Value per SqFt	\$122.25	\$104.17	\$122.21	\$236.85
Distance from Cooperative in miles		0.16	0.16	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01236-0061	1-01236-0029	1-01236-0044	
Address	590 WEST END AVENUE	205 WEST 88 STREET	2412 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	88	117	52	
Year Built	1916	1923	1915	
Gross SqFt	97,685	96,058	76,627	
Estimated Gross Income	\$2,136,371	\$2,096,007	\$1,733,066	
Gross Income per SqFt	\$21.87	\$21.82	\$22.62	
Estimated Expense	\$660,351	\$964,432	\$583,188	
Expense SqFt	\$6.76	\$10.04	\$7.61	
Net Operating Income	\$1,476,020	\$1,131,575	\$1,149,878	
Full Market Value	\$10,813,000	\$8,291,000	\$8,403,000	
Market Value per SqFt	\$110.69	\$86.31	\$109.66	
Distance from Cooperative in miles		0.09	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01237-0001	1-01236-0029	1-01236-0044	
Address	600 WEST END AVENUE	205 WEST 88 STREET	2412 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	69	117	52	
Year Built	1910	1923	1915	
Gross SqFt	100,977	96,058	76,627	
Estimated Gross Income	\$2,208,367	\$2,096,007	\$1,733,066	
Gross Income per SqFt	\$21.87	\$21.82	\$22.62	
Estimated Expense	\$682,605	\$964,432	\$583,188	
Expense SqFt	\$6.76	\$10.04	\$7.61	
Net Operating Income	\$1,525,762	\$1,131,575	\$1,149,878	
Full Market Value	\$11,178,000	\$8,291,000	\$8,403,000	
Market Value per SqFt	\$110.70	\$86.31	\$109.66	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01237-0005	1-01236-0044	1-01235-0010	
Address	267 WEST 89 STREET	2412 BROADWAY	2381 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	34	52	44	
Year Built	1920	1915	1900	
Gross SqFt	48,155	76,627	60,500	
Estimated Gross Income	\$1,053,150	\$1,733,066	\$1,469,611	
Gross Income per SqFt	\$21.87	\$22.62	\$24.29	
Estimated Expense	\$325,528	\$583,188	\$576,395	
Expense SqFt	\$6.76	\$7.61	\$9.53	
Net Operating Income	\$727,622	\$1,149,878	\$893,216	
Full Market Value	\$5,331,000	\$8,403,000	\$6,498,000	
Market Value per SqFt	\$110.71	\$109.66	\$107.40	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01237-0017	1-01240-0010	1-01250-0030	
Address	2420 BROADWAY	2481 BROADWAY	585 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	164	91	133	
Year Built	1920	1925	1927	
Gross SqFt	313,563	132,975	209,113	
Estimated Gross Income	\$7,067,710	\$3,375,132	\$4,116,476	
Gross Income per SqFt	\$22.54	\$25.38	\$19.69	
Estimated Expense	\$2,185,534	\$984,768	\$1,365,893	
Expense SqFt	\$6.97	\$7.41	\$6.53	
Net Operating Income	\$4,882,176	\$2,390,364	\$2,750,583	
Full Market Value	\$35,686,000	\$17,334,000	\$19,705,000	
Market Value per SqFt	\$113.81	\$130.36	\$94.23	
Distance from Cooperative in miles		0.17	0.21	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01237-0029	1-01236-0029	1-01236-0010	1-01240-0010
Address	600 AMSTERDAM AVENUE	205 WEST 88 STREET	2401 BROADWAY	2481 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	121	117	79	91
Year Built	1925	1923	1924	1925
Gross SqFt	161,425	96,058	164,530	132,975
Estimated Gross Income	\$3,969,441	\$2,096,007	\$4,045,715	\$3,375,132
Gross Income per SqFt	\$24.59	\$21.82	\$24.59	\$25.38
Estimated Expense	\$1,780,518	\$964,432	\$1,637,270	\$984,768
Expense SqFt	\$11.03	\$10.04	\$9.95	\$7.41
Net Operating Income	\$2,188,923	\$1,131,575	\$2,408,445	\$2,390,364
Full Market Value	\$15,912,000	\$8,291,000	\$17,508,000	\$17,334,000
Market Value per SqFt	\$98.57	\$86.31	\$106.41	\$130.36
Distance from Cooperative in miles		0.05	0.10	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01238-0010	1-01239-0044	1-01236-0029	1-01236-0044
Address	255 WEST 90 STREET	2476 BROADWAY	205 WEST 88 STREET	2412 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	43	64	117	52
Year Built	1920	1920	1923	1915
Gross SqFt	96,627	67,954	96,058	76,627
Estimated Gross Income	\$2,117,098	\$1,862,613	\$2,096,007	\$1,733,066
Gross Income per SqFt	\$21.91	\$27.41	\$21.82	\$22.62
Estimated Expense	\$735,331	\$656,625	\$964,432	\$583,188
Expense SqFt	\$7.61	\$9.66	\$10.04	\$7.61
Net Operating Income	\$1,381,767	\$1,205,988	\$1,131,575	\$1,149,878
Full Market Value	\$10,122,000	\$8,697,000	\$8,291,000	\$8,403,000
Market Value per SqFt	\$104.75	\$127.98	\$86.31	\$109.66
Distance from Cooperative in miles		0.10	0.13	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01239-0023	1-01240-0010	1-01236-0010	1-01236-0044
Address	2460 BROADWAY	2481 BROADWAY	2401 BROADWAY	2412 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	96	91	79	52
Year Built	1917	1925	1924	1915
Gross SqFt	150,033	132,975	164,530	76,627
Estimated Gross Income	\$3,689,311	\$3,375,132	\$4,045,715	\$1,733,066
Gross Income per SqFt	\$24.59	\$25.38	\$24.59	\$22.62
Estimated Expense	\$1,654,864	\$984,768	\$1,637,270	\$583,188
Expense SqFt	\$11.03	\$7.41	\$9.95	\$7.61
Net Operating Income	\$2,034,447	\$2,390,364	\$2,408,445	\$1,149,878
Full Market Value	\$14,790,000	\$17,334,000	\$17,508,000	\$8,403,000
Market Value per SqFt	\$98.58	\$130.36	\$106.41	\$109.66
Distance from Cooperative in miles		0.10	0.17	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01239-0056	1-01252-0022	1-01252-0024	
Address	288 WEST 92 STREET	306 WEST 93 STREET	308 WEST 93 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	48	48	
Year Built	1940	1927	1927	
Gross SqFt	22,150	25,794	25,890	
Estimated Gross Income	\$588,526	\$624,326	\$693,201	
Gross Income per SqFt	\$26.57	\$24.20	\$26.77	
Estimated Expense	\$207,103	\$207,874	\$230,807	
Expense SqFt	\$9.35	\$8.06	\$8.91	
Net Operating Income	\$381,423	\$416,452	\$462,394	
Full Market Value	\$2,758,000	\$3,030,000	\$3,342,000	
Market Value per SqFt	\$124.51	\$117.47	\$129.08	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01240-0024	1-01240-0010	1-01252-0005	
Address	2480 BROADWAY	2481 BROADWAY	202 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	155	91	90	
Year Built	1922	1925	1905	
Gross SqFt	223,179	132,975	102,791	
Estimated Gross Income	\$5,298,269	\$3,375,132	\$2,271,044	
Gross Income per SqFt	\$23.74	\$25.38	\$22.09	
Estimated Expense	\$1,830,068	\$984,768	\$924,272	
Expense SqFt	\$8.20	\$7.41	\$8.99	
Net Operating Income	\$3,468,201	\$2,390,364	\$1,346,772	
Full Market Value	\$25,280,000	\$17,334,000	\$9,861,000	
Market Value per SqFt	\$113.27	\$130.36	\$95.93	
Distance from Cooperative in miles		0.09	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01240-0061	1-01241-0001	1-01252-0005	
Address	670 WEST END AVENUE	680 WEST END AVENUE	202 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	95	63	90	
Year Built	1926	1917	1905	
Gross SqFt	199,483	154,800	102,791	
Estimated Gross Income	\$4,173,184	\$3,057,151	\$2,271,044	
Gross Income per SqFt	\$20.92	\$19.75	\$22.09	
Estimated Expense	\$1,472,185	\$891,230	\$924,272	
Expense SqFt	\$7.38	\$5.76	\$8.99	
Net Operating Income	\$2,700,999	\$2,165,921	\$1,346,772	
Full Market Value	\$19,831,000	\$15,503,000	\$9,861,000	
Market Value per SqFt	\$99.41	\$100.15	\$95.93	
Distance from Cooperative in miles		0.05	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01241-0052	1-01241-0001	1-01241-0061	1-01240-0010
Address	2511 BROADWAY	680 WEST END AVENUE	698 WEST END AVENUE	2481 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	150	63	90	91
Year Built	1925	1917	1925	1925
Gross SqFt	280,809	154,800	91,494	132,975
Estimated Gross Income	\$7,126,932	\$3,057,151	\$2,411,754	\$3,375,132
Gross Income per SqFt	\$25.38	\$19.75	\$26.36	\$25.38
Estimated Expense	\$2,080,795	\$891,230	\$1,015,109	\$984,768
Expense SqFt	\$7.41	\$5.76	\$11.09	\$7.41
Net Operating Income	\$5,046,137	\$2,165,921	\$1,396,645	\$2,390,364
Full Market Value	\$36,593,000	\$15,503,000	\$10,105,000	\$17,334,000
Market Value per SqFt	\$130.31	\$100.15	\$110.44	\$130.36
Distance from Cooperative in miles		0.00	0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01242-0009	1-01238-0106	1-01870-0032	1-01226-0009
Address	259 WEST 95 STREET	267 WEST 90 STREET	786 AMSTERDAM AVENUE	159 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	61	8	11	7
Year Built	1921	1900	1925	1900
Gross SqFt	38,800	4,700	8,375	4,088
Estimated Gross Income	\$1,309,888	\$137,898	\$315,108	\$137,994
Gross Income per SqFt	\$33.76	\$29.34	\$37.62	\$33.76
Estimated Expense	\$497,028		\$73,658	\$52,380
Expense SqFt	\$12.81		\$8.79	\$12.81
Net Operating Income	\$812,860	\$137,898	\$241,450	\$85,614
Full Market Value	\$6,034,000	\$1,263,000	\$1,775,000	\$939,000
Market Value per SqFt	\$155.52	\$268.72	\$211.94	\$229.70
Distance from Cooperative in miles		0.20	0.23	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01242-0062	1-01241-0061	1-01252-0005	
Address	706 WEST END AVENUE	698 WEST END AVENUE	202 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	93	90	90	
Year Built	1928	1925	1905	
Gross SqFt	99,494	91,494	102,791	
Estimated Gross Income	\$2,410,740	\$2,411,754	\$2,271,044	
Gross Income per SqFt	\$24.23	\$26.36	\$22.09	
Estimated Expense	\$998,920	\$1,015,109	\$924,272	
Expense SqFt	\$10.04	\$11.09	\$8.99	
Net Operating Income	\$1,411,820	\$1,396,645	\$1,346,772	
Full Market Value	\$10,272,000	\$10,105,000	\$9,861,000	
Market Value per SqFt	\$103.24	\$110.44	\$95.93	
Distance from Cooperative in miles		0.05	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01243-0008	1-01869-0006	1-01241-0038	
Address	255 WEST 95 STREET	251 WEST 97 STREET	204 WEST 94 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	54	30	
Year Built	1908	1910	1910	
Gross SqFt	25,272	35,886	17,760	
Estimated Gross Income	\$712,165	\$1,067,402	\$472,756	
Gross Income per SqFt	\$28.18	\$29.74	\$26.62	
Estimated Expense	\$202,176	\$218,402	\$175,787	
Expense SqFt	\$8.00	\$6.09	\$9.90	
Net Operating Income	\$509,989	\$849,000	\$296,969	
Full Market Value	\$3,670,000	\$4,576,000	\$2,147,000	
Market Value per SqFt	\$145.22	\$127.51	\$120.89	
Distance from Cooperative in miles		0.11	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01243-0010	1-01868-0044	1-01241-0046	
Address	2541 BROADWAY	2568 BROADWAY	2512 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	22	31	68	
Year Built	1925	1910	1900	
Gross SqFt	43,404	57,300	62,280	
Estimated Gross Income	\$1,704,909	\$2,252,918	\$2,443,712	
Gross Income per SqFt	\$39.28	\$39.32	\$39.24	
Estimated Expense	\$588,124	\$802,569	\$814,704	
Expense SqFt	\$13.55	\$14.01	\$13.08	
Net Operating Income	\$1,116,785	\$1,450,349	\$1,629,008	
Full Market Value	\$8,445,000	\$10,968,000	\$12,319,000	
Market Value per SqFt	\$194.57	\$191.41	\$197.80	
Distance from Cooperative in miles		0.11	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01243-0028	1-01226-0040	1-01851-0005	
Address	205 WEST 95 STREET	110 WEST 96 STREET	143 WEST 96 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	54	60	92	
Year Built	1948	1926	1927	
Gross SqFt	56,778	81,030	96,000	
Estimated Gross Income	\$1,175,305	\$1,717,326	\$1,939,200	
Gross Income per SqFt	\$20.70	\$21.19	\$20.20	
Estimated Expense	\$395,175	\$635,687	\$872,640	
Expense SqFt	\$6.96	\$7.85	\$9.09	
Net Operating Income	\$780,130	\$1,081,639	\$1,066,560	
Full Market Value	\$5,731,000	\$7,936,000	\$7,623,000	
Market Value per SqFt	\$100.94	\$97.94	\$79.41	
Distance from Cooperative in miles		0.12	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0001	1-01227-0063	1-01244-0072	1-01245-0075
Address	70 RIVERSIDE DRIVE	410 WEST END AVENUE	441 WEST END AVENUE	495 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	57	42	103	128
Year Built	1951	1920	1926	1907
Gross SqFt	92,976	20,972	240,040	83,154
Estimated Gross Income	\$2,217,478	\$545,509	\$5,652,942	\$1,982,949
Gross Income per SqFt	\$23.85	\$26.01	\$23.55	\$23.85
Estimated Expense	\$599,695	\$173,572	\$2,542,024	\$536,010
Expense SqFt	\$6.45	\$8.28	\$10.59	\$6.45
Net Operating Income	\$1,617,783	\$371,937	\$3,110,918	\$1,446,939
Full Market Value	\$11,781,000	\$2,693,000	\$22,686,000	\$10,537,000
Market Value per SqFt	\$126.71	\$128.41	\$94.51	\$126.72
Distance from Cooperative in miles		0.08	0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0012	1-01186-0083	1-01244-0072	1-01245-0075
Address	401 WEST END AVENUE	393 WEST END AVENUE	441 WEST END AVENUE	495 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	76	114	103	128
Year Built	1900	1927	1926	1907
Gross SqFt	65,522	134,183	240,040	83,154
Estimated Gross Income	\$1,543,043	\$2,809,728	\$5,652,942	\$1,982,949
Gross Income per SqFt	\$23.55	\$20.94	\$23.55	\$23.85
Estimated Expense	\$752,193	\$1,438,606	\$2,542,024	\$536,010
Expense SqFt	\$11.48	\$10.72	\$10.59	\$6.45
Net Operating Income	\$790,850	\$1,371,122	\$3,110,918	\$1,446,939
Full Market Value	\$5,767,000	\$10,066,000	\$22,686,000	\$10,537,000
Market Value per SqFt	\$88.02	\$75.02	\$94.51	\$126.72
Distance from Cooperative in miles		0.06	0.10	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0019	1-01186-0083	1-01228-0001	1-01244-0090
Address	411 WEST END AVENUE	393 WEST END AVENUE	420 WEST END AVENUE	98 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	104	114	38	133
Year Built	1936	1927	1916	1929
Gross SqFt	147,289	134,183	85,942	198,375
Estimated Gross Income	\$3,048,882	\$2,809,728	\$1,778,999	\$3,683,637
Gross Income per SqFt	\$20.70	\$20.94	\$20.70	\$18.57
Estimated Expense	\$1,045,752	\$1,438,606	\$818,168	\$1,605,019
Expense SqFt	\$7.10	\$10.72	\$9.52	\$8.09
Net Operating Income	\$2,003,130	\$1,371,122	\$960,831	\$2,078,618
Full Market Value	\$14,715,000	\$10,066,000	\$7,058,000	\$14,945,000
Market Value per SqFt	\$99.91	\$75.02	\$82.13	\$75.34
Distance from Cooperative in miles		0.06	0.09	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0044	1-01231-0007	1-01186-0009	1-01245-0075
Address	425 WEST END AVENUE	2301 BROADWAY	325 WEST 77 STREET	495 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (59-79)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	30	37	48	128
Year Built	1920	1910	1920	1907
Gross SqFt	45,774	61,250	41,931	83,154
Estimated Gross Income	\$1,125,583	\$2,003,026	\$1,031,169	\$1,982,949
Gross Income per SqFt	\$24.59	\$32.70	\$24.59	\$23.85
Estimated Expense	\$368,481	\$484,526	\$337,447	\$536,010
Expense SqFt	\$8.05	\$7.91	\$8.05	\$6.45
Net Operating Income	\$757,102	\$1,518,500	\$693,722	\$1,446,939
Full Market Value	\$5,504,000	\$11,296,000	\$5,043,000	\$10,537,000
Market Value per SqFt	\$120.24	\$184.42	\$120.27	\$126.72
Distance from Cooperative in miles		0.17	0.16	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0063	1-01244-0072	1-01245-0075	1-01231-0064
Address	90 RIVERSIDE DRIVE	441 WEST END AVENUE	495 WEST END AVENUE	498 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	107	103	128	48
Year Built	1927	1926	1907	1912
Gross SqFt	282,295	240,040	83,154	82,648
Estimated Gross Income	\$6,648,047	\$5,652,942	\$1,982,949	\$1,662,051
Gross Income per SqFt	\$23.55	\$23.55	\$23.85	\$20.11
Estimated Expense	\$3,240,747	\$2,542,024	\$536,010	\$747,964
Expense SqFt	\$11.48	\$10.59	\$6.45	\$9.05
Net Operating Income	\$3,407,300	\$3,110,918	\$1,446,939	\$914,087
Full Market Value	\$24,847,000	\$22,686,000	\$10,537,000	\$6,535,000
Market Value per SqFt	\$88.02	\$94.51	\$126.72	\$79.07
Distance from Cooperative in miles		0.00	0.10	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01244-0085	1-01245-0046	1-01229-0036	1-01230-0030
Address	316 WEST 82 STREET	104 RIVERSIDE DRIVE	454 AMSTERDAM AVENUE	462 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	15	12	14
Year Built	1910	1910	1900	1910
Gross SqFt	11,850	7,722	11,205	10,638
Estimated Gross Income	\$363,203	\$236,671	\$403,565	\$362,440
Gross Income per SqFt	\$30.65	\$30.65	\$36.02	\$34.07
Estimated Expense	\$111,272	\$72,538	\$107,965	\$120,642
Expense SqFt	\$9.39	\$9.39	\$9.64	\$11.34
Net Operating Income	\$251,931	\$164,133	\$295,600	\$241,798
Full Market Value	\$1,883,000	\$1,227,000	\$2,181,000	\$1,792,000
Market Value per SqFt	\$158.90	\$158.90	\$194.65	\$168.45
Distance from Cooperative in miles		0.05	0.17	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0003	1-01244-0072	1-01229-0006	1-01246-0057
Address	100 RIVERSIDE DRIVE	441 WEST END AVENUE	265 WEST 81 STREET	127 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	93	103	36	23
Year Built	1940	1926	1900	1910
Gross SqFt	168,982	240,040	41,137	17,325
Estimated Gross Income	\$4,133,300	\$5,652,942	\$1,236,899	\$423,781
Gross Income per SqFt	\$24.46	\$23.55	\$30.07	\$24.46
Estimated Expense	\$1,579,982	\$2,542,024	\$372,536	\$161,906
Expense SqFt	\$9.35	\$10.59	\$9.06	\$9.35
Net Operating Income	\$2,553,318	\$3,110,918	\$864,363	\$261,875
Full Market Value	\$18,568,000	\$22,686,000	\$6,474,000	\$1,904,000
Market Value per SqFt	\$109.88	\$94.51	\$157.38	\$109.90
Distance from Cooperative in miles		0.05	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0015	1-01232-0064	1-01230-0135	1-01230-0036
Address	309 WEST 82 STREET	508 WEST END AVENUE	206 WEST 83 STREET	208 WEST 83 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	11	10	9	8
Year Built	1910	1910	1900	1900
Gross SqFt	7,288	5,280	5,080	11,205
Estimated Gross Income	\$205,594	\$154,915	\$121,828	\$300,591
Gross Income per SqFt	\$28.21	\$29.34	\$23.98	\$26.83
Estimated Expense	\$62,094		\$43,018	\$95,338
Expense SqFt	\$8.52		\$8.47	\$8.51
Net Operating Income	\$143,500	\$154,915	\$78,810	\$205,253
Full Market Value	\$1,033,000	\$1,419,000	\$1,371,000	\$3,382,000
Market Value per SqFt	\$141.74	\$268.75	\$269.88	\$301.83
Distance from Cooperative in miles		0.13	0.17	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0019	1-01245-0075	1-01228-0001	
Address	465 WEST END AVENUE	495 WEST END AVENUE	420 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	41	128	38	
Year Built	1911	1907	1916	
Gross SqFt	100,400	83,154	85,942	
Estimated Gross Income	\$2,236,912	\$1,982,949	\$1,778,999	
Gross Income per SqFt	\$22.28	\$23.85	\$20.70	
Estimated Expense	\$680,712	\$536,010	\$818,168	
Expense SqFt	\$6.78	\$6.45	\$9.52	
Net Operating Income	\$1,556,200	\$1,446,939	\$960,831	
Full Market Value	\$11,382,000	\$10,537,000	\$7,058,000	
Market Value per SqFt	\$113.37	\$126.72	\$82.13	
Distance from Cooperative in miles		0.05	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0025	1-01245-0075	1-01228-0001	
Address	300 WEST 83 STREET	495 WEST END AVENUE	420 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	48	128	38	
Year Built	1929	1907	1916	
Gross SqFt	99,435	83,154	85,942	
Estimated Gross Income	\$2,215,412	\$1,982,949	\$1,778,999	
Gross Income per SqFt	\$22.28	\$23.85	\$20.70	
Estimated Expense	\$674,169	\$536,010	\$818,168	
Expense SqFt	\$6.78	\$6.45	\$9.52	
Net Operating Income	\$1,541,243	\$1,446,939	\$960,831	
Full Market Value	\$11,272,000	\$10,537,000	\$7,058,000	
Market Value per SqFt	\$113.36	\$126.72	\$82.13	
Distance from Cooperative in miles		0.05	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0034	1-01245-0040	1-01246-0057	1-01247-0015
Address	320 WEST 83 STREET	328 WEST 83 STREET	127 RIVERSIDE DRIVE	343 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	50	42	23	47
Year Built	1940	1950	1910	1920
Gross SqFt	38,623	30,600	17,325	24,216
Estimated Gross Income	\$944,719	\$714,510	\$423,781	\$678,633
Gross Income per SqFt	\$24.46	\$23.35	\$24.46	\$28.02
Estimated Expense	\$361,125	\$321,300	\$161,906	\$180,463
Expense SqFt	\$9.35	\$10.50	\$9.35	\$7.45
Net Operating Income	\$583,594	\$393,210	\$261,875	\$498,170
Full Market Value	\$4,244,000	\$2,869,000	\$1,904,000	\$3,586,000
Market Value per SqFt	\$109.88	\$93.76	\$109.90	\$148.08
Distance from Cooperative in miles		0.00	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0037	1-01247-0015	1-01247-0013	
Address	324 WEST 83 STREET	343 WEST 85 STREET	349 WEST 85 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D2-ELEVATOR	
Total Units	25	47	36	
Year Built	1930	1920	1920	
Gross SqFt	27,986	24,216	24,192	
Estimated Gross Income	\$718,960	\$678,633	\$560,459	
Gross Income per SqFt	\$25.69	\$28.02	\$23.17	
Estimated Expense	\$184,708	\$180,463	\$193,147	
Expense SqFt	\$6.60	\$7.45	\$7.98	
Net Operating Income	\$534,252	\$498,170	\$367,312	
Full Market Value	\$3,871,000	\$3,586,000	\$2,681,000	
Market Value per SqFt	\$138.32	\$148.08	\$110.82	
Distance from Cooperative in miles		0.15	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0039	1-01247-0013	1-01247-0015	
Address	326 WEST 83 STREET	349 WEST 85 STREET	343 WEST 85 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D2-ELEVATOR	
Total Units	30	36	47	
Year Built	1920	1920	1920	
Gross SqFt	19,362	24,192	24,216	
Estimated Gross Income	\$508,059	\$560,459	\$678,633	
Gross Income per SqFt	\$26.24	\$23.17	\$28.02	
Estimated Expense	\$162,641	\$193,147	\$180,463	
Expense SqFt	\$8.40	\$7.98	\$7.45	
Net Operating Income	\$345,418	\$367,312	\$498,170	
Full Market Value	\$2,500,000	\$2,681,000	\$3,586,000	
Market Value per SqFt	\$129.12	\$110.82	\$148.08	
Distance from Cooperative in miles		0.15	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0047	1-01244-0090	1-01230-0043	
Address	110 RIVERSIDE DRIVE	98 RIVERSIDE DRIVE	2290 BROADWAY	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	170	133	125	
Year Built	1929	1929	1924	
Gross SqFt	396,076	198,375	165,452	
Estimated Gross Income	\$10,016,762	\$3,683,637	\$5,293,936	
Gross Income per SqFt	\$25.29	\$18.57	\$32.00	
Estimated Expense	\$3,699,350	\$1,605,019	\$1,750,347	
Expense SqFt	\$9.34	\$8.09	\$10.58	
Net Operating Income	\$6,317,412	\$2,078,618	\$3,543,589	
Full Market Value	\$45,851,000	\$14,945,000	\$26,417,000	
Market Value per SqFt	\$115.76	\$75.34	\$159.67	
Distance from Cooperative in miles		0.10	0.19	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0058	1-01246-0057	1-01246-0044	1-01246-0053
Address	325 WEST 83 STREET	127 RIVERSIDE DRIVE	328 WEST 85 STREET	350 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR	D2-ELEVATOR
Total Units	24	23	48	54
Year Built	1910	1910	1920	1908
Gross SqFt	18,078	17,325	24,544	35,094
Estimated Gross Income	\$525,889	\$423,781	\$911,659	\$1,020,760
Gross Income per SqFt	\$29.09	\$24.46	\$37.14	\$29.09
Estimated Expense	\$201,570	\$161,906	\$228,211	\$391,196
Expense SqFt	\$11.15	\$9.35	\$9.30	\$11.15
Net Operating Income	\$324,319	\$261,875	\$683,448	\$629,564
Full Market Value	\$2,434,000	\$1,904,000	\$5,029,000	\$4,725,000
Market Value per SqFt	\$134.64	\$109.90	\$204.90	\$134.64
Distance from Cooperative in miles		0.05	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0059	1-01246-0044	1-01246-0057	1-01246-0053
Address	323 WEST 83 STREET	328 WEST 85 STREET	127 RIVERSIDE DRIVE	350 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	24	48	23	54
Year Built	1920	1920	1910	1908
Gross SqFt	23,676	24,544	17,325	35,094
Estimated Gross Income	\$688,735	\$911,659	\$423,781	\$1,020,760
Gross Income per SqFt	\$29.09	\$37.14	\$24.46	\$29.09
Estimated Expense	\$263,987	\$228,211	\$161,906	\$391,196
Expense SqFt	\$11.15	\$9.30	\$9.35	\$11.15
Net Operating Income	\$424,748	\$683,448	\$261,875	\$629,564
Full Market Value	\$3,188,000	\$5,029,000	\$1,904,000	\$4,725,000
Market Value per SqFt	\$134.65	\$204.90	\$109.90	\$134.64
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0080	1-01229-0006	1-01247-0010	1-01210-0012
Address	316 WEST 84 STREET	265 WEST 81 STREET	355 WEST 85 STREET	147 WEST 79 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	41	36	73	61
Year Built	1949	1900	1910	1926
Gross SqFt	51,450	41,137	40,937	76,193
Estimated Gross Income	\$1,196,727	\$1,236,899	\$1,197,753	\$2,491,263
Gross Income per SqFt	\$23.26	\$30.07	\$29.26	\$32.70
Estimated Expense	\$353,462	\$372,536	\$491,750	\$820,130
Expense SqFt	\$6.87	\$9.06	\$12.01	\$10.76
Net Operating Income	\$843,265	\$864,363	\$706,003	\$1,671,133
Full Market Value	\$6,153,000	\$6,474,000	\$5,296,000	\$12,431,000
Market Value per SqFt	\$119.59	\$157.38	\$129.37	\$163.15
Distance from Cooperative in miles		0.14	0.10	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01245-0086	1-01246-0053	1-01247-0013	
Address	320 WEST 84 STREET	350 WEST 85 STREET	349 WEST 85 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D2-ELEVATOR	
Total Units	36	54	36	
Year Built	1900	1908	1920	
Gross SqFt	24,941	35,094	24,192	
Estimated Gross Income	\$654,452	\$1,020,760	\$560,459	
Gross Income per SqFt	\$26.24	\$29.09	\$23.17	
Estimated Expense	\$209,504	\$391,196	\$193,147	
Expense SqFt	\$8.40	\$11.15	\$7.98	
Net Operating Income	\$444,948	\$629,564	\$367,312	
Full Market Value	\$3,220,000	\$4,725,000	\$2,681,000	
Market Value per SqFt	\$129.10	\$134.64	\$110.82	
Distance from Cooperative in miles		0.05	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-0029	1-01245-0075	1-01249-0036	
Address	505 WEST END AVENUE	495 WEST END AVENUE	575 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	68	128	54	
Year Built	1922	1907	1915	
Gross SqFt	112,000	83,154	104,942	
Estimated Gross Income	\$2,750,720	\$1,982,949	\$3,510,310	
Gross Income per SqFt	\$24.56	\$23.85	\$33.45	
Estimated Expense	\$1,190,560	\$536,010	\$1,298,133	
Expense SqFt	\$10.63	\$6.45	\$12.37	
Net Operating Income	\$1,560,160	\$1,446,939	\$2,212,177	
Full Market Value	\$11,342,000	\$10,537,000	\$16,430,000	
Market Value per SqFt	\$101.27	\$126.72	\$156.56	
Distance from Cooperative in miles		0.05	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-0036	1-01232-0055	1-01244-0072	
Address	511 WEST END AVENUE	2333 BROADWAY	441 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	
Total Units	64	128	103	
Year Built	1926	1922	1926	
Gross SqFt	123,411	111,811	240,040	
Estimated Gross Income	\$3,435,762	\$3,590,971	\$5,652,942	
Gross Income per SqFt	\$27.84	\$32.12	\$23.55	
Estimated Expense	\$1,485,868	\$1,407,605	\$2,542,024	
Expense SqFt	\$12.04	\$12.59	\$10.59	
Net Operating Income	\$1,949,894	\$2,183,366	\$3,110,918	
Full Market Value	\$14,044,000	\$16,272,000	\$22,686,000	
Market Value per SqFt	\$113.80	\$145.53	\$94.51	
Distance from Cooperative in miles		0.11	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-0039	1-01247-0013	1-01248-0037	1-01231-0064
Address	310 WEST 85 STREET	349 WEST 85 STREET	302 WEST 87 STREET	498 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	36	36	54	48
Year Built	1923	1920	1914	1912
Gross SqFt	48,184	24,192	47,067	82,648
Estimated Gross Income	\$1,047,038	\$560,459	\$1,022,992	\$1,662,051
Gross Income per SqFt	\$21.73	\$23.17	\$21.73	\$20.11
Estimated Expense	\$362,344	\$193,147	\$353,985	\$747,964
Expense SqFt	\$7.52	\$7.98	\$7.52	\$9.05
Net Operating Income	\$684,694	\$367,312	\$669,007	\$914,087
Full Market Value	\$5,018,000	\$2,681,000	\$4,903,000	\$6,535,000
Market Value per SqFt	\$104.14	\$110.82	\$104.17	\$79.07
Distance from Cooperative in miles		0.05	0.10	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-0046	1-01246-0053	1-01247-0013	
Address	332 WEST 85 STREET	350 WEST 85 STREET	349 WEST 85 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D2-ELEVATOR	
Total Units	20	54	36	
Year Built	1910	1908	1920	
Gross SqFt	18,840	35,094	24,192	
Estimated Gross Income	\$504,535	\$1,020,760	\$560,459	
Gross Income per SqFt	\$26.78	\$29.09	\$23.17	
Estimated Expense	\$193,110	\$391,196	\$193,147	
Expense SqFt	\$10.25	\$11.15	\$7.98	
Net Operating Income	\$311,425	\$629,564	\$367,312	
Full Market Value	\$2,251,000	\$4,725,000	\$2,681,000	
Market Value per SqFt	\$119.48	\$134.64	\$110.82	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01246-0058	1-01246-0053	1-01247-0013	
Address	126 RIVERSIDE DRIVE	350 WEST 85 STREET	349 WEST 85 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D2-ELEVATOR	D2-ELEVATOR	
Total Units	27	54	36	
Year Built	1920	1908	1920	
Gross SqFt	25,288	35,094	24,192	
Estimated Gross Income	\$663,557	\$1,020,760	\$560,459	
Gross Income per SqFt	\$26.24	\$29.09	\$23.17	
Estimated Expense	\$212,419	\$391,196	\$193,147	
Expense SqFt	\$8.40	\$11.15	\$7.98	
Net Operating Income	\$451,138	\$629,564	\$367,312	
Full Market Value	\$3,265,000	\$4,725,000	\$2,681,000	
Market Value per SqFt	\$129.11	\$134.64	\$110.82	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-0001	1-01249-0057	1-01232-0055	1-01231-0064
Address	131 RIVERSIDE DRIVE	155 RIVERSIDE DRIVE	2333 BROADWAY	498 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	55	64	128	48
Year Built	1909	1930	1922	1912
Gross SqFt	124,208	87,129	111,811	82,648
Estimated Gross Income	\$3,444,288	\$2,415,834	\$3,590,971	\$1,662,051
Gross Income per SqFt	\$27.73	\$27.73	\$32.12	\$20.11
Estimated Expense	\$1,711,586	\$979,620	\$1,407,605	\$747,964
Expense SqFt	\$13.78	\$11.24	\$12.59	\$9.05
Net Operating Income	\$1,732,702	\$1,436,214	\$2,183,366	\$914,087
Full Market Value	\$12,483,000	\$10,347,000	\$16,272,000	\$6,535,000
Market Value per SqFt	\$100.50	\$118.75	\$145.53	\$79.07
Distance from Cooperative in miles		0.11	0.12	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-0037	1-01245-0075	1-01248-0037	
Address	302 WEST 86 STREET	495 WEST END AVENUE	302 WEST 87 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	37	128	54	
Year Built	1917	1907	1914	
Gross SqFt	74,817	83,154	47,067	
Estimated Gross Income	\$1,705,079	\$1,982,949	\$1,022,992	
Gross Income per SqFt	\$22.79	\$23.85	\$21.73	
Estimated Expense	\$522,971	\$536,010	\$353,985	
Expense SqFt	\$6.99	\$6.45	\$7.52	
Net Operating Income	\$1,182,108	\$1,446,939	\$669,007	
Full Market Value	\$8,635,000	\$10,537,000	\$4,903,000	
Market Value per SqFt	\$115.41	\$126.72	\$104.17	
Distance from Cooperative in miles		0.10	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-0040	1-01248-0051	1-01249-0057	
Address	310 WEST 86 STREET	340 WEST 87 STREET	155 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	36	29	64	
Year Built	1915	1925	1930	
Gross SqFt	69,094	29,303	87,129	
Estimated Gross Income	\$1,910,449	\$807,498	\$2,415,834	
Gross Income per SqFt	\$27.65	\$27.56	\$27.73	
Estimated Expense	\$842,256	\$310,674	\$979,620	
Expense SqFt	\$12.19	\$10.60	\$11.24	
Net Operating Income	\$1,068,193	\$496,824	\$1,436,214	
Full Market Value	\$7,698,000	\$3,581,000	\$10,347,000	
Market Value per SqFt	\$111.41	\$122.21	\$118.75	
Distance from Cooperative in miles		0.06	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-0043	1-01231-0007	1-01199-0001	
Address	320 WEST 86 STREET	2301 BROADWAY	519 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	32	37	38	
Year Built	1915	1910	1907	
Gross SqFt	69,148	61,250	47,765	
Estimated Gross Income	\$2,465,818	\$2,003,026	\$1,940,214	
Gross Income per SqFt	\$35.66	\$32.70	\$40.62	
Estimated Expense	\$1,287,536	\$484,526	\$659,635	
Expense SqFt	\$18.62	\$7.91	\$13.81	
Net Operating Income	\$1,178,282	\$1,518,500	\$1,280,579	
Full Market Value	\$8,706,000	\$11,296,000	\$9,674,000	
Market Value per SqFt	\$125.90	\$184.42	\$202.53	
Distance from Cooperative in miles		0.15	0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-0047	1-01247-0010	1-01247-0013	1-01248-0051
Address	328 WEST 86 STREET	355 WEST 85 STREET	349 WEST 85 STREET	340 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	D4-ELEVATOR	D3-ELEVATOR	D2-ELEVATOR	D3-ELEVATOR
Total Units	46	73	36	29
Year Built	1924	1910	1920	1925
Gross SqFt	52,194	40,937	24,192	29,303
Estimated Gross Income	\$1,438,467	\$1,197,753	\$560,459	\$807,498
Gross Income per SqFt	\$27.56	\$29.26	\$23.17	\$27.56
Estimated Expense	\$553,256	\$491,750	\$193,147	\$310,674
Expense SqFt	\$10.60	\$12.01	\$7.98	\$10.60
Net Operating Income	\$885,211	\$706,003	\$367,312	\$496,824
Full Market Value	\$6,381,000	\$5,296,000	\$2,681,000	\$3,581,000
Market Value per SqFt	\$122.26	\$129.37	\$110.82	\$122.21
Distance from Cooperative in miles		0.00	0.00	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-0050	1-01200-0011	1-01217-0025	
Address	332 WEST 86 STREET	37 WEST 86 STREET	115 WEST 86 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	47	167	81	
Year Built	1924	1927	1931	
Gross SqFt	87,573	104,893	83,837	
Estimated Gross Income	\$2,268,141	\$3,684,295	\$2,824,749	
Gross Income per SqFt	\$25.90	\$35.12	\$33.69	
Estimated Expense	\$916,014	\$1,275,171	\$1,069,842	
Expense SqFt	\$10.46	\$12.16	\$12.76	
Net Operating Income	\$1,352,127	\$2,409,124	\$1,754,907	
Full Market Value	\$9,793,000	\$17,820,000	\$13,028,000	
Market Value per SqFt	\$111.83	\$169.89	\$155.40	
Distance from Cooperative in miles		0.51	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01247-0057	1-01247-0029	1-01247-0015	1-01247-0013
Address	137 RIVERSIDE DRIVE	525 WEST END AVENUE	343 WEST 85 STREET	349 WEST 85 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D2-ELEVATOR	D2-ELEVATOR
Total Units	62	129	47	36
Year Built	1906	1920	1920	1920
Gross SqFt	98,373	171,655	24,216	24,192
Estimated Gross Income	\$2,279,302	\$3,378,150	\$678,633	\$560,459
Gross Income per SqFt	\$23.17	\$19.68	\$28.02	\$23.17
Estimated Expense	\$785,017	\$1,430,579	\$180,463	\$193,147
Expense SqFt	\$7.98	\$8.33	\$7.45	\$7.98
Net Operating Income	\$1,494,285	\$1,947,571	\$498,170	\$367,312
Full Market Value	\$10,906,000	\$13,953,000	\$3,586,000	\$2,681,000
Market Value per SqFt	\$110.86	\$81.29	\$148.08	\$110.82
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0001	1-01248-0037	1-01247-0010	1-01236-0010
Address	140 RIVERSIDE DRIVE	302 WEST 87 STREET	355 WEST 85 STREET	2401 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	255	54	73	79
Year Built	1939	1914	1910	1924
Gross SqFt	372,186	47,067	40,937	164,530
Estimated Gross Income	\$9,152,054	\$1,022,992	\$1,197,753	\$4,045,715
Gross Income per SqFt	\$24.59	\$21.73	\$29.26	\$24.59
Estimated Expense	\$4,105,212	\$353,985	\$491,750	\$1,637,270
Expense SqFt	\$11.03	\$7.52	\$12.01	\$9.95
Net Operating Income	\$5,046,842	\$669,007	\$706,003	\$2,408,445
Full Market Value	\$36,688,000	\$4,903,000	\$5,296,000	\$17,508,000
Market Value per SqFt	\$98.57	\$104.17	\$129.37	\$106.41
Distance from Cooperative in miles		0.00	0.06	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0019	1-01248-0037	1-01247-0029	1-01246-0001
Address	323 WEST 86 STREET	302 WEST 87 STREET	525 WEST END AVENUE	125 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	50	54	129	64
Year Built	1926	1914	1920	1907
Gross SqFt	82,655	47,067	171,655	70,328
Estimated Gross Income	\$1,796,093	\$1,022,992	\$3,378,150	\$1,712,518
Gross Income per SqFt	\$21.73	\$21.73	\$19.68	\$24.35
Estimated Expense	\$621,566	\$353,985	\$1,430,579	\$767,294
Expense SqFt	\$7.52	\$7.52	\$8.33	\$10.91
Net Operating Income	\$1,174,527	\$669,007	\$1,947,571	\$945,224
Full Market Value	\$8,607,000	\$4,903,000	\$13,953,000	\$6,875,000
Market Value per SqFt	\$104.13	\$104.17	\$81.29	\$97.76
Distance from Cooperative in miles		0.00	0.06	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0022	1-01248-0051	1-01247-0013	1-01246-0057
Address	313 WEST 86 STREET	340 WEST 87 STREET	349 WEST 85 STREET	127 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	95	29	36	23
Year Built	1927	1925	1920	1910
Gross SqFt	100,137	29,303	24,192	17,325
Estimated Gross Income	\$2,449,351	\$807,498	\$560,459	\$423,781
Gross Income per SqFt	\$24.46	\$27.56	\$23.17	\$24.46
Estimated Expense	\$936,281	\$310,674	\$193,147	\$161,906
Expense SqFt	\$9.35	\$10.60	\$7.98	\$9.35
Net Operating Income	\$1,513,070	\$496,824	\$367,312	\$261,875
Full Market Value	\$11,003,000	\$3,581,000	\$2,681,000	\$1,904,000
Market Value per SqFt	\$109.88	\$122.21	\$110.82	\$109.90
Distance from Cooperative in miles		0.00	0.06	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0025	1-01248-0051	1-01247-0013	1-01246-0057
Address	309 WEST 86 STREET	340 WEST 87 STREET	349 WEST 85 STREET	127 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	26	29	36	23
Year Built	1920	1925	1920	1910
Gross SqFt	39,843	29,303	24,192	17,325
Estimated Gross Income	\$974,560	\$807,498	\$560,459	\$423,781
Gross Income per SqFt	\$24.46	\$27.56	\$23.17	\$24.46
Estimated Expense	\$372,532	\$310,674	\$193,147	\$161,906
Expense SqFt	\$9.35	\$10.60	\$7.98	\$9.35
Net Operating Income	\$602,028	\$496,824	\$367,312	\$261,875
Full Market Value	\$4,378,000	\$3,581,000	\$2,681,000	\$1,904,000
Market Value per SqFt	\$109.88	\$122.21	\$110.82	\$109.90
Distance from Cooperative in miles		0.00	0.06	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0027	1-01248-0037	1-01249-0057	1-01246-0057
Address	305 WEST 86 STREET	302 WEST 87 STREET	155 RIVERSIDE DRIVE	127 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	49	54	64	23
Year Built	1926	1914	1930	1910
Gross SqFt	64,968	47,067	87,129	17,325
Estimated Gross Income	\$1,589,117	\$1,022,992	\$2,415,834	\$423,781
Gross Income per SqFt	\$24.46	\$21.73	\$27.73	\$24.46
Estimated Expense	\$607,451	\$353,985	\$979,620	\$161,906
Expense SqFt	\$9.35	\$7.52	\$11.24	\$9.35
Net Operating Income	\$981,666	\$669,007	\$1,436,214	\$261,875
Full Market Value	\$7,139,000	\$4,903,000	\$10,347,000	\$1,904,000
Market Value per SqFt	\$109.88	\$104.17	\$118.75	\$109.90
Distance from Cooperative in miles		0.00	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0029	1-01247-0029	1-01249-0057	1-01246-0057
Address	545 WEST END AVENUE	525 WEST END AVENUE	155 RIVERSIDE DRIVE	127 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	96	129	64	23
Year Built	1925	1920	1930	1910
Gross SqFt	141,426	171,655	87,129	17,325
Estimated Gross Income	\$3,459,280	\$3,378,150	\$2,415,834	\$423,781
Gross Income per SqFt	\$24.46	\$19.68	\$27.73	\$24.46
Estimated Expense	\$1,322,333	\$1,430,579	\$979,620	\$161,906
Expense SqFt	\$9.35	\$8.33	\$11.24	\$9.35
Net Operating Income	\$2,136,947	\$1,947,571	\$1,436,214	\$261,875
Full Market Value	\$15,540,000	\$13,953,000	\$10,347,000	\$1,904,000
Market Value per SqFt	\$109.88	\$81.29	\$118.75	\$109.90
Distance from Cooperative in miles		0.06	0.05	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0041	1-01248-0037	1-01248-0051	1-01246-0057
Address	320 WEST 87 STREET	302 WEST 87 STREET	340 WEST 87 STREET	127 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	36	54	29	23
Year Built	1912	1914	1925	1910
Gross SqFt	57,516	47,067	29,303	17,325
Estimated Gross Income	\$1,406,841	\$1,022,992	\$807,498	\$423,781
Gross Income per SqFt	\$24.46	\$21.73	\$27.56	\$24.46
Estimated Expense	\$537,775	\$353,985	\$310,674	\$161,906
Expense SqFt	\$9.35	\$7.52	\$10.60	\$9.35
Net Operating Income	\$869,066	\$669,007	\$496,824	\$261,875
Full Market Value	\$6,320,000	\$4,903,000	\$3,581,000	\$1,904,000
Market Value per SqFt	\$109.88	\$104.17	\$122.21	\$109.90
Distance from Cooperative in miles		0.00	0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01248-0049	1-01248-0051	1-01247-0013	1-01246-0057
Address	334 WEST 87 STREET	340 WEST 87 STREET	349 WEST 85 STREET	127 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D2-ELEVATOR	D1-ELEVATOR
Total Units	38	29	36	23
Year Built	1927	1925	1920	1910
Gross SqFt	44,876	29,303	24,192	17,325
Estimated Gross Income	\$1,097,667	\$807,498	\$560,459	\$423,781
Gross Income per SqFt	\$24.46	\$27.56	\$23.17	\$24.46
Estimated Expense	\$419,591	\$310,674	\$193,147	\$161,906
Expense SqFt	\$9.35	\$10.60	\$7.98	\$9.35
Net Operating Income	\$678,076	\$496,824	\$367,312	\$261,875
Full Market Value	\$4,931,000	\$3,581,000	\$2,681,000	\$1,904,000
Market Value per SqFt	\$109.88	\$122.21	\$110.82	\$109.90
Distance from Cooperative in miles		0.00	0.06	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01249-0029	1-01249-0057	1-01236-0010	1-01235-0010
Address	565 WEST END AVENUE	155 RIVERSIDE DRIVE	2401 BROADWAY	2381 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	100	64	79	44
Year Built	1938	1930	1924	1900
Gross SqFt	155,906	87,129	164,530	60,500
Estimated Gross Income	\$3,833,729	\$2,415,834	\$4,045,715	\$1,469,611
Gross Income per SqFt	\$24.59	\$27.73	\$24.59	\$24.29
Estimated Expense	\$1,719,643	\$979,620	\$1,637,270	\$576,395
Expense SqFt	\$11.03	\$11.24	\$9.95	\$9.53
Net Operating Income	\$2,114,086	\$1,436,214	\$2,408,445	\$893,216
Full Market Value	\$15,368,000	\$10,347,000	\$17,508,000	\$6,498,000
Market Value per SqFt	\$98.57	\$118.75	\$106.41	\$107.40
Distance from Cooperative in miles		0.00	0.13	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01249-0037	1-01235-0034		
Address	304 WEST 88 STREET	570 AMSTERDAM AVENUE		
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)		
Building Classification	C6-WALK-UP	C7-WALK-UP		
Total Units	20	13		
Year Built	1921	1905		
Gross SqFt	12,090	9,750		
Estimated Gross Income	\$455,068	\$366,983		
Gross Income per SqFt	\$37.64	\$37.64		
Estimated Expense	\$140,607	\$113,373		
Expense SqFt	\$11.63	\$11.63		
Net Operating Income	\$314,461	\$253,610		
Full Market Value	\$2,311,000	\$1,864,000		
Market Value per SqFt	\$191.15	\$191.18		
Distance from Cooperative in miles		0.21		

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0001	1-01249-0057	1-01236-0010	1-01252-0005
Address	160 RIVERSIDE DRIVE	155 RIVERSIDE DRIVE	2401 BROADWAY	202 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	70	64	79	90
Year Built	1923	1930	1924	1905
Gross SqFt	139,009	87,129	164,530	102,791
Estimated Gross Income	\$3,854,720	\$2,415,834	\$4,045,715	\$2,271,044
Gross Income per SqFt	\$27.73	\$27.73	\$24.59	\$22.09
Estimated Expense	\$1,915,544	\$979,620	\$1,637,270	\$924,272
Expense SqFt	\$13.78	\$11.24	\$9.95	\$8.99
Net Operating Income	\$1,939,176	\$1,436,214	\$2,408,445	\$1,346,772
Full Market Value	\$13,971,000	\$10,347,000	\$17,508,000	\$9,861,000
Market Value per SqFt	\$100.50	\$118.75	\$106.41	\$95.93
Distance from Cooperative in miles		0.05	0.11	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0006	1-01249-0057	1-01236-0010	1-01236-0044
Address	345 WEST 88 STREET	155 RIVERSIDE DRIVE	2401 BROADWAY	2412 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	52	64	79	52
Year Built	1915	1930	1924	1915
Gross SqFt	84,026	87,129	164,530	76,627
Estimated Gross Income	\$2,066,199	\$2,415,834	\$4,045,715	\$1,733,066
Gross Income per SqFt	\$24.59	\$27.73	\$24.59	\$22.62
Estimated Expense	\$926,807	\$979,620	\$1,637,270	\$583,188
Expense SqFt	\$11.03	\$11.24	\$9.95	\$7.61
Net Operating Income	\$1,139,392	\$1,436,214	\$2,408,445	\$1,149,878
Full Market Value	\$8,283,000	\$10,347,000	\$17,508,000	\$8,403,000
Market Value per SqFt	\$98.58	\$118.75	\$106.41	\$109.66
Distance from Cooperative in miles		0.05	0.11	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0039	1-01250-0030	1-01249-0057	1-01247-0029
Address	599 WEST END AVENUE	585 WEST END AVENUE	155 RIVERSIDE DRIVE	525 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	28	133	64	129
Year Built	1923	1927	1930	1920
Gross SqFt	19,320	209,113	87,129	171,655
Estimated Gross Income	\$535,744	\$4,116,476	\$2,415,834	\$3,378,150
Gross Income per SqFt	\$27.73	\$19.69	\$27.73	\$19.68
Estimated Expense	\$266,230	\$1,365,893	\$979,620	\$1,430,579
Expense SqFt	\$13.78	\$6.53	\$11.24	\$8.33
Net Operating Income	\$269,514	\$2,750,583	\$1,436,214	\$1,947,571
Full Market Value	\$1,942,000	\$19,705,000	\$10,347,000	\$13,953,000
Market Value per SqFt	\$100.52	\$94.23	\$118.75	\$81.29
Distance from Cooperative in miles		0.00	0.05	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0067	1-01249-0057	1-01251-0063	1-01252-0022
Address	173 RIVERSIDE DRIVE	155 RIVERSIDE DRIVE	302 WEST 92 STREET	306 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	167	64	100	48
Year Built	1926	1930	1912	1927
Gross SqFt	380,920	87,129	64,598	25,794
Estimated Gross Income	\$10,562,912	\$2,415,834	\$2,908,985	\$624,326
Gross Income per SqFt	\$27.73	\$27.73	\$45.03	\$24.20
Estimated Expense	\$5,249,078	\$979,620	\$875,831	\$207,874
Expense SqFt	\$13.78	\$11.24	\$13.56	\$8.06
Net Operating Income	\$5,313,834	\$1,436,214	\$2,033,154	\$416,452
Full Market Value	\$38,284,000	\$10,347,000	\$15,300,000	\$3,030,000
Market Value per SqFt	\$100.50	\$118.75	\$236.85	\$117.47
Distance from Cooperative in miles		0.10	0.10	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0089	1-01239-0108	1-01247-0017	1-01235-0040
Address	301 WEST 89 STREET	253 WEST 91 STREET	339 WEST 85 STREET	208 WEST 88 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	15	15	15	17
Year Built	1910	1920	1900	1905
Gross SqFt	8,920	8,250	7,925	9,675
Estimated Gross Income	\$258,858	\$239,414	\$218,798	\$284,845
Gross Income per SqFt	\$29.02	\$29.02	\$27.61	\$29.44
Estimated Expense	\$82,421	\$76,203	\$63,429	\$106,206
Expense SqFt	\$9.24	\$9.24	\$8.00	\$10.98
Net Operating Income	\$176,437	\$163,211	\$155,369	\$178,639
Full Market Value	\$1,324,000	\$1,082,000	\$1,120,000	\$1,340,000
Market Value per SqFt	\$148.43	\$131.15	\$141.32	\$138.50
Distance from Cooperative in miles		0.14	0.21	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0091	1-01249-0057	1-01248-0037	1-01236-0010
Address	601 WEST END AVENUE	155 RIVERSIDE DRIVE	302 WEST 87 STREET	2401 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	26	64	54	79
Year Built	1916	1930	1914	1924
Gross SqFt	47,354	87,129	47,067	164,530
Estimated Gross Income	\$1,313,126	\$2,415,834	\$1,022,992	\$4,045,715
Gross Income per SqFt	\$27.73	\$27.73	\$21.73	\$24.59
Estimated Expense	\$652,538	\$979,620	\$353,985	\$1,637,270
Expense SqFt	\$13.78	\$11.24	\$7.52	\$9.95
Net Operating Income	\$660,588	\$1,436,214	\$669,007	\$2,408,445
Full Market Value	\$4,759,000	\$10,347,000	\$4,903,000	\$17,508,000
Market Value per SqFt	\$100.50	\$118.75	\$104.17	\$106.41
Distance from Cooperative in miles		0.10	0.15	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0094	1-01249-0057	1-01238-0054	1-01239-0058
Address	607 WEST END AVENUE	155 RIVERSIDE DRIVE	252 WEST 91 STREET	292 WEST 92 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	64	35	24
Year Built	1925	1930	1920	1920
Gross SqFt	73,987	87,129	20,496	25,056
Estimated Gross Income	\$2,051,660	\$2,415,834	\$540,457	\$709,435
Gross Income per SqFt	\$27.73	\$27.73	\$26.37	\$28.31
Estimated Expense	\$1,019,541	\$979,620	\$200,731	\$219,782
Expense SqFt	\$13.78	\$11.24	\$9.79	\$8.77
Net Operating Income	\$1,032,119	\$1,436,214	\$339,726	\$489,653
Full Market Value	\$7,436,000	\$10,347,000	\$1,914,000	\$3,420,000
Market Value per SqFt	\$100.50	\$118.75	\$93.38	\$136.49
Distance from Cooperative in miles		0.10	0.11	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0100	1-01250-0030	1-01236-0010	1-01248-0037
Address	617 WEST END AVENUE	585 WEST END AVENUE	2401 BROADWAY	302 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	33	133	79	54
Year Built	1924	1927	1924	1914
Gross SqFt	51,925	209,113	164,530	47,067
Estimated Gross Income	\$1,276,836	\$4,116,476	\$4,045,715	\$1,022,992
Gross Income per SqFt	\$24.59	\$19.69	\$24.59	\$21.73
Estimated Expense	\$572,733	\$1,365,893	\$1,637,270	\$353,985
Expense SqFt	\$11.03	\$6.53	\$9.95	\$7.52
Net Operating Income	\$704,103	\$2,750,583	\$2,408,445	\$669,007
Full Market Value	\$5,119,000	\$19,705,000	\$17,508,000	\$4,903,000
Market Value per SqFt	\$98.58	\$94.23	\$106.41	\$104.17
Distance from Cooperative in miles		0.05	0.11	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01250-0110	1-01250-0030	1-01236-0010	1-01252-0038
Address	322 WEST 90 STREET	585 WEST END AVENUE	2401 BROADWAY	325 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	76	133	79	28
Year Built	1936	1927	1924	1910
Gross SqFt	39,192	209,113	164,530	32,928
Estimated Gross Income	\$963,731	\$4,116,476	\$4,045,715	\$703,069
Gross Income per SqFt	\$24.59	\$19.69	\$24.59	\$21.35
Estimated Expense	\$432,288	\$1,365,893	\$1,637,270	\$227,612
Expense SqFt	\$11.03	\$6.53	\$9.95	\$6.91
Net Operating Income	\$531,443	\$2,750,583	\$2,408,445	\$475,457
Full Market Value	\$3,863,000	\$19,705,000	\$17,508,000	\$3,487,000
Market Value per SqFt	\$98.57	\$94.23	\$106.41	\$105.90
Distance from Cooperative in miles		0.05	0.11	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-0001	1-01250-0030	1-01252-0005	1-01236-0010
Address	180 RIVERSIDE DRIVE	585 WEST END AVENUE	202 RIVERSIDE DRIVE	2401 BROADWAY
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	90	133	90	79
Year Built	1922	1927	1905	1924
Gross SqFt	203,436	209,113	102,791	164,530
Estimated Gross Income	\$5,002,491	\$4,116,476	\$2,271,044	\$4,045,715
Gross Income per SqFt	\$24.59	\$19.69	\$22.09	\$24.59
Estimated Expense	\$2,243,899	\$1,365,893	\$924,272	\$1,637,270
Expense SqFt	\$11.03	\$6.53	\$8.99	\$9.95
Net Operating Income	\$2,758,592	\$2,750,583	\$1,346,772	\$2,408,445
Full Market Value	\$20,054,000	\$19,705,000	\$9,861,000	\$17,508,000
Market Value per SqFt	\$98.58	\$94.23	\$95.93	\$106.41
Distance from Cooperative in miles		0.11	0.10	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-0008	1-01252-0005	1-01236-0010	1-01241-0061
Address	321 WEST 90 STREET	202 RIVERSIDE DRIVE	2401 BROADWAY	698 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	54	90	79	90
Year Built	1929	1905	1924	1925
Gross SqFt	46,800	102,791	164,530	91,494
Estimated Gross Income	\$1,150,812	\$2,271,044	\$4,045,715	\$2,411,754
Gross Income per SqFt	\$24.59	\$22.09	\$24.59	\$26.36
Estimated Expense	\$516,204	\$924,272	\$1,637,270	\$1,015,109
Expense SqFt	\$11.03	\$8.99	\$9.95	\$11.09
Net Operating Income	\$634,608	\$1,346,772	\$2,408,445	\$1,396,645
Full Market Value	\$4,613,000	\$9,861,000	\$17,508,000	\$10,105,000
Market Value per SqFt	\$98.57	\$95.93	\$106.41	\$110.44
Distance from Cooperative in miles		0.10	0.13	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-0037	1-01236-0010	1-01241-0001	1-01237-0033
Address	186 RIVERSIDE DRIVE	2401 BROADWAY	680 WEST END AVENUE	618 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	95	79	63	116
Year Built	1928	1924	1917	1925
Gross SqFt	152,016	164,530	154,800	161,422
Estimated Gross Income	\$3,738,073	\$4,045,715	\$3,057,151	\$4,264,242
Gross Income per SqFt	\$24.59	\$24.59	\$19.75	\$26.42
Estimated Expense	\$1,676,736	\$1,637,270	\$891,230	\$1,693,610
Expense SqFt	\$11.03	\$9.95	\$5.76	\$10.49
Net Operating Income	\$2,061,337	\$2,408,445	\$2,165,921	\$2,570,632
Full Market Value	\$14,985,000	\$17,508,000	\$15,503,000	\$18,597,000
Market Value per SqFt	\$98.58	\$106.41	\$100.15	\$115.21
Distance from Cooperative in miles		0.13	0.17	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-0054	1-01252-0025	1-01241-0061	1-01241-0001
Address	639 WEST END AVENUE	310 WEST 93 STREET	698 WEST END AVENUE	680 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	63	36	90	63
Year Built	1927	1910	1925	1917
Gross SqFt	88,396	32,490	91,494	154,800
Estimated Gross Income	\$2,330,119	\$911,285	\$2,411,754	\$3,057,151
Gross Income per SqFt	\$26.36	\$28.05	\$26.36	\$19.75
Estimated Expense	\$980,312	\$301,082	\$1,015,109	\$891,230
Expense SqFt	\$11.09	\$9.27	\$11.09	\$5.76
Net Operating Income	\$1,349,807	\$610,203	\$1,396,645	\$2,165,921
Full Market Value	\$9,766,000	\$4,392,000	\$10,105,000	\$15,503,000
Market Value per SqFt	\$110.48	\$135.18	\$110.44	\$100.15
Distance from Cooperative in miles		0.05	0.13	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-0062	1-01252-0025	1-01252-0029	1-01252-0024
Address	645 WEST END AVENUE	310 WEST 93 STREET	316 WEST 93 STREET	308 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	36	49	48
Year Built	1913	1910	1910	1927
Gross SqFt	136,062	32,490	31,614	25,890
Estimated Gross Income	\$3,642,380	\$911,285	\$834,892	\$693,201
Gross Income per SqFt	\$26.77	\$28.05	\$26.41	\$26.77
Estimated Expense	\$1,447,700	\$301,082	\$199,998	\$230,807
Expense SqFt	\$10.64	\$9.27	\$6.33	\$8.91
Net Operating Income	\$2,194,680	\$610,203	\$634,894	\$462,394
Full Market Value	\$15,864,000	\$4,392,000	\$3,630,000	\$3,342,000
Market Value per SqFt	\$116.59	\$135.18	\$114.82	\$129.08
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01251-0071	1-01252-0005	1-01241-0061	1-01253-0048
Address	194 RIVERSIDE DRIVE	202 RIVERSIDE DRIVE	698 WEST END AVENUE	227 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	41	90	90	39
Year Built	1901	1905	1925	1930
Gross SqFt	78,725	102,791	91,494	48,179
Estimated Gross Income	\$2,075,191	\$2,271,044	\$2,411,754	\$970,895
Gross Income per SqFt	\$26.36	\$22.09	\$26.36	\$20.15
Estimated Expense	\$873,060	\$924,272	\$1,015,109	\$304,490
Expense SqFt	\$11.09	\$8.99	\$11.09	\$6.32
Net Operating Income	\$1,202,131	\$1,346,772	\$1,396,645	\$666,405
Full Market Value	\$8,698,000	\$9,861,000	\$10,105,000	\$4,763,000
Market Value per SqFt	\$110.49	\$95.93	\$110.44	\$98.86
Distance from Cooperative in miles		0.05	0.13	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0017	1-01252-0025	1-01241-0061	1-01241-0001
Address	675 WEST END AVENUE	310 WEST 93 STREET	698 WEST END AVENUE	680 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	36	90	63
Year Built	1925	1910	1925	1917
Gross SqFt	81,066	32,490	91,494	154,800
Estimated Gross Income	\$2,136,900	\$911,285	\$2,411,754	\$3,057,151
Gross Income per SqFt	\$26.36	\$28.05	\$26.36	\$19.75
Estimated Expense	\$899,022	\$301,082	\$1,015,109	\$891,230
Expense SqFt	\$11.09	\$9.27	\$11.09	\$5.76
Net Operating Income	\$1,237,878	\$610,203	\$1,396,645	\$2,165,921
Full Market Value	\$8,957,000	\$4,392,000	\$10,105,000	\$15,503,000
Market Value per SqFt	\$110.49	\$135.18	\$110.44	\$100.15
Distance from Cooperative in miles		0.00	0.10	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0020	1-01241-0061	1-01253-0045	1-01241-0001
Address	677 WEST END AVENUE	698 WEST END AVENUE	336 WEST 95 STREET	680 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	65	90	24	63
Year Built	1927	1925	1940	1917
Gross SqFt	67,953	91,494	41,000	154,800
Estimated Gross Income	\$1,533,020	\$2,411,754	\$912,633	\$3,057,151
Gross Income per SqFt	\$22.56	\$26.36	\$22.26	\$19.75
Estimated Expense	\$687,684	\$1,015,109	\$290,801	\$891,230
Expense SqFt	\$10.12	\$11.09	\$7.09	\$5.76
Net Operating Income	\$845,336	\$1,396,645	\$621,832	\$2,165,921
Full Market Value	\$6,178,000	\$10,105,000	\$4,548,000	\$15,503,000
Market Value per SqFt	\$90.92	\$110.44	\$110.93	\$100.15
Distance from Cooperative in miles		0.10	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0034	1-01253-0045		
Address	210 RIVERSIDE DRIVE	336 WEST 95 STREET		
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)		
Building Classification	D4-ELEVATOR	D1-ELEVATOR		
Total Units	89	24		
Year Built	1910	1940		
Gross SqFt	121,313	41,000		
Estimated Gross Income	\$2,700,427	\$912,633		
Gross Income per SqFt	\$22.26	\$22.26		
Estimated Expense	\$860,109	\$290,801		
Expense SqFt	\$7.09	\$7.09		
Net Operating Income	\$1,840,318	\$621,832		
Full Market Value	\$13,460,000	\$4,548,000		
Market Value per SqFt	\$110.95	\$110.93		
Distance from Cooperative in miles		0.05		

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0041	1-01252-0038	1-01253-0045	1-01252-0022
Address	317 WEST 93 STREET	325 WEST 93 STREET	336 WEST 95 STREET	306 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	28	24	48
Year Built	1910	1910	1940	1927
Gross SqFt	32,067	32,928	41,000	25,794
Estimated Gross Income	\$713,811	\$703,069	\$912,633	\$624,326
Gross Income per SqFt	\$22.26	\$21.35	\$22.26	\$24.20
Estimated Expense	\$227,355	\$227,612	\$290,801	\$207,874
Expense SqFt	\$7.09	\$6.91	\$7.09	\$8.06
Net Operating Income	\$486,456	\$475,457	\$621,832	\$416,452
Full Market Value	\$3,558,000	\$3,487,000	\$4,548,000	\$3,030,000
Market Value per SqFt	\$110.96	\$105.90	\$110.93	\$117.47
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0044	1-01252-0038	1-01253-0045	1-01252-0022
Address	309 WEST 93 STREET	325 WEST 93 STREET	336 WEST 95 STREET	306 WEST 93 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	28	24	48
Year Built	1910	1910	1940	1927
Gross SqFt	32,067	32,928	41,000	25,794
Estimated Gross Income	\$713,811	\$703,069	\$912,633	\$624,326
Gross Income per SqFt	\$22.26	\$21.35	\$22.26	\$24.20
Estimated Expense	\$227,355	\$227,612	\$290,801	\$207,874
Expense SqFt	\$7.09	\$6.91	\$7.09	\$8.06
Net Operating Income	\$486,456	\$475,457	\$621,832	\$416,452
Full Market Value	\$3,558,000	\$3,487,000	\$4,548,000	\$3,030,000
Market Value per SqFt	\$110.96	\$105.90	\$110.93	\$117.47
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0050	1-01252-0038	1-01252-0005	1-01253-0007
Address	685 WEST END AVENUE	325 WEST 93 STREET	202 RIVERSIDE DRIVE	321 WEST 94 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	98	28	90	30
Year Built	1928	1910	1905	1930
Gross SqFt	156,303	32,928	102,791	30,960
Estimated Gross Income	\$3,452,733	\$703,069	\$2,271,044	\$698,471
Gross Income per SqFt	\$22.09	\$21.35	\$22.09	\$22.56
Estimated Expense	\$1,478,626	\$227,612	\$924,272	\$313,342
Expense SqFt	\$9.46	\$6.91	\$8.99	\$10.12
Net Operating Income	\$1,974,107	\$475,457	\$1,346,772	\$385,129
Full Market Value	\$14,455,000	\$3,487,000	\$9,861,000	\$2,815,000
Market Value per SqFt	\$92.48	\$105.90	\$95.93	\$90.92
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01252-0065	1-01252-0038	1-01252-0029	1-01253-0045
Address	310 WEST 94 STREET	325 WEST 93 STREET	316 WEST 93 STREET	336 WEST 95 STREET
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	28	49	24
Year Built	1910	1910	1910	1940
Gross SqFt	31,760	32,928	31,614	41,000
Estimated Gross Income	\$706,978	\$703,069	\$834,892	\$912,633
Gross Income per SqFt	\$22.26	\$21.35	\$26.41	\$22.26
Estimated Expense	\$225,178	\$227,612	\$199,998	\$290,801
Expense SqFt	\$7.09	\$6.91	\$6.33	\$7.09
Net Operating Income	\$481,800	\$475,457	\$634,894	\$621,832
Full Market Value	\$3,524,000	\$3,487,000	\$3,630,000	\$4,548,000
Market Value per SqFt	\$110.96	\$105.90	\$114.82	\$110.93
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01253-0004	1-01253-0016	1-01252-0024	
Address	224 RIVERSIDE DRIVE	311 WEST 94 STREET	308 WEST 93 STREET	
Neighborhood	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	29	24	48	
Year Built	1910	1930	1927	
Gross SqFt	25,270	22,290	25,890	
Estimated Gross Income	\$570,091	\$704,879	\$693,201	
Gross Income per SqFt	\$22.56	\$31.62	\$26.77	
Estimated Expense	\$255,732	\$182,236	\$230,807	
Expense SqFt	\$10.12	\$8.18	\$8.91	
Net Operating Income	\$314,359	\$522,643	\$462,394	
Full Market Value	\$2,298,000	\$1,991,000	\$3,342,000	
Market Value per SqFt	\$90.94	\$89.32	\$129.08	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01270-0008	1-01271-0012	1-01271-0007	1-01010-0046
Address	45 WEST 54 STREET	51 WEST 55 STREET	57 WEST 55 STREET	134 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	50	37	105	121
Year Built	1948	1916	1962	1930
Gross SqFt	61,584	38,704	112,000	61,791
Estimated Gross Income	\$1,880,775	\$1,101,489	\$4,018,994	\$1,887,336
Gross Income per SqFt	\$30.54	\$28.46	\$35.88	\$30.54
Estimated Expense	\$553,024	\$287,656	\$1,350,053	\$554,759
Expense SqFt	\$8.98	\$7.43	\$12.05	\$8.98
Net Operating Income	\$1,327,751	\$813,833	\$2,668,941	\$1,332,577
Full Market Value	\$9,928,000	\$5,852,000	\$19,697,000	\$9,964,000
Market Value per SqFt	\$161.21	\$151.20	\$175.87	\$161.25
Distance from Cooperative in miles		0.05	0.05	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01270-0017	1-01271-0012	1-01271-0007	1-01007-0051
Address	25 WEST 54 STREET	51 WEST 55 STREET	57 WEST 55 STREET	140 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	70	37	105	36
Year Built	1939	1916	1962	1912
Gross SqFt	72,845	38,704	112,000	26,496
Estimated Gross Income	\$2,178,066	\$1,101,489	\$4,018,994	\$792,252
Gross Income per SqFt	\$29.90	\$28.46	\$35.88	\$29.90
Estimated Expense	\$543,424	\$287,656	\$1,350,053	\$197,586
Expense SqFt	\$7.46	\$7.43	\$12.05	\$7.46
Net Operating Income	\$1,634,642	\$813,833	\$2,668,941	\$594,666
Full Market Value	\$12,247,000	\$5,852,000	\$19,697,000	\$4,455,000
Market Value per SqFt	\$168.12	\$151.20	\$175.87	\$168.14
Distance from Cooperative in miles		0.05	0.05	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01270-0020	1-01271-0007	1-01271-0012	1-01007-0051
Address	17 WEST 54 STREET	57 WEST 55 STREET	51 WEST 55 STREET	140 WEST 55 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	215	105	37	36
Year Built	1935	1962	1916	1912
Gross SqFt	200,000	112,000	38,704	26,496
Estimated Gross Income	\$5,980,000	\$4,018,994	\$1,101,489	\$792,252
Gross Income per SqFt	\$29.90	\$35.88	\$28.46	\$29.90
Estimated Expense	\$1,492,000	\$1,350,053	\$287,656	\$197,586
Expense SqFt	\$7.46	\$12.05	\$7.43	\$7.46
Net Operating Income	\$4,488,000	\$2,668,941	\$813,833	\$594,666
Full Market Value	\$33,626,000	\$19,697,000	\$5,852,000	\$4,455,000
Market Value per SqFt	\$168.13	\$175.87	\$151.20	\$168.14
Distance from Cooperative in miles		0.05	0.05	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01274-0057	1-01271-0007	1-01011-0013	1-01010-0046
Address	24 CENTRAL PARK SOUTH	57 WEST 55 STREET	145 WEST 58 STREET	134 WEST 58 STREET
Neighborhood	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	38	105	114	121
Year Built	1963	1962	1928	1930
Gross SqFt	101,278	112,000	122,813	61,791
Estimated Gross Income	\$3,093,030	\$4,018,994	\$3,556,581	\$1,887,336
Gross Income per SqFt	\$30.54	\$35.88	\$28.96	\$30.54
Estimated Expense	\$909,476	\$1,350,053	\$1,191,724	\$554,759
Expense SqFt	\$8.98	\$12.05	\$9.70	\$8.98
Net Operating Income	\$2,183,554	\$2,668,941	\$2,364,857	\$1,332,577
Full Market Value	\$16,327,000	\$19,697,000	\$17,752,000	\$9,964,000
Market Value per SqFt	\$161.21	\$175.87	\$144.54	\$161.25
Distance from Cooperative in miles		0.16	0.16	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01293-0037	1-01398-0006	1-01378-0007	1-01398-0008
Address	470 PARK AVENUE	103 EAST 63 STREET	5 EAST 63 STREET	107 EAST 63 STREET
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	82	37	12	15
Year Built	1916	1923	1900	1920
Gross SqFt	111,310	36,274	11,875	17,250
Estimated Gross Income	\$3,761,165	\$1,173,708	\$409,442	\$580,754
Gross Income per SqFt	\$33.79	\$32.36	\$34.48	\$33.67
Estimated Expense	\$1,290,083	\$221,664	\$139,736	\$177,842
Expense SqFt	\$11.59	\$6.11	\$11.77	\$10.31
Net Operating Income	\$2,471,082	\$952,044	\$269,706	\$402,912
Full Market Value	\$18,341,000	\$7,087,000	\$1,998,000	\$2,991,000
Market Value per SqFt	\$164.77	\$195.37	\$168.25	\$173.39
Distance from Cooperative in miles		0.31	0.31	0.31

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01294-0033	1-01332-0029	1-01398-0008	1-01331-0039
Address	480 PARK AVENUE	240 EAST 59 STREET	107 EAST 63 STREET	210 EAST 58 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	142	167	15	109
Year Built	1929	1983	1920	1959
Gross SqFt	375,239	324,212	17,250	84,000
Estimated Gross Income	\$12,679,326	\$13,502,516	\$580,754	\$2,838,640
Gross Income per SqFt	\$33.79	\$41.65	\$33.67	\$33.79
Estimated Expense	\$4,349,020	\$4,351,027	\$177,842	\$973,907
Expense SqFt	\$11.59	\$13.42	\$10.31	\$11.59
Net Operating Income	\$8,330,306	\$9,151,489	\$402,912	\$1,864,733
Full Market Value	\$61,830,000	\$69,083,000	\$2,991,000	\$13,841,000
Market Value per SqFt	\$164.77	\$213.08	\$173.39	\$164.77
Distance from Cooperative in miles		0.31	0.27	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01303-0041	1-01320-0018	1-01307-0029	1-01299-0048
Address	150 EAST 49 STREET	235 EAST 46 STREET	155 EAST 52 STREET	132 EAST 45 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	49	63	113	95
Year Built	1923	1938	1929	1915
Gross SqFt	57,000	49,914	66,386	72,000
Estimated Gross Income	\$2,147,190	\$2,234,339	\$2,500,853	\$3,101,013
Gross Income per SqFt	\$37.67	\$44.76	\$37.67	\$43.07
Estimated Expense	\$506,730	\$727,099	\$590,442	\$924,360
Expense SqFt	\$8.89	\$14.57	\$8.89	\$12.84
Net Operating Income	\$1,640,460	\$1,507,240	\$1,910,411	\$2,176,653
Full Market Value	\$12,055,000	\$11,345,000	\$14,039,000	\$16,403,000
Market Value per SqFt	\$211.49	\$227.29	\$211.48	\$227.82
Distance from Cooperative in miles		0.15	0.20	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01309-0069	1-01307-0029	1-01331-0039	1-01346-0023
Address	417 PARK AVENUE	155 EAST 52 STREET	210 EAST 58 STREET	965 1 AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	29	113	109	42
Year Built	1916	1929	1959	1934
Gross SqFt	89,651	66,386	84,000	38,934
Estimated Gross Income	\$3,029,307	\$2,500,853	\$2,838,640	\$1,269,698
Gross Income per SqFt	\$33.79	\$37.67	\$33.79	\$32.61
Estimated Expense	\$1,039,055	\$590,442	\$973,907	\$426,410
Expense SqFt	\$11.59	\$8.89	\$11.59	\$10.95
Net Operating Income	\$1,990,252	\$1,910,411	\$1,864,733	\$843,288
Full Market Value	\$14,772,000	\$14,039,000	\$13,841,000	\$6,274,000
Market Value per SqFt	\$164.77	\$211.48	\$164.77	\$161.14
Distance from Cooperative in miles		0.13	0.26	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01310-0059	1-01311-0028	1-01375-0129	1-01347-0030
Address	136 EAST 56 STREET	141 EAST 56 STREET	43 EAST 60 STREET	989 1 AVENUE
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	155	115	21	161
Year Built	1962	1940	1910	1928
Gross SqFt	187,972	107,485	17,296	164,161
Estimated Gross Income	\$5,054,567	\$4,105,761	\$688,208	\$4,414,182
Gross Income per SqFt	\$26.89	\$38.20	\$39.79	\$26.89
Estimated Expense	\$2,216,190	\$1,123,226	\$234,015	\$1,890,140
Expense SqFt	\$11.79	\$10.45	\$13.53	\$11.51
Net Operating Income	\$2,838,377	\$2,982,535	\$454,193	\$2,524,042
Full Market Value	\$20,511,000	\$22,571,000	\$3,433,000	\$18,240,000
Market Value per SqFt	\$109.12	\$209.99	\$198.49	\$111.11
Distance from Cooperative in miles		0.11	0.27	0.35

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01311-0065	1-01312-0033	1-01415-0021	1-01416-0012
Address	110 EAST 57 STREET	157 EAST 57 STREET	1143 2 AVENUE	223 EAST 61 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	112	118	108	48
Year Built	1957	1960	1940	1942
Gross SqFt	155,000	173,168	103,304	39,510
Estimated Gross Income	\$4,078,050	\$5,047,223	\$2,898,425	\$1,039,631
Gross Income per SqFt	\$26.31	\$29.15	\$28.06	\$26.31
Estimated Expense	\$1,010,600	\$1,398,502	\$831,822	\$257,540
Expense SqFt	\$6.52	\$8.08	\$8.05	\$6.52
Net Operating Income	\$3,067,450	\$3,648,721	\$2,066,603	\$782,091
Full Market Value	\$22,196,000	\$27,378,000	\$13,530,000	\$5,659,000
Market Value per SqFt	\$143.20	\$158.10	\$130.97	\$143.23
Distance from Cooperative in miles		0.11	0.30	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01312-0028	1-01312-0033	1-01331-0039	1-01350-0040
Address	153 EAST 57 STREET	157 EAST 57 STREET	210 EAST 58 STREET	320 EAST 58 STREET
Neighborhood	MIDTOWN CBD	MIDTOWN CBD	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	191	118	109	128
Year Built	1960	1960	1959	1961
Gross SqFt	135,841	173,168	84,000	108,559
Estimated Gross Income	\$4,143,151	\$5,047,223	\$2,838,640	\$3,310,784
Gross Income per SqFt	\$30.50	\$29.15	\$33.79	\$30.50
Estimated Expense	\$1,271,472	\$1,398,502	\$973,907	\$1,015,643
Expense SqFt	\$9.36	\$8.08	\$11.59	\$9.36
Net Operating Income	\$2,871,679	\$3,648,721	\$1,864,733	\$2,295,141
Full Market Value	\$21,474,000	\$27,378,000	\$13,841,000	\$17,162,000
Market Value per SqFt	\$158.08	\$158.10	\$164.77	\$158.09
Distance from Cooperative in miles		0.00	0.12	0.26

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01312-0069	1-01398-0006	1-01398-0008	1-01416-0002
Address	475 PARK AVENUE	103 EAST 63 STREET	107 EAST 63 STREET	1033 3 AVENUE
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	64	37	15	133
Year Built	1908	1923	1920	1967
Gross SqFt	122,801	36,274	17,250	241,274
Estimated Gross Income	\$4,134,710	\$1,173,708	\$580,754	\$9,831,995
Gross Income per SqFt	\$33.67	\$32.36	\$33.67	\$40.75
Estimated Expense	\$1,266,078	\$221,664	\$177,842	\$2,526,044
Expense SqFt	\$10.31	\$6.11	\$10.31	\$10.47
Net Operating Income	\$2,868,632	\$952,044	\$402,912	\$7,305,951
Full Market Value	\$21,296,000	\$7,087,000	\$2,991,000	\$55,189,000
Market Value per SqFt	\$173.42	\$195.37	\$173.39	\$228.74
Distance from Cooperative in miles		0.29	0.29	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01313-0001	1-01375-0129	1-01398-0006	1-01309-0050
Address	485 PARK AVENUE	43 EAST 60 STREET	103 EAST 63 STREET	136 EAST 55 STREET
Neighborhood	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	25	21	37	200
Year Built	1922	1910	1923	1957
Gross SqFt	82,644	17,296	36,274	204,269
Estimated Gross Income	\$2,782,623	\$688,208	\$1,173,708	\$7,426,465
Gross Income per SqFt	\$33.67	\$39.79	\$32.36	\$36.36
Estimated Expense	\$852,060	\$234,015	\$221,664	\$2,621,503
Expense SqFt	\$10.31	\$13.53	\$6.11	\$12.83
Net Operating Income	\$1,930,563	\$454,193	\$952,044	\$4,804,962
Full Market Value	\$14,332,000	\$3,433,000	\$7,087,000	\$35,422,000
Market Value per SqFt	\$173.42	\$198.49	\$195.37	\$173.41
Distance from Cooperative in miles		0.14	0.24	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01321-0042	1-01320-0018	1-01338-0035	1-01342-0012
Address	212 EAST 48 STREET	235 EAST 46 STREET	330 EAST 46 STREET	333 EAST 49 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	46	63	206	204
Year Built	1924	1938	1961	1965
Gross SqFt	51,576	49,914	133,828	177,380
Estimated Gross Income	\$1,956,793	\$2,234,339	\$5,262,298	\$5,953,175
Gross Income per SqFt	\$37.94	\$44.76	\$39.32	\$33.56
Estimated Expense	\$808,196	\$727,099	\$1,566,613	\$1,793,127
Expense SqFt	\$15.67	\$14.57	\$11.71	\$10.11
Net Operating Income	\$1,148,597	\$1,507,240	\$3,695,685	\$4,160,048
Full Market Value	\$8,694,000	\$11,345,000	\$27,947,000	\$30,891,000
Market Value per SqFt	\$168.57	\$227.29	\$208.83	\$174.15
Distance from Cooperative in miles		0.05	0.17	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01323-0015	1-01320-0018	1-01343-0036	1-01341-0032
Address	235 EAST 49 STREET	235 EAST 46 STREET	340 EAST 51 STREET	344 EAST 49 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	80	63	116	27
Year Built	1927	1938	1965	1901
Gross SqFt	73,800	49,914	88,658	17,900
Estimated Gross Income	\$2,799,972	\$2,234,339	\$3,436,384	\$692,226
Gross Income per SqFt	\$37.94	\$44.76	\$38.76	\$38.67
Estimated Expense	\$1,156,446	\$727,099	\$1,168,512	\$169,956
Expense SqFt	\$15.67	\$14.57	\$13.18	\$9.49
Net Operating Income	\$1,643,526	\$1,507,240	\$2,267,872	\$522,270
Full Market Value	\$12,441,000	\$11,345,000	\$17,156,000	\$3,951,000
Market Value per SqFt	\$168.58	\$227.29	\$193.51	\$220.73
Distance from Cooperative in miles		0.15	0.15	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01323-0036	1-01324-0042	1-01320-0018	1-01342-0045
Address	230 EAST 50 STREET	214 EAST 51 STREET	235 EAST 46 STREET	320 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	65	63	36
Year Built	1927	1927	1938	1960
Gross SqFt	53,694	28,458	49,914	23,442
Estimated Gross Income	\$2,037,150	\$1,193,848	\$2,234,339	\$811,202
Gross Income per SqFt	\$37.94	\$41.95	\$44.76	\$34.60
Estimated Expense	\$841,385	\$312,644	\$727,099	\$229,015
Expense SqFt	\$15.67	\$10.99	\$14.57	\$9.77
Net Operating Income	\$1,195,765	\$881,204	\$1,507,240	\$582,187
Full Market Value	\$9,051,000	\$6,651,000	\$11,345,000	\$4,311,000
Market Value per SqFt	\$168.57	\$233.71	\$227.29	\$183.90
Distance from Cooperative in miles		0.05	0.15	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01324-0009	1-01342-0045	1-01343-0005	1-01344-0033
Address	221 EAST 50 STREET	320 EAST 50 STREET	307 EAST 50 STREET	340 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	47	36	111	67
Year Built	1957	1960	1962	1941
Gross SqFt	35,840	23,442	71,137	51,338
Estimated Gross Income	\$1,126,093	\$811,202	\$2,235,385	\$1,805,341
Gross Income per SqFt	\$31.42	\$34.60	\$31.42	\$35.17
Estimated Expense	\$372,736	\$229,015	\$739,775	\$670,122
Expense SqFt	\$10.40	\$9.77	\$10.40	\$13.05
Net Operating Income	\$753,357	\$582,187	\$1,495,610	\$1,135,219
Full Market Value	\$5,622,000	\$4,311,000	\$11,162,000	\$8,397,000
Market Value per SqFt	\$156.86	\$183.90	\$156.91	\$163.56
Distance from Cooperative in miles		0.15	0.14	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01324-0011	1-01342-0045	1-01343-0005	1-01343-0049
Address	223 EAST 50 STREET	320 EAST 50 STREET	307 EAST 50 STREET	956 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	25	36	111	121
Year Built	1928	1960	1962	1959
Gross SqFt	14,852	23,442	71,137	115,860
Estimated Gross Income	\$486,254	\$811,202	\$2,235,385	\$3,793,214
Gross Income per SqFt	\$32.74	\$34.60	\$31.42	\$32.74
Estimated Expense	\$139,015	\$229,015	\$739,775	\$1,084,425
Expense SqFt	\$9.36	\$9.77	\$10.40	\$9.36
Net Operating Income	\$347,239	\$582,187	\$1,495,610	\$2,708,789
Full Market Value	\$2,583,000	\$4,311,000	\$11,162,000	\$20,149,000
Market Value per SqFt	\$173.92	\$183.90	\$156.91	\$173.91
Distance from Cooperative in miles		0.15	0.14	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01324-0030	1-01325-0036	1-01344-0020	1-01344-0021
Address	246 EAST 51 STREET	234 EAST 52 STREET	347 EAST 51 STREET	349 EAST 51 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	D9-ELEVATOR	C4-WALK-UP
Total Units	25	28	22	21
Year Built	1926	1913	1950	1901
Gross SqFt	15,210	14,256	11,130	10,275
Estimated Gross Income	\$536,153	\$502,560	\$444,924	\$372,932
Gross Income per SqFt	\$35.25	\$35.25	\$39.98	\$36.30
Estimated Expense	\$127,156	\$119,182	\$149,553	\$103,740
Expense SqFt	\$8.36	\$8.36	\$13.44	\$10.10
Net Operating Income	\$408,997	\$383,378	\$295,371	\$269,192
Full Market Value	\$3,024,000	\$2,835,000	\$2,232,000	\$1,985,000
Market Value per SqFt	\$198.82	\$198.86	\$200.54	\$193.19
Distance from Cooperative in miles		0.05	0.15	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01325-0024	1-01343-0049	1-01309-0050	1-01344-0036
Address	963 2 AVENUE	956 2 AVENUE	136 EAST 55 STREET	330 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	195	121	200	41
Year Built	1960	1959	1957	1927
Gross SqFt	206,945	115,860	204,269	28,570
Estimated Gross Income	\$6,775,379	\$3,793,214	\$7,426,465	\$952,282
Gross Income per SqFt	\$32.74	\$32.74	\$36.36	\$33.33
Estimated Expense	\$1,937,005	\$1,084,425	\$2,621,503	\$262,338
Expense SqFt	\$9.36	\$9.36	\$12.83	\$9.18
Net Operating Income	\$4,838,374	\$2,708,789	\$4,804,962	\$689,944
Full Market Value	\$35,989,000	\$20,149,000	\$35,422,000	\$5,126,000
Market Value per SqFt	\$173.91	\$173.91	\$173.41	\$179.42
Distance from Cooperative in miles		0.15	0.19	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01327-0037	1-01344-0033	1-01343-0049	1-01331-0039
Address	220 EAST 54 STREET	340 EAST 52 STREET	956 2 AVENUE	210 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	148	67	121	109
Year Built	1962	1941	1959	1959
Gross SqFt	115,020	51,338	115,860	84,000
Estimated Gross Income	\$3,765,755	\$1,805,341	\$3,793,214	\$2,838,640
Gross Income per SqFt	\$32.74	\$35.17	\$32.74	\$33.79
Estimated Expense	\$1,076,587	\$670,122	\$1,084,425	\$973,907
Expense SqFt	\$9.36	\$13.05	\$9.36	\$11.59
Net Operating Income	\$2,689,168	\$1,135,219	\$2,708,789	\$1,864,733
Full Market Value	\$20,003,000	\$8,397,000	\$20,149,000	\$13,841,000
Market Value per SqFt	\$173.91	\$163.56	\$173.91	\$164.77
Distance from Cooperative in miles		0.17	0.20	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01328-0017	1-01326-0029	1-01309-0041	1-01347-0036
Address	231 EAST 54 STREET	246 EAST 53 STREET	160 EAST 55 STREET	338 EAST 55 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	D6-ELEVATOR	C5-WALK-UP
Total Units	15	22	46	10
Year Built	1900	1900	1955	1950
Gross SqFt	6,040	12,915	26,000	6,000
Estimated Gross Income	\$201,555	\$489,247	\$867,694	\$196,330
Gross Income per SqFt	\$33.37	\$37.88	\$33.37	\$32.72
Estimated Expense	\$53,333	\$148,251	\$229,646	\$78,263
Expense SqFt	\$8.83	\$11.48	\$8.83	\$13.04
Net Operating Income	\$148,222	\$340,996	\$638,048	\$118,067
Full Market Value	\$1,101,000	\$2,581,000	\$4,740,000	\$1,395,000
Market Value per SqFt	\$182.28	\$199.85	\$182.31	\$232.50
Distance from Cooperative in miles		0.10	0.12	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01328-0021	1-01331-0039		
Address	1035 2 AVENUE	210 EAST 58 STREET		
Neighborhood	MIDTOWN EAST	MIDTOWN EAST		
Building Classification	D4-ELEVATOR	D6-ELEVATOR		
Total Units	454	109		
Year Built	1977	1959		
Gross SqFt	406,179	84,000		
Estimated Gross Income	\$13,724,788	\$2,838,640		
Gross Income per SqFt	\$33.79	\$33.79		
Estimated Expense	\$4,707,615	\$973,907		
Expense SqFt	\$11.59	\$11.59		
Net Operating Income	\$9,017,173	\$1,864,733		
Full Market Value	\$66,928,000	\$13,841,000		
Market Value per SqFt	\$164.77	\$164.77		
Distance from Cooperative in miles		0.16		

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01328-0030	1-01331-0039	1-01343-0005	1-01344-0041
Address	238 EAST 55 STREET	210 EAST 58 STREET	307 EAST 50 STREET	320 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	99	109	111	87
Year Built	1963	1959	1962	1960
Gross SqFt	68,225	84,000	71,137	88,300
Estimated Gross Income	\$2,143,630	\$2,838,640	\$2,235,385	\$2,408,873
Gross Income per SqFt	\$31.42	\$33.79	\$31.42	\$27.28
Estimated Expense	\$709,540	\$973,907	\$739,775	\$977,363
Expense SqFt	\$10.40	\$11.59	\$10.40	\$11.07
Net Operating Income	\$1,434,090	\$1,864,733	\$1,495,610	\$1,431,510
Full Market Value	\$10,703,000	\$13,841,000	\$11,162,000	\$10,327,000
Market Value per SqFt	\$156.88	\$164.77	\$156.91	\$116.95
Distance from Cooperative in miles		0.16	0.24	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01330-0004	1-01331-0039		
Address	935 3 AVENUE	210 EAST 58 STREET		
Neighborhood	MIDTOWN EAST	MIDTOWN EAST		
Building Classification	D4-ELEVATOR	D6-ELEVATOR		
Total Units	202	109		
Year Built	1960	1959		
Gross SqFt	431,730	84,000		
Estimated Gross Income	\$14,588,157	\$2,838,640		
Gross Income per SqFt	\$33.79	\$33.79		
Estimated Expense	\$5,003,751	\$973,907		
Expense SqFt	\$11.59	\$11.59		
Net Operating Income	\$9,584,406	\$1,864,733		
Full Market Value	\$71,138,000	\$13,841,000		
Market Value per SqFt	\$164.77	\$164.77		
Distance from Cooperative in miles		0.06		

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01330-0007	1-01331-0039	1-01349-0035	1-01343-0036
Address	209 EAST 56 STREET	210 EAST 58 STREET	340 EAST 57 STREET	340 EAST 51 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	120	109	61	116
Year Built	1960	1959	1931	1965
Gross SqFt	87,100	84,000	73,000	88,658
Estimated Gross Income	\$2,842,944	\$2,838,640	\$2,286,156	\$3,436,384
Gross Income per SqFt	\$32.64	\$33.79	\$31.32	\$38.76
Estimated Expense	\$1,052,168	\$973,907	\$1,238,457	\$1,168,512
Expense SqFt	\$12.08	\$11.59	\$16.97	\$13.18
Net Operating Income	\$1,790,776	\$1,864,733	\$1,047,699	\$2,267,872
Full Market Value	\$13,322,000	\$13,841,000	\$7,821,000	\$17,156,000
Market Value per SqFt	\$152.95	\$164.77	\$107.14	\$193.51
Distance from Cooperative in miles		0.06	0.14	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01330-0038	1-01331-0039	1-01312-0033	1-01369-0042
Address	220 EAST 57 STREET	210 EAST 58 STREET	157 EAST 57 STREET	410 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	164	109	118	125
Year Built	1970	1959	1960	1974
Gross SqFt	124,060	84,000	173,168	105,734
Estimated Gross Income	\$4,302,401	\$2,838,640	\$5,047,223	\$4,285,399
Gross Income per SqFt	\$34.68	\$33.79	\$29.15	\$40.53
Estimated Expense	\$1,506,088	\$973,907	\$1,398,502	\$1,457,015
Expense SqFt	\$12.14	\$11.59	\$8.08	\$13.78
Net Operating Income	\$2,796,313	\$1,864,733	\$3,648,721	\$2,828,384
Full Market Value	\$20,703,000	\$13,841,000	\$27,378,000	\$21,369,000
Market Value per SqFt	\$166.88	\$164.77	\$158.10	\$202.10
Distance from Cooperative in miles		0.06	0.13	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01331-0014	1-01343-0036	1-01338-0035	
Address	227 EAST 57 STREET	340 EAST 51 STREET	330 EAST 46 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	120	116	206	
Year Built	1931	1965	1961	
Gross SqFt	93,153	88,658	133,828	
Estimated Gross Income	\$3,609,679	\$3,436,384	\$5,262,298	
Gross Income per SqFt	\$38.75	\$38.76	\$39.32	
Estimated Expense	\$1,226,825	\$1,168,512	\$1,566,613	
Expense SqFt	\$13.17	\$13.18	\$11.71	
Net Operating Income	\$2,382,854	\$2,267,872	\$3,695,685	
Full Market Value	\$18,026,000	\$17,156,000	\$27,947,000	
Market Value per SqFt	\$193.51	\$193.51	\$208.83	
Distance from Cooperative in miles		0.38	0.61	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01331-0017	1-01331-0039	1-01350-0040	1-01311-0028
Address	235 EAST 57 STREET	210 EAST 58 STREET	320 EAST 58 STREET	141 EAST 56 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	96	109	128	115
Year Built	1960	1959	1961	1940
Gross SqFt	105,749	84,000	108,559	107,485
Estimated Gross Income	\$3,573,259	\$2,838,640	\$3,310,784	\$4,105,761
Gross Income per SqFt	\$33.79	\$33.79	\$30.50	\$38.20
Estimated Expense	\$1,225,631	\$973,907	\$1,015,643	\$1,123,226
Expense SqFt	\$11.59	\$11.59	\$9.36	\$10.45
Net Operating Income	\$2,347,628	\$1,864,733	\$2,295,141	\$2,982,535
Full Market Value	\$17,425,000	\$13,841,000	\$17,162,000	\$22,571,000
Market Value per SqFt	\$164.78	\$164.77	\$158.09	\$209.99
Distance from Cooperative in miles		0.00	0.14	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01333-0001	1-00939-0001	1-01298-0041	1-00913-0001
Address	305 EAST 40 STREET	604 2 AVENUE	150 EAST 44 STREET	471 3 AVENUE
Neighborhood	MIDTOWN EAST	KIPS BAY	MIDTOWN CBD	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	306	370	362	311
Year Built	1963	1974	2000	1972
Gross SqFt	369,736	366,200	352,725	351,560
Estimated Gross Income	\$12,068,183	\$16,189,751	\$12,966,178	\$12,598,191
Gross Income per SqFt	\$32.64	\$44.21	\$36.76	\$35.84
Estimated Expense	\$4,466,411	\$5,074,358	\$3,549,838	\$3,249,539
Expense SqFt	\$12.08	\$13.86	\$10.06	\$9.24
Net Operating Income	\$7,601,772	\$11,115,393	\$9,416,340	\$9,348,652
Full Market Value	\$56,552,000	\$83,694,000	\$69,350,000	\$69,050,000
Market Value per SqFt	\$152.95	\$228.55	\$196.61	\$196.41
Distance from Cooperative in miles		0.34	0.28	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01333-0018	1-01314-0021	1-01337-0006	
Address	2 TUDOR CITY PLACE	747 2 AVENUE	307 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	334	276	318	
Year Built	1955	1972	1929	
Gross SqFt	336,543	387,761	186,255	
Estimated Gross Income	\$11,132,842	\$12,289,373	\$6,419,619	
Gross Income per SqFt	\$33.08	\$31.69	\$34.47	
Estimated Expense	\$3,506,778	\$3,996,990	\$1,959,938	
Expense SqFt	\$10.42	\$10.31	\$10.52	
Net Operating Income	\$7,626,064	\$8,292,383	\$4,459,681	
Full Market Value	\$56,683,000	\$61,856,000	\$33,032,000	
Market Value per SqFt	\$168.43	\$159.52	\$177.35	
Distance from Cooperative in miles		0.12	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01333-0023	1-01314-0021	1-00939-0001	1-00913-0001
Address	1 TUDOR CITY PLACE	747 2 AVENUE	604 2 AVENUE	471 3 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	KIPS BAY	MURRAY HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	776	276	370	311
Year Built	1930	1972	1974	1972
Gross SqFt	418,312	387,761	366,200	351,560
Estimated Gross Income	\$14,109,664	\$12,289,373	\$16,189,751	\$12,598,191
Gross Income per SqFt	\$33.73	\$31.69	\$44.21	\$35.84
Estimated Expense	\$5,220,534	\$3,996,990	\$5,074,358	\$3,249,539
Expense SqFt	\$12.48	\$10.31	\$13.86	\$9.24
Net Operating Income	\$8,889,130	\$8,292,383	\$11,115,393	\$9,348,652
Full Market Value	\$65,987,000	\$61,856,000	\$83,694,000	\$69,050,000
Market Value per SqFt	\$157.75	\$159.52	\$228.55	\$196.41
Distance from Cooperative in miles		0.19	0.35	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01333-0042	1-00944-0001	1-01317-0030	1-01300-0050
Address	304 EAST 41 STREET	710 2 AVENUE	230 EAST 44 STREET	140 EAST 46 STREET
Neighborhood	MIDTOWN EAST	KIPS BAY	MIDTOWN EAST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	200	157	166	202
Year Built	1928	1930	1963	1924
Gross SqFt	128,798	122,247	135,315	131,175
Estimated Gross Income	\$4,241,318	\$3,859,313	\$4,455,640	\$4,831,016
Gross Income per SqFt	\$32.93	\$31.57	\$32.93	\$36.83
Estimated Expense	\$1,569,735	\$985,095	\$1,261,075	\$1,354,602
Expense SqFt	\$12.19	\$8.06	\$9.32	\$10.33
Net Operating Income	\$2,671,583	\$2,874,218	\$3,194,565	\$3,476,414
Full Market Value	\$19,865,000	\$21,445,000	\$23,753,000	\$25,598,000
Market Value per SqFt	\$154.23	\$175.42	\$175.54	\$195.14
Distance from Cooperative in miles		0.10	0.19	0.34

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01334-0010	1-00944-0001	1-00919-0034	1-00894-0032
Address	325 EAST 41 STREET	710 2 AVENUE	713 2 AVENUE	137 EAST 38 STREET
Neighborhood	MIDTOWN EAST	KIPS BAY	MURRAY HILL	MURRAY HILL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	94	157	172	108
Year Built	1929	1930	1955	1936
Gross SqFt	110,934	122,247	111,570	105,000
Estimated Gross Income	\$3,619,776	\$3,859,313	\$4,294,294	\$2,559,507
Gross Income per SqFt	\$32.63	\$31.57	\$38.49	\$24.38
Estimated Expense	\$1,338,973	\$985,095	\$1,211,001	\$948,837
Expense SqFt	\$12.07	\$8.06	\$10.85	\$9.04
Net Operating Income	\$2,280,803	\$2,874,218	\$3,083,293	\$1,610,670
Full Market Value	\$16,969,000	\$21,445,000	\$23,330,000	\$11,715,000
Market Value per SqFt	\$152.96	\$175.42	\$209.11	\$111.57
Distance from Cooperative in miles		0.14	0.19	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01334-0013	1-01324-0042	1-01342-0045	
Address	333 EAST 41 STREET	214 EAST 51 STREET	320 EAST 50 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	65	36	
Year Built	1926	1927	1960	
Gross SqFt	29,040	28,458	23,442	
Estimated Gross Income	\$1,036,728	\$1,193,848	\$811,202	
Gross Income per SqFt	\$35.70	\$41.95	\$34.60	
Estimated Expense	\$363,000	\$312,644	\$229,015	
Expense SqFt	\$12.50	\$10.99	\$9.77	
Net Operating Income	\$673,728	\$881,204	\$582,187	
Full Market Value	\$4,978,000	\$6,651,000	\$4,311,000	
Market Value per SqFt	\$171.42	\$233.71	\$183.90	
Distance from Cooperative in miles		0.47	0.40	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01334-0022	1-01338-0040	1-01318-0022	1-01336-0040
Address	25 TUDOR CITY PLACE	314 EAST 46 STREET	825 2 AVENUE	310 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	443	250	249	328
Year Built	1928	1981	1964	1929
Gross SqFt	249,299	253,256	210,810	206,598
Estimated Gross Income	\$8,645,689	\$11,671,611	\$8,914,182	\$7,580,592
Gross Income per SqFt	\$34.68	\$46.09	\$42.29	\$36.69
Estimated Expense	\$3,026,490	\$3,754,492	\$2,549,801	\$2,391,465
Expense SqFt	\$12.14	\$14.82	\$12.10	\$11.58
Net Operating Income	\$5,619,199	\$7,917,119	\$6,364,381	\$5,189,127
Full Market Value	\$41,602,000	\$59,532,000	\$48,022,000	\$38,223,000
Market Value per SqFt	\$166.88	\$235.07	\$227.80	\$185.01
Distance from Cooperative in miles		0.21	0.24	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01334-0041	1-01349-0014	1-01338-0040	1-01318-0022
Address	312 EAST 42 STREET	333 EAST 56 STREET	314 EAST 46 STREET	825 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	459	228	250	249
Year Built	1929	1982	1981	1964
Gross SqFt	261,401	225,154	253,256	210,810
Estimated Gross Income	\$9,598,645	\$11,015,534	\$11,671,611	\$8,914,182
Gross Income per SqFt	\$36.72	\$48.92	\$46.09	\$42.29
Estimated Expense	\$3,262,284	\$2,718,960	\$3,754,492	\$2,549,801
Expense SqFt	\$12.48	\$12.08	\$14.82	\$12.10
Net Operating Income	\$6,336,361	\$8,296,574	\$7,917,119	\$6,364,381
Full Market Value	\$46,670,000	\$62,212,000	\$59,532,000	\$48,022,000
Market Value per SqFt	\$178.54	\$276.31	\$235.07	\$227.80
Distance from Cooperative in miles		0.75	0.21	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01335-0022	1-01318-0022	1-01336-0040	1-01338-0040
Address	45 TUDOR CITY PLACE	825 2 AVENUE	310 EAST 44 STREET	314 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	406	249	328	250
Year Built	1927	1964	1929	1981
Gross SqFt	215,715	210,810	206,598	253,256
Estimated Gross Income	\$6,380,850	\$8,914,182	\$7,580,592	\$11,671,611
Gross Income per SqFt	\$29.58	\$42.29	\$36.69	\$46.09
Estimated Expense	\$2,489,351	\$2,549,801	\$2,391,465	\$3,754,492
Expense SqFt	\$11.54	\$12.10	\$11.58	\$14.82
Net Operating Income	\$3,891,499	\$6,364,381	\$5,189,127	\$7,917,119
Full Market Value	\$29,174,000	\$48,022,000	\$38,223,000	\$59,532,000
Market Value per SqFt	\$135.24	\$227.80	\$185.01	\$235.07
Distance from Cooperative in miles		0.21	0.07	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01336-0010	1-01339-0010	1-01343-0005	1-01369-0042
Address	315 EAST 43 STREET	315 EAST 46 STREET	307 EAST 50 STREET	410 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	143	75	111	125
Year Built	1928	2008	1962	1974
Gross SqFt	94,516	99,400	71,137	105,734
Estimated Gross Income	\$3,085,002	\$3,330,894	\$2,235,385	\$4,285,399
Gross Income per SqFt	\$32.64	\$33.51	\$31.42	\$40.53
Estimated Expense	\$1,141,753	\$1,192,800	\$739,775	\$1,457,015
Expense SqFt	\$12.08	\$12.00	\$10.40	\$13.78
Net Operating Income	\$1,943,249	\$2,138,094	\$1,495,610	\$2,828,384
Full Market Value	\$14,457,000	\$3,250,000	\$11,162,000	\$21,369,000
Market Value per SqFt	\$152.96	\$32.70	\$156.91	\$202.10
Distance from Cooperative in miles		0.15	0.35	0.71

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01336-0015	1-01337-0006	1-01336-0040	1-01317-0030
Address	333 EAST 43 STREET	307 EAST 44 STREET	310 EAST 44 STREET	230 EAST 44 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	217	318	328	166
Year Built	1928	1929	1929	1963
Gross SqFt	149,000	186,255	206,598	135,315
Estimated Gross Income	\$5,167,320	\$6,419,619	\$7,580,592	\$4,455,640
Gross Income per SqFt	\$34.68	\$34.47	\$36.69	\$32.93
Estimated Expense	\$1,808,860	\$1,959,938	\$2,391,465	\$1,261,075
Expense SqFt	\$12.14	\$10.52	\$11.58	\$9.32
Net Operating Income	\$3,358,460	\$4,459,681	\$5,189,127	\$3,194,565
Full Market Value	\$24,865,000	\$33,032,000	\$38,223,000	\$23,753,000
Market Value per SqFt	\$166.88	\$177.35	\$185.01	\$175.54
Distance from Cooperative in miles		0.05	0.00	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01338-0005	1-01314-0021	1-01340-0001	1-01302-0033
Address	305 EAST 45 STREET	747 2 AVENUE	884 2 AVENUE	760 3 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	348	276	262	310
Year Built	1929	1972	1961	1929
Gross SqFt	387,094	387,761	290,000	297,703
Estimated Gross Income	\$13,029,584	\$12,289,373	\$9,142,930	\$10,253,538
Gross Income per SqFt	\$33.66	\$31.69	\$31.53	\$34.44
Estimated Expense	\$4,819,320	\$3,996,990	\$2,720,582	\$3,681,892
Expense SqFt	\$12.45	\$10.31	\$9.38	\$12.37
Net Operating Income	\$8,210,264	\$8,292,383	\$6,422,348	\$6,571,646
Full Market Value	\$60,957,000	\$61,856,000	\$47,921,000	\$48,679,000
Market Value per SqFt	\$157.47	\$159.52	\$165.24	\$163.52
Distance from Cooperative in miles		0.29	0.10	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01338-0012	1-01319-0029	1-01338-0035	1-01343-0005
Address	321 EAST 45 STREET	847 2 AVENUE	330 EAST 46 STREET	307 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	112	92	206	111
Year Built	1960	1939	1961	1962
Gross SqFt	58,500	70,592	133,828	71,137
Estimated Gross Income	\$1,851,525	\$2,234,510	\$5,262,298	\$2,235,385
Gross Income per SqFt	\$31.65	\$31.65	\$39.32	\$31.42
Estimated Expense	\$586,170	\$707,402	\$1,566,613	\$739,775
Expense SqFt	\$10.02	\$10.02	\$11.71	\$10.40
Net Operating Income	\$1,265,355	\$1,527,108	\$3,695,685	\$1,495,610
Full Market Value	\$9,439,000	\$11,392,000	\$27,947,000	\$11,162,000
Market Value per SqFt	\$161.35	\$161.38	\$208.83	\$156.91
Distance from Cooperative in miles		0.14	0.00	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01339-0012	1-01338-0049	1-01338-0040	
Address	333 EAST 46 STREET	300 EAST 46 STREET	314 EAST 46 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	181	185	250	
Year Built	1959	1960	1981	
Gross SqFt	154,000	190,738	253,256	
Estimated Gross Income	\$5,611,760	\$5,109,512	\$11,671,611	
Gross Income per SqFt	\$36.44	\$26.79	\$46.09	
Estimated Expense	\$1,920,380	\$1,928,274	\$3,754,492	
Expense SqFt	\$12.47	\$10.11	\$14.82	
Net Operating Income	\$3,691,380	\$3,181,238	\$7,917,119	
Full Market Value	\$27,207,000	\$22,994,000	\$59,532,000	
Market Value per SqFt	\$176.67	\$120.55	\$235.07	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01341-0001	1-01340-0001	1-01342-0012	1-01318-0022
Address	902 2 AVENUE	884 2 AVENUE	333 EAST 49 STREET	825 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	201	262	204	249
Year Built	1964	1961	1965	1964
Gross SqFt	243,425	290,000	177,380	210,810
Estimated Gross Income	\$8,169,343	\$9,142,930	\$5,953,175	\$8,914,182
Gross Income per SqFt	\$33.56	\$31.53	\$33.56	\$42.29
Estimated Expense	\$2,461,027	\$2,720,582	\$1,793,127	\$2,549,801
Expense SqFt	\$10.11	\$9.38	\$10.11	\$12.10
Net Operating Income	\$5,708,316	\$6,422,348	\$4,160,048	\$6,364,381
Full Market Value	\$42,387,000	\$47,921,000	\$30,891,000	\$48,022,000
Market Value per SqFt	\$174.13	\$165.24	\$174.15	\$227.80
Distance from Cooperative in miles		0.05	0.05	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-0023	1-01369-0042	1-01343-0036	1-01338-0035
Address	349 EAST 49 STREET	410 EAST 58 STREET	340 EAST 51 STREET	330 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	113	125	116	206
Year Built	1940	1974	1965	1961
Gross SqFt	106,000	105,734	88,658	133,828
Estimated Gross Income	\$3,676,080	\$4,285,399	\$3,436,384	\$5,262,298
Gross Income per SqFt	\$34.68	\$40.53	\$38.76	\$39.32
Estimated Expense	\$1,286,840	\$1,457,015	\$1,168,512	\$1,566,613
Expense SqFt	\$12.14	\$13.78	\$13.18	\$11.71
Net Operating Income	\$2,389,240	\$2,828,384	\$2,267,872	\$3,695,685
Full Market Value	\$17,689,000	\$21,369,000	\$17,156,000	\$27,947,000
Market Value per SqFt	\$166.88	\$202.10	\$193.51	\$208.83
Distance from Cooperative in miles		0.42	0.05	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-0037	1-01342-0027	1-01344-0020	1-01341-0048
Address	336 EAST 50 STREET	360 EAST 50 STREET	347 EAST 51 STREET	306 EAST 49 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	C7-WALK-UP	D9-ELEVATOR	C7-WALK-UP
Total Units	24	44	22	17
Year Built	1960	1965	1950	1900
Gross SqFt	13,872	26,955	11,130	11,500
Estimated Gross Income	\$438,633	\$1,008,835	\$444,924	\$437,574
Gross Income per SqFt	\$31.62	\$37.43	\$39.98	\$38.05
Estimated Expense	\$166,603	\$235,879	\$149,553	\$128,186
Expense SqFt	\$12.01	\$8.75	\$13.44	\$11.15
Net Operating Income	\$272,030	\$772,956	\$295,371	\$309,388
Full Market Value	\$2,029,000	\$5,684,000	\$2,232,000	\$2,342,000
Market Value per SqFt	\$146.27	\$210.87	\$200.54	\$203.65
Distance from Cooperative in miles		0.00	0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01342-0042	1-01341-0048	1-01341-0033	1-01341-0014
Address	324 EAST 50 STREET	306 EAST 49 STREET	342 EAST 49 STREET	325 EAST 48 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	24	17	47	17
Year Built	1902	1900	1901	1900
Gross SqFt	17,076	11,500	26,590	6,640
Estimated Gross Income	\$609,613	\$437,574	\$981,989	\$311,890
Gross Income per SqFt	\$35.70	\$38.05	\$36.93	\$46.97
Estimated Expense	\$213,450	\$128,186	\$285,698	\$78,339
Expense SqFt	\$12.50	\$11.15	\$10.74	\$11.80
Net Operating Income	\$396,163	\$309,388	\$696,291	\$233,551
Full Market Value	\$2,927,000	\$2,342,000	\$5,126,000	\$1,755,000
Market Value per SqFt	\$171.41	\$203.65	\$192.78	\$264.31
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01343-0016	1-01342-0027	1-01344-0020	1-01347-0014
Address	337 EAST 50 STREET	360 EAST 50 STREET	347 EAST 51 STREET	333 EAST 54 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	C7-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	26	44	22	49
Year Built	1960	1965	1950	1950
Gross SqFt	20,400	26,955	11,130	26,810
Estimated Gross Income	\$686,664	\$1,008,835	\$444,924	\$917,478
Gross Income per SqFt	\$33.66	\$37.43	\$39.98	\$34.22
Estimated Expense	\$253,980	\$235,879	\$149,553	\$191,317
Expense SqFt	\$12.45	\$8.75	\$13.44	\$7.14
Net Operating Income	\$432,684	\$772,956	\$295,371	\$726,161
Full Market Value	\$3,212,000	\$5,684,000	\$2,232,000	\$5,381,000
Market Value per SqFt	\$157.45	\$210.87	\$200.54	\$200.71
Distance from Cooperative in miles		0.05	0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01344-0018	1-01344-0020	1-01344-0021	1-01347-0007
Address	343 EAST 51 STREET	347 EAST 51 STREET	349 EAST 51 STREET	315 EAST 54 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C4-WALK-UP	D9-ELEVATOR
Total Units	40	22	21	39
Year Built	1942	1950	1901	1955
Gross SqFt	21,000	11,130	10,275	20,000
Estimated Gross Income	\$771,120	\$444,924	\$372,932	\$494,590
Gross Income per SqFt	\$36.72	\$39.98	\$36.30	\$24.73
Estimated Expense	\$262,080	\$149,553	\$103,740	\$162,955
Expense SqFt	\$12.48	\$13.44	\$10.10	\$8.15
Net Operating Income	\$509,040	\$295,371	\$269,192	\$331,635
Full Market Value	\$3,749,000	\$2,232,000	\$1,985,000	\$2,410,000
Market Value per SqFt	\$178.52	\$200.54	\$193.19	\$120.50
Distance from Cooperative in miles		0.00	0.00	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01345-0017	1-01343-0049	1-01362-0012	1-01343-0005
Address	345 EAST 52 STREET	956 2 AVENUE	20 BEEKMAN PLACE	307 EAST 50 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	100	121	78	111
Year Built	1959	1959	1957	1962
Gross SqFt	93,000	115,860	98,808	71,137
Estimated Gross Income	\$2,922,060	\$3,793,214	\$2,417,575	\$2,235,385
Gross Income per SqFt	\$31.42	\$32.74	\$24.47	\$31.42
Estimated Expense	\$1,461,030	\$1,084,425	\$770,471	\$739,775
Expense SqFt	\$15.71	\$9.36	\$7.80	\$10.40
Net Operating Income	\$1,461,030	\$2,708,789	\$1,647,104	\$1,495,610
Full Market Value	\$10,904,000	\$20,149,000	\$11,977,000	\$11,162,000
Market Value per SqFt	\$117.25	\$173.91	\$121.21	\$156.91
Distance from Cooperative in miles		0.10	0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-0014	1-01347-0030	1-01366-0047	1-01346-0023
Address	333 EAST 53 STREET	989 1 AVENUE	994 1 AVENUE	965 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	163	161	132	42
Year Built	1930	1928	1956	1934
Gross SqFt	118,694	164,161	111,792	38,934
Estimated Gross Income	\$3,632,036	\$4,414,182	\$3,767,318	\$1,269,698
Gross Income per SqFt	\$30.60	\$26.89	\$33.70	\$32.61
Estimated Expense	\$1,380,411	\$1,890,140	\$1,589,771	\$426,410
Expense SqFt	\$11.63	\$11.51	\$14.22	\$10.95
Net Operating Income	\$2,251,625	\$2,524,042	\$2,177,547	\$843,288
Full Market Value	\$16,833,000	\$18,240,000	\$16,165,000	\$6,274,000
Market Value per SqFt	\$141.82	\$111.11	\$144.60	\$161.14
Distance from Cooperative in miles		0.05	0.15	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-0020	1-01346-0023	1-01344-0033	1-01363-0001
Address	347 EAST 53 STREET	965 1 AVENUE	340 EAST 52 STREET	930 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	44	42	67	39
Year Built	1961	1934	1941	1941
Gross SqFt	39,000	38,934	51,338	38,700
Estimated Gross Income	\$1,312,740	\$1,269,698	\$1,805,341	\$803,820
Gross Income per SqFt	\$33.66	\$32.61	\$35.17	\$20.77
Estimated Expense	\$485,550	\$426,410	\$670,122	\$238,267
Expense SqFt	\$12.45	\$10.95	\$13.05	\$6.16
Net Operating Income	\$827,190	\$843,288	\$1,135,219	\$565,553
Full Market Value	\$6,141,000	\$6,274,000	\$8,397,000	\$4,154,000
Market Value per SqFt	\$157.46	\$161.14	\$163.56	\$107.34
Distance from Cooperative in miles		0.00	0.10	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-0039	1-01346-0037	1-01346-0040	1-01346-0026
Address	332 EAST 54 STREET	336 EAST 54 STREET	330 EAST 54 STREET	971 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	20	20	20	21
Year Built	1910	1910	1910	1918
Gross SqFt	7,550	7,550	11,409	14,875
Estimated Gross Income	\$292,638	\$404,558	\$478,457	\$693,769
Gross Income per SqFt	\$38.76	\$53.58	\$41.94	\$46.64
Estimated Expense	\$99,509	\$95,318	\$131,061	\$111,547
Expense SqFt	\$13.18	\$12.62	\$11.49	\$7.50
Net Operating Income	\$193,129	\$309,240	\$347,396	\$582,222
Full Market Value	\$1,461,000	\$2,309,000	\$2,622,000	\$4,376,000
Market Value per SqFt	\$193.51	\$305.83	\$229.82	\$294.18
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01346-0049	1-01340-0001	1-01332-0029	1-01338-0040
Address	300 EAST 54 STREET	884 2 AVENUE	240 EAST 59 STREET	314 EAST 46 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	367	262	167	250
Year Built	1977	1961	1983	1981
Gross SqFt	300,080	290,000	324,212	253,256
Estimated Gross Income	\$12,855,427	\$9,142,930	\$13,502,516	\$11,671,611
Gross Income per SqFt	\$42.84	\$31.53	\$41.65	\$46.09
Estimated Expense	\$4,372,166	\$2,720,582	\$4,351,027	\$3,754,492
Expense SqFt	\$14.57	\$9.38	\$13.42	\$14.82
Net Operating Income	\$8,483,261	\$6,422,348	\$9,151,489	\$7,917,119
Full Market Value	\$63,986,000	\$47,921,000	\$69,083,000	\$59,532,000
Market Value per SqFt	\$213.23	\$165.24	\$213.08	\$235.07
Distance from Cooperative in miles		0.30	0.29	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01347-0009	1-01346-0010	1-01343-0005	1-01344-0041
Address	321 EAST 54 STREET	319 EAST 53 STREET	307 EAST 50 STREET	320 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	102	31	111	87
Year Built	1929	1926	1962	1960
Gross SqFt	58,377	25,040	71,137	88,300
Estimated Gross Income	\$1,834,205	\$901,996	\$2,235,385	\$2,408,873
Gross Income per SqFt	\$31.42	\$36.02	\$31.42	\$27.28
Estimated Expense	\$607,121	\$178,551	\$739,775	\$977,363
Expense SqFt	\$10.40	\$7.13	\$10.40	\$11.07
Net Operating Income	\$1,227,084	\$723,445	\$1,495,610	\$1,431,510
Full Market Value	\$9,158,000	\$5,338,000	\$11,162,000	\$10,327,000
Market Value per SqFt	\$156.88	\$213.18	\$156.91	\$116.95
Distance from Cooperative in miles		0.05	0.20	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01347-0018	1-01342-0045	1-01344-0036	
Address	345 EAST 54 STREET	320 EAST 50 STREET	330 EAST 52 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	59	36	41	
Year Built	1960	1960	1927	
Gross SqFt	37,732	23,442	28,570	
Estimated Gross Income	\$1,281,756	\$811,202	\$952,282	
Gross Income per SqFt	\$33.97	\$34.60	\$33.33	
Estimated Expense	\$357,699	\$229,015	\$262,338	
Expense SqFt	\$9.48	\$9.77	\$9.18	
Net Operating Income	\$924,057	\$582,187	\$689,944	
Full Market Value	\$6,856,000	\$4,311,000	\$5,126,000	
Market Value per SqFt	\$181.70	\$183.90	\$179.42	
Distance from Cooperative in miles		0.25	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01347-0044	1-01347-0034	1-01343-0005	1-01350-0033
Address	310 EAST 55 STREET	342 EAST 55 STREET	307 EAST 50 STREET	340 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	82	26	111	38
Year Built	1932	1930	1962	1917
Gross SqFt	62,287	13,000	71,137	24,257
Estimated Gross Income	\$1,957,058	\$470,673	\$2,235,385	\$657,115
Gross Income per SqFt	\$31.42	\$36.21	\$31.42	\$27.09
Estimated Expense	\$647,785	\$226,547	\$739,775	\$211,650
Expense SqFt	\$10.40	\$17.43	\$10.40	\$8.73
Net Operating Income	\$1,309,273	\$244,126	\$1,495,610	\$445,465
Full Market Value	\$9,771,000	\$1,800,000	\$11,162,000	\$3,215,000
Market Value per SqFt	\$156.87	\$138.46	\$156.91	\$132.54
Distance from Cooperative in miles		0.00	0.20	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01348-0016	1-01343-0049	1-01369-0045	
Address	333 EAST 55 STREET	956 2 AVENUE	1058 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	114	121	130	
Year Built	1962	1959	1929	
Gross SqFt	108,131	115,860	140,000	
Estimated Gross Income	\$3,501,282	\$3,793,214	\$4,480,995	
Gross Income per SqFt	\$32.38	\$32.74	\$32.01	
Estimated Expense	\$1,278,108	\$1,084,425	\$1,999,765	
Expense SqFt	\$11.82	\$9.36	\$14.28	
Net Operating Income	\$2,223,174	\$2,708,789	\$2,481,230	
Full Market Value	\$16,549,000	\$20,149,000	\$18,496,000	
Market Value per SqFt	\$153.05	\$173.91	\$132.11	
Distance from Cooperative in miles		0.25	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-0008	1-01347-0017	1-01351-0041	1-01347-0016
Address	313 EAST 56 STREET	337 EAST 54 STREET	320 EAST 59 STREET	335 EAST 54 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	17	7	17	10
Year Built	1901	1910	1920	1950
Gross SqFt	11,125	5,215	9,080	8,832
Estimated Gross Income	\$404,728	\$174,650	\$335,333	\$295,784
Gross Income per SqFt	\$36.38	\$33.49	\$36.93	\$33.49
Estimated Expense	\$93,116		\$101,360	
Expense SqFt	\$8.37		\$11.16	
Net Operating Income	\$311,612	\$174,650	\$233,973	\$295,784
Full Market Value	\$2,297,000	\$2,183,000	\$1,722,000	\$3,697,000
Market Value per SqFt	\$206.47	\$418.60	\$189.65	\$418.59
Distance from Cooperative in miles		0.10	0.11	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-0009	1-01350-0035	1-01350-0033	1-01369-0037
Address	315 EAST 56 STREET	330 EAST 58 STREET	340 EAST 58 STREET	422 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	55	34	38	24
Year Built	1950	1939	1917	1939
Gross SqFt	45,000	30,225	24,257	18,654
Estimated Gross Income	\$1,219,050	\$756,230	\$657,115	\$600,692
Gross Income per SqFt	\$27.09	\$25.02	\$27.09	\$32.20
Estimated Expense	\$392,850	\$325,221	\$211,650	\$227,930
Expense SqFt	\$8.73	\$10.76	\$8.73	\$12.22
Net Operating Income	\$826,200	\$431,009	\$445,465	\$372,762
Full Market Value	\$5,533,000	\$3,130,000	\$3,215,000	\$2,776,000
Market Value per SqFt	\$122.96	\$103.56	\$132.54	\$148.82
Distance from Cooperative in miles		0.06	0.06	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-0032	1-01347-0042	1-01346-0010	
Address	350 EAST 57 STREET	316 EAST 55 STREET	319 EAST 53 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	34	41	31	
Year Built	1932	1958	1926	
Gross SqFt	75,512	25,040	25,040	
Estimated Gross Income	\$2,127,173	\$508,873	\$901,996	
Gross Income per SqFt	\$28.17	\$20.32	\$36.02	
Estimated Expense	\$540,666	\$179,981	\$178,551	
Expense SqFt	\$7.16	\$7.19	\$7.13	
Net Operating Income	\$1,586,507	\$328,892	\$723,445	
Full Market Value	\$11,416,000	\$2,013,000	\$5,338,000	
Market Value per SqFt	\$151.18	\$80.39	\$213.18	
Distance from Cooperative in miles		0.10	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-0041	1-01331-0039	1-01366-0047	1-01349-0035
Address	322 EAST 57 STREET	210 EAST 58 STREET	994 1 AVENUE	340 EAST 57 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	21	109	132	61
Year Built	1930	1959	1956	1931
Gross SqFt	93,096	84,000	111,792	73,000
Estimated Gross Income	\$3,137,335	\$2,838,640	\$3,767,318	\$2,286,156
Gross Income per SqFt	\$33.70	\$33.79	\$33.70	\$31.32
Estimated Expense	\$1,323,825	\$973,907	\$1,589,771	\$1,238,457
Expense SqFt	\$14.22	\$11.59	\$14.22	\$16.97
Net Operating Income	\$1,813,510	\$1,864,733	\$2,177,547	\$1,047,699
Full Market Value	\$13,462,000	\$13,841,000	\$16,165,000	\$7,821,000
Market Value per SqFt	\$144.60	\$164.77	\$144.60	\$107.14
Distance from Cooperative in miles		0.15	0.17	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01349-0044	1-01350-0019	1-01369-0037	1-01369-0042
Address	320 EAST 57 STREET	339 EAST 57 STREET	422 EAST 58 STREET	410 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	96	36	24	125
Year Built	1928	1929	1939	1974
Gross SqFt	110,000	16,614	18,654	105,734
Estimated Gross Income	\$3,542,000	\$682,344	\$600,692	\$4,285,399
Gross Income per SqFt	\$32.20	\$41.07	\$32.20	\$40.53
Estimated Expense	\$1,344,200	\$234,799	\$227,930	\$1,457,015
Expense SqFt	\$12.22	\$14.13	\$12.22	\$13.78
Net Operating Income	\$2,197,800	\$447,545	\$372,762	\$2,828,384
Full Market Value	\$16,365,000	\$3,380,000	\$2,776,000	\$21,369,000
Market Value per SqFt	\$148.77	\$203.44	\$148.82	\$202.10
Distance from Cooperative in miles		0.06	0.15	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01350-0001	1-01366-0001	1-01418-0021	
Address	1084 2 AVENUE	984 1 AVENUE	1201 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	1,417	411	547	
Year Built	1968	1930	1963	
Gross SqFt	539,027	436,842	566,083	
Estimated Gross Income	\$16,063,005	\$9,555,983	\$21,262,077	
Gross Income per SqFt	\$29.80	\$21.88	\$37.56	
Estimated Expense	\$5,374,099	\$4,156,264	\$6,238,235	
Expense SqFt	\$9.97	\$9.51	\$11.02	
Net Operating Income	\$10,688,906	\$5,399,719	\$15,023,842	
Full Market Value	\$80,097,000	\$39,558,000	\$110,437,000	
Market Value per SqFt	\$148.60	\$90.55	\$195.09	
Distance from Cooperative in miles		0.21	0.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01350-0011	1-01347-0034	1-01369-0037	1-01369-0042
Address	317 EAST 57 STREET	342 EAST 55 STREET	422 EAST 58 STREET	410 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	62	26	24	125
Year Built	1929	1930	1939	1974
Gross SqFt	92,593	13,000	18,654	105,734
Estimated Gross Income	\$2,981,495	\$470,673	\$600,692	\$4,285,399
Gross Income per SqFt	\$32.20	\$36.21	\$32.20	\$40.53
Estimated Expense	\$1,131,486	\$226,547	\$227,930	\$1,457,015
Expense SqFt	\$12.22	\$17.43	\$12.22	\$13.78
Net Operating Income	\$1,850,009	\$244,126	\$372,762	\$2,828,384
Full Market Value	\$13,775,000	\$1,800,000	\$2,776,000	\$21,369,000
Market Value per SqFt	\$148.77	\$138.46	\$148.82	\$202.10
Distance from Cooperative in miles		0.15	0.14	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01350-0014	1-01349-0035	1-01415-0021	1-01369-0045
Address	333 EAST 57 STREET	340 EAST 57 STREET	1143 2 AVENUE	1058 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	37	61	108	130
Year Built	1928	1931	1940	1929
Gross SqFt	105,000	73,000	103,304	140,000
Estimated Gross Income	\$3,202,500	\$2,286,156	\$2,898,425	\$4,480,995
Gross Income per SqFt	\$30.50	\$31.32	\$28.06	\$32.01
Estimated Expense	\$982,800	\$1,238,457	\$831,822	\$1,999,765
Expense SqFt	\$9.36	\$16.97	\$8.05	\$14.28
Net Operating Income	\$2,219,700	\$1,047,699	\$2,066,603	\$2,481,230
Full Market Value	\$16,598,000	\$7,821,000	\$13,530,000	\$18,496,000
Market Value per SqFt	\$158.08	\$107.14	\$130.97	\$132.11
Distance from Cooperative in miles		0.06	0.20	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01350-0020	1-01350-0040	1-01350-0035	1-01350-0033
Address	345 EAST 57 STREET	320 EAST 58 STREET	330 EAST 58 STREET	340 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	128	34	38
Year Built	1928	1961	1939	1917
Gross SqFt	89,349	108,559	30,225	24,257
Estimated Gross Income	\$2,528,577	\$3,310,784	\$756,230	\$657,115
Gross Income per SqFt	\$28.30	\$30.50	\$25.02	\$27.09
Estimated Expense	\$801,461	\$1,015,643	\$325,221	\$211,650
Expense SqFt	\$8.97	\$9.36	\$10.76	\$8.73
Net Operating Income	\$1,727,116	\$2,295,141	\$431,009	\$445,465
Full Market Value	\$12,424,000	\$17,162,000	\$3,130,000	\$3,215,000
Market Value per SqFt	\$139.05	\$158.09	\$103.56	\$132.54
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01350-0031	1-01350-0038	1-01347-0035	
Address	346 EAST 58 STREET	326 EAST 58 STREET	340 EAST 55 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	
Total Units	20	30	20	
Year Built	1910	1904	1920	
Gross SqFt	12,805	18,252	10,035	
Estimated Gross Income	\$422,181	\$833,934	\$426,889	
Gross Income per SqFt	\$32.97	\$45.69	\$42.54	
Estimated Expense	\$116,782	\$275,240	\$145,206	
Expense SqFt	\$9.12	\$15.08	\$14.47	
Net Operating Income	\$305,399	\$558,694	\$281,683	
Full Market Value	\$2,270,000	\$4,202,000	\$2,125,000	
Market Value per SqFt	\$177.27	\$230.22	\$211.76	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01351-0001	1-01332-0029	1-01369-0042	
Address	1110 2 AVENUE	240 EAST 59 STREET	410 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	233	167	125	
Year Built	1974	1983	1974	
Gross SqFt	315,078	324,212	105,734	
Estimated Gross Income	\$11,484,593	\$13,502,516	\$4,285,399	
Gross Income per SqFt	\$36.45	\$41.65	\$40.53	
Estimated Expense	\$5,063,303	\$4,351,027	\$1,457,015	
Expense SqFt	\$16.07	\$13.42	\$13.78	
Net Operating Income	\$6,421,290	\$9,151,489	\$2,828,384	
Full Market Value	\$47,327,000	\$69,083,000	\$21,369,000	
Market Value per SqFt	\$150.21	\$213.08	\$202.10	
Distance from Cooperative in miles		0.14	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01351-0017	1-01350-0035	1-01349-0035	
Address	339 EAST 58 STREET	330 EAST 58 STREET	340 EAST 57 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	102	34	61	
Year Built	1930	1939	1931	
Gross SqFt	77,102	30,225	73,000	
Estimated Gross Income	\$2,266,799	\$756,230	\$2,286,156	
Gross Income per SqFt	\$29.40	\$25.02	\$31.32	
Estimated Expense	\$707,025	\$325,221	\$1,238,457	
Expense SqFt	\$9.17	\$10.76	\$16.97	
Net Operating Income	\$1,559,774	\$431,009	\$1,047,699	
Full Market Value	\$11,698,000	\$3,130,000	\$7,821,000	
Market Value per SqFt	\$151.72	\$103.56	\$107.14	
Distance from Cooperative in miles		0.05	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01360-9001	1-01340-0001	1-01343-0024	1-01344-0033
Address	404 EAST 49 STREET	884 2 AVENUE	891 1 AVENUE	340 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	167	262	51	67
Year Built	1967	1961	1940	1941
Gross SqFt	443,522	290,000	50,000	51,338
Estimated Gross Income	\$13,656,042	\$9,142,930	\$1,539,326	\$1,805,341
Gross Income per SqFt	\$30.79	\$31.53	\$30.79	\$35.17
Estimated Expense	\$4,909,789	\$2,720,582	\$553,680	\$670,122
Expense SqFt	\$11.07	\$9.38	\$11.07	\$13.05
Net Operating Income	\$8,746,253	\$6,422,348	\$985,646	\$1,135,219
Full Market Value	\$65,363,000	\$47,921,000	\$7,366,000	\$8,397,000
Market Value per SqFt	\$147.37	\$165.24	\$147.32	\$163.56
Distance from Cooperative in miles		0.15	0.16	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01360-9002	1-01340-0001	1-01343-0024	1-01366-0001
Address	870 UNITED NATIONS PLAZA	884 2 AVENUE	891 1 AVENUE	984 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	167	262	51	411
Year Built	1967	1961	1940	1930
Gross SqFt	443,522	290,000	50,000	436,842
Estimated Gross Income	\$13,656,042	\$9,142,930	\$1,539,326	\$9,555,983
Gross Income per SqFt	\$30.79	\$31.53	\$30.79	\$21.88
Estimated Expense	\$4,909,789	\$2,720,582	\$553,680	\$4,156,264
Expense SqFt	\$11.07	\$9.38	\$11.07	\$9.51
Net Operating Income	\$8,746,253	\$6,422,348	\$985,646	\$5,399,719
Full Market Value	\$65,363,000	\$47,921,000	\$7,366,000	\$39,558,000
Market Value per SqFt	\$147.37	\$165.24	\$147.32	\$90.55
Distance from Cooperative in miles		0.15	0.16	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0007	1-01361-0049	1-01343-0024	1-01344-0033
Address	10 MITCHELL PLACE	400 EAST 50 STREET	891 1 AVENUE	340 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	101	51	51	67
Year Built	1931	1930	1940	1941
Gross SqFt	67,000	26,610	50,000	51,338
Estimated Gross Income	\$2,062,930	\$1,063,194	\$1,539,326	\$1,805,341
Gross Income per SqFt	\$30.79	\$39.95	\$30.79	\$35.17
Estimated Expense	\$741,690	\$331,787	\$553,680	\$670,122
Expense SqFt	\$11.07	\$12.47	\$11.07	\$13.05
Net Operating Income	\$1,321,240	\$731,407	\$985,646	\$1,135,219
Full Market Value	\$9,874,000	\$5,528,000	\$7,366,000	\$8,397,000
Market Value per SqFt	\$147.37	\$207.74	\$147.32	\$163.56
Distance from Cooperative in miles		0.00	0.12	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0012	1-01362-0012	1-01343-0049	1-01343-0036
Address	2 MITCHELL PLACE	20 BEEKMAN PLACE	956 2 AVENUE	340 EAST 51 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	98	78	121	116
Year Built	1931	1957	1959	1965
Gross SqFt	125,000	98,808	115,860	88,658
Estimated Gross Income	\$3,990,000	\$2,417,575	\$3,793,214	\$3,436,384
Gross Income per SqFt	\$31.92	\$24.47	\$32.74	\$38.76
Estimated Expense	\$1,842,500	\$770,471	\$1,084,425	\$1,168,512
Expense SqFt	\$14.74	\$7.80	\$9.36	\$13.18
Net Operating Income	\$2,147,500	\$1,647,104	\$2,708,789	\$2,267,872
Full Market Value	\$16,012,000	\$11,977,000	\$20,149,000	\$17,156,000
Market Value per SqFt	\$128.10	\$121.21	\$173.91	\$193.51
Distance from Cooperative in miles		0.05	0.12	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0021	1-01343-0049	1-01343-0005	1-01347-0030
Address	1 BEEKMAN PLACE	956 2 AVENUE	307 EAST 50 STREET	989 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	140	121	111	161
Year Built	1931	1959	1962	1928
Gross SqFt	195,000	115,860	71,137	164,161
Estimated Gross Income	\$6,126,900	\$3,793,214	\$2,235,385	\$4,414,182
Gross Income per SqFt	\$31.42	\$32.74	\$31.42	\$26.89
Estimated Expense	\$2,028,000	\$1,084,425	\$739,775	\$1,890,140
Expense SqFt	\$10.40	\$9.36	\$10.40	\$11.51
Net Operating Income	\$4,098,900	\$2,708,789	\$1,495,610	\$2,524,042
Full Market Value	\$30,591,000	\$20,149,000	\$11,162,000	\$18,240,000
Market Value per SqFt	\$156.88	\$173.91	\$156.91	\$111.11
Distance from Cooperative in miles		0.19	0.19	0.29

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0031	1-01361-0044	1-01344-0049	
Address	7 BEEKMAN PLACE	412 EAST 50 STREET	982 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP	
Total Units	11	10	14	
Year Built	1920	1900	1928	
Gross SqFt	6,000	5,100	9,151	
Estimated Gross Income	\$252,540	\$170,799	\$578,085	
Gross Income per SqFt	\$42.09	\$33.49	\$63.17	
Estimated Expense	\$54,120		\$138,163	
Expense SqFt	\$9.02		\$15.10	
Net Operating Income	\$198,420	\$170,799	\$439,922	
Full Market Value	\$1,497,000	\$1,740,000	\$3,258,000	
Market Value per SqFt	\$249.50	\$341.18	\$356.03	
Distance from Cooperative in miles		0.07	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0032	1-01323-0013	1-01337-0005	
Address	5 BEEKMAN PLACE	225 EAST 49 STREET	305 EAST 44 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	
Total Units	11	14	16	
Year Built	1900	1900	1910	
Gross SqFt	6,440	7,868	7,076	
Estimated Gross Income	\$235,833	\$414,062	\$332,006	
Gross Income per SqFt	\$36.62	\$52.63	\$46.92	
Estimated Expense	\$53,323	\$76,129	\$109,607	
Expense SqFt	\$8.28	\$9.68	\$15.49	
Net Operating Income	\$182,510	\$337,933	\$222,399	
Full Market Value	\$1,345,000	\$2,527,000	\$1,671,000	
Market Value per SqFt	\$208.85	\$321.17	\$236.15	
Distance from Cooperative in miles		0.32	0.33	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01361-0039	1-01343-0005	1-01343-0024	1-01362-0012
Address	12 BEEKMAN PLACE	307 EAST 50 STREET	891 1 AVENUE	20 BEEKMAN PLACE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	69	111	51	78
Year Built	1957	1962	1940	1957
Gross SqFt	90,089	71,137	50,000	98,808
Estimated Gross Income	\$2,773,840	\$2,235,385	\$1,539,326	\$2,417,575
Gross Income per SqFt	\$30.79	\$31.42	\$30.79	\$24.47
Estimated Expense	\$997,285	\$739,775	\$553,680	\$770,471
Expense SqFt	\$11.07	\$10.40	\$11.07	\$7.80
Net Operating Income	\$1,776,555	\$1,495,610	\$985,646	\$1,647,104
Full Market Value	\$13,277,000	\$11,162,000	\$7,366,000	\$11,977,000
Market Value per SqFt	\$147.38	\$156.91	\$147.32	\$121.21
Distance from Cooperative in miles		0.12	0.12	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01362-0038	1-01343-0024	1-01344-0033	1-01343-0036
Address	30 BEEKMAN PLACE	891 1 AVENUE	340 EAST 52 STREET	340 EAST 51 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	38	51	67	116
Year Built	1931	1940	1941	1965
Gross SqFt	67,167	50,000	51,338	88,658
Estimated Gross Income	\$2,068,072	\$1,539,326	\$1,805,341	\$3,436,384
Gross Income per SqFt	\$30.79	\$30.79	\$35.17	\$38.76
Estimated Expense	\$743,539	\$553,680	\$670,122	\$1,168,512
Expense SqFt	\$11.07	\$11.07	\$13.05	\$13.18
Net Operating Income	\$1,324,533	\$985,646	\$1,135,219	\$2,267,872
Full Market Value	\$9,899,000	\$7,366,000	\$8,397,000	\$17,156,000
Market Value per SqFt	\$147.38	\$147.32	\$163.56	\$193.51
Distance from Cooperative in miles		0.12	0.13	0.12

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01362-0041	1-01369-0042	1-01342-0012	
Address	420 EAST 51 STREET	410 EAST 58 STREET	333 EAST 49 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	110	125	204	
Year Built	1962	1974	1965	
Gross SqFt	155,000	105,734	177,380	
Estimated Gross Income	\$5,212,650	\$4,285,399	\$5,953,175	
Gross Income per SqFt	\$33.63	\$40.53	\$33.56	
Estimated Expense	\$1,886,350	\$1,457,015	\$1,793,127	
Expense SqFt	\$12.17	\$13.78	\$10.11	
Net Operating Income	\$3,326,300	\$2,828,384	\$4,160,048	
Full Market Value	\$24,696,000	\$21,369,000	\$30,891,000	
Market Value per SqFt	\$159.33	\$202.10	\$174.15	
Distance from Cooperative in miles		0.35	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0008	1-01344-0030	1-01343-0024	1-01344-0033
Address	425 EAST 51 STREET	939 1 AVENUE	891 1 AVENUE	340 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	69	142	51	67
Year Built	1928	1962	1940	1941
Gross SqFt	73,676	146,072	50,000	51,338
Estimated Gross Income	\$2,268,484	\$4,782,397	\$1,539,326	\$1,805,341
Gross Income per SqFt	\$30.79	\$32.74	\$30.79	\$35.17
Estimated Expense	\$815,593	\$1,367,234	\$553,680	\$670,122
Expense SqFt	\$11.07	\$9.36	\$11.07	\$13.05
Net Operating Income	\$1,452,891	\$3,415,163	\$985,646	\$1,135,219
Full Market Value	\$10,858,000	\$25,403,000	\$7,366,000	\$8,397,000
Market Value per SqFt	\$147.37	\$173.91	\$147.32	\$163.56
Distance from Cooperative in miles		0.15	0.16	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0012	1-01366-0047	1-01342-0012	
Address	433 EAST 51 STREET	994 1 AVENUE	333 EAST 49 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	81	132	204	
Year Built	1930	1956	1965	
Gross SqFt	93,999	111,792	177,380	
Estimated Gross Income	\$3,077,527	\$3,767,318	\$5,953,175	
Gross Income per SqFt	\$32.74	\$33.70	\$33.56	
Estimated Expense	\$1,168,408	\$1,589,771	\$1,793,127	
Expense SqFt	\$12.43	\$14.22	\$10.11	
Net Operating Income	\$1,909,119	\$2,177,547	\$4,160,048	
Full Market Value	\$14,201,000	\$16,165,000	\$30,891,000	
Market Value per SqFt	\$151.08	\$144.60	\$174.15	
Distance from Cooperative in miles		0.15	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0016	1-01342-0012	1-01343-0024	1-01344-0033
Address	439 EAST 51 STREET	333 EAST 49 STREET	891 1 AVENUE	340 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	36	204	51	67
Year Built	1925	1965	1940	1941
Gross SqFt	73,095	177,380	50,000	51,338
Estimated Gross Income	\$2,250,595	\$5,953,175	\$1,539,326	\$1,805,341
Gross Income per SqFt	\$30.79	\$33.56	\$30.79	\$35.17
Estimated Expense	\$809,162	\$1,793,127	\$553,680	\$670,122
Expense SqFt	\$11.07	\$10.11	\$11.07	\$13.05
Net Operating Income	\$1,441,433	\$4,160,048	\$985,646	\$1,135,219
Full Market Value	\$10,772,000	\$30,891,000	\$7,366,000	\$8,397,000
Market Value per SqFt	\$147.37	\$174.15	\$147.32	\$163.56
Distance from Cooperative in miles		0.18	0.16	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0020	1-01344-0033	1-01343-0024	1-01346-0023
Address	455 EAST 51 STREET	340 EAST 52 STREET	891 1 AVENUE	965 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	38	67	51	42
Year Built	1930	1941	1940	1934
Gross SqFt	47,242	51,338	50,000	38,934
Estimated Gross Income	\$1,454,581	\$1,805,341	\$1,539,326	\$1,269,698
Gross Income per SqFt	\$30.79	\$35.17	\$30.79	\$32.61
Estimated Expense	\$522,969	\$670,122	\$553,680	\$426,410
Expense SqFt	\$11.07	\$13.05	\$11.07	\$10.95
Net Operating Income	\$931,612	\$1,135,219	\$985,646	\$843,288
Full Market Value	\$6,962,000	\$8,397,000	\$7,366,000	\$6,274,000
Market Value per SqFt	\$147.37	\$163.56	\$147.32	\$161.14
Distance from Cooperative in miles		0.15	0.16	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0026	1-01344-0033	1-01343-0024	1-01344-0036
Address	450 EAST 52 STREET	340 EAST 52 STREET	891 1 AVENUE	330 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	16	67	51	41
Year Built	1927	1941	1940	1927
Gross SqFt	65,142	51,338	50,000	28,570
Estimated Gross Income	\$2,005,722	\$1,805,341	\$1,539,326	\$952,282
Gross Income per SqFt	\$30.79	\$35.17	\$30.79	\$33.33
Estimated Expense	\$721,122	\$670,122	\$553,680	\$262,338
Expense SqFt	\$11.07	\$13.05	\$11.07	\$9.18
Net Operating Income	\$1,284,600	\$1,135,219	\$985,646	\$689,944
Full Market Value	\$9,600,000	\$8,397,000	\$7,366,000	\$5,126,000
Market Value per SqFt	\$147.37	\$163.56	\$147.32	\$179.42
Distance from Cooperative in miles		0.15	0.16	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0027	1-01342-0012	1-01343-0024	1-01344-0033
Address	444 EAST 52 STREET	333 EAST 49 STREET	891 1 AVENUE	340 EAST 52 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	51	204	51	67
Year Built	1929	1965	1940	1941
Gross SqFt	72,865	177,380	50,000	51,338
Estimated Gross Income	\$2,243,513	\$5,953,175	\$1,539,326	\$1,805,341
Gross Income per SqFt	\$30.79	\$33.56	\$30.79	\$35.17
Estimated Expense	\$806,616	\$1,793,127	\$553,680	\$670,122
Expense SqFt	\$11.07	\$10.11	\$11.07	\$13.05
Net Operating Income	\$1,436,897	\$4,160,048	\$985,646	\$1,135,219
Full Market Value	\$10,738,000	\$30,891,000	\$7,366,000	\$8,397,000
Market Value per SqFt	\$147.37	\$174.15	\$147.32	\$163.56
Distance from Cooperative in miles		0.18	0.16	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0031	1-01366-0047	1-01343-0049	
Address	434 EAST 52 STREET	994 1 AVENUE	956 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	71	132	121	
Year Built	1930	1956	1959	
Gross SqFt	86,182	111,792	115,860	
Estimated Gross Income	\$2,786,264	\$3,767,318	\$3,793,214	
Gross Income per SqFt	\$32.33	\$33.70	\$32.74	
Estimated Expense	\$1,038,493	\$1,589,771	\$1,084,425	
Expense SqFt	\$12.05	\$14.22	\$9.36	
Net Operating Income	\$1,747,771	\$2,177,547	\$2,708,789	
Full Market Value	\$13,011,000	\$16,165,000	\$20,149,000	
Market Value per SqFt	\$150.97	\$144.60	\$173.91	
Distance from Cooperative in miles		0.15	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0037	1-01342-0012	1-01343-0005	
Address	424 EAST 52 STREET	333 EAST 49 STREET	307 EAST 50 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	81	204	111	
Year Built	1930	1965	1962	
Gross SqFt	88,181	177,380	71,137	
Estimated Gross Income	\$2,887,046	\$5,953,175	\$2,235,385	
Gross Income per SqFt	\$32.74	\$33.56	\$31.42	
Estimated Expense	\$1,096,090	\$1,793,127	\$739,775	
Expense SqFt	\$12.43	\$10.11	\$10.40	
Net Operating Income	\$1,790,956	\$4,160,048	\$1,495,610	
Full Market Value	\$13,322,000	\$30,891,000	\$11,162,000	
Market Value per SqFt	\$151.08	\$174.15	\$156.91	
Distance from Cooperative in miles		0.18	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0040	1-01362-0012	1-01366-0047	
Address	414 EAST 52 STREET	20 BEEKMAN PLACE	994 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	84	78	132	
Year Built	1931	1957	1956	
Gross SqFt	102,422	98,808	111,792	
Estimated Gross Income	\$2,980,480	\$2,417,575	\$3,767,318	
Gross Income per SqFt	\$29.10	\$24.47	\$33.70	
Estimated Expense	\$1,100,012	\$770,471	\$1,589,771	
Expense SqFt	\$10.74	\$7.80	\$14.22	
Net Operating Income	\$1,880,468	\$1,647,104	\$2,177,547	
Full Market Value	\$14,112,000	\$11,977,000	\$16,165,000	
Market Value per SqFt	\$137.78	\$121.21	\$144.60	
Distance from Cooperative in miles		0.06	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01363-0043	1-01342-0012	1-01347-0030	
Address	410 EAST 52 STREET	333 EAST 49 STREET	989 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	152	204	161	
Year Built	1931	1965	1928	
Gross SqFt	179,213	177,380	164,161	
Estimated Gross Income	\$5,417,609	\$5,953,175	\$4,414,182	
Gross Income per SqFt	\$30.23	\$33.56	\$26.89	
Estimated Expense	\$1,962,382	\$1,793,127	\$1,890,140	
Expense SqFt	\$10.95	\$10.11	\$11.51	
Net Operating Income	\$3,455,227	\$4,160,048	\$2,524,042	
Full Market Value	\$25,870,000	\$30,891,000	\$18,240,000	
Market Value per SqFt	\$144.35	\$174.15	\$111.11	
Distance from Cooperative in miles		0.18	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01364-0005	1-01366-0047	1-01366-0039	
Address	415 EAST 52 STREET	994 1 AVENUE	412 EAST 55 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	291	132	87	
Year Built	1956	1956	1956	
Gross SqFt	430,000	111,792	89,020	
Estimated Gross Income	\$12,822,600	\$3,767,318	\$2,270,591	
Gross Income per SqFt	\$29.82	\$33.70	\$25.51	
Estimated Expense	\$4,549,400	\$1,589,771	\$727,082	
Expense SqFt	\$10.58	\$14.22	\$8.17	
Net Operating Income	\$8,273,200	\$2,177,547	\$1,543,509	
Full Market Value	\$61,995,000	\$16,165,000	\$11,190,000	
Market Value per SqFt	\$144.17	\$144.60	\$125.70	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01364-0022	1-01366-0047	1-01343-0005	
Address	435 EAST 52 STREET	994 1 AVENUE	307 EAST 50 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	82	132	111	
Year Built	1931	1956	1962	
Gross SqFt	460,973	111,792	71,137	
Estimated Gross Income	\$15,009,281	\$3,767,318	\$2,235,385	
Gross Income per SqFt	\$32.56	\$33.70	\$31.42	
Estimated Expense	\$5,674,578	\$1,589,771	\$739,775	
Expense SqFt	\$12.31	\$14.22	\$10.40	
Net Operating Income	\$9,334,703	\$2,177,547	\$1,495,610	
Full Market Value	\$69,460,000	\$16,165,000	\$11,162,000	
Market Value per SqFt	\$150.68	\$144.60	\$156.91	
Distance from Cooperative in miles		0.10	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01365-0020	1-01368-0005	1-01349-0049	
Address	60 SUTTON PLACE SOUTH	405 EAST 56 STREET	1076 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	368	175	167	
Year Built	1951	1961	1948	
Gross SqFt	455,000	160,264	180,000	
Estimated Gross Income	\$14,796,600	\$4,667,237	\$5,943,853	
Gross Income per SqFt	\$32.52	\$29.12	\$33.02	
Estimated Expense	\$5,965,050	\$1,225,067	\$2,148,608	
Expense SqFt	\$13.11	\$7.64	\$11.94	
Net Operating Income	\$8,831,550	\$3,442,170	\$3,795,245	
Full Market Value	\$65,721,000	\$25,830,000	\$28,213,000	
Market Value per SqFt	\$144.44	\$161.17	\$156.74	
Distance from Cooperative in miles		0.15	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01366-0016	1-01366-0047	1-01369-0037	1-01368-0005
Address	425 EAST 54 STREET	994 1 AVENUE	422 EAST 58 STREET	405 EAST 56 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	238	132	24	175
Year Built	1956	1956	1939	1961
Gross SqFt	217,285	111,792	18,654	160,264
Estimated Gross Income	\$6,996,577	\$3,767,318	\$600,692	\$4,667,237
Gross Income per SqFt	\$32.20	\$33.70	\$32.20	\$29.12
Estimated Expense	\$2,655,223	\$1,589,771	\$227,930	\$1,225,067
Expense SqFt	\$12.22	\$14.22	\$12.22	\$7.64
Net Operating Income	\$4,341,354	\$2,177,547	\$372,762	\$3,442,170
Full Market Value	\$32,326,000	\$16,165,000	\$2,776,000	\$25,830,000
Market Value per SqFt	\$148.77	\$144.60	\$148.82	\$161.17
Distance from Cooperative in miles		0.00	0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01366-0025	1-01349-0049	1-01362-0012	
Address	50 SUTTON PLACE SOUTH	1076 2 AVENUE	20 BEEKMAN PLACE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	195	167	78	
Year Built	1955	1948	1957	
Gross SqFt	319,696	180,000	98,808	
Estimated Gross Income	\$8,567,853	\$5,943,853	\$2,417,575	
Gross Income per SqFt	\$26.80	\$33.02	\$24.47	
Estimated Expense	\$2,468,053	\$2,148,608	\$770,471	
Expense SqFt	\$7.72	\$11.94	\$7.80	
Net Operating Income	\$6,099,800	\$3,795,245	\$1,647,104	
Full Market Value	\$44,090,000	\$28,213,000	\$11,977,000	
Market Value per SqFt	\$137.91	\$156.74	\$121.21	
Distance from Cooperative in miles		0.17	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01367-0001	1-01366-0047	1-01369-0045	
Address	1006 1 AVENUE	994 1 AVENUE	1058 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	634	132	130	
Year Built	1969	1956	1929	
Gross SqFt	870,000	111,792	140,000	
Estimated Gross Income	\$28,588,200	\$3,767,318	\$4,480,995	
Gross Income per SqFt	\$32.86	\$33.70	\$32.01	
Estimated Expense	\$12,397,500	\$1,589,771	\$1,999,765	
Expense SqFt	\$14.25	\$14.22	\$14.28	
Net Operating Income	\$16,190,700	\$2,177,547	\$2,481,230	
Full Market Value	\$120,395,000	\$16,165,000	\$18,496,000	
Market Value per SqFt	\$138.39	\$144.60	\$132.11	
Distance from Cooperative in miles		0.05	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01367-0020	1-01369-0045	1-01366-0047	1-01349-0049
Address	36 EAST 56 STREET	1058 1 AVENUE	994 1 AVENUE	1076 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	102	130	132	167
Year Built	1948	1929	1956	1948
Gross SqFt	147,000	140,000	111,792	180,000
Estimated Gross Income	\$4,705,470	\$4,480,995	\$3,767,318	\$5,943,853
Gross Income per SqFt	\$32.01	\$32.01	\$33.70	\$33.02
Estimated Expense	\$2,099,160	\$1,999,765	\$1,589,771	\$2,148,608
Expense SqFt	\$14.28	\$14.28	\$14.22	\$11.94
Net Operating Income	\$2,606,310	\$2,481,230	\$2,177,547	\$3,795,245
Full Market Value	\$18,700,000	\$18,496,000	\$16,165,000	\$28,213,000
Market Value per SqFt	\$127.21	\$132.11	\$144.60	\$156.74
Distance from Cooperative in miles		0.10	0.05	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01367-0026	1-01366-0047	1-01369-0045	
Address	20 SUTTON PLACE SOUTH	994 1 AVENUE	1058 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	88	132	130	
Year Built	1953	1956	1929	
Gross SqFt	155,938	111,792	140,000	
Estimated Gross Income	\$5,071,104	\$3,767,318	\$4,480,995	
Gross Income per SqFt	\$32.52	\$33.70	\$32.01	
Estimated Expense	\$2,044,347	\$1,589,771	\$1,999,765	
Expense SqFt	\$13.11	\$14.22	\$14.28	
Net Operating Income	\$3,026,757	\$2,177,547	\$2,481,230	
Full Market Value	\$22,524,000	\$16,165,000	\$18,496,000	
Market Value per SqFt	\$144.44	\$144.60	\$132.11	
Distance from Cooperative in miles		0.05	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01367-0031	1-01350-0040	1-01350-0033	
Address	440 EAST 56 STREET	320 EAST 58 STREET	340 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	82	128	38	
Year Built	1955	1961	1917	
Gross SqFt	90,000	108,559	24,257	
Estimated Gross Income	\$2,529,900	\$3,310,784	\$657,115	
Gross Income per SqFt	\$28.11	\$30.50	\$27.09	
Estimated Expense	\$737,100	\$1,015,643	\$211,650	
Expense SqFt	\$8.19	\$9.36	\$8.73	
Net Operating Income	\$1,792,800	\$2,295,141	\$445,465	
Full Market Value	\$12,903,000	\$17,162,000	\$3,215,000	
Market Value per SqFt	\$143.37	\$158.09	\$132.54	
Distance from Cooperative in miles		0.17	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01367-0035	1-01366-0047	1-01369-0037	1-01369-0045
Address	430 EAST 56 STREET	994 1 AVENUE	422 EAST 58 STREET	1058 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	82	132	24	130
Year Built	1955	1956	1939	1929
Gross SqFt	90,000	111,792	18,654	140,000
Estimated Gross Income	\$2,898,000	\$3,767,318	\$600,692	\$4,480,995
Gross Income per SqFt	\$32.20	\$33.70	\$32.20	\$32.01
Estimated Expense	\$1,099,800	\$1,589,771	\$227,930	\$1,999,765
Expense SqFt	\$12.22	\$14.22	\$12.22	\$14.28
Net Operating Income	\$1,798,200	\$2,177,547	\$372,762	\$2,481,230
Full Market Value	\$13,389,000	\$16,165,000	\$2,776,000	\$18,496,000
Market Value per SqFt	\$148.77	\$144.60	\$148.82	\$132.11
Distance from Cooperative in miles		0.05	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0001	1-01369-0045	1-01349-0014	1-01349-0049
Address	1026 1 AVENUE	1058 1 AVENUE	333 EAST 56 STREET	1076 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	278	130	228	167
Year Built	1931	1929	1982	1948
Gross SqFt	290,482	140,000	225,154	180,000
Estimated Gross Income	\$9,591,716	\$4,480,995	\$11,015,534	\$5,943,853
Gross Income per SqFt	\$33.02	\$32.01	\$48.92	\$33.02
Estimated Expense	\$3,468,355	\$1,999,765	\$2,718,960	\$2,148,608
Expense SqFt	\$11.94	\$14.28	\$12.08	\$11.94
Net Operating Income	\$6,123,361	\$2,481,230	\$8,296,574	\$3,795,245
Full Market Value	\$45,520,000	\$18,496,000	\$62,212,000	\$28,213,000
Market Value per SqFt	\$156.71	\$132.11	\$276.31	\$156.74
Distance from Cooperative in miles		0.06	0.14	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0013	1-01366-0047	1-01350-0040	1-01368-0005
Address	433 EAST 56 STREET	994 1 AVENUE	320 EAST 58 STREET	405 EAST 56 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	74	132	128	175
Year Built	1967	1956	1961	1961
Gross SqFt	91,282	111,792	108,559	160,264
Estimated Gross Income	\$2,784,101	\$3,767,318	\$3,310,784	\$4,667,237
Gross Income per SqFt	\$30.50	\$33.70	\$30.50	\$29.12
Estimated Expense	\$854,400	\$1,589,771	\$1,015,643	\$1,225,067
Expense SqFt	\$9.36	\$14.22	\$9.36	\$7.64
Net Operating Income	\$1,929,701	\$2,177,547	\$2,295,141	\$3,442,170
Full Market Value	\$14,430,000	\$16,165,000	\$17,162,000	\$25,830,000
Market Value per SqFt	\$158.08	\$144.60	\$158.09	\$161.17
Distance from Cooperative in miles		0.10	0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0024	1-01369-0045	1-01366-0047	
Address	14 SUTTON PLACE SOUTH	1058 1 AVENUE	994 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	93	130	132	
Year Built	1929	1929	1956	
Gross SqFt	161,462	140,000	111,792	
Estimated Gross Income	\$5,250,744	\$4,480,995	\$3,767,318	
Gross Income per SqFt	\$32.52	\$32.01	\$33.70	
Estimated Expense	\$2,116,767	\$1,999,765	\$1,589,771	
Expense SqFt	\$13.11	\$14.28	\$14.22	
Net Operating Income	\$3,133,977	\$2,481,230	\$2,177,547	
Full Market Value	\$23,322,000	\$18,496,000	\$16,165,000	
Market Value per SqFt	\$144.44	\$132.11	\$144.60	
Distance from Cooperative in miles		0.06	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0025	1-01369-0045	1-01349-0049	
Address	2 SUTTON PLACE SOUTH	1058 1 AVENUE	1076 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	129	130	167	
Year Built	1938	1929	1948	
Gross SqFt	206,411	140,000	180,000	
Estimated Gross Income	\$6,712,486	\$4,480,995	\$5,943,853	
Gross Income per SqFt	\$32.52	\$32.01	\$33.02	
Estimated Expense	\$2,706,048	\$1,999,765	\$2,148,608	
Expense SqFt	\$13.11	\$14.28	\$11.94	
Net Operating Income	\$4,006,438	\$2,481,230	\$3,795,245	
Full Market Value	\$29,814,000	\$18,496,000	\$28,213,000	
Market Value per SqFt	\$144.44	\$132.11	\$156.74	
Distance from Cooperative in miles		0.06	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0033	1-01366-0047	1-01350-0040	1-01368-0005
Address	440 EAST 57 STREET	994 1 AVENUE	320 EAST 58 STREET	405 EAST 56 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	86	132	128	175
Year Built	1961	1956	1961	1961
Gross SqFt	95,977	111,792	108,559	160,264
Estimated Gross Income	\$2,927,299	\$3,767,318	\$3,310,784	\$4,667,237
Gross Income per SqFt	\$30.50	\$33.70	\$30.50	\$29.12
Estimated Expense	\$898,345	\$1,589,771	\$1,015,643	\$1,225,067
Expense SqFt	\$9.36	\$14.22	\$9.36	\$7.64
Net Operating Income	\$2,028,954	\$2,177,547	\$2,295,141	\$3,442,170
Full Market Value	\$15,172,000	\$16,165,000	\$17,162,000	\$25,830,000
Market Value per SqFt	\$158.08	\$144.60	\$158.09	\$161.17
Distance from Cooperative in miles		0.10	0.15	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0036	1-01369-0045	1-01366-0047	
Address	430 EAST 57 STREET	1058 1 AVENUE	994 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	60	130	132	
Year Built	1926	1929	1956	
Gross SqFt	103,000	140,000	111,792	
Estimated Gross Income	\$3,384,580	\$4,480,995	\$3,767,318	
Gross Income per SqFt	\$32.86	\$32.01	\$33.70	
Estimated Expense	\$1,467,750	\$1,999,765	\$1,589,771	
Expense SqFt	\$14.25	\$14.28	\$14.22	
Net Operating Income	\$1,916,830	\$2,481,230	\$2,177,547	
Full Market Value	\$14,254,000	\$18,496,000	\$16,165,000	
Market Value per SqFt	\$138.39	\$132.11	\$144.60	
Distance from Cooperative in miles		0.06	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0039	1-01350-0019	1-01369-0037	
Address	424 EAST 57 STREET	339 EAST 57 STREET	422 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	27	36	24	
Year Built	1925	1929	1939	
Gross SqFt	29,376	16,614	18,654	
Estimated Gross Income	\$1,002,015	\$682,344	\$600,692	
Gross Income per SqFt	\$34.11	\$41.07	\$32.20	
Estimated Expense	\$284,360	\$234,799	\$227,930	
Expense SqFt	\$9.68	\$14.13	\$12.22	
Net Operating Income	\$717,655	\$447,545	\$372,762	
Full Market Value	\$5,320,000	\$3,380,000	\$2,776,000	
Market Value per SqFt	\$181.10	\$203.44	\$148.82	
Distance from Cooperative in miles		0.15	0.06	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01368-0042	1-01346-0010	1-01366-0047	1-01369-0045
Address	410 EAST 57 STREET	319 EAST 53 STREET	994 1 AVENUE	1058 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	79	31	132	130
Year Built	1929	1926	1956	1929
Gross SqFt	130,000	25,040	111,792	140,000
Estimated Gross Income	\$4,381,000	\$901,996	\$3,767,318	\$4,480,995
Gross Income per SqFt	\$33.70	\$36.02	\$33.70	\$32.01
Estimated Expense	\$1,848,600	\$178,551	\$1,589,771	\$1,999,765
Expense SqFt	\$14.22	\$7.13	\$14.22	\$14.28
Net Operating Income	\$2,532,400	\$723,445	\$2,177,547	\$2,481,230
Full Market Value	\$18,799,000	\$5,338,000	\$16,165,000	\$18,496,000
Market Value per SqFt	\$144.61	\$213.18	\$144.60	\$132.11
Distance from Cooperative in miles		0.20	0.10	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0002	1-01366-0047	1-01369-0037	1-01369-0045
Address	411 EAST 57 STREET	994 1 AVENUE	422 EAST 58 STREET	1058 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	104	132	24	130
Year Built	1959	1956	1939	1929
Gross SqFt	118,305	111,792	18,654	140,000
Estimated Gross Income	\$3,809,421	\$3,767,318	\$600,692	\$4,480,995
Gross Income per SqFt	\$32.20	\$33.70	\$32.20	\$32.01
Estimated Expense	\$1,445,687	\$1,589,771	\$227,930	\$1,999,765
Expense SqFt	\$12.22	\$14.22	\$12.22	\$14.28
Net Operating Income	\$2,363,734	\$2,177,547	\$372,762	\$2,481,230
Full Market Value	\$17,600,000	\$16,165,000	\$2,776,000	\$18,496,000
Market Value per SqFt	\$148.77	\$144.60	\$148.82	\$132.11
Distance from Cooperative in miles		0.15	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0007	1-01366-0047	1-01369-0045	
Address	419 EAST 57 STREET	994 1 AVENUE	1058 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	92	132	130	
Year Built	1927	1956	1929	
Gross SqFt	128,114	111,792	140,000	
Estimated Gross Income	\$4,113,741	\$3,767,318	\$4,480,995	
Gross Income per SqFt	\$32.11	\$33.70	\$32.01	
Estimated Expense	\$1,697,511	\$1,589,771	\$1,999,765	
Expense SqFt	\$13.25	\$14.22	\$14.28	
Net Operating Income	\$2,416,230	\$2,177,547	\$2,481,230	
Full Market Value	\$18,009,000	\$16,165,000	\$18,496,000	
Market Value per SqFt	\$140.57	\$144.60	\$132.11	
Distance from Cooperative in miles		0.15	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0012	1-01369-0045	1-01349-0049	
Address	433 EAST 57 STREET	1058 1 AVENUE	1076 2 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	64	130	167	
Year Built	1927	1929	1948	
Gross SqFt	90,500	140,000	180,000	
Estimated Gross Income	\$2,943,060	\$4,480,995	\$5,943,853	
Gross Income per SqFt	\$32.52	\$32.01	\$33.02	
Estimated Expense	\$1,186,455	\$1,999,765	\$2,148,608	
Expense SqFt	\$13.11	\$14.28	\$11.94	
Net Operating Income	\$1,756,605	\$2,481,230	\$3,795,245	
Full Market Value	\$13,072,000	\$18,496,000	\$28,213,000	
Market Value per SqFt	\$144.44	\$132.11	\$156.74	
Distance from Cooperative in miles		0.00	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0016	1-01349-0049	1-01369-0037	
Address	447 EAST 57 STREET	1076 2 AVENUE	422 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	23	167	24	
Year Built	1928	1948	1939	
Gross SqFt	71,784	180,000	18,654	
Estimated Gross Income	\$2,326,519	\$5,943,853	\$600,692	
Gross Income per SqFt	\$32.41	\$33.02	\$32.20	
Estimated Expense	\$831,977	\$2,148,608	\$227,930	
Expense SqFt	\$11.59	\$11.94	\$12.22	
Net Operating Income	\$1,494,542	\$3,795,245	\$372,762	
Full Market Value	\$11,124,000	\$28,213,000	\$2,776,000	
Market Value per SqFt	\$154.96	\$156.74	\$148.82	
Distance from Cooperative in miles		0.15	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0019	1-01369-0037	1-01369-0045	
Address	455 EAST 57 STREET	422 EAST 58 STREET	1058 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	47	24	130	
Year Built	1928	1939	1929	
Gross SqFt	91,617	18,654	140,000	
Estimated Gross Income	\$2,941,822	\$600,692	\$4,480,995	
Gross Income per SqFt	\$32.11	\$32.20	\$32.01	
Estimated Expense	\$1,213,925	\$227,930	\$1,999,765	
Expense SqFt	\$13.25	\$12.22	\$14.28	
Net Operating Income	\$1,727,897	\$372,762	\$2,481,230	
Full Market Value	\$12,878,000	\$2,776,000	\$18,496,000	
Market Value per SqFt	\$140.56	\$148.82	\$132.11	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0024	1-01350-0019	1-01369-0037	1-01349-0035
Address	4 SUTTON PLACE SOUTH	339 EAST 57 STREET	422 EAST 58 STREET	340 EAST 57 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	12	36	24	61
Year Built	1930	1929	1939	1931
Gross SqFt	45,183	16,614	18,654	73,000
Estimated Gross Income	\$1,454,893	\$682,344	\$600,692	\$2,286,156
Gross Income per SqFt	\$32.20	\$41.07	\$32.20	\$31.32
Estimated Expense	\$552,136	\$234,799	\$227,930	\$1,238,457
Expense SqFt	\$12.22	\$14.13	\$12.22	\$16.97
Net Operating Income	\$902,757	\$447,545	\$372,762	\$1,047,699
Full Market Value	\$6,722,000	\$3,380,000	\$2,776,000	\$7,821,000
Market Value per SqFt	\$148.77	\$203.44	\$148.82	\$107.14
Distance from Cooperative in miles		0.14	0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0026	1-01366-0047	1-01369-0037	
Address	16 SUTTON PLACE SOUTH	994 1 AVENUE	422 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	56	132	24	
Year Built	1960	1956	1939	
Gross SqFt	125,800	111,792	18,654	
Estimated Gross Income	\$4,077,178	\$3,767,318	\$600,692	
Gross Income per SqFt	\$32.41	\$33.70	\$32.20	
Estimated Expense	\$1,458,022	\$1,589,771	\$227,930	
Expense SqFt	\$11.59	\$14.22	\$12.22	
Net Operating Income	\$2,619,156	\$2,177,547	\$372,762	
Full Market Value	\$19,495,000	\$16,165,000	\$2,776,000	
Market Value per SqFt	\$154.97	\$144.60	\$148.82	
Distance from Cooperative in miles		0.15	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0029	1-01369-0037	1-01350-0033	
Address	446 EAST 58 STREET	422 EAST 58 STREET	340 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	26	24	38	
Year Built	1920	1939	1917	
Gross SqFt	18,939	18,654	24,257	
Estimated Gross Income	\$572,905	\$600,692	\$657,115	
Gross Income per SqFt	\$30.25	\$32.20	\$27.09	
Estimated Expense	\$200,753	\$227,930	\$211,650	
Expense SqFt	\$10.60	\$12.22	\$8.73	
Net Operating Income	\$372,152	\$372,762	\$445,465	
Full Market Value	\$2,786,000	\$2,776,000	\$3,215,000	
Market Value per SqFt	\$147.10	\$148.82	\$132.54	
Distance from Cooperative in miles		0.00	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0031	1-01351-0030	1-01351-0040	1-01351-0041
Address	436 EAST 58 STREET	1079 1 AVENUE	322 EAST 59 STREET	320 EAST 59 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	23	20	17
Year Built	1930	1920	1920	1920
Gross SqFt	12,235	13,639	9,080	9,080
Estimated Gross Income	\$497,597	\$735,749	\$369,265	\$335,333
Gross Income per SqFt	\$40.67	\$53.94	\$40.67	\$36.93
Estimated Expense	\$170,556	\$158,114	\$126,610	\$101,360
Expense SqFt	\$13.94	\$11.59	\$13.94	\$11.16
Net Operating Income	\$327,041	\$577,635	\$242,655	\$233,973
Full Market Value	\$2,471,000	\$4,313,000	\$1,833,000	\$1,722,000
Market Value per SqFt	\$201.96	\$316.23	\$201.87	\$189.65
Distance from Cooperative in miles		0.15	0.15	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01369-0033	1-01369-0041	1-01351-0041	1-01351-0040
Address	434 EAST 58 STREET	414 EAST 58 STREET	320 EAST 59 STREET	322 EAST 59 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	19	17	20
Year Built	1930	1920	1920	1920
Gross SqFt	12,235	9,510	9,080	9,080
Estimated Gross Income	\$451,839	\$307,330	\$335,333	\$369,265
Gross Income per SqFt	\$36.93	\$32.32	\$36.93	\$40.67
Estimated Expense	\$136,543	\$59,978	\$101,360	\$126,610
Expense SqFt	\$11.16	\$6.31	\$11.16	\$13.94
Net Operating Income	\$315,296	\$247,352	\$233,973	\$242,655
Full Market Value	\$2,321,000	\$1,003,000	\$1,722,000	\$1,833,000
Market Value per SqFt	\$189.70	\$105.47	\$189.65	\$201.87
Distance from Cooperative in miles		0.00	0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01370-0015	1-01366-0001	1-01332-0029	
Address	419 EAST 58 STREET	984 1 AVENUE	240 EAST 59 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	365	411	167	
Year Built	1975	1930	1983	
Gross SqFt	1,142,297	436,842	324,212	
Estimated Gross Income	\$36,290,776	\$9,555,983	\$13,502,516	
Gross Income per SqFt	\$31.77	\$21.88	\$41.65	
Estimated Expense	\$13,102,147	\$4,156,264	\$4,351,027	
Expense SqFt	\$11.47	\$9.51	\$13.42	
Net Operating Income	\$23,188,629	\$5,399,719	\$9,151,489	
Full Market Value	\$172,946,000	\$39,558,000	\$69,083,000	
Market Value per SqFt	\$151.40	\$90.55	\$213.08	
Distance from Cooperative in miles		0.21	0.28	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01370-0021	1-01369-0045	1-01366-0047	
Address	30 SUTTON PLACE	1058 1 AVENUE	994 1 AVENUE	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	48	130	132	
Year Built	1929	1929	1956	
Gross SqFt	127,293	140,000	111,792	
Estimated Gross Income	\$4,182,848	\$4,480,995	\$3,767,318	
Gross Income per SqFt	\$32.86	\$32.01	\$33.70	
Estimated Expense	\$1,813,925	\$1,999,765	\$1,589,771	
Expense SqFt	\$14.25	\$14.28	\$14.22	
Net Operating Income	\$2,368,923	\$2,481,230	\$2,177,547	
Full Market Value	\$17,615,000	\$18,496,000	\$16,165,000	
Market Value per SqFt	\$138.38	\$132.11	\$144.60	
Distance from Cooperative in miles		0.05	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01370-0038	1-01350-0019	1-01369-0042	
Address	418 EAST 59 STREET	339 EAST 57 STREET	410 EAST 58 STREET	
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	76	36	125	
Year Built	1988	1929	1974	
Gross SqFt	129,255	16,614	105,734	
Estimated Gross Income	\$4,722,978	\$682,344	\$4,285,399	
Gross Income per SqFt	\$36.54	\$41.07	\$40.53	
Estimated Expense	\$1,836,714	\$234,799	\$1,457,015	
Expense SqFt	\$14.21	\$14.13	\$13.78	
Net Operating Income	\$2,886,264	\$447,545	\$2,828,384	
Full Market Value	\$21,268,000	\$3,380,000	\$21,369,000	
Market Value per SqFt	\$164.54	\$203.44	\$202.10	
Distance from Cooperative in miles		0.15	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01370-0046	1-01366-0047	1-01369-0037	1-01369-0045
Address	1076 1 AVENUE	994 1 AVENUE	422 EAST 58 STREET	1058 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	129	132	24	130
Year Built	1929	1956	1939	1929
Gross SqFt	127,607	111,792	18,654	140,000
Estimated Gross Income	\$4,108,945	\$3,767,318	\$600,692	\$4,480,995
Gross Income per SqFt	\$32.20	\$33.70	\$32.20	\$32.01
Estimated Expense	\$1,559,358	\$1,589,771	\$227,930	\$1,999,765
Expense SqFt	\$12.22	\$14.22	\$12.22	\$14.28
Net Operating Income	\$2,549,587	\$2,177,547	\$372,762	\$2,481,230
Full Market Value	\$18,984,000	\$16,165,000	\$2,776,000	\$18,496,000
Market Value per SqFt	\$148.77	\$144.60	\$148.82	\$132.11
Distance from Cooperative in miles		0.21	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01371-0014	1-01366-0001	1-01348-0049	1-01346-0023
Address	45 SUTTON PLACE SOUTH	984 1 AVENUE	1044 2 AVENUE	965 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	279	411	460	42
Year Built	1958	1930	1975	1934
Gross SqFt	510,547	436,842	580,480	38,934
Estimated Gross Income	\$16,648,938	\$9,555,983	\$33,377,600	\$1,269,698
Gross Income per SqFt	\$32.61	\$21.88	\$57.50	\$32.61
Estimated Expense	\$5,590,490	\$4,156,264	\$10,013,280	\$426,410
Expense SqFt	\$10.95	\$9.51	\$17.25	\$10.95
Net Operating Income	\$11,058,448	\$5,399,719	\$23,364,320	\$843,288
Full Market Value	\$82,274,000	\$39,558,000	\$173,997,000	\$6,274,000
Market Value per SqFt	\$161.15	\$90.55	\$299.75	\$161.14
Distance from Cooperative in miles		0.10	0.24	0.25

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01371-0038	1-01349-0049	1-01346-0023	1-01369-0037
Address	25 SUTTON PLACE SOUTH	1076 2 AVENUE	965 1 AVENUE	422 EAST 58 STREET
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	322	167	42	24
Year Built	1959	1948	1934	1939
Gross SqFt	537,750	180,000	38,934	18,654
Estimated Gross Income	\$17,536,028	\$5,943,853	\$1,269,698	\$600,692
Gross Income per SqFt	\$32.61	\$33.02	\$32.61	\$32.20
Estimated Expense	\$5,888,363	\$2,148,608	\$426,410	\$227,930
Expense SqFt	\$10.95	\$11.94	\$10.95	\$12.22
Net Operating Income	\$11,647,665	\$3,795,245	\$843,288	\$372,762
Full Market Value	\$86,658,000	\$28,213,000	\$6,274,000	\$2,776,000
Market Value per SqFt	\$161.15	\$156.74	\$161.14	\$148.82
Distance from Cooperative in miles		0.26	0.25	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01372-0002	1-01369-0045	1-01366-0047	1-01349-0049
Address	1 SUTTON PLACE SOUTH	1058 1 AVENUE	994 1 AVENUE	1076 2 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	43	130	132	167
Year Built	1926	1929	1956	1948
Gross SqFt	231,680	140,000	111,792	180,000
Estimated Gross Income	\$7,650,074	\$4,480,995	\$3,767,318	\$5,943,853
Gross Income per SqFt	\$33.02	\$32.01	\$33.70	\$33.02
Estimated Expense	\$2,766,259	\$1,999,765	\$1,589,771	\$2,148,608
Expense SqFt	\$11.94	\$14.28	\$14.22	\$11.94
Net Operating Income	\$4,883,815	\$2,481,230	\$2,177,547	\$3,795,245
Full Market Value	\$36,305,000	\$18,496,000	\$16,165,000	\$28,213,000
Market Value per SqFt	\$156.70	\$132.11	\$144.60	\$156.74
Distance from Cooperative in miles		0.11	0.14	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01372-0062	1-01349-0049	1-01369-0037	1-01369-0045
Address	25 SUTTON PLACE	1076 2 AVENUE	422 EAST 58 STREET	1058 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	14	167	24	130
Year Built	1928	1948	1939	1929
Gross SqFt	63,000	180,000	18,654	140,000
Estimated Gross Income	\$2,028,600	\$5,943,853	\$600,692	\$4,480,995
Gross Income per SqFt	\$32.20	\$33.02	\$32.20	\$32.01
Estimated Expense	\$769,860	\$2,148,608	\$227,930	\$1,999,765
Expense SqFt	\$12.22	\$11.94	\$12.22	\$14.28
Net Operating Income	\$1,258,740	\$3,795,245	\$372,762	\$2,481,230
Full Market Value	\$9,373,000	\$28,213,000	\$2,776,000	\$18,496,000
Market Value per SqFt	\$148.78	\$156.74	\$148.82	\$132.11
Distance from Cooperative in miles		0.24	0.11	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01372-0073	1-01349-0014	1-01349-0049	1-01347-0030
Address	35 SUTTON PLACE	333 EAST 56 STREET	1076 2 AVENUE	989 1 AVENUE
Neighborhood	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	131	228	167	161
Year Built	1960	1982	1948	1928
Gross SqFt	247,000	225,154	180,000	164,161
Estimated Gross Income	\$8,155,940	\$11,015,534	\$5,943,853	\$4,414,182
Gross Income per SqFt	\$33.02	\$48.92	\$33.02	\$26.89
Estimated Expense	\$2,949,180	\$2,718,960	\$2,148,608	\$1,890,140
Expense SqFt	\$11.94	\$12.08	\$11.94	\$11.51
Net Operating Income	\$5,206,760	\$8,296,574	\$3,795,245	\$2,524,042
Full Market Value	\$38,706,000	\$62,212,000	\$28,213,000	\$18,240,000
Market Value per SqFt	\$156.70	\$276.31	\$156.74	\$111.11
Distance from Cooperative in miles		0.24	0.24	0.26

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-0001	1-01373-0030	1-01457-0017	
Address	40 RIVER ROAD	510 MAIN STREET	450 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	8,488	1,017	509	
Year Built	1975	1969	1950	
Gross SqFt	5,026,701	804,200	723,578	
Estimated Gross Income	\$134,866,388	\$27,307,055	\$15,790,169	
Gross Income per SqFt	\$26.83	\$33.96	\$21.82	
Estimated Expense	\$62,029,490	\$7,882,554	\$6,709,049	
Expense SqFt	\$12.34	\$9.80	\$9.27	
Net Operating Income	\$72,836,898	\$19,424,501	\$9,081,120	
Full Market Value	\$526,430,000	\$86,550,000	\$66,533,000	
Market Value per SqFt	\$104.73	\$107.62	\$91.95	
Distance from Cooperative in miles		0.00	0.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01373-0040	1-01373-0030	1-01457-0017	1-01463-0031
Address	501 MAIN STREET	510 MAIN STREET	450 EAST 63 STREET	436 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	374	1,017	509	127
Year Built	1975	1969	1950	1961
Gross SqFt	700,000	804,200	723,578	97,396
Estimated Gross Income	\$15,274,000	\$27,307,055	\$15,790,169	\$2,023,294
Gross Income per SqFt	\$21.82	\$33.96	\$21.82	\$20.77
Estimated Expense	\$6,489,000	\$7,882,554	\$6,709,049	\$975,140
Expense SqFt	\$9.27	\$9.80	\$9.27	\$10.01
Net Operating Income	\$8,785,000	\$19,424,501	\$9,081,120	\$1,048,154
Full Market Value	\$64,364,000	\$86,550,000	\$66,533,000	\$7,535,000
Market Value per SqFt	\$91.95	\$107.62	\$91.95	\$77.36
Distance from Cooperative in miles		0.00	0.50	0.41

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01374-0001	1-01274-0006	1-01008-0029	
Address	781 5 AVENUE	39 WEST 58 STREET	1361 AVENUE OF THE AMERIC	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	171	338	169	
Year Built	1928	1948	1925	
Gross SqFt	314,509	269,346	243,671	
Estimated Gross Income	\$14,366,771	\$12,733,536	\$10,738,875	
Gross Income per SqFt	\$45.68	\$47.28	\$44.07	
Estimated Expense	\$4,129,503	\$3,794,155	\$2,864,090	
Expense SqFt	\$13.13	\$14.09	\$11.75	
Net Operating Income	\$10,237,268	\$8,939,381	\$7,874,785	
Full Market Value	\$77,001,000	\$67,163,000	\$59,298,000	
Market Value per SqFt	\$244.83	\$249.36	\$243.35	
Distance from Cooperative in miles		0.17	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01374-0037	1-01311-0028	1-01274-0006	
Address	510 PARK AVENUE	141 EAST 56 STREET	39 WEST 58 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	30	115	338	
Year Built	1925	1940	1948	
Gross SqFt	132,926	107,485	269,346	
Estimated Gross Income	\$5,681,257	\$4,105,761	\$12,733,536	
Gross Income per SqFt	\$42.74	\$38.20	\$47.28	
Estimated Expense	\$1,658,916	\$1,123,226	\$3,794,155	
Expense SqFt	\$12.48	\$10.45	\$14.09	
Net Operating Income	\$4,022,341	\$2,982,535	\$8,939,381	
Full Market Value	\$30,341,000	\$22,571,000	\$67,163,000	
Market Value per SqFt	\$228.25	\$209.99	\$249.36	
Distance from Cooperative in miles		0.25	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01374-0069	1-01271-0007	1-01309-0050	1-01030-0019
Address	785 5 AVENUE	57 WEST 55 STREET	136 EAST 55 STREET	217 WEST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	MIDTOWN CBD	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	68	105	200	132
Year Built	1963	1962	1957	1954
Gross SqFt	174,779	112,000	204,269	165,078
Estimated Gross Income	\$6,354,964	\$4,018,994	\$7,426,465	\$6,933,276
Gross Income per SqFt	\$36.36	\$35.88	\$36.36	\$42.00
Estimated Expense	\$2,681,110	\$1,350,053	\$2,621,503	\$1,979,107
Expense SqFt	\$15.34	\$12.05	\$12.83	\$11.99
Net Operating Income	\$3,673,854	\$2,668,941	\$4,804,962	\$4,954,169
Full Market Value	\$27,083,000	\$19,697,000	\$35,422,000	\$34,000,000
Market Value per SqFt	\$154.96	\$175.87	\$173.41	\$205.96
Distance from Cooperative in miles		0.25	0.38	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01376-0037	1-01375-0129	1-01311-0028	1-01398-0006
Address	550 PARK AVENUE	43 EAST 60 STREET	141 EAST 56 STREET	103 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	39	21	115	37
Year Built	1917	1910	1940	1923
Gross SqFt	156,390	17,296	107,485	36,274
Estimated Gross Income	\$5,060,780	\$688,208	\$4,105,761	\$1,173,708
Gross Income per SqFt	\$32.36	\$39.79	\$38.20	\$32.36
Estimated Expense	\$955,543	\$234,015	\$1,123,226	\$221,664
Expense SqFt	\$6.11	\$13.53	\$10.45	\$6.11
Net Operating Income	\$4,105,237	\$454,193	\$2,982,535	\$952,044
Full Market Value	\$30,559,000	\$3,433,000	\$22,571,000	\$7,087,000
Market Value per SqFt	\$195.40	\$198.49	\$209.99	\$195.37
Distance from Cooperative in miles		0.05	0.32	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01376-0051	1-01380-0014	1-01312-0033	
Address	681 MADISON AVENUE	19 EAST 65 STREET	157 EAST 57 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	98	19	118	
Year Built	1958	1928	1960	
Gross SqFt	163,787	16,000	173,168	
Estimated Gross Income	\$4,929,989	\$495,077	\$5,047,223	
Gross Income per SqFt	\$30.10	\$30.94	\$29.15	
Estimated Expense	\$1,393,827	\$122,324	\$1,398,502	
Expense SqFt	\$8.51	\$7.65	\$8.08	
Net Operating Income	\$3,536,162	\$372,753	\$3,648,721	
Full Market Value	\$26,482,000	\$2,651,000	\$27,378,000	
Market Value per SqFt	\$161.69	\$165.69	\$158.10	
Distance from Cooperative in miles		0.21	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-0001	1-01274-0016	1-01379-0066	1-01398-0006
Address	810 5 AVENUE	21 WEST 58 STREET	4 EAST 65 STREET	103 EAST 63 STREET
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	12	71	20	37
Year Built	1926	1926	1915	1923
Gross SqFt	67,465	59,701	22,344	36,274
Estimated Gross Income	\$2,536,684	\$2,244,643	\$873,650	\$1,173,708
Gross Income per SqFt	\$37.60	\$37.60	\$39.10	\$32.36
Estimated Expense	\$867,600	\$767,546	\$296,952	\$221,664
Expense SqFt	\$12.86	\$12.86	\$13.29	\$6.11
Net Operating Income	\$1,669,084	\$1,477,097	\$576,698	\$952,044
Full Market Value	\$12,267,000	\$10,856,000	\$4,362,000	\$7,087,000
Market Value per SqFt	\$181.83	\$181.84	\$195.22	\$195.37
Distance from Cooperative in miles		0.26	0.10	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-0003	1-01274-0016	1-01271-0007	
Address	812 5 AVENUE	21 WEST 58 STREET	57 WEST 55 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN WEST	MIDTOWN WEST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	30	71	105	
Year Built	1963	1926	1962	
Gross SqFt	89,890	59,701	112,000	
Estimated Gross Income	\$3,302,559	\$2,244,643	\$4,018,994	
Gross Income per SqFt	\$36.74	\$37.60	\$35.88	
Estimated Expense	\$1,120,029	\$767,546	\$1,350,053	
Expense SqFt	\$12.46	\$12.86	\$12.05	
Net Operating Income	\$2,182,530	\$1,477,097	\$2,668,941	
Full Market Value	\$16,074,000	\$10,856,000	\$19,697,000	
Market Value per SqFt	\$178.82	\$181.84	\$175.87	
Distance from Cooperative in miles		0.26	0.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-0029	1-01379-0030	1-01398-0006	1-01375-0129
Address	43 EAST 62 STREET	47 EAST 64 STREET	103 EAST 63 STREET	43 EAST 60 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	24	40	37	21
Year Built	1915	1929	1923	1910
Gross SqFt	55,639	41,692	36,274	17,296
Estimated Gross Income	\$2,175,485	\$1,726,049	\$1,173,708	\$688,208
Gross Income per SqFt	\$39.10	\$41.40	\$32.36	\$39.79
Estimated Expense	\$596,450	\$587,023	\$221,664	\$234,015
Expense SqFt	\$10.72	\$14.08	\$6.11	\$13.53
Net Operating Income	\$1,579,035	\$1,139,026	\$952,044	\$454,193
Full Market Value	\$11,942,000	\$8,600,000	\$7,087,000	\$3,433,000
Market Value per SqFt	\$214.63	\$206.27	\$195.37	\$198.49
Distance from Cooperative in miles		0.10	0.11	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01377-0040	1-01379-0030	1-01398-0006	1-01375-0129
Address	570 PARK AVENUE	47 EAST 64 STREET	103 EAST 63 STREET	43 EAST 60 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	56	40	37	21
Year Built	1916	1929	1923	1910
Gross SqFt	141,978	41,692	36,274	17,296
Estimated Gross Income	\$5,551,340	\$1,726,049	\$1,173,708	\$688,208
Gross Income per SqFt	\$39.10	\$41.40	\$32.36	\$39.79
Estimated Expense	\$1,522,004	\$587,023	\$221,664	\$234,015
Expense SqFt	\$10.72	\$14.08	\$6.11	\$13.53
Net Operating Income	\$4,029,336	\$1,139,026	\$952,044	\$454,193
Full Market Value	\$30,474,000	\$8,600,000	\$7,087,000	\$3,433,000
Market Value per SqFt	\$214.64	\$206.27	\$195.37	\$198.49
Distance from Cooperative in miles		0.10	0.11	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01378-0001	1-01379-0030	1-01383-0012	1-01274-0016
Address	820 5 AVENUE	47 EAST 64 STREET	9 EAST 68 STREET	21 WEST 58 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN WEST
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	40	19	71
Year Built	1916	1929	1910	1926
Gross SqFt	116,000	41,692	19,975	59,701
Estimated Gross Income	\$4,702,640	\$1,726,049	\$809,832	\$2,244,643
Gross Income per SqFt	\$40.54	\$41.40	\$40.54	\$37.60
Estimated Expense	\$1,448,840	\$587,023	\$249,420	\$767,546
Expense SqFt	\$12.49	\$14.08	\$12.49	\$12.86
Net Operating Income	\$3,253,800	\$1,139,026	\$560,412	\$1,477,097
Full Market Value	\$24,583,000	\$8,600,000	\$4,234,000	\$10,856,000
Market Value per SqFt	\$211.92	\$206.27	\$211.96	\$181.84
Distance from Cooperative in miles		0.11	0.24	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01378-0033	1-01380-0014	1-01375-0129	
Address	580 PARK AVENUE	19 EAST 65 STREET	43 EAST 60 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	53	19	21	
Year Built	1923	1928	1910	
Gross SqFt	183,919	16,000	17,296	
Estimated Gross Income	\$5,535,962	\$495,077	\$688,208	
Gross Income per SqFt	\$30.10	\$30.94	\$39.79	
Estimated Expense	\$1,565,151	\$122,324	\$234,015	
Expense SqFt	\$8.51	\$7.65	\$13.53	
Net Operating Income	\$3,970,811	\$372,753	\$454,193	
Full Market Value	\$29,737,000	\$2,651,000	\$3,433,000	
Market Value per SqFt	\$161.69	\$165.69	\$198.49	
Distance from Cooperative in miles		0.13	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01378-0048	1-01379-0030	1-01398-0006	1-01379-0066
Address	721 MADISON AVENUE	47 EAST 64 STREET	103 EAST 63 STREET	4 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	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	31	40	37	20
Year Built	1910	1929	1923	1915
Gross SqFt	106,163	41,692	36,274	22,344
Estimated Gross Income	\$4,150,973	\$1,726,049	\$1,173,708	\$873,650
Gross Income per SqFt	\$39.10	\$41.40	\$32.36	\$39.10
Estimated Expense	\$1,138,067	\$587,023	\$221,664	\$296,952
Expense SqFt	\$10.72	\$14.08	\$6.11	\$13.29
Net Operating Income	\$3,012,906	\$1,139,026	\$952,044	\$576,698
Full Market Value	\$22,787,000	\$8,600,000	\$7,087,000	\$4,362,000
Market Value per SqFt	\$214.64	\$206.27	\$195.37	\$195.22
Distance from Cooperative in miles		0.05	0.10	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01378-0070	1-01379-0030	1-01383-0012	
Address	825 5 AVENUE	47 EAST 64 STREET	9 EAST 68 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	65	40	19	
Year Built	1927	1929	1910	
Gross SqFt	130,923	41,692	19,975	
Estimated Gross Income	\$5,363,915	\$1,726,049	\$809,832	
Gross Income per SqFt	\$40.97	\$41.40	\$40.54	
Estimated Expense	\$1,664,031	\$587,023	\$249,420	
Expense SqFt	\$12.71	\$14.08	\$12.49	
Net Operating Income	\$3,699,884	\$1,139,026	\$560,412	
Full Market Value	\$27,945,000	\$8,600,000	\$4,234,000	
Market Value per SqFt	\$213.45	\$206.27	\$211.96	
Distance from Cooperative in miles		0.11	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01379-0001	1-01379-0066	1-01380-0014	1-01398-0008
Address	834 5 AVENUE	4 EAST 65 STREET	19 EAST 65 STREET	107 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	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	24	20	19	15
Year Built	1931	1915	1928	1920
Gross SqFt	187,270	22,344	16,000	17,250
Estimated Gross Income	\$5,794,134	\$873,650	\$495,077	\$580,754
Gross Income per SqFt	\$30.94	\$39.10	\$30.94	\$33.67
Estimated Expense	\$1,432,616	\$296,952	\$122,324	\$177,842
Expense SqFt	\$7.65	\$13.29	\$7.65	\$10.31
Net Operating Income	\$4,361,518	\$576,698	\$372,753	\$402,912
Full Market Value	\$32,585,000	\$4,362,000	\$2,651,000	\$2,991,000
Market Value per SqFt	\$174.00	\$195.22	\$165.69	\$173.39
Distance from Cooperative in miles		0.00	0.05	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01379-0021	1-01398-0006	1-01379-0066	1-01398-0008
Address	29 EAST 64 STREET	103 EAST 63 STREET	4 EAST 65 STREET	107 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	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	46	37	20	15
Year Built	1922	1923	1915	1920
Gross SqFt	104,075	36,274	22,344	17,250
Estimated Gross Income	\$3,504,205	\$1,173,708	\$873,650	\$580,754
Gross Income per SqFt	\$33.67	\$32.36	\$39.10	\$33.67
Estimated Expense	\$1,073,013	\$221,664	\$296,952	\$177,842
Expense SqFt	\$10.31	\$6.11	\$13.29	\$10.31
Net Operating Income	\$2,431,192	\$952,044	\$576,698	\$402,912
Full Market Value	\$18,049,000	\$7,087,000	\$4,362,000	\$2,991,000
Market Value per SqFt	\$173.42	\$195.37	\$195.22	\$173.39
Distance from Cooperative in miles		0.11	0.09	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01379-0051	1-01418-0045	1-01417-0028	1-01375-0129
Address	30 EAST 65 STREET	1081 3 AVENUE	1191 2 AVENUE	43 EAST 60 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	65	116	191	21
Year Built	1962	1968	1964	1910
Gross SqFt	147,121	174,273	207,284	17,296
Estimated Gross Income	\$4,304,760	\$7,254,016	\$6,065,130	\$688,208
Gross Income per SqFt	\$29.26	\$41.62	\$29.26	\$39.79
Estimated Expense	\$1,378,524	\$2,249,317	\$2,365,110	\$234,015
Expense SqFt	\$9.37	\$12.91	\$11.41	\$13.53
Net Operating Income	\$2,926,236	\$5,004,699	\$3,700,020	\$454,193
Full Market Value	\$21,952,000	\$37,783,000	\$27,757,000	\$3,433,000
Market Value per SqFt	\$149.21	\$216.80	\$133.91	\$198.49
Distance from Cooperative in miles		0.31	0.33	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01380-0023	1-01398-0006	1-01380-0014	1-01385-0014
Address	27 EAST 65 STREET	103 EAST 63 STREET	19 EAST 65 STREET	17 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	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	87	37	19	14
Year Built	1963	1923	1928	1920
Gross SqFt	143,840	36,274	16,000	12,075
Estimated Gross Income	\$4,450,410	\$1,173,708	\$495,077	\$277,980
Gross Income per SqFt	\$30.94	\$32.36	\$30.94	\$23.02
Estimated Expense	\$1,100,376	\$221,664	\$122,324	\$72,374
Expense SqFt	\$7.65	\$6.11	\$7.65	\$5.99
Net Operating Income	\$3,350,034	\$952,044	\$372,753	\$205,606
Full Market Value	\$25,028,000	\$7,087,000	\$2,651,000	\$1,501,000
Market Value per SqFt	\$174.00	\$195.37	\$165.69	\$124.31
Distance from Cooperative in miles		0.14	0.09	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01380-0033	1-01378-0007	1-01398-0008	
Address	55 EAST 65 STREET	5 EAST 63 STREET	107 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	36	12	15	
Year Built	1910	1900	1920	
Gross SqFt	30,800	11,875	17,250	
Estimated Gross Income	\$1,056,440	\$409,442	\$580,754	
Gross Income per SqFt	\$34.30	\$34.48	\$33.67	
Estimated Expense	\$291,984	\$139,736	\$177,842	
Expense SqFt	\$9.48	\$11.77	\$10.31	
Net Operating Income	\$764,456	\$269,706	\$402,912	
Full Market Value	\$5,664,000	\$1,998,000	\$2,991,000	
Market Value per SqFt	\$183.90	\$168.25	\$173.39	
Distance from Cooperative in miles		0.14	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01380-0035	1-01379-0030	1-01398-0006	1-01379-0066
Address	620 PARK AVENUE	47 EAST 64 STREET	103 EAST 63 STREET	4 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	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	18	40	37	20
Year Built	1924	1929	1923	1915
Gross SqFt	64,234	41,692	36,274	22,344
Estimated Gross Income	\$2,511,549	\$1,726,049	\$1,173,708	\$873,650
Gross Income per SqFt	\$39.10	\$41.40	\$32.36	\$39.10
Estimated Expense	\$688,588	\$587,023	\$221,664	\$296,952
Expense SqFt	\$10.72	\$14.08	\$6.11	\$13.29
Net Operating Income	\$1,822,961	\$1,139,026	\$952,044	\$576,698
Full Market Value	\$13,787,000	\$8,600,000	\$7,087,000	\$4,362,000
Market Value per SqFt	\$214.64	\$206.27	\$195.37	\$195.22
Distance from Cooperative in miles		0.05	0.14	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01380-0039	1-01379-0030	1-01398-0006	1-01381-0031
Address	630 PARK AVENUE	47 EAST 64 STREET	103 EAST 63 STREET	61 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	37	40	37	13
Year Built	1917	1929	1923	1900
Gross SqFt	104,092	41,692	36,274	11,392
Estimated Gross Income	\$4,069,997	\$1,726,049	\$1,173,708	\$419,381
Gross Income per SqFt	\$39.10	\$41.40	\$32.36	\$36.81
Estimated Expense	\$1,115,866	\$587,023	\$221,664	\$100,766
Expense SqFt	\$10.72	\$14.08	\$6.11	\$8.85
Net Operating Income	\$2,954,131	\$1,139,026	\$952,044	\$318,615
Full Market Value	\$22,343,000	\$8,600,000	\$7,087,000	\$2,346,000
Market Value per SqFt	\$214.65	\$206.27	\$195.37	\$205.93
Distance from Cooperative in miles		0.05	0.14	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01380-0069	1-01379-0066	1-01381-0031	1-01381-0010
Address	845 5 AVENUE	4 EAST 65 STREET	61 EAST 66 STREET	11 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	17	20	13	18
Year Built	1920	1915	1900	1920
Gross SqFt	94,479	22,344	11,392	11,250
Estimated Gross Income	\$3,477,772	\$873,650	\$419,381	\$398,365
Gross Income per SqFt	\$36.81	\$39.10	\$36.81	\$35.41
Estimated Expense	\$836,139	\$296,952	\$100,766	\$119,917
Expense SqFt	\$8.85	\$13.29	\$8.85	\$10.66
Net Operating Income	\$2,641,633	\$576,698	\$318,615	\$278,448
Full Market Value	\$19,452,000	\$4,362,000	\$2,346,000	\$2,058,000
Market Value per SqFt	\$205.89	\$195.22	\$205.93	\$182.93
Distance from Cooperative in miles		0.05	0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01381-0001	1-01398-0008	1-01398-0006	
Address	1 EAST 66 STREET	107 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	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	106	15	37	
Year Built	1949	1920	1923	
Gross SqFt	153,525	17,250	36,274	
Estimated Gross Income	\$4,251,107	\$580,754	\$1,173,708	
Gross Income per SqFt	\$27.69	\$33.67	\$32.36	
Estimated Expense	\$928,826	\$177,842	\$221,664	
Expense SqFt	\$6.05	\$10.31	\$6.11	
Net Operating Income	\$3,322,281	\$402,912	\$952,044	
Full Market Value	\$23,939,000	\$2,991,000	\$7,087,000	
Market Value per SqFt	\$155.93	\$173.39	\$195.37	
Distance from Cooperative in miles		0.24	0.24	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01381-0025	1-01379-0030	1-01381-0031	1-01398-0006
Address	53 EAST 66 STREET	47 EAST 64 STREET	61 EAST 66 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	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	28	40	13	37
Year Built	1924	1929	1900	1923
Gross SqFt	80,985	41,692	11,392	36,274
Estimated Gross Income	\$2,981,058	\$1,726,049	\$419,381	\$1,173,708
Gross Income per SqFt	\$36.81	\$41.40	\$36.81	\$32.36
Estimated Expense	\$716,717	\$587,023	\$100,766	\$221,664
Expense SqFt	\$8.85	\$14.08	\$8.85	\$6.11
Net Operating Income	\$2,264,341	\$1,139,026	\$318,615	\$952,044
Full Market Value	\$16,674,000	\$8,600,000	\$2,346,000	\$7,087,000
Market Value per SqFt	\$205.89	\$206.27	\$205.93	\$195.37
Distance from Cooperative in miles		0.10	0.00	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01381-0035	1-01379-0030	1-01381-0031	1-01406-0054
Address	640 PARK AVENUE	47 EAST 64 STREET	61 EAST 66 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	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	14	40	13	39
Year Built	1914	1929	1900	1914
Gross SqFt	95,615	41,692	11,392	73,396
Estimated Gross Income	\$3,958,461	\$1,726,049	\$419,381	\$3,048,279
Gross Income per SqFt	\$41.40	\$41.40	\$36.81	\$41.53
Estimated Expense	\$1,235,346	\$587,023	\$100,766	\$1,037,156
Expense SqFt	\$12.92	\$14.08	\$8.85	\$14.13
Net Operating Income	\$2,723,115	\$1,139,026	\$318,615	\$2,011,123
Full Market Value	\$20,561,000	\$8,600,000	\$2,346,000	\$15,183,000
Market Value per SqFt	\$215.04	\$206.27	\$205.93	\$206.86
Distance from Cooperative in miles		0.10	0.00	0.31

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01381-0038	1-01406-0001	1-01416-0002	1-01422-0048
Address	650 PARK AVENUE	737 PARK AVENUE	1033 3 AVENUE	210 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	102	120	133	210
Year Built	1962	1940	1967	1929
Gross SqFt	223,000	215,600	241,274	243,802
Estimated Gross Income	\$9,430,670	\$9,117,276	\$9,831,995	\$10,528,049
Gross Income per SqFt	\$42.29	\$42.29	\$40.75	\$43.18
Estimated Expense	\$2,722,830	\$2,632,052	\$2,526,044	\$3,256,989
Expense SqFt	\$12.21	\$12.21	\$10.47	\$13.36
Net Operating Income	\$6,707,840	\$6,485,224	\$7,305,951	\$7,271,060
Full Market Value	\$49,800,000	\$48,934,000	\$55,189,000	\$54,789,000
Market Value per SqFt	\$223.32	\$226.97	\$228.74	\$224.73
Distance from Cooperative in miles		0.27	0.39	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01381-0069	1-01379-0030	1-01381-0010	1-01380-0014
Address	2 EAST 67 STREET	47 EAST 64 STREET	11 EAST 66 STREET	19 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	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	15	40	18	19
Year Built	1928	1929	1920	1928
Gross SqFt	93,515	41,692	11,250	16,000
Estimated Gross Income	\$3,311,366	\$1,726,049	\$398,365	\$495,077
Gross Income per SqFt	\$35.41	\$41.40	\$35.41	\$30.94
Estimated Expense	\$996,870	\$587,023	\$119,917	\$122,324
Expense SqFt	\$10.66	\$14.08	\$10.66	\$7.65
Net Operating Income	\$2,314,496	\$1,139,026	\$278,448	\$372,753
Full Market Value	\$17,110,000	\$8,600,000	\$2,058,000	\$2,651,000
Market Value per SqFt	\$182.97	\$206.27	\$182.93	\$165.69
Distance from Cooperative in miles		0.13	0.00	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01382-0001	1-01381-0010	1-01380-0014	
Address	857 5 AVENUE	11 EAST 66 STREET	19 EAST 65 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	19	18	19	
Year Built	1962	1920	1928	
Gross SqFt	72,930	11,250	16,000	
Estimated Gross Income	\$2,419,817	\$398,365	\$495,077	
Gross Income per SqFt	\$33.18	\$35.41	\$30.94	
Estimated Expense	\$668,039	\$119,917	\$122,324	
Expense SqFt	\$9.16	\$10.66	\$7.65	
Net Operating Income	\$1,751,778	\$278,448	\$372,753	
Full Market Value	\$13,019,000	\$2,058,000	\$2,651,000	
Market Value per SqFt	\$178.51	\$182.93	\$165.69	
Distance from Cooperative in miles		0.05	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01382-0036	1-01379-0030	1-01379-0066	1-01381-0031
Address	660 PARK AVENUE	47 EAST 64 STREET	4 EAST 65 STREET	61 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	40	20	13
Year Built	1926	1929	1915	1900
Gross SqFt	62,935	41,692	22,344	11,392
Estimated Gross Income	\$2,460,759	\$1,726,049	\$873,650	\$419,381
Gross Income per SqFt	\$39.10	\$41.40	\$39.10	\$36.81
Estimated Expense	\$674,663	\$587,023	\$296,952	\$100,766
Expense SqFt	\$10.72	\$14.08	\$13.29	\$8.85
Net Operating Income	\$1,786,096	\$1,139,026	\$576,698	\$318,615
Full Market Value	\$13,509,000	\$8,600,000	\$4,362,000	\$2,346,000
Market Value per SqFt	\$214.65	\$206.27	\$195.22	\$205.93
Distance from Cooperative in miles		0.15	0.17	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01382-0065	1-01381-0010	1-01381-0059	1-01383-0012
Address	6 EAST 68 STREET	11 EAST 66 STREET	20 EAST 67 STREET	9 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	14	18	16	19
Year Built	1920	1920	1925	1910
Gross SqFt	21,920	11,250	14,980	19,975
Estimated Gross Income	\$888,637	\$398,365	\$711,808	\$809,832
Gross Income per SqFt	\$40.54	\$35.41	\$47.52	\$40.54
Estimated Expense	\$273,781	\$119,917	\$175,472	\$249,420
Expense SqFt	\$12.49	\$10.66	\$11.71	\$12.49
Net Operating Income	\$614,856	\$278,448	\$536,336	\$560,412
Full Market Value	\$4,645,000	\$2,058,000	\$4,029,000	\$4,234,000
Market Value per SqFt	\$211.91	\$182.93	\$268.96	\$211.96
Distance from Cooperative in miles		0.05	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01382-0069	1-01401-0033	1-01274-0006	1-01406-0001
Address	860 5 AVENUE	1130 3 AVENUE	39 WEST 58 STREET	737 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	86	158	338	120
Year Built	1950	1957	1948	1940
Gross SqFt	306,573	278,325	269,346	215,600
Estimated Gross Income	\$12,971,104	\$11,777,238	\$12,733,536	\$9,117,276
Gross Income per SqFt	\$42.31	\$42.31	\$47.28	\$42.29
Estimated Expense	\$3,562,378	\$3,234,383	\$3,794,155	\$2,632,052
Expense SqFt	\$11.62	\$11.62	\$14.09	\$12.21
Net Operating Income	\$9,408,726	\$8,542,855	\$8,939,381	\$6,485,224
Full Market Value	\$70,993,000	\$64,460,000	\$67,163,000	\$48,934,000
Market Value per SqFt	\$231.57	\$231.60	\$249.36	\$226.97
Distance from Cooperative in miles		0.29	0.47	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01383-0001	1-01406-0001	1-01401-0033	1-01422-0048
Address	870 5 AVENUE	737 PARK AVENUE	1130 3 AVENUE	210 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	102	120	158	210
Year Built	1949	1940	1957	1929
Gross SqFt	235,448	215,600	278,325	243,802
Estimated Gross Income	\$9,961,805	\$9,117,276	\$11,777,238	\$10,528,049
Gross Income per SqFt	\$42.31	\$42.29	\$42.31	\$43.18
Estimated Expense	\$2,735,906	\$2,632,052	\$3,234,383	\$3,256,989
Expense SqFt	\$11.62	\$12.21	\$11.62	\$13.36
Net Operating Income	\$7,225,899	\$6,485,224	\$8,542,855	\$7,271,060
Full Market Value	\$54,523,000	\$48,934,000	\$64,460,000	\$54,789,000
Market Value per SqFt	\$231.57	\$226.97	\$231.60	\$224.73
Distance from Cooperative in miles		0.24	0.30	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01383-0069	1-01406-0001	1-01422-0048	1-01401-0033
Address	875 5 AVENUE	737 PARK AVENUE	210 EAST 68 STREET	1130 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	126	120	210	158
Year Built	1940	1940	1929	1957
Gross SqFt	224,000	215,600	243,802	278,325
Estimated Gross Income	\$9,477,440	\$9,117,276	\$10,528,049	\$11,777,238
Gross Income per SqFt	\$42.31	\$42.29	\$43.18	\$42.31
Estimated Expense	\$2,602,880	\$2,632,052	\$3,256,989	\$3,234,383
Expense SqFt	\$11.62	\$12.21	\$13.36	\$11.62
Net Operating Income	\$6,874,560	\$6,485,224	\$7,271,060	\$8,542,855
Full Market Value	\$51,872,000	\$48,934,000	\$54,789,000	\$64,460,000
Market Value per SqFt	\$231.57	\$226.97	\$224.73	\$231.60
Distance from Cooperative in miles		0.24	0.41	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0001	1-01401-0033	1-01406-0001	1-01425-0001
Address	880 5 AVENUE	1130 3 AVENUE	737 PARK AVENUE	1213 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	170	158	120	201
Year Built	1948	1957	1940	1961
Gross SqFt	322,346	278,325	215,600	265,980
Estimated Gross Income	\$13,632,012	\$11,777,238	\$9,117,276	\$11,078,148
Gross Income per SqFt	\$42.29	\$42.31	\$42.29	\$41.65
Estimated Expense	\$3,935,845	\$3,234,383	\$2,632,052	\$3,392,848
Expense SqFt	\$12.21	\$11.62	\$12.21	\$12.76
Net Operating Income	\$9,696,167	\$8,542,855	\$6,485,224	\$7,685,300
Full Market Value	\$73,162,000	\$64,460,000	\$48,934,000	\$58,015,000
Market Value per SqFt	\$226.97	\$231.60	\$226.97	\$218.12
Distance from Cooperative in miles		0.32	0.22	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0010	1-01385-0060	1-01385-0014	1-01383-0012
Address	3 EAST 69 STREET	16 EAST 71 STREET	17 EAST 70 STREET	9 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C5-WALK-UP	D5-ELEVATOR	D7-ELEVATOR
Total Units	32	17	14	19
Year Built	1938	1930	1920	1910
Gross SqFt	62,100	12,060	12,075	19,975
Estimated Gross Income	\$2,517,534	\$561,272	\$277,980	\$809,832
Gross Income per SqFt	\$40.54	\$46.54	\$23.02	\$40.54
Estimated Expense	\$775,629	\$185,242	\$72,374	\$249,420
Expense SqFt	\$12.49	\$15.36	\$5.99	\$12.49
Net Operating Income	\$1,741,905	\$376,030	\$205,606	\$560,412
Full Market Value	\$13,160,000	\$2,827,000	\$1,501,000	\$4,234,000
Market Value per SqFt	\$211.92	\$234.41	\$124.31	\$211.96
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0026	1-01385-0014	1-01385-0060	1-01383-0012
Address	25 EAST 69 STREET	17 EAST 70 STREET	16 EAST 71 STREET	9 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D5-ELEVATOR	C5-WALK-UP	D7-ELEVATOR
Total Units	13	14	17	19
Year Built	1920	1920	1930	1910
Gross SqFt	13,757	12,075	12,060	19,975
Estimated Gross Income	\$557,709	\$277,980	\$561,272	\$809,832
Gross Income per SqFt	\$40.54	\$23.02	\$46.54	\$40.54
Estimated Expense	\$171,825	\$72,374	\$185,242	\$249,420
Expense SqFt	\$12.49	\$5.99	\$15.36	\$12.49
Net Operating Income	\$385,884	\$205,606	\$376,030	\$560,412
Full Market Value	\$2,915,000	\$1,501,000	\$2,827,000	\$4,234,000
Market Value per SqFt	\$211.89	\$124.31	\$234.41	\$211.96
Distance from Cooperative in miles		0.10	0.10	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0032	1-01406-0001	1-01424-0010	1-01427-0028
Address	700 PARK AVENUE	737 PARK AVENUE	219 EAST 69 STREET	1393 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	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	51	120	145	149
Year Built	1960	1940	1957	1964
Gross SqFt	192,666	215,600	163,875	166,432
Estimated Gross Income	\$8,147,845	\$9,117,276	\$4,914,187	\$5,538,468
Gross Income per SqFt	\$42.29	\$42.29	\$29.99	\$33.28
Estimated Expense	\$2,352,452	\$2,632,052	\$1,259,445	\$1,246,428
Expense SqFt	\$12.21	\$12.21	\$7.69	\$7.49
Net Operating Income	\$5,795,393	\$6,485,224	\$3,654,742	\$4,292,040
Full Market Value	\$43,729,000	\$48,934,000	\$27,376,000	\$31,890,000
Market Value per SqFt	\$226.97	\$226.97	\$167.05	\$191.61
Distance from Cooperative in miles		0.14	0.31	0.35

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0037	1-01424-0010	1-01406-0001	1-01427-0028
Address	710 PARK AVENUE	219 EAST 69 STREET	737 PARK AVENUE	1393 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	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	87	145	120	149
Year Built	1948	1957	1940	1964
Gross SqFt	161,000	163,875	215,600	166,432
Estimated Gross Income	\$6,808,690	\$4,914,187	\$9,117,276	\$5,538,468
Gross Income per SqFt	\$42.29	\$29.99	\$42.29	\$33.28
Estimated Expense	\$1,965,810	\$1,259,445	\$2,632,052	\$1,246,428
Expense SqFt	\$12.21	\$7.69	\$12.21	\$7.49
Net Operating Income	\$4,842,880	\$3,654,742	\$6,485,224	\$4,292,040
Full Market Value	\$36,542,000	\$27,376,000	\$48,934,000	\$31,890,000
Market Value per SqFt	\$226.97	\$167.05	\$226.97	\$191.61
Distance from Cooperative in miles		0.31	0.14	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0063	1-01425-0017	1-01385-0060	1-01385-0014
Address	10 EAST 70 STREET	225 EAST 70 STREET	16 EAST 71 STREET	17 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	D4-ELEVATOR	D6-ELEVATOR	C5-WALK-UP	D5-ELEVATOR
Total Units	49	91	17	14
Year Built	1962	1961	1930	1920
Gross SqFt	115,306	83,220	12,060	12,075
Estimated Gross Income	\$3,988,435	\$2,878,912	\$561,272	\$277,980
Gross Income per SqFt	\$34.59	\$34.59	\$46.54	\$23.02
Estimated Expense	\$1,487,447	\$838,616	\$185,242	\$72,374
Expense SqFt	\$12.90	\$10.08	\$15.36	\$5.99
Net Operating Income	\$2,500,988	\$2,040,296	\$376,030	\$205,606
Full Market Value	\$18,519,000	\$15,108,000	\$2,827,000	\$1,501,000
Market Value per SqFt	\$160.61	\$181.54	\$234.41	\$124.31
Distance from Cooperative in miles		0.40	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0065	1-01385-0060	1-01385-0014	1-01383-0012
Address	4 EAST 70 STREET	16 EAST 71 STREET	17 EAST 70 STREET	9 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C5-WALK-UP	D5-ELEVATOR	D7-ELEVATOR
Total Units	37	17	14	19
Year Built	1938	1930	1920	1910
Gross SqFt	62,100	12,060	12,075	19,975
Estimated Gross Income	\$2,517,534	\$561,272	\$277,980	\$809,832
Gross Income per SqFt	\$40.54	\$46.54	\$23.02	\$40.54
Estimated Expense	\$775,629	\$185,242	\$72,374	\$249,420
Expense SqFt	\$12.49	\$15.36	\$5.99	\$12.49
Net Operating Income	\$1,741,905	\$376,030	\$205,606	\$560,412
Full Market Value	\$13,160,000	\$2,827,000	\$1,501,000	\$4,234,000
Market Value per SqFt	\$211.92	\$234.41	\$124.31	\$211.96
Distance from Cooperative in miles		0.05	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01384-0069	1-01385-0060	1-01385-0014	1-01383-0012
Address	884 5 AVENUE	16 EAST 71 STREET	17 EAST 70 STREET	9 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C5-WALK-UP	D5-ELEVATOR	D7-ELEVATOR
Total Units	19	17	14	19
Year Built	1927	1930	1920	1910
Gross SqFt	71,697	12,060	12,075	19,975
Estimated Gross Income	\$2,906,596	\$561,272	\$277,980	\$809,832
Gross Income per SqFt	\$40.54	\$46.54	\$23.02	\$40.54
Estimated Expense	\$895,496	\$185,242	\$72,374	\$249,420
Expense SqFt	\$12.49	\$15.36	\$5.99	\$12.49
Net Operating Income	\$2,011,100	\$376,030	\$205,606	\$560,412
Full Market Value	\$15,194,000	\$2,827,000	\$1,501,000	\$4,234,000
Market Value per SqFt	\$211.92	\$234.41	\$124.31	\$211.96
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01385-0032	1-01406-0001	1-01422-0048	1-01427-0028
Address	720 PARK AVENUE	737 PARK AVENUE	210 EAST 68 STREET	1393 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	32	120	210	149
Year Built	1928	1940	1929	1964
Gross SqFt	203,490	215,600	243,802	166,432
Estimated Gross Income	\$8,605,592	\$9,117,276	\$10,528,049	\$5,538,468
Gross Income per SqFt	\$42.29	\$42.29	\$43.18	\$33.28
Estimated Expense	\$2,484,613	\$2,632,052	\$3,256,989	\$1,246,428
Expense SqFt	\$12.21	\$12.21	\$13.36	\$7.49
Net Operating Income	\$6,120,979	\$6,485,224	\$7,271,060	\$4,292,040
Full Market Value	\$46,050,000	\$48,934,000	\$54,789,000	\$31,890,000
Market Value per SqFt	\$226.30	\$226.97	\$224.73	\$191.61
Distance from Cooperative in miles		0.11	0.34	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01385-0037	1-01406-0001	1-01422-0048	1-01427-0028
Address	730 PARK AVENUE	737 PARK AVENUE	210 EAST 68 STREET	1393 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	41	120	210	149
Year Built	1928	1940	1929	1964
Gross SqFt	192,445	215,600	243,802	166,432
Estimated Gross Income	\$8,138,499	\$9,117,276	\$10,528,049	\$5,538,468
Gross Income per SqFt	\$42.29	\$42.29	\$43.18	\$33.28
Estimated Expense	\$2,349,753	\$2,632,052	\$3,256,989	\$1,246,428
Expense SqFt	\$12.21	\$12.21	\$13.36	\$7.49
Net Operating Income	\$5,788,746	\$6,485,224	\$7,271,060	\$4,292,040
Full Market Value	\$43,679,000	\$48,934,000	\$54,789,000	\$31,890,000
Market Value per SqFt	\$226.97	\$226.97	\$224.73	\$191.61
Distance from Cooperative in miles		0.11	0.34	0.33

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0001	1-01406-0001	1-01427-0028	1-01424-0010
Address	900 5 AVENUE	737 PARK AVENUE	1393 2 AVENUE	219 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	55	120	149	145
Year Built	1960	1940	1964	1957
Gross SqFt	170,106	215,600	166,432	163,875
Estimated Gross Income	\$7,193,783	\$9,117,276	\$5,538,468	\$4,914,187
Gross Income per SqFt	\$42.29	\$42.29	\$33.28	\$29.99
Estimated Expense	\$2,076,994	\$2,632,052	\$1,246,428	\$1,259,445
Expense SqFt	\$12.21	\$12.21	\$7.49	\$7.69
Net Operating Income	\$5,116,789	\$6,485,224	\$4,292,040	\$3,654,742
Full Market Value	\$36,900,000	\$48,934,000	\$31,890,000	\$27,376,000
Market Value per SqFt	\$216.92	\$226.97	\$191.61	\$167.05
Distance from Cooperative in miles		0.19	0.40	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0006	1-01385-0014	1-01406-0054	1-01409-0021
Address	3 EAST 71 STREET	17 EAST 70 STREET	993 LEXINGTON AVENUE	1033 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	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	50	14	39	35
Year Built	1948	1920	1914	1923
Gross SqFt	80,860	12,075	73,396	71,189
Estimated Gross Income	\$2,653,825	\$277,980	\$3,048,279	\$2,336,130
Gross Income per SqFt	\$32.82	\$23.02	\$41.53	\$32.82
Estimated Expense	\$986,492	\$72,374	\$1,037,156	\$868,302
Expense SqFt	\$12.20	\$5.99	\$14.13	\$12.20
Net Operating Income	\$1,667,333	\$205,606	\$2,011,123	\$1,467,828
Full Market Value	\$12,400,000	\$1,501,000	\$15,183,000	\$10,916,000
Market Value per SqFt	\$153.35	\$124.31	\$206.86	\$153.34
Distance from Cooperative in miles		0.05	0.28	0.33

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0033	1-01406-0001	1-01401-0033	1-01422-0048
Address	740 PARK AVENUE	737 PARK AVENUE	1130 3 AVENUE	210 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	36	120	158	210
Year Built	1930	1940	1957	1929
Gross SqFt	273,583	215,600	278,325	243,802
Estimated Gross Income	\$11,575,297	\$9,117,276	\$11,777,238	\$10,528,049
Gross Income per SqFt	\$42.31	\$42.29	\$42.31	\$43.18
Estimated Expense	\$3,179,034	\$2,632,052	\$3,234,383	\$3,256,989
Expense SqFt	\$11.62	\$12.21	\$11.62	\$13.36
Net Operating Income	\$8,396,263	\$6,485,224	\$8,542,855	\$7,271,060
Full Market Value	\$63,354,000	\$48,934,000	\$64,460,000	\$54,789,000
Market Value per SqFt	\$231.57	\$226.97	\$231.60	\$224.73
Distance from Cooperative in miles		0.10	0.31	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0037	1-01406-0054	1-01406-0007	1-01409-0021
Address	750 PARK AVENUE	993 LEXINGTON AVENUE	115 EAST 71 STREET	1033 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	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	70	39	30	35
Year Built	1951	1914	1966	1923
Gross SqFt	72,792	73,396	17,930	71,189
Estimated Gross Income	\$2,505,501	\$3,048,279	\$626,878	\$2,336,130
Gross Income per SqFt	\$34.42	\$41.53	\$34.96	\$32.82
Estimated Expense	\$419,282	\$1,037,156	\$202,252	\$868,302
Expense SqFt	\$5.76	\$14.13	\$11.28	\$12.20
Net Operating Income	\$2,086,219	\$2,011,123	\$424,626	\$1,467,828
Full Market Value	\$15,453,000	\$15,183,000	\$3,142,000	\$10,916,000
Market Value per SqFt	\$212.29	\$206.86	\$175.24	\$153.34
Distance from Cooperative in miles		0.19	0.10	0.25

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0046	1-01406-0054	1-01409-0021	
Address	36 EAST 72 STREET	993 LEXINGTON AVENUE	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	23	39	35	
Year Built	1927	1914	1923	
Gross SqFt	63,296	73,396	71,189	
Estimated Gross Income	\$2,128,012	\$3,048,279	\$2,336,130	
Gross Income per SqFt	\$33.62	\$41.53	\$32.82	
Estimated Expense	\$568,398	\$1,037,156	\$868,302	
Expense SqFt	\$8.98	\$14.13	\$12.20	
Net Operating Income	\$1,559,614	\$2,011,123	\$1,467,828	
Full Market Value	\$11,580,000	\$15,183,000	\$10,916,000	
Market Value per SqFt	\$182.95	\$206.86	\$153.34	
Distance from Cooperative in miles		0.19	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0049	1-01406-0054	1-01409-0021	
Address	30 EAST 72 STREET	993 LEXINGTON AVENUE	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	24	39	35	
Year Built	1930	1914	1923	
Gross SqFt	64,874	73,396	71,189	
Estimated Gross Income	\$2,181,064	\$3,048,279	\$2,336,130	
Gross Income per SqFt	\$33.62	\$41.53	\$32.82	
Estimated Expense	\$582,569	\$1,037,156	\$868,302	
Expense SqFt	\$8.98	\$14.13	\$12.20	
Net Operating Income	\$1,598,495	\$2,011,123	\$1,467,828	
Full Market Value	\$11,869,000	\$15,183,000	\$10,916,000	
Market Value per SqFt	\$182.95	\$206.86	\$153.34	
Distance from Cooperative in miles		0.19	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0064	1-01406-0054	1-01406-0007	1-01388-0026
Address	4 EAST 72 STREET	993 LEXINGTON AVENUE	115 EAST 71 STREET	49 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	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	18	39	30	102
Year Built	1929	1914	1966	1975
Gross SqFt	106,001	73,396	17,930	74,187
Estimated Gross Income	\$3,705,795	\$3,048,279	\$626,878	\$1,348,205
Gross Income per SqFt	\$34.96	\$41.53	\$34.96	\$18.17
Estimated Expense	\$1,195,691	\$1,037,156	\$202,252	\$649,843
Expense SqFt	\$11.28	\$14.13	\$11.28	\$8.76
Net Operating Income	\$2,510,104	\$2,011,123	\$424,626	\$698,362
Full Market Value	\$18,573,000	\$15,183,000	\$3,142,000	\$5,027,000
Market Value per SqFt	\$175.22	\$206.86	\$175.24	\$67.76
Distance from Cooperative in miles		0.28	0.19	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01386-0069	1-01390-0067	1-01406-0001	1-01406-0054
Address	907 5 AVENUE	945 5 AVENUE	737 PARK AVENUE	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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	48	110	120	39
Year Built	1915	1949	1940	1914
Gross SqFt	147,257	188,810	215,600	73,396
Estimated Gross Income	\$6,227,499	\$8,358,330	\$9,117,276	\$3,048,279
Gross Income per SqFt	\$42.29	\$44.27	\$42.29	\$41.53
Estimated Expense	\$1,798,008	\$2,481,212	\$2,632,052	\$1,037,156
Expense SqFt	\$12.21	\$13.14	\$12.21	\$14.13
Net Operating Income	\$4,429,491	\$5,877,118	\$6,485,224	\$2,011,123
Full Market Value	\$33,423,000	\$44,249,000	\$48,934,000	\$15,183,000
Market Value per SqFt	\$226.97	\$234.36	\$226.97	\$206.86
Distance from Cooperative in miles		0.21	0.19	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0001	1-01427-0028	1-01406-0001	1-01492-0036
Address	910 5 AVENUE	1393 2 AVENUE	737 PARK AVENUE	920 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	48	149	120	72
Year Built	1959	1964	1940	1962
Gross SqFt	163,600	166,432	215,600	155,544
Estimated Gross Income	\$6,218,436	\$5,538,468	\$9,117,276	\$5,895,071
Gross Income per SqFt	\$38.01	\$33.28	\$42.29	\$37.90
Estimated Expense	\$1,968,108	\$1,246,428	\$2,632,052	\$2,014,709
Expense SqFt	\$12.03	\$7.49	\$12.21	\$12.95
Net Operating Income	\$4,250,328	\$4,292,040	\$6,485,224	\$3,880,362
Full Market Value	\$32,170,000	\$31,890,000	\$48,934,000	\$29,372,000
Market Value per SqFt	\$196.64	\$191.61	\$226.97	\$188.83
Distance from Cooperative in miles		0.40	0.20	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0004	1-01406-0054	1-01409-0021	
Address	912 5 AVENUE	993 LEXINGTON AVENUE	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	30	39	35	
Year Built	1925	1914	1923	
Gross SqFt	87,024	73,396	71,189	
Estimated Gross Income	\$3,120,681	\$3,048,279	\$2,336,130	
Gross Income per SqFt	\$35.86	\$41.53	\$32.82	
Estimated Expense	\$911,141	\$1,037,156	\$868,302	
Expense SqFt	\$10.47	\$14.13	\$12.20	
Net Operating Income	\$2,209,540	\$2,011,123	\$1,467,828	
Full Market Value	\$16,308,000	\$15,183,000	\$10,916,000	
Market Value per SqFt	\$187.40	\$206.86	\$153.34	
Distance from Cooperative in miles		0.29	0.30	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0014	1-01406-0001	1-01427-0028	1-01492-0036
Address	898 MADISON AVENUE	737 PARK AVENUE	1393 2 AVENUE	920 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	35	120	149	72
Year Built	1937	1940	1964	1962
Gross SqFt	188,158	215,600	166,432	155,544
Estimated Gross Income	\$7,151,886	\$9,117,276	\$5,538,468	\$5,895,071
Gross Income per SqFt	\$38.01	\$42.29	\$33.28	\$37.90
Estimated Expense	\$2,263,541	\$2,632,052	\$1,246,428	\$2,014,709
Expense SqFt	\$12.03	\$12.21	\$7.49	\$12.95
Net Operating Income	\$4,888,345	\$6,485,224	\$4,292,040	\$3,880,362
Full Market Value	\$36,999,000	\$48,934,000	\$31,890,000	\$29,372,000
Market Value per SqFt	\$196.64	\$226.97	\$191.61	\$188.83
Distance from Cooperative in miles		0.20	0.40	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0021	1-01406-0054	1-01391-0002	1-01409-0021
Address	31 EAST 72 STREET	993 LEXINGTON AVENUE	952 5 AVENUE	1033 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	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	34	39	38	35
Year Built	1917	1914	1923	1923
Gross SqFt	61,437	73,396	41,287	71,189
Estimated Gross Income	\$2,389,285	\$3,048,279	\$1,605,662	\$2,336,130
Gross Income per SqFt	\$38.89	\$41.53	\$38.89	\$32.82
Estimated Expense	\$536,959	\$1,037,156	\$361,009	\$868,302
Expense SqFt	\$8.74	\$14.13	\$8.74	\$12.20
Net Operating Income	\$1,852,326	\$2,011,123	\$1,244,653	\$1,467,828
Full Market Value	\$14,012,000	\$15,183,000	\$9,415,000	\$10,916,000
Market Value per SqFt	\$228.07	\$206.86	\$228.04	\$153.34
Distance from Cooperative in miles		0.20	0.22	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0027	1-01425-0017	1-01406-0007	1-01409-0021
Address	45 EAST 72 STREET	225 EAST 70 STREET	115 EAST 71 STREET	1033 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	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	50	91	30	35
Year Built	1959	1961	1966	1923
Gross SqFt	92,744	83,220	17,930	71,189
Estimated Gross Income	\$3,208,015	\$2,878,912	\$626,878	\$2,336,130
Gross Income per SqFt	\$34.59	\$34.59	\$34.96	\$32.82
Estimated Expense	\$1,196,398	\$838,616	\$202,252	\$868,302
Expense SqFt	\$12.90	\$10.08	\$11.28	\$12.20
Net Operating Income	\$2,011,617	\$2,040,296	\$424,626	\$1,467,828
Full Market Value	\$14,895,000	\$15,108,000	\$3,142,000	\$10,916,000
Market Value per SqFt	\$160.60	\$181.54	\$175.24	\$153.34
Distance from Cooperative in miles		0.32	0.12	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0031	1-01388-0026	1-01406-0054	1-01409-0021
Address	55 EAST 72 STREET	49 EAST 73 STREET	993 LEXINGTON AVENUE	1033 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	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	31	102	39	35
Year Built	1924	1975	1914	1923
Gross SqFt	69,227	74,187	73,396	71,189
Estimated Gross Income	\$2,272,030	\$1,348,205	\$3,048,279	\$2,336,130
Gross Income per SqFt	\$32.82	\$18.17	\$41.53	\$32.82
Estimated Expense	\$844,569	\$649,843	\$1,037,156	\$868,302
Expense SqFt	\$12.20	\$8.76	\$14.13	\$12.20
Net Operating Income	\$1,427,461	\$698,362	\$2,011,123	\$1,467,828
Full Market Value	\$10,616,000	\$5,027,000	\$15,183,000	\$10,916,000
Market Value per SqFt	\$153.35	\$67.76	\$206.86	\$153.34
Distance from Cooperative in miles		0.05	0.20	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0033	1-01386-0014	1-01389-0067	
Address	57 EAST 72 STREET	15 EAST 71 STREET	2 EAST 75 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP	
Total Units	20	10	16	
Year Built	1930	1910	1910	
Gross SqFt	15,192	8,194	13,483	
Estimated Gross Income	\$618,618	\$274,417	\$664,004	
Gross Income per SqFt	\$40.72	\$33.49	\$49.25	
Estimated Expense	\$132,778		\$131,205	
Expense SqFt	\$8.74		\$9.73	
Net Operating Income	\$485,840	\$274,417	\$532,799	
Full Market Value	\$3,670,000	\$3,430,000	\$3,994,000	
Market Value per SqFt	\$241.57	\$418.60	\$296.22	
Distance from Cooperative in miles		0.11	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0036	1-01409-0021	1-01406-0054	1-01388-0026
Address	760 PARK AVENUE	1033 LEXINGTON AVENUE	993 LEXINGTON AVENUE	49 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	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	15	35	39	102
Year Built	1924	1923	1914	1975
Gross SqFt	71,928	71,189	73,396	74,187
Estimated Gross Income	\$2,360,677	\$2,336,130	\$3,048,279	\$1,348,205
Gross Income per SqFt	\$32.82	\$32.82	\$41.53	\$18.17
Estimated Expense	\$877,522	\$868,302	\$1,037,156	\$649,843
Expense SqFt	\$12.20	\$12.20	\$14.13	\$8.76
Net Operating Income	\$1,483,155	\$1,467,828	\$2,011,123	\$698,362
Full Market Value	\$11,030,000	\$10,916,000	\$15,183,000	\$5,027,000
Market Value per SqFt	\$153.35	\$153.34	\$206.86	\$67.76
Distance from Cooperative in miles		0.22	0.20	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0037	1-01406-0001	1-01427-0028	1-01422-0048
Address	770 PARK AVENUE	737 PARK AVENUE	1393 2 AVENUE	210 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	43	120	149	210
Year Built	1931	1940	1964	1929
Gross SqFt	200,244	215,600	166,432	243,802
Estimated Gross Income	\$8,468,319	\$9,117,276	\$5,538,468	\$10,528,049
Gross Income per SqFt	\$42.29	\$42.29	\$33.28	\$43.18
Estimated Expense	\$2,444,979	\$2,632,052	\$1,246,428	\$3,256,989
Expense SqFt	\$12.21	\$12.21	\$7.49	\$13.36
Net Operating Income	\$6,023,340	\$6,485,224	\$4,292,040	\$7,271,060
Full Market Value	\$45,300,000	\$48,934,000	\$31,890,000	\$54,789,000
Market Value per SqFt	\$226.22	\$226.97	\$191.61	\$224.73
Distance from Cooperative in miles		0.12	0.31	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01387-0069	1-01406-0054	1-01409-0021	
Address	920 5 AVENUE	993 LEXINGTON AVENUE	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	27	39	35	
Year Built	1922	1914	1923	
Gross SqFt	107,234	73,396	71,189	
Estimated Gross Income	\$3,845,411	\$3,048,279	\$2,336,130	
Gross Income per SqFt	\$35.86	\$41.53	\$32.82	
Estimated Expense	\$1,122,740	\$1,037,156	\$868,302	
Expense SqFt	\$10.47	\$14.13	\$12.20	
Net Operating Income	\$2,722,671	\$2,011,123	\$1,467,828	
Full Market Value	\$20,095,000	\$15,183,000	\$10,916,000	
Market Value per SqFt	\$187.39	\$206.86	\$153.34	
Distance from Cooperative in miles		0.29	0.30	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01388-0008	1-01448-0037	1-01411-0031	
Address	7 EAST 73 STREET	334 EAST 74 STREET	191 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR	
Total Units	16	35	40	
Year Built	1903	1914	1960	
Gross SqFt	23,521	20,490	24,206	
Estimated Gross Income	\$946,485	\$888,053	\$1,020,135	
Gross Income per SqFt	\$40.24	\$43.34	\$42.14	
Estimated Expense	\$225,566	\$169,747	\$224,684	
Expense SqFt	\$9.59	\$8.28	\$9.28	
Net Operating Income	\$720,919	\$718,306	\$795,451	
Full Market Value	\$5,448,000	\$5,412,000	\$6,003,000	
Market Value per SqFt	\$231.62	\$264.13	\$248.00	
Distance from Cooperative in miles		0.54	0.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01388-0033	1-01406-0054	1-01391-0002	1-01409-0021
Address	778 PARK AVENUE	993 LEXINGTON AVENUE	952 5 AVENUE	1033 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	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	19	39	38	35
Year Built	1930	1914	1923	1923
Gross SqFt	120,073	73,396	41,287	71,189
Estimated Gross Income	\$4,669,639	\$3,048,279	\$1,605,662	\$2,336,130
Gross Income per SqFt	\$38.89	\$41.53	\$38.89	\$32.82
Estimated Expense	\$1,049,438	\$1,037,156	\$361,009	\$868,302
Expense SqFt	\$8.74	\$14.13	\$8.74	\$12.20
Net Operating Income	\$3,620,201	\$2,011,123	\$1,244,653	\$1,467,828
Full Market Value	\$27,384,000	\$15,183,000	\$9,415,000	\$10,916,000
Market Value per SqFt	\$228.06	\$206.86	\$228.04	\$153.34
Distance from Cooperative in miles		0.22	0.18	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01388-0037	1-01406-0001	1-01390-0009	1-01427-0028
Address	784 PARK AVENUE	737 PARK AVENUE	7 EAST 75 STREET	1393 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	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	69	120	20	149
Year Built	1930	1940	1910	1964
Gross SqFt	161,572	215,600	13,580	166,432
Estimated Gross Income	\$5,585,544	\$9,117,276	\$469,477	\$5,538,468
Gross Income per SqFt	\$34.57	\$42.29	\$34.57	\$33.28
Estimated Expense	\$1,627,030	\$2,632,052	\$136,775	\$1,246,428
Expense SqFt	\$10.07	\$12.21	\$10.07	\$7.49
Net Operating Income	\$3,958,514	\$6,485,224	\$332,702	\$4,292,040
Full Market Value	\$29,314,000	\$48,934,000	\$2,464,000	\$31,890,000
Market Value per SqFt	\$181.43	\$226.97	\$181.44	\$191.61
Distance from Cooperative in miles		0.15	0.14	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01388-0056	1-01390-0067	1-01492-0036	1-01406-0001
Address	926 MADISON AVENUE	945 5 AVENUE	920 PARK AVENUE	737 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	107	110	72	120
Year Built	1947	1949	1962	1940
Gross SqFt	143,437	188,810	155,544	215,600
Estimated Gross Income	\$6,065,951	\$8,358,330	\$5,895,071	\$9,117,276
Gross Income per SqFt	\$42.29	\$44.27	\$37.90	\$42.29
Estimated Expense	\$1,751,366	\$2,481,212	\$2,014,709	\$2,632,052
Expense SqFt	\$12.21	\$13.14	\$12.95	\$12.21
Net Operating Income	\$4,314,585	\$5,877,118	\$3,880,362	\$6,485,224
Full Market Value	\$32,400,000	\$44,249,000	\$29,372,000	\$48,934,000
Market Value per SqFt	\$225.88	\$234.36	\$188.83	\$226.97
Distance from Cooperative in miles		0.10	0.37	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01388-0068	1-01406-0054	1-01409-0021	1-01390-0009
Address	927 5 AVENUE	993 LEXINGTON AVENUE	1033 LEXINGTON AVENUE	7 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	13	39	35	20
Year Built	1917	1914	1923	1910
Gross SqFt	90,881	73,396	71,189	13,580
Estimated Gross Income	\$3,141,756	\$3,048,279	\$2,336,130	\$469,477
Gross Income per SqFt	\$34.57	\$41.53	\$32.82	\$34.57
Estimated Expense	\$915,172	\$1,037,156	\$868,302	\$136,775
Expense SqFt	\$10.07	\$14.13	\$12.20	\$10.07
Net Operating Income	\$2,226,584	\$2,011,123	\$1,467,828	\$332,702
Full Market Value	\$16,488,000	\$15,183,000	\$10,916,000	\$2,464,000
Market Value per SqFt	\$181.42	\$206.86	\$153.34	\$181.44
Distance from Cooperative in miles		0.30	0.29	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-0001	1-01406-0001	1-01492-0036	1-01422-0048
Address	930 5 AVENUE	737 PARK AVENUE	920 PARK AVENUE	210 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	145	120	72	210
Year Built	1940	1940	1962	1929
Gross SqFt	220,003	215,600	155,544	243,802
Estimated Gross Income	\$9,303,927	\$9,117,276	\$5,895,071	\$10,528,049
Gross Income per SqFt	\$42.29	\$42.29	\$37.90	\$43.18
Estimated Expense	\$2,686,237	\$2,632,052	\$2,014,709	\$3,256,989
Expense SqFt	\$12.21	\$12.21	\$12.95	\$13.36
Net Operating Income	\$6,617,690	\$6,485,224	\$3,880,362	\$7,271,060
Full Market Value	\$49,934,000	\$48,934,000	\$29,372,000	\$54,789,000
Market Value per SqFt	\$226.97	\$226.97	\$188.83	\$224.73
Distance from Cooperative in miles		0.25	0.32	0.53

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-0036	1-01409-0021	1-01391-0002	1-01409-0042
Address	800 PARK AVENUE	1033 LEXINGTON AVENUE	952 5 AVENUE	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	17	35	38	43
Year Built	1925	1923	1923	1927
Gross SqFt	69,509	71,189	41,287	40,249
Estimated Gross Income	\$2,432,815	\$2,336,130	\$1,605,662	\$1,408,542
Gross Income per SqFt	\$35.00	\$32.82	\$38.89	\$35.00
Estimated Expense	\$544,951	\$868,302	\$361,009	\$315,371
Expense SqFt	\$7.84	\$12.20	\$8.74	\$7.84
Net Operating Income	\$1,887,864	\$1,467,828	\$1,244,653	\$1,093,171
Full Market Value	\$13,968,000	\$10,916,000	\$9,415,000	\$8,088,000
Market Value per SqFt	\$200.95	\$153.34	\$228.04	\$200.95
Distance from Cooperative in miles		0.19	0.14	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-0038	1-01492-0036	1-01406-0001	1-01409-0021
Address	812 PARK AVENUE	920 PARK AVENUE	737 PARK AVENUE	1033 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	45	72	120	35
Year Built	1927	1962	1940	1923
Gross SqFt	154,827	155,544	215,600	71,189
Estimated Gross Income	\$5,884,974	\$5,895,071	\$9,117,276	\$2,336,130
Gross Income per SqFt	\$38.01	\$37.90	\$42.29	\$32.82
Estimated Expense	\$1,862,569	\$2,014,709	\$2,632,052	\$868,302
Expense SqFt	\$12.03	\$12.95	\$12.21	\$12.20
Net Operating Income	\$4,022,405	\$3,880,362	\$6,485,224	\$1,467,828
Full Market Value	\$30,445,000	\$29,372,000	\$48,934,000	\$10,916,000
Market Value per SqFt	\$196.64	\$188.83	\$226.97	\$153.34
Distance from Cooperative in miles		0.31	0.19	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-0056	1-01390-0067	1-01391-0002	1-01492-0036
Address	950 MADISON AVENUE	945 5 AVENUE	952 5 AVENUE	920 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	63	110	38	72
Year Built	1929	1949	1923	1962
Gross SqFt	141,160	188,810	41,287	155,544
Estimated Gross Income	\$5,489,712	\$8,358,330	\$1,605,662	\$5,895,071
Gross Income per SqFt	\$38.89	\$44.27	\$38.89	\$37.90
Estimated Expense	\$1,233,738	\$2,481,212	\$361,009	\$2,014,709
Expense SqFt	\$8.74	\$13.14	\$8.74	\$12.95
Net Operating Income	\$4,255,974	\$5,877,118	\$1,244,653	\$3,880,362
Full Market Value	\$32,193,000	\$44,249,000	\$9,415,000	\$29,372,000
Market Value per SqFt	\$228.06	\$234.36	\$228.04	\$188.83
Distance from Cooperative in miles		0.05	0.10	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01389-0069	1-01390-0010	1-01391-0002	1-01492-0049
Address	936 5 AVENUE	9 EAST 75 STREET	952 5 AVENUE	1067 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C5-WALK-UP	D9-ELEVATOR	D6-ELEVATOR
Total Units	34	19	38	60
Year Built	1955	1952	1923	1955
Gross SqFt	84,965	13,176	41,287	60,858
Estimated Gross Income	\$3,304,289	\$418,431	\$1,605,662	\$2,458,314
Gross Income per SqFt	\$38.89	\$31.76	\$38.89	\$40.39
Estimated Expense	\$742,594	\$112,250	\$361,009	\$766,850
Expense SqFt	\$8.74	\$8.52	\$8.74	\$12.60
Net Operating Income	\$2,561,695	\$306,181	\$1,244,653	\$1,691,464
Full Market Value	\$19,377,000	\$2,211,000	\$9,415,000	\$12,780,000
Market Value per SqFt	\$228.06	\$167.81	\$228.04	\$210.00
Distance from Cooperative in miles		0.05	0.10	0.32

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01390-0003	1-01391-0002	1-01392-0047	1-01409-0021
Address	944 5 AVENUE	952 5 AVENUE	50 EAST 78 STREET	1033 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	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	14	38	48	35
Year Built	1925	1923	1936	1923
Gross SqFt	77,792	41,287	52,356	71,189
Estimated Gross Income	\$3,025,331	\$1,605,662	\$2,654,820	\$2,336,130
Gross Income per SqFt	\$38.89	\$38.89	\$50.71	\$32.82
Estimated Expense	\$679,902	\$361,009	\$619,711	\$868,302
Expense SqFt	\$8.74	\$8.74	\$11.84	\$12.20
Net Operating Income	\$2,345,429	\$1,244,653	\$2,035,109	\$1,467,828
Full Market Value	\$17,742,000	\$9,415,000	\$15,241,000	\$10,916,000
Market Value per SqFt	\$228.07	\$228.04	\$291.10	\$153.34
Distance from Cooperative in miles		0.05	0.14	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01390-0023	1-01406-0001	1-01492-0036	1-01427-0028
Address	955 MADISON AVENUE	737 PARK AVENUE	920 PARK AVENUE	1393 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	83	120	72	149
Year Built	1959	1940	1962	1964
Gross SqFt	222,973	215,600	155,544	166,432
Estimated Gross Income	\$8,475,204	\$9,117,276	\$5,895,071	\$5,538,468
Gross Income per SqFt	\$38.01	\$42.29	\$37.90	\$33.28
Estimated Expense	\$2,682,365	\$2,632,052	\$2,014,709	\$1,246,428
Expense SqFt	\$12.03	\$12.21	\$12.95	\$7.49
Net Operating Income	\$5,792,839	\$6,485,224	\$3,880,362	\$4,292,040
Full Market Value	\$43,845,000	\$48,934,000	\$29,372,000	\$31,890,000
Market Value per SqFt	\$196.64	\$226.97	\$188.83	\$191.61
Distance from Cooperative in miles		0.23	0.26	0.34

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01390-0027	1-01389-0067	1-01393-0040	
Address	41 EAST 75 STREET	2 EAST 75 STREET	74 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C5-WALK-UP	D3-ELEVATOR	
Total Units	12	16	42	
Year Built	1920	1910	1899	
Gross SqFt	16,285	13,483	62,472	
Estimated Gross Income	\$662,148	\$664,004	\$3,034,606	
Gross Income per SqFt	\$40.66	\$49.25	\$48.58	
Estimated Expense	\$258,117	\$131,205	\$774,577	
Expense SqFt	\$15.85	\$9.73	\$12.40	
Net Operating Income	\$404,031	\$532,799	\$2,260,029	
Full Market Value	\$3,052,000	\$3,994,000	\$16,951,000	
Market Value per SqFt	\$187.41	\$296.22	\$271.34	
Distance from Cooperative in miles		0.11	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01390-0035	1-01391-0002	1-01412-0012	1-01409-0042
Address	820 PARK AVENUE	952 5 AVENUE	117 EAST 77 STREET	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	14	38	40	43
Year Built	1926	1923	1929	1927
Gross SqFt	59,279	41,287	29,500	40,249
Estimated Gross Income	\$2,305,360	\$1,605,662	\$1,384,419	\$1,408,542
Gross Income per SqFt	\$38.89	\$38.89	\$46.93	\$35.00
Estimated Expense	\$518,098	\$361,009	\$380,450	\$315,371
Expense SqFt	\$8.74	\$8.74	\$12.90	\$7.84
Net Operating Income	\$1,787,262	\$1,244,653	\$1,003,969	\$1,093,171
Full Market Value	\$13,260,000	\$9,415,000	\$7,545,000	\$8,088,000
Market Value per SqFt	\$223.69	\$228.04	\$255.76	\$200.95
Distance from Cooperative in miles		0.10	0.14	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01390-0037	1-01426-9035	1-01473-0038	
Address	830 PARK AVENUE	218 EAST 72 STREET	420 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	37	147	112	
Year Built	1913	1975	1959	
Gross SqFt	151,666	156,200	113,820	
Estimated Gross Income	\$5,866,441	\$7,342,962	\$3,455,427	
Gross Income per SqFt	\$38.68	\$47.01	\$30.36	
Estimated Expense	\$1,926,158	\$2,424,224	\$1,286,283	
Expense SqFt	\$12.70	\$15.52	\$11.30	
Net Operating Income	\$3,940,283	\$4,918,738	\$2,169,144	
Full Market Value	\$29,824,000	\$17,490,000	\$16,224,000	
Market Value per SqFt	\$196.64	\$111.97	\$142.54	
Distance from Cooperative in miles		0.37	0.61	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0029	1-01391-0002	1-01412-0012	1-01412-0057
Address	55 EAST 76 STREET	952 5 AVENUE	117 EAST 77 STREET	138 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	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	C7-WALK-UP
Total Units	21	38	40	14
Year Built	1920	1923	1929	1910
Gross SqFt	36,694	41,287	29,500	21,581
Estimated Gross Income	\$1,427,030	\$1,605,662	\$1,384,419	\$799,360
Gross Income per SqFt	\$38.89	\$38.89	\$46.93	\$37.04
Estimated Expense	\$320,706	\$361,009	\$380,450	\$244,513
Expense SqFt	\$8.74	\$8.74	\$12.90	\$11.33
Net Operating Income	\$1,106,324	\$1,244,653	\$1,003,969	\$554,847
Full Market Value	\$8,369,000	\$9,415,000	\$7,545,000	\$4,084,000
Market Value per SqFt	\$228.08	\$228.04	\$255.76	\$189.24
Distance from Cooperative in miles		0.09	0.11	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0031	1-01492-0015	1-01492-0049	1-01391-0002
Address	65 EAST 76 STREET	1058 MADISON AVENUE	1067 MADISON AVENUE	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	57	72	60	38
Year Built	1949	1938	1955	1923
Gross SqFt	91,285	104,209	60,858	41,287
Estimated Gross Income	\$3,687,001	\$4,751,931	\$2,458,314	\$1,605,662
Gross Income per SqFt	\$40.39	\$45.60	\$40.39	\$38.89
Estimated Expense	\$1,150,191	\$1,282,453	\$766,850	\$361,009
Expense SqFt	\$12.60	\$12.31	\$12.60	\$8.74
Net Operating Income	\$2,536,810	\$3,469,478	\$1,691,464	\$1,244,653
Full Market Value	\$19,167,000	\$26,098,000	\$12,780,000	\$9,415,000
Market Value per SqFt	\$209.97	\$250.44	\$210.00	\$228.04
Distance from Cooperative in miles		0.23	0.21	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0034	1-01392-0047	1-01391-0002	1-01409-0021
Address	840 PARK AVENUE	50 EAST 78 STREET	952 5 AVENUE	1033 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	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	19	48	38	35
Year Built	1912	1936	1923	1923
Gross SqFt	64,827	52,356	41,287	71,189
Estimated Gross Income	\$2,521,122	\$2,654,820	\$1,605,662	\$2,336,130
Gross Income per SqFt	\$38.89	\$50.71	\$38.89	\$32.82
Estimated Expense	\$566,588	\$619,711	\$361,009	\$868,302
Expense SqFt	\$8.74	\$11.84	\$8.74	\$12.20
Net Operating Income	\$1,954,534	\$2,035,109	\$1,244,653	\$1,467,828
Full Market Value	\$14,785,000	\$15,241,000	\$9,415,000	\$10,916,000
Market Value per SqFt	\$228.07	\$291.10	\$228.04	\$153.34
Distance from Cooperative in miles		0.05	0.09	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0040	1-01460-0047	1-01427-0028	1-01438-0006
Address	850 PARK AVENUE	400 EAST 66 STREET	1393 2 AVENUE	305 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	52	129	149	111
Year Built	1924	1999	1964	1931
Gross SqFt	149,056	138,500	166,432	164,567
Estimated Gross Income	\$6,062,110	\$5,968,600	\$5,538,468	\$7,513,555
Gross Income per SqFt	\$40.67	\$43.09	\$33.28	\$45.66
Estimated Expense	\$1,818,633	\$1,489,016	\$1,246,428	\$2,100,103
Expense SqFt	\$12.20	\$10.75	\$7.49	\$12.76
Net Operating Income	\$4,243,477	\$4,479,584	\$4,292,040	\$5,413,452
Full Market Value	\$32,058,000	\$30,910,000	\$31,890,000	\$40,718,000
Market Value per SqFt	\$215.07	\$223.18	\$191.61	\$247.43
Distance from Cooperative in miles		0.80	0.37	0.79

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0045	1-01391-0002	1-01412-0012	1-01412-0057
Address	70 EAST 77 STREET	952 5 AVENUE	117 EAST 77 STREET	138 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	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	C7-WALK-UP
Total Units	32	38	40	14
Year Built	1917	1923	1929	1910
Gross SqFt	67,685	41,287	29,500	21,581
Estimated Gross Income	\$2,632,270	\$1,605,662	\$1,384,419	\$799,360
Gross Income per SqFt	\$38.89	\$38.89	\$46.93	\$37.04
Estimated Expense	\$591,567	\$361,009	\$380,450	\$244,513
Expense SqFt	\$8.74	\$8.74	\$12.90	\$11.33
Net Operating Income	\$2,040,703	\$1,244,653	\$1,003,969	\$554,847
Full Market Value	\$15,436,000	\$9,415,000	\$7,545,000	\$4,084,000
Market Value per SqFt	\$228.06	\$228.04	\$255.76	\$189.24
Distance from Cooperative in miles		0.09	0.11	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0054	1-01390-0067	1-01492-0036	1-01492-0015
Address	987 MADISON AVENUE	945 5 AVENUE	920 PARK AVENUE	1058 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	46	110	72	72
Year Built	1930	1949	1962	1938
Gross SqFt	142,110	188,810	155,544	104,209
Estimated Gross Income	\$6,291,210	\$8,358,330	\$5,895,071	\$4,751,931
Gross Income per SqFt	\$44.27	\$44.27	\$37.90	\$45.60
Estimated Expense	\$1,867,325	\$2,481,212	\$2,014,709	\$1,282,453
Expense SqFt	\$13.14	\$13.14	\$12.95	\$12.31
Net Operating Income	\$4,423,885	\$5,877,118	\$3,880,362	\$3,469,478
Full Market Value	\$33,150,000	\$44,249,000	\$29,372,000	\$26,098,000
Market Value per SqFt	\$233.27	\$234.36	\$188.83	\$250.44
Distance from Cooperative in miles		0.11	0.21	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0071	1-01391-0002	1-01390-0009	1-01509-0006
Address	956 5 AVENUE	952 5 AVENUE	7 EAST 75 STREET	107 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	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	23	38	20	33
Year Built	1925	1923	1910	1925
Gross SqFt	57,728	41,287	13,580	52,272
Estimated Gross Income	\$2,245,042	\$1,605,662	\$469,477	\$2,335,704
Gross Income per SqFt	\$38.89	\$38.89	\$34.57	\$44.68
Estimated Expense	\$504,543	\$361,009	\$136,775	\$712,236
Expense SqFt	\$8.74	\$8.74	\$10.07	\$13.63
Net Operating Income	\$1,740,499	\$1,244,653	\$332,702	\$1,623,468
Full Market Value	\$13,166,000	\$9,415,000	\$2,464,000	\$12,219,000
Market Value per SqFt	\$228.07	\$228.04	\$181.44	\$233.76
Distance from Cooperative in miles		0.00	0.05	0.29

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01391-0072	1-01391-0002	1-01492-0015	
Address	954 5 AVENUE	952 5 AVENUE	1058 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	32	38	72	
Year Built	1938	1923	1938	
Gross SqFt	79,341	41,287	104,209	
Estimated Gross Income	\$3,352,157	\$1,605,662	\$4,751,931	
Gross Income per SqFt	\$42.25	\$38.89	\$45.60	
Estimated Expense	\$835,461	\$361,009	\$1,282,453	
Expense SqFt	\$10.53	\$8.74	\$12.31	
Net Operating Income	\$2,516,696	\$1,244,653	\$3,469,478	
Full Market Value	\$18,991,000	\$9,415,000	\$26,098,000	
Market Value per SqFt	\$239.36	\$228.04	\$250.44	
Distance from Cooperative in miles		0.00	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01392-0001	1-01390-0067	1-01492-0036	1-01406-0001
Address	962 5 AVENUE	945 5 AVENUE	920 PARK AVENUE	737 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	68	110	72	120
Year Built	1927	1949	1962	1940
Gross SqFt	196,910	188,810	155,544	215,600
Estimated Gross Income	\$8,327,324	\$8,358,330	\$5,895,071	\$9,117,276
Gross Income per SqFt	\$42.29	\$44.27	\$37.90	\$42.29
Estimated Expense	\$2,404,271	\$2,481,212	\$2,014,709	\$2,632,052
Expense SqFt	\$12.21	\$13.14	\$12.95	\$12.21
Net Operating Income	\$5,923,053	\$5,877,118	\$3,880,362	\$6,485,224
Full Market Value	\$44,692,000	\$44,249,000	\$29,372,000	\$48,934,000
Market Value per SqFt	\$226.97	\$234.36	\$188.83	\$226.97
Distance from Cooperative in miles		0.10	0.18	0.36

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01392-0028	1-01412-0012	1-01509-0006	
Address	61 EAST 77 STREET	117 EAST 77 STREET	107 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	52	40	33	
Year Built	1920	1929	1925	
Gross SqFt	49,000	29,500	52,272	
Estimated Gross Income	\$2,222,640	\$1,384,419	\$2,335,704	
Gross Income per SqFt	\$45.36	\$46.93	\$44.68	
Estimated Expense	\$863,870	\$380,450	\$712,236	
Expense SqFt	\$17.63	\$12.90	\$13.63	
Net Operating Income	\$1,358,770	\$1,003,969	\$1,623,468	
Full Market Value	\$10,222,000	\$7,545,000	\$12,219,000	
Market Value per SqFt	\$208.61	\$255.76	\$233.76	
Distance from Cooperative in miles		0.10	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01392-0030	1-01412-0012	1-01509-0006	
Address	71 EAST 77 STREET	117 EAST 77 STREET	107 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	40	40	33	
Year Built	1928	1929	1925	
Gross SqFt	48,894	29,500	52,272	
Estimated Gross Income	\$2,217,832	\$1,384,419	\$2,335,704	
Gross Income per SqFt	\$45.36	\$46.93	\$44.68	
Estimated Expense	\$862,001	\$380,450	\$712,236	
Expense SqFt	\$17.63	\$12.90	\$13.63	
Net Operating Income	\$1,355,831	\$1,003,969	\$1,623,468	
Full Market Value	\$10,200,000	\$7,545,000	\$12,219,000	
Market Value per SqFt	\$208.61	\$255.76	\$233.76	
Distance from Cooperative in miles		0.10	0.19	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01392-0036	1-01412-0012	1-01509-0006	
Address	860 PARK AVENUE	117 EAST 77 STREET	107 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	17	40	33	
Year Built	1924	1929	1925	
Gross SqFt	67,162	29,500	52,272	
Estimated Gross Income	\$3,046,468	\$1,384,419	\$2,335,704	
Gross Income per SqFt	\$45.36	\$46.93	\$44.68	
Estimated Expense	\$1,184,066	\$380,450	\$712,236	
Expense SqFt	\$17.63	\$12.90	\$13.63	
Net Operating Income	\$1,862,402	\$1,003,969	\$1,623,468	
Full Market Value	\$14,011,000	\$7,545,000	\$12,219,000	
Market Value per SqFt	\$208.61	\$255.76	\$233.76	
Distance from Cooperative in miles		0.10	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01392-0040	1-01391-0002	1-01492-0015	1-01409-0021
Address	876 PARK AVENUE	952 5 AVENUE	1058 MADISON AVENUE	1033 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	26	38	72	35
Year Built	1917	1923	1938	1923
Gross SqFt	88,530	41,287	104,209	71,189
Estimated Gross Income	\$3,442,932	\$1,605,662	\$4,751,931	\$2,336,130
Gross Income per SqFt	\$38.89	\$38.89	\$45.60	\$32.82
Estimated Expense	\$773,752	\$361,009	\$1,282,453	\$868,302
Expense SqFt	\$8.74	\$8.74	\$12.31	\$12.20
Net Operating Income	\$2,669,180	\$1,244,653	\$3,469,478	\$1,467,828
Full Market Value	\$20,190,000	\$9,415,000	\$26,098,000	\$10,916,000
Market Value per SqFt	\$228.06	\$228.04	\$250.44	\$153.34
Distance from Cooperative in miles		0.10	0.18	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01392-0046	1-01412-0012	1-01391-0002	
Address	52 EAST 78 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	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	48	40	38	
Year Built	1920	1929	1923	
Gross SqFt	28,080	29,500	41,287	
Estimated Gross Income	\$1,204,913	\$1,384,419	\$1,605,662	
Gross Income per SqFt	\$42.91	\$46.93	\$38.89	
Estimated Expense	\$303,826	\$380,450	\$361,009	
Expense SqFt	\$10.82	\$12.90	\$8.74	
Net Operating Income	\$901,087	\$1,003,969	\$1,244,653	
Full Market Value	\$6,796,000	\$7,545,000	\$9,415,000	
Market Value per SqFt	\$242.02	\$255.76	\$228.04	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01392-0069	1-01391-0002	1-01392-0047	1-01412-0012
Address	969 5 AVENUE	952 5 AVENUE	50 EAST 78 STREET	117 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	12	38	48	40
Year Built	1926	1923	1936	1929
Gross SqFt	35,815	41,287	52,356	29,500
Estimated Gross Income	\$1,680,798	\$1,605,662	\$2,654,820	\$1,384,419
Gross Income per SqFt	\$46.93	\$38.89	\$50.71	\$46.93
Estimated Expense	\$462,014	\$361,009	\$619,711	\$380,450
Expense SqFt	\$12.90	\$8.74	\$11.84	\$12.90
Net Operating Income	\$1,218,784	\$1,244,653	\$2,035,109	\$1,003,969
Full Market Value	\$9,159,000	\$9,415,000	\$15,241,000	\$7,545,000
Market Value per SqFt	\$255.73	\$228.04	\$291.10	\$255.76
Distance from Cooperative in miles		0.05	0.09	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01392-0070	1-01391-0002	1-01508-0001	1-01494-0015
Address	965 5 AVENUE	952 5 AVENUE	903 PARK AVENUE	1094 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	49	38	70	112
Year Built	1938	1923	1913	1911
Gross SqFt	113,150	41,287	113,281	106,947
Estimated Gross Income	\$4,400,404	\$1,605,662	\$3,348,491	\$5,916,440
Gross Income per SqFt	\$38.89	\$38.89	\$29.56	\$55.32
Estimated Expense	\$988,931	\$361,009	\$1,404,934	\$1,482,772
Expense SqFt	\$8.74	\$8.74	\$12.40	\$13.86
Net Operating Income	\$3,411,473	\$1,244,653	\$1,943,557	\$4,433,668
Full Market Value	\$25,805,000	\$9,415,000	\$14,572,000	\$33,070,000
Market Value per SqFt	\$228.06	\$228.04	\$128.64	\$309.22
Distance from Cooperative in miles		0.05	0.22	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01393-0009	1-01391-0002	1-01390-0009	
Address	7 EAST 78 STREET	952 5 AVENUE	7 EAST 75 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	12	38	20	
Year Built	1920	1923	1910	
Gross SqFt	12,214	41,287	13,580	
Estimated Gross Income	\$448,620	\$1,605,662	\$469,477	
Gross Income per SqFt	\$36.73	\$38.89	\$34.57	
Estimated Expense	\$114,934	\$361,009	\$136,775	
Expense SqFt	\$9.41	\$8.74	\$10.07	
Net Operating Income	\$333,686	\$1,244,653	\$332,702	
Full Market Value	\$2,458,000	\$9,415,000	\$2,464,000	
Market Value per SqFt	\$201.24	\$228.04	\$181.44	
Distance from Cooperative in miles		0.10	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01393-0027	1-01510-0025	1-01527-0005	
Address	51 EAST 78 STREET	151 EAST 81 STREET	209 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	21	42	22	
Year Built	1920	1910	1920	
Gross SqFt	14,590	25,402	11,925	
Estimated Gross Income	\$556,463	\$974,827	\$451,928	
Gross Income per SqFt	\$38.14	\$38.38	\$37.90	
Estimated Expense	\$147,359	\$270,250	\$114,055	
Expense SqFt	\$10.10	\$10.64	\$9.56	
Net Operating Income	\$409,104	\$704,577	\$337,873	
Full Market Value	\$3,096,000	\$5,332,000	\$2,558,000	
Market Value per SqFt	\$212.20	\$209.90	\$214.51	
Distance from Cooperative in miles		0.25	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01393-0033	1-01492-0036	1-01390-0067	
Address	888 PARK AVENUE	920 PARK AVENUE	945 5 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	78	72	110	
Year Built	1926	1962	1949	
Gross SqFt	183,101	155,544	188,810	
Estimated Gross Income	\$7,532,775	\$5,895,071	\$8,358,330	
Gross Income per SqFt	\$41.14	\$37.90	\$44.27	
Estimated Expense	\$2,305,242	\$2,014,709	\$2,481,212	
Expense SqFt	\$12.59	\$12.95	\$13.14	
Net Operating Income	\$5,227,533	\$3,880,362	\$5,877,118	
Full Market Value	\$39,477,000	\$29,372,000	\$44,249,000	
Market Value per SqFt	\$215.60	\$188.83	\$234.36	
Distance from Cooperative in miles		0.11	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01393-0038	1-01391-0002	1-01412-0012	1-01509-0064
Address	898 PARK AVENUE	952 5 AVENUE	117 EAST 77 STREET	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	15	38	40	20
Year Built	1924	1923	1929	1922
Gross SqFt	38,630	41,287	29,500	32,383
Estimated Gross Income	\$1,600,055	\$1,605,662	\$1,384,419	\$1,341,304
Gross Income per SqFt	\$41.42	\$38.89	\$46.93	\$41.42
Estimated Expense	\$288,180	\$361,009	\$380,450	\$456,276
Expense SqFt	\$7.46	\$8.74	\$12.90	\$14.09
Net Operating Income	\$1,311,875	\$1,244,653	\$1,003,969	\$885,028
Full Market Value	\$9,905,000	\$9,415,000	\$7,545,000	\$6,682,000
Market Value per SqFt	\$256.41	\$228.04	\$255.76	\$206.34
Distance from Cooperative in miles		0.14	0.11	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01393-0043	1-01412-0012	1-01509-0006	
Address	66 EAST 79 STREET	117 EAST 77 STREET	107 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	21	40	33	
Year Built	1926	1929	1925	
Gross SqFt	55,760	29,500	52,272	
Estimated Gross Income	\$2,529,274	\$1,384,419	\$2,335,704	
Gross Income per SqFt	\$45.36	\$46.93	\$44.68	
Estimated Expense	\$983,049	\$380,450	\$712,236	
Expense SqFt	\$17.63	\$12.90	\$13.63	
Net Operating Income	\$1,546,225	\$1,003,969	\$1,623,468	
Full Market Value	\$11,633,000	\$7,545,000	\$12,219,000	
Market Value per SqFt	\$208.63	\$255.76	\$233.76	
Distance from Cooperative in miles		0.11	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01393-0052	1-01492-0036	1-01508-0001	
Address	50 EAST 79 STREET	920 PARK AVENUE	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	97	72	70	
Year Built	1958	1962	1913	
Gross SqFt	218,064	155,544	113,281	
Estimated Gross Income	\$7,368,383	\$5,895,071	\$3,348,491	
Gross Income per SqFt	\$33.79	\$37.90	\$29.56	
Estimated Expense	\$2,664,742	\$2,014,709	\$1,404,934	
Expense SqFt	\$12.22	\$12.95	\$12.40	
Net Operating Income	\$4,703,641	\$3,880,362	\$1,943,557	
Full Market Value	\$34,912,000	\$29,372,000	\$14,572,000	
Market Value per SqFt	\$160.10	\$188.83	\$128.64	
Distance from Cooperative in miles		0.11	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01394-0007	1-01332-0029	1-01272-0001	1-01416-0002
Address	118 EAST 60 STREET	240 EAST 59 STREET	1380 AVENUE OF THE AMERIC	1033 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	MIDTOWN WEST	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	239	167	252	133
Year Built	1963	1983	1963	1967
Gross SqFt	325,173	324,212	303,642	241,274
Estimated Gross Income	\$13,250,800	\$13,502,516	\$12,035,171	\$9,831,995
Gross Income per SqFt	\$40.75	\$41.65	\$39.64	\$40.75
Estimated Expense	\$3,404,561	\$4,351,027	\$3,351,487	\$2,526,044
Expense SqFt	\$10.47	\$13.42	\$11.04	\$10.47
Net Operating Income	\$9,846,239	\$9,151,489	\$8,683,684	\$7,305,951
Full Market Value	\$51,700,000	\$69,083,000	\$65,651,000	\$55,189,000
Market Value per SqFt	\$158.99	\$213.08	\$216.21	\$228.74
Distance from Cooperative in miles		0.21	0.38	0.23

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01395-0029	1-01414-0013	1-01398-0006	
Address	163 EAST 60 STREET	227 EAST 59 STREET	103 EAST 63 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	21	28	37	
Year Built	1930	1930	1923	
Gross SqFt	25,698	25,400	36,274	
Estimated Gross Income	\$891,721	\$940,930	\$1,173,708	
Gross Income per SqFt	\$34.70	\$37.04	\$32.36	
Estimated Expense	\$178,087	\$196,878	\$221,664	
Expense SqFt	\$6.93	\$7.75	\$6.11	
Net Operating Income	\$713,634	\$744,052	\$952,044	
Full Market Value	\$5,283,000	\$5,476,000	\$7,087,000	
Market Value per SqFt	\$205.58	\$215.59	\$195.37	
Distance from Cooperative in miles		0.12	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01395-0050	1-01312-0033	1-01418-0045	1-01439-0030
Address	773 LEXINGTON AVENUE	157 EAST 57 STREET	1081 3 AVENUE	1199 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	136	118	116	166
Year Built	1960	1960	1968	1962
Gross SqFt	184,500	173,168	174,273	195,019
Estimated Gross Income	\$6,261,930	\$5,047,223	\$7,254,016	\$6,618,945
Gross Income per SqFt	\$33.94	\$29.15	\$41.62	\$33.94
Estimated Expense	\$2,214,000	\$1,398,502	\$2,249,317	\$2,447,488
Expense SqFt	\$12.00	\$8.08	\$12.91	\$12.55
Net Operating Income	\$4,047,930	\$3,648,721	\$5,004,699	\$4,171,457
Full Market Value	\$30,036,000	\$27,378,000	\$37,783,000	\$30,952,000
Market Value per SqFt	\$162.80	\$158.10	\$216.80	\$158.71
Distance from Cooperative in miles		0.15	0.19	0.32

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01396-0001	1-01398-0006	1-01379-0030	
Address	535 PARK AVENUE	103 EAST 63 STREET	47 EAST 64 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	31	37	40	
Year Built	1910	1923	1929	
Gross SqFt	86,116	36,274	41,692	
Estimated Gross Income	\$3,175,958	\$1,173,708	\$1,726,049	
Gross Income per SqFt	\$36.88	\$32.36	\$41.40	
Estimated Expense	\$819,824	\$221,664	\$587,023	
Expense SqFt	\$9.52	\$6.11	\$14.08	
Net Operating Income	\$2,356,134	\$952,044	\$1,139,026	
Full Market Value	\$17,347,000	\$7,087,000	\$8,600,000	
Market Value per SqFt	\$201.44	\$195.37	\$206.27	
Distance from Cooperative in miles		0.10	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01396-0033	1-01416-0002	1-01401-0033	1-01332-0029
Address	1030 3 AVENUE	1033 3 AVENUE	1130 3 AVENUE	240 EAST 59 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN EAST
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	162	133	158	167
Year Built	1983	1967	1957	1983
Gross SqFt	254,000	241,274	278,325	324,212
Estimated Gross Income	\$10,579,100	\$9,831,995	\$11,777,238	\$13,502,516
Gross Income per SqFt	\$41.65	\$40.75	\$42.31	\$41.65
Estimated Expense	\$3,408,680	\$2,526,044	\$3,234,383	\$4,351,027
Expense SqFt	\$13.42	\$10.47	\$11.62	\$13.42
Net Operating Income	\$7,170,420	\$7,305,951	\$8,542,855	\$9,151,489
Full Market Value	\$54,129,000	\$55,189,000	\$64,460,000	\$69,083,000
Market Value per SqFt	\$213.11	\$228.74	\$231.60	\$213.08
Distance from Cooperative in miles		0.12	0.24	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01396-0071	1-01398-0006	1-01415-0021	
Address	553 PARK AVENUE	103 EAST 63 STREET	1143 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	24	37	108	
Year Built	1913	1923	1940	
Gross SqFt	95,603	36,274	103,304	
Estimated Gross Income	\$2,888,167	\$1,173,708	\$2,898,425	
Gross Income per SqFt	\$30.21	\$32.36	\$28.06	
Estimated Expense	\$676,869	\$221,664	\$831,822	
Expense SqFt	\$7.08	\$6.11	\$8.05	
Net Operating Income	\$2,211,298	\$952,044	\$2,066,603	
Full Market Value	\$16,557,000	\$7,087,000	\$13,530,000	
Market Value per SqFt	\$173.18	\$195.37	\$130.97	
Distance from Cooperative in miles		0.10	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-0001	1-01398-0006	1-01379-0030	
Address	563 PARK AVENUE	103 EAST 63 STREET	47 EAST 64 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	21	37	40	
Year Built	1910	1923	1929	
Gross SqFt	57,847	36,274	41,692	
Estimated Gross Income	\$2,133,397	\$1,173,708	\$1,726,049	
Gross Income per SqFt	\$36.88	\$32.36	\$41.40	
Estimated Expense	\$550,703	\$221,664	\$587,023	
Expense SqFt	\$9.52	\$6.11	\$14.08	
Net Operating Income	\$1,582,694	\$952,044	\$1,139,026	
Full Market Value	\$11,653,000	\$7,087,000	\$8,600,000	
Market Value per SqFt	\$201.45	\$195.37	\$206.27	
Distance from Cooperative in miles		0.05	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-0004	1-01398-0006	1-01379-0030	
Address	565 PARK AVENUE	103 EAST 63 STREET	47 EAST 64 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	31	37	40	
Year Built	1913	1923	1929	
Gross SqFt	66,745	36,274	41,692	
Estimated Gross Income	\$2,461,556	\$1,173,708	\$1,726,049	
Gross Income per SqFt	\$36.88	\$32.36	\$41.40	
Estimated Expense	\$635,412	\$221,664	\$587,023	
Expense SqFt	\$9.52	\$6.11	\$14.08	
Net Operating Income	\$1,826,144	\$952,044	\$1,139,026	
Full Market Value	\$13,445,000	\$7,087,000	\$8,600,000	
Market Value per SqFt	\$201.44	\$195.37	\$206.27	
Distance from Cooperative in miles		0.05	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-0033	1-01418-0045	1-01417-0028	1-01312-0033
Address	1050 3 AVENUE	1081 3 AVENUE	1191 2 AVENUE	157 EAST 57 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	71	116	191	118
Year Built	1963	1968	1964	1960
Gross SqFt	150,740	174,273	207,284	173,168
Estimated Gross Income	\$4,410,652	\$7,254,016	\$6,065,130	\$5,047,223
Gross Income per SqFt	\$29.26	\$41.62	\$29.26	\$29.15
Estimated Expense	\$1,412,434	\$2,249,317	\$2,365,110	\$1,398,502
Expense SqFt	\$9.37	\$12.91	\$11.41	\$8.08
Net Operating Income	\$2,998,218	\$5,004,699	\$3,700,020	\$3,648,721
Full Market Value	\$22,492,000	\$37,783,000	\$27,757,000	\$27,378,000
Market Value per SqFt	\$149.21	\$216.80	\$133.91	\$158.10
Distance from Cooperative in miles		0.13	0.12	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-0066	1-01398-0006	1-01398-0008	1-01379-0030
Address	116 EAST 63 STREET	103 EAST 63 STREET	107 EAST 63 STREET	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	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	36	37	15	40
Year Built	1920	1923	1920	1929
Gross SqFt	87,968	36,274	17,250	41,692
Estimated Gross Income	\$2,961,883	\$1,173,708	\$580,754	\$1,726,049
Gross Income per SqFt	\$33.67	\$32.36	\$33.67	\$41.40
Estimated Expense	\$906,950	\$221,664	\$177,842	\$587,023
Expense SqFt	\$10.31	\$6.11	\$10.31	\$14.08
Net Operating Income	\$2,054,933	\$952,044	\$402,912	\$1,139,026
Full Market Value	\$15,256,000	\$7,087,000	\$2,991,000	\$8,600,000
Market Value per SqFt	\$173.43	\$195.37	\$173.39	\$206.27
Distance from Cooperative in miles		0.05	0.05	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01397-0069	1-01418-0045	1-01312-0033	
Address	571 PARK AVENUE	1081 3 AVENUE	157 EAST 57 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	131	116	118	
Year Built	1927	1968	1960	
Gross SqFt	202,841	174,273	173,168	
Estimated Gross Income	\$7,101,463	\$7,254,016	\$5,047,223	
Gross Income per SqFt	\$35.01	\$41.62	\$29.15	
Estimated Expense	\$2,012,183	\$2,249,317	\$1,398,502	
Expense SqFt	\$9.92	\$12.91	\$8.08	
Net Operating Income	\$5,089,280	\$5,004,699	\$3,648,721	
Full Market Value	\$37,654,000	\$37,783,000	\$27,378,000	
Market Value per SqFt	\$185.63	\$216.80	\$158.10	
Distance from Cooperative in miles		0.21	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01398-0010	1-01398-0006	1-01398-0008	1-01379-0030
Address	125 EAST 63 STREET	103 EAST 63 STREET	107 EAST 63 STREET	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	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	38	37	15	40
Year Built	1923	1923	1920	1929
Gross SqFt	60,748	36,274	17,250	41,692
Estimated Gross Income	\$2,045,385	\$1,173,708	\$580,754	\$1,726,049
Gross Income per SqFt	\$33.67	\$32.36	\$33.67	\$41.40
Estimated Expense	\$626,312	\$221,664	\$177,842	\$587,023
Expense SqFt	\$10.31	\$6.11	\$10.31	\$14.08
Net Operating Income	\$1,419,073	\$952,044	\$402,912	\$1,139,026
Full Market Value	\$10,535,000	\$7,087,000	\$2,991,000	\$8,600,000
Market Value per SqFt	\$173.42	\$195.37	\$173.39	\$206.27
Distance from Cooperative in miles		0.00	0.00	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01398-0060	1-01398-0006	1-01398-0008	1-01379-0030
Address	826 LEXINGTON AVENUE	103 EAST 63 STREET	107 EAST 63 STREET	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	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	77	37	15	40
Year Built	1928	1923	1920	1929
Gross SqFt	138,990	36,274	17,250	41,692
Estimated Gross Income	\$4,679,793	\$1,173,708	\$580,754	\$1,726,049
Gross Income per SqFt	\$33.67	\$32.36	\$33.67	\$41.40
Estimated Expense	\$1,432,987	\$221,664	\$177,842	\$587,023
Expense SqFt	\$10.31	\$6.11	\$10.31	\$14.08
Net Operating Income	\$3,246,806	\$952,044	\$402,912	\$1,139,026
Full Market Value	\$24,104,000	\$7,087,000	\$2,991,000	\$8,600,000
Market Value per SqFt	\$173.42	\$195.37	\$173.39	\$206.27
Distance from Cooperative in miles		0.00	0.00	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01399-0013	1-01398-0006	1-01379-0030	1-01398-0008
Address	844 LEXINGTON AVENUE	103 EAST 63 STREET	47 EAST 64 STREET	107 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	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	28	37	40	15
Year Built	1927	1923	1929	1920
Gross SqFt	83,036	36,274	41,692	17,250
Estimated Gross Income	\$2,795,822	\$1,173,708	\$1,726,049	\$580,754
Gross Income per SqFt	\$33.67	\$32.36	\$41.40	\$33.67
Estimated Expense	\$856,101	\$221,664	\$587,023	\$177,842
Expense SqFt	\$10.31	\$6.11	\$14.08	\$10.31
Net Operating Income	\$1,939,721	\$952,044	\$1,139,026	\$402,912
Full Market Value	\$14,400,000	\$7,087,000	\$8,600,000	\$2,991,000
Market Value per SqFt	\$173.42	\$195.37	\$206.27	\$173.39
Distance from Cooperative in miles		0.05	0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01399-0033	1-01418-0045	1-01416-0002	
Address	1090 3 AVENUE	1081 3 AVENUE	1033 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	184	116	133	
Year Built	1968	1968	1967	
Gross SqFt	246,320	174,273	241,274	
Estimated Gross Income	\$10,145,921	\$7,254,016	\$9,831,995	
Gross Income per SqFt	\$41.19	\$41.62	\$40.75	
Estimated Expense	\$2,879,481	\$2,249,317	\$2,526,044	
Expense SqFt	\$11.69	\$12.91	\$10.47	
Net Operating Income	\$7,266,440	\$5,004,699	\$7,305,951	
Full Market Value	\$51,600,000	\$37,783,000	\$55,189,000	
Market Value per SqFt	\$209.48	\$216.80	\$228.74	
Distance from Cooperative in miles		0.13	0.19	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01399-0074	1-01424-0010	1-01312-0033	1-01439-0030
Address	605 PARK AVENUE	219 EAST 69 STREET	157 EAST 57 STREET	1199 1 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	107	145	118	166
Year Built	1955	1957	1960	1962
Gross SqFt	181,000	163,875	173,168	195,019
Estimated Gross Income	\$5,428,190	\$4,914,187	\$5,047,223	\$6,618,945
Gross Income per SqFt	\$29.99	\$29.99	\$29.15	\$33.94
Estimated Expense	\$1,391,890	\$1,259,445	\$1,398,502	\$2,447,488
Expense SqFt	\$7.69	\$7.69	\$8.08	\$12.55
Net Operating Income	\$4,036,300	\$3,654,742	\$3,648,721	\$4,171,457
Full Market Value	\$30,234,000	\$27,376,000	\$27,378,000	\$30,952,000
Market Value per SqFt	\$167.04	\$167.05	\$158.10	\$158.71
Distance from Cooperative in miles		0.32	0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01400-0001	1-01398-0006	1-01379-0030	1-01418-0011
Address	623 PARK AVENUE	103 EAST 63 STREET	47 EAST 64 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	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	37	37	40	152
Year Built	1929	1923	1929	1962
Gross SqFt	108,817	36,274	41,692	105,282
Estimated Gross Income	\$4,505,024	\$1,173,708	\$1,726,049	\$5,279,663
Gross Income per SqFt	\$41.40	\$32.36	\$41.40	\$50.15
Estimated Expense	\$1,405,916	\$221,664	\$587,023	\$1,443,257
Expense SqFt	\$12.92	\$6.11	\$14.08	\$13.71
Net Operating Income	\$3,099,108	\$952,044	\$1,139,026	\$3,836,406
Full Market Value	\$23,400,000	\$7,087,000	\$8,600,000	\$28,741,000
Market Value per SqFt	\$215.04	\$195.37	\$206.27	\$272.99
Distance from Cooperative in miles		0.10	0.11	0.23

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01400-0062	1-01379-0030	1-01398-0006	1-01425-0017
Address	114 EAST 66 STREET	47 EAST 64 STREET	103 EAST 63 STREET	225 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	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	61	40	37	91
Year Built	1954	1929	1923	1961
Gross SqFt	79,092	41,692	36,274	83,220
Estimated Gross Income	\$2,735,792	\$1,726,049	\$1,173,708	\$2,878,912
Gross Income per SqFt	\$34.59	\$41.40	\$32.36	\$34.59
Estimated Expense	\$1,020,287	\$587,023	\$221,664	\$838,616
Expense SqFt	\$12.90	\$14.08	\$6.11	\$10.08
Net Operating Income	\$1,715,505	\$1,139,026	\$952,044	\$2,040,296
Full Market Value	\$12,703,000	\$8,600,000	\$7,087,000	\$15,108,000
Market Value per SqFt	\$160.61	\$206.27	\$195.37	\$181.54
Distance from Cooperative in miles		0.11	0.10	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01400-0068	1-01398-0006	1-01379-0030	
Address	108 EAST 66 STREET	103 EAST 63 STREET	47 EAST 64 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	20	37	40	
Year Built	1928	1923	1929	
Gross SqFt	21,814	36,274	41,692	
Estimated Gross Income	\$818,898	\$1,173,708	\$1,726,049	
Gross Income per SqFt	\$37.54	\$32.36	\$41.40	
Estimated Expense	\$253,479	\$221,664	\$587,023	
Expense SqFt	\$11.62	\$6.11	\$14.08	
Net Operating Income	\$565,419	\$952,044	\$1,139,026	
Full Market Value	\$4,156,000	\$7,087,000	\$8,600,000	
Market Value per SqFt	\$190.52	\$195.37	\$206.27	
Distance from Cooperative in miles		0.10	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01400-0069	1-01379-0030	1-01421-0005	1-01395-0105
Address	633 PARK AVENUE	47 EAST 64 STREET	205 EAST 66 STREET	111 EAST 60 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	16	40	257	7
Year Built	1913	1929	1880	1910
Gross SqFt	67,600	41,692	170,424	6,582
Estimated Gross Income	\$2,798,640	\$1,726,049	\$5,107,830	\$220,431
Gross Income per SqFt	\$41.40	\$41.40	\$29.97	\$33.49
Estimated Expense	\$873,392	\$587,023	\$1,643,727	
Expense SqFt	\$12.92	\$14.08	\$9.64	
Net Operating Income	\$1,925,248	\$1,139,026	\$3,464,103	\$220,431
Full Market Value	\$14,537,000	\$8,600,000	\$25,950,000	\$1,318,000
Market Value per SqFt	\$215.04	\$206.27	\$152.27	\$200.24
Distance from Cooperative in miles		0.11	0.21	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01401-0020	1-01421-0005	1-01424-0010	1-01406-0054
Address	889 LEXINGTON AVENUE	205 EAST 66 STREET	219 EAST 69 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	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	44	257	145	39
Year Built	1907	1880	1957	1914
Gross SqFt	134,467	170,424	163,875	73,396
Estimated Gross Income	\$4,095,865	\$5,107,830	\$4,914,187	\$3,048,279
Gross Income per SqFt	\$30.46	\$29.97	\$29.99	\$41.53
Estimated Expense	\$1,375,597	\$1,643,727	\$1,259,445	\$1,037,156
Expense SqFt	\$10.23	\$9.64	\$7.69	\$14.13
Net Operating Income	\$2,720,268	\$3,464,103	\$3,654,742	\$2,011,123
Full Market Value	\$20,343,000	\$25,950,000	\$27,376,000	\$15,183,000
Market Value per SqFt	\$151.29	\$152.27	\$167.05	\$206.86
Distance from Cooperative in miles		0.12	0.19	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01401-0027	1-01398-0006	1-01422-0048	1-01381-0031
Address	137 EAST 66 STREET	103 EAST 63 STREET	210 EAST 68 STREET	61 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	33	37	210	13
Year Built	1918	1923	1929	1900
Gross SqFt	62,352	36,274	243,802	11,392
Estimated Gross Income	\$2,295,177	\$1,173,708	\$10,528,049	\$419,381
Gross Income per SqFt	\$36.81	\$32.36	\$43.18	\$36.81
Estimated Expense	\$551,815	\$221,664	\$3,256,989	\$100,766
Expense SqFt	\$8.85	\$6.11	\$13.36	\$8.85
Net Operating Income	\$1,743,362	\$952,044	\$7,271,060	\$318,615
Full Market Value	\$12,838,000	\$7,087,000	\$54,789,000	\$2,346,000
Market Value per SqFt	\$205.90	\$195.37	\$224.73	\$205.93
Distance from Cooperative in miles		0.17	0.13	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01401-0032	1-01425-0017	1-01422-0021	
Address	139 EAST 66 STREET	225 EAST 70 STREET	1283 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	20	91	176	
Year Built	1918	1961	1973	
Gross SqFt	38,850	83,220	348,130	
Estimated Gross Income	\$1,329,836	\$2,878,912	\$11,787,648	
Gross Income per SqFt	\$34.23	\$34.59	\$33.86	
Estimated Expense	\$405,983	\$838,616	\$3,767,578	
Expense SqFt	\$10.45	\$10.08	\$10.82	
Net Operating Income	\$923,853	\$2,040,296	\$8,020,070	
Full Market Value	\$6,846,000	\$15,108,000	\$59,518,000	
Market Value per SqFt	\$176.22	\$181.54	\$170.96	
Distance from Cooperative in miles		0.23	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01401-0054	1-01421-0005	1-01424-0010	1-01406-0054
Address	895 LEXINGTON AVENUE	205 EAST 66 STREET	219 EAST 69 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	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	60	257	145	39
Year Built	1908	1880	1957	1914
Gross SqFt	134,342	170,424	163,875	73,396
Estimated Gross Income	\$4,092,057	\$5,107,830	\$4,914,187	\$3,048,279
Gross Income per SqFt	\$30.46	\$29.97	\$29.99	\$41.53
Estimated Expense	\$1,374,319	\$1,643,727	\$1,259,445	\$1,037,156
Expense SqFt	\$10.23	\$9.64	\$7.69	\$14.13
Net Operating Income	\$2,717,738	\$3,464,103	\$3,654,742	\$2,011,123
Full Market Value	\$20,324,000	\$25,950,000	\$27,376,000	\$15,183,000
Market Value per SqFt	\$151.29	\$152.27	\$167.05	\$206.86
Distance from Cooperative in miles		0.12	0.19	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01402-0001	1-01421-0005	1-01424-0010	
Address	655 PARK AVENUE	205 EAST 66 STREET	219 EAST 69 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	54	257	145	
Year Built	1924	1880	1957	
Gross SqFt	160,890	170,424	163,875	
Estimated Gross Income	\$4,823,482	\$5,107,830	\$4,914,187	
Gross Income per SqFt	\$29.98	\$29.97	\$29.99	
Estimated Expense	\$1,394,916	\$1,643,727	\$1,259,445	
Expense SqFt	\$8.67	\$9.64	\$7.69	
Net Operating Income	\$3,428,566	\$3,464,103	\$3,654,742	
Full Market Value	\$25,684,000	\$25,950,000	\$27,376,000	
Market Value per SqFt	\$159.64	\$152.27	\$167.05	
Distance from Cooperative in miles		0.21	0.23	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01402-0006	1-01421-0005	1-01424-0010	
Address	111 EAST 67 STREET	205 EAST 66 STREET	219 EAST 69 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	95	257	145	
Year Built	1931	1880	1957	
Gross SqFt	166,862	170,424	163,875	
Estimated Gross Income	\$5,002,523	\$5,107,830	\$4,914,187	
Gross Income per SqFt	\$29.98	\$29.97	\$29.99	
Estimated Expense	\$1,446,694	\$1,643,727	\$1,259,445	
Expense SqFt	\$8.67	\$9.64	\$7.69	
Net Operating Income	\$3,555,829	\$3,464,103	\$3,654,742	
Full Market Value	\$26,637,000	\$25,950,000	\$27,376,000	
Market Value per SqFt	\$159.63	\$152.27	\$167.05	
Distance from Cooperative in miles		0.21	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01402-0021	1-01404-0041	1-01406-0054	1-01398-0006
Address	901 LEXINGTON AVENUE	178 EAST 70 STREET	993 LEXINGTON AVENUE	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	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	19	20	39	37
Year Built	1907	1913	1914	1923
Gross SqFt	59,928	36,745	73,396	36,274
Estimated Gross Income	\$1,939,270	\$734,232	\$3,048,279	\$1,173,708
Gross Income per SqFt	\$32.36	\$19.98	\$41.53	\$32.36
Estimated Expense	\$366,160	\$214,671	\$1,037,156	\$221,664
Expense SqFt	\$6.11	\$5.84	\$14.13	\$6.11
Net Operating Income	\$1,573,110	\$519,561	\$2,011,123	\$952,044
Full Market Value	\$11,710,000	\$3,716,000	\$15,183,000	\$7,087,000
Market Value per SqFt	\$195.40	\$101.13	\$206.86	\$195.37
Distance from Cooperative in miles		0.10	0.20	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01402-0033	1-01425-0017	1-01418-0011	
Address	1150 3 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	103	91	152	
Year Built	1960	1961	1962	
Gross SqFt	104,000	83,220	105,282	
Estimated Gross Income	\$4,406,480	\$2,878,912	\$5,279,663	
Gross Income per SqFt	\$42.37	\$34.59	\$50.15	
Estimated Expense	\$1,237,600	\$838,616	\$1,443,257	
Expense SqFt	\$11.90	\$10.08	\$13.71	
Net Operating Income	\$3,168,880	\$2,040,296	\$3,836,406	
Full Market Value	\$23,909,000	\$15,108,000	\$28,741,000	
Market Value per SqFt	\$229.89	\$181.54	\$272.99	
Distance from Cooperative in miles		0.19	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01403-0033	1-01418-0021	1-01423-0010	1-01424-0010
Address	931 LEXINGTON AVENUE	1201 2 AVENUE	1299 2 AVENUE	219 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	391	547	624	145
Year Built	1959	1963	1916	1957
Gross SqFt	914,921	566,083	938,324	163,875
Estimated Gross Income	\$29,076,189	\$21,262,077	\$29,817,343	\$4,914,187
Gross Income per SqFt	\$31.78	\$37.56	\$31.78	\$29.99
Estimated Expense	\$9,624,969	\$6,238,235	\$9,874,296	\$1,259,445
Expense SqFt	\$10.52	\$11.02	\$10.52	\$7.69
Net Operating Income	\$19,451,220	\$15,023,842	\$19,943,047	\$3,654,742
Full Market Value	\$145,072,000	\$110,437,000	\$148,740,000	\$27,376,000
Market Value per SqFt	\$158.56	\$195.09	\$158.52	\$167.05
Distance from Cooperative in miles		0.27	0.12	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01404-0014	1-01404-0041	1-01406-0054	
Address	944 LEXINGTON AVENUE	178 EAST 70 STREET	993 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	34	20	39	
Year Built	1916	1913	1914	
Gross SqFt	76,745	36,745	73,396	
Estimated Gross Income	\$2,306,187	\$734,232	\$3,048,279	
Gross Income per SqFt	\$30.05	\$19.98	\$41.53	
Estimated Expense	\$638,518	\$214,671	\$1,037,156	
Expense SqFt	\$8.32	\$5.84	\$14.13	
Net Operating Income	\$1,667,669	\$519,561	\$2,011,123	
Full Market Value	\$12,491,000	\$3,716,000	\$15,183,000	
Market Value per SqFt	\$162.76	\$101.13	\$206.86	
Distance from Cooperative in miles		0.09	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01404-0022	1-01406-0054	1-01409-0021	
Address	943 LEXINGTON AVENUE	993 LEXINGTON AVENUE	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	21	39	35	
Year Built	1924	1914	1923	
Gross SqFt	68,693	73,396	71,189	
Estimated Gross Income	\$2,505,234	\$3,048,279	\$2,336,130	
Gross Income per SqFt	\$36.47	\$41.53	\$32.82	
Estimated Expense	\$789,970	\$1,037,156	\$868,302	
Expense SqFt	\$11.50	\$14.13	\$12.20	
Net Operating Income	\$1,715,264	\$2,011,123	\$1,467,828	
Full Market Value	\$12,641,000	\$15,183,000	\$10,916,000	
Market Value per SqFt	\$184.02	\$206.86	\$153.34	
Distance from Cooperative in miles		0.10	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01404-0033	1-01424-0010	1-01426-0029	1-01427-0028
Address	1186 3 AVENUE	219 EAST 69 STREET	242 EAST 72 STREET	1393 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	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	66	145	71	149
Year Built	1961	1957	1930	1964
Gross SqFt	132,724	163,875	97,750	166,432
Estimated Gross Income	\$4,042,773	\$4,914,187	\$2,977,333	\$5,538,468
Gross Income per SqFt	\$30.46	\$29.99	\$30.46	\$33.28
Estimated Expense	\$1,357,767	\$1,259,445	\$999,812	\$1,246,428
Expense SqFt	\$10.23	\$7.69	\$10.23	\$7.49
Net Operating Income	\$2,685,006	\$3,654,742	\$1,977,521	\$4,292,040
Full Market Value	\$20,079,000	\$27,376,000	\$14,789,000	\$31,890,000
Market Value per SqFt	\$151.28	\$167.05	\$151.29	\$191.61
Distance from Cooperative in miles		0.12	0.15	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01404-0052	1-01406-0054	1-01409-0021	
Address	955 LEXINGTON AVENUE	993 LEXINGTON AVENUE	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	31	39	35	
Year Built	1924	1914	1923	
Gross SqFt	54,719	73,396	71,189	
Estimated Gross Income	\$1,995,602	\$3,048,279	\$2,336,130	
Gross Income per SqFt	\$36.47	\$41.53	\$32.82	
Estimated Expense	\$629,269	\$1,037,156	\$868,302	
Expense SqFt	\$11.50	\$14.13	\$12.20	
Net Operating Income	\$1,366,333	\$2,011,123	\$1,467,828	
Full Market Value	\$10,070,000	\$15,183,000	\$10,916,000	
Market Value per SqFt	\$184.03	\$206.86	\$153.34	
Distance from Cooperative in miles		0.10	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01405-0033	1-01425-0017	1-01424-0010	
Address	1210 3 AVENUE	225 EAST 70 STREET	219 EAST 69 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	48	91	145	
Year Built	1959	1961	1957	
Gross SqFt	117,958	83,220	163,875	
Estimated Gross Income	\$3,837,174	\$2,878,912	\$4,914,187	
Gross Income per SqFt	\$32.53	\$34.59	\$29.99	
Estimated Expense	\$1,198,453	\$838,616	\$1,259,445	
Expense SqFt	\$10.16	\$10.08	\$7.69	
Net Operating Income	\$2,638,721	\$2,040,296	\$3,654,742	
Full Market Value	\$19,635,000	\$15,108,000	\$27,376,000	
Market Value per SqFt	\$166.46	\$181.54	\$167.05	
Distance from Cooperative in miles		0.12	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01405-0040	1-01427-0028	1-01426-0029	1-01424-0010
Address	1218 3 AVENUE	1393 2 AVENUE	242 EAST 72 STREET	219 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	95	149	71	145
Year Built	1962	1964	1930	1957
Gross SqFt	212,118	166,432	97,750	163,875
Estimated Gross Income	\$6,461,114	\$5,538,468	\$2,977,333	\$4,914,187
Gross Income per SqFt	\$30.46	\$33.28	\$30.46	\$29.99
Estimated Expense	\$2,169,967	\$1,246,428	\$999,812	\$1,259,445
Expense SqFt	\$10.23	\$7.49	\$10.23	\$7.69
Net Operating Income	\$4,291,147	\$4,292,040	\$1,977,521	\$3,654,742
Full Market Value	\$32,091,000	\$31,890,000	\$14,789,000	\$27,376,000
Market Value per SqFt	\$151.29	\$191.61	\$151.29	\$167.05
Distance from Cooperative in miles		0.16	0.13	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01405-0051	1-01426-0029	1-01425-0017	1-01409-0021
Address	975 LEXINGTON AVENUE	242 EAST 72 STREET	225 EAST 70 STREET	1033 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	71	91	35
Year Built	1927	1930	1961	1923
Gross SqFt	88,829	97,750	83,220	71,189
Estimated Gross Income	\$2,915,368	\$2,977,333	\$2,878,912	\$2,336,130
Gross Income per SqFt	\$32.82	\$30.46	\$34.59	\$32.82
Estimated Expense	\$1,083,714	\$999,812	\$838,616	\$868,302
Expense SqFt	\$12.20	\$10.23	\$10.08	\$12.20
Net Operating Income	\$1,831,654	\$1,977,521	\$2,040,296	\$1,467,828
Full Market Value	\$13,622,000	\$14,789,000	\$15,108,000	\$10,916,000
Market Value per SqFt	\$153.35	\$151.29	\$181.54	\$153.34
Distance from Cooperative in miles		0.13	0.12	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01405-0072	1-01426-9035	1-01406-0007	1-01426-0029
Address	733 PARK AVENUE	218 EAST 72 STREET	115 EAST 71 STREET	242 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	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	30	147	30	71
Year Built	1972	1975	1966	1930
Gross SqFt	114,675	156,200	17,930	97,750
Estimated Gross Income	\$3,966,608	\$7,342,962	\$626,878	\$2,977,333
Gross Income per SqFt	\$34.59	\$47.01	\$34.96	\$30.46
Estimated Expense	\$1,479,308	\$2,424,224	\$202,252	\$999,812
Expense SqFt	\$12.90	\$15.52	\$11.28	\$10.23
Net Operating Income	\$2,487,300	\$4,918,738	\$424,626	\$1,977,521
Full Market Value	\$18,418,000	\$17,490,000	\$3,142,000	\$14,789,000
Market Value per SqFt	\$160.61	\$111.97	\$175.24	\$151.29
Distance from Cooperative in miles		0.21	0.05	0.21

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0017	1-01426-0029	1-01385-0014	
Address	976 LEXINGTON AVENUE	242 EAST 72 STREET	17 EAST 70 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR	
Total Units	112	71	14	
Year Built	1959	1930	1920	
Gross SqFt	208,800	97,750	12,075	
Estimated Gross Income	\$6,312,024	\$2,977,333	\$277,980	
Gross Income per SqFt	\$30.23	\$30.46	\$23.02	
Estimated Expense	\$1,870,848	\$999,812	\$72,374	
Expense SqFt	\$8.96	\$10.23	\$5.99	
Net Operating Income	\$4,441,176	\$1,977,521	\$205,606	
Full Market Value	\$33,252,000	\$14,789,000	\$1,501,000	
Market Value per SqFt	\$159.25	\$151.29	\$124.31	
Distance from Cooperative in miles		0.21	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0041	1-01425-0001	1-01406-0007	1-01425-0005
Address	1230 3 AVENUE	1213 3 AVENUE	115 EAST 71 STREET	211 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	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	130	201	30	271
Year Built	1962	1961	1966	1975
Gross SqFt	306,968	265,980	17,930	488,474
Estimated Gross Income	\$10,731,601	\$11,078,148	\$626,878	\$16,357,727
Gross Income per SqFt	\$34.96	\$41.65	\$34.96	\$33.49
Estimated Expense	\$3,462,599	\$3,392,848	\$202,252	\$4,452,867
Expense SqFt	\$11.28	\$12.76	\$11.28	\$9.12
Net Operating Income	\$7,269,002	\$7,685,300	\$424,626	\$11,904,860
Full Market Value	\$53,785,000	\$58,015,000	\$3,142,000	\$88,413,000
Market Value per SqFt	\$175.21	\$218.12	\$175.24	\$181.00
Distance from Cooperative in miles		0.13	0.09	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0046	1-01425-0017	1-01409-0021	
Address	164 EAST 72 STREET	225 EAST 70 STREET	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	44	91	35	
Year Built	1926	1961	1923	
Gross SqFt	101,415	83,220	71,189	
Estimated Gross Income	\$3,418,700	\$2,878,912	\$2,336,130	
Gross Income per SqFt	\$33.71	\$34.59	\$32.82	
Estimated Expense	\$1,129,763	\$838,616	\$868,302	
Expense SqFt	\$11.14	\$10.08	\$12.20	
Net Operating Income	\$2,288,937	\$2,040,296	\$1,467,828	
Full Market Value	\$16,992,000	\$15,108,000	\$10,916,000	
Market Value per SqFt	\$167.55	\$181.54	\$153.34	
Distance from Cooperative in miles		0.13	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0050	1-01409-0021	1-01409-0042	
Address	158 EAST 72 STREET	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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	21	35	43	
Year Built	1928	1923	1927	
Gross SqFt	63,229	71,189	40,249	
Estimated Gross Income	\$2,144,095	\$2,336,130	\$1,408,542	
Gross Income per SqFt	\$33.91	\$32.82	\$35.00	
Estimated Expense	\$633,555	\$868,302	\$315,371	
Expense SqFt	\$10.02	\$12.20	\$7.84	
Net Operating Income	\$1,510,540	\$1,467,828	\$1,093,171	
Full Market Value	\$11,209,000	\$10,916,000	\$8,088,000	
Market Value per SqFt	\$177.28	\$153.34	\$200.95	
Distance from Cooperative in miles		0.16	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0061	1-01406-0054	1-01409-0042	
Address	132 EAST 72 STREET	993 LEXINGTON AVENUE	192 EAST 75 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	16	39	43	
Year Built	1925	1914	1927	
Gross SqFt	47,245	73,396	40,249	
Estimated Gross Income	\$1,639,874	\$3,048,279	\$1,408,542	
Gross Income per SqFt	\$34.71	\$41.53	\$35.00	
Estimated Expense	\$321,266	\$1,037,156	\$315,371	
Expense SqFt	\$6.80	\$14.13	\$7.84	
Net Operating Income	\$1,318,608	\$2,011,123	\$1,093,171	
Full Market Value	\$9,762,000	\$15,183,000	\$8,088,000	
Market Value per SqFt	\$206.63	\$206.86	\$200.95	
Distance from Cooperative in miles		0.09	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0065	1-01406-0007	1-01426-0029	1-01426-9035
Address	114 EAST 72 STREET	115 EAST 71 STREET	242 EAST 72 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	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	44	30	71	147
Year Built	1963	1966	1930	1975
Gross SqFt	112,900	17,930	97,750	156,200
Estimated Gross Income	\$3,905,211	\$626,878	\$2,977,333	\$7,342,962
Gross Income per SqFt	\$34.59	\$34.96	\$30.46	\$47.01
Estimated Expense	\$1,456,410	\$202,252	\$999,812	\$2,424,224
Expense SqFt	\$12.90	\$11.28	\$10.23	\$15.52
Net Operating Income	\$2,448,801	\$424,626	\$1,977,521	\$4,918,738
Full Market Value	\$18,133,000	\$3,142,000	\$14,789,000	\$17,490,000
Market Value per SqFt	\$160.61	\$175.24	\$151.29	\$111.97
Distance from Cooperative in miles		0.00	0.21	0.21

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01406-0069	1-01406-0054	1-01426-0029	1-01409-0021
Address	751 PARK AVENUE	993 LEXINGTON AVENUE	242 EAST 72 STREET	1033 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	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	48	39	71	35
Year Built	1914	1914	1930	1923
Gross SqFt	130,533	73,396	97,750	71,189
Estimated Gross Income	\$4,284,093	\$3,048,279	\$2,977,333	\$2,336,130
Gross Income per SqFt	\$32.82	\$41.53	\$30.46	\$32.82
Estimated Expense	\$1,592,503	\$1,037,156	\$999,812	\$868,302
Expense SqFt	\$12.20	\$14.13	\$10.23	\$12.20
Net Operating Income	\$2,691,590	\$2,011,123	\$1,977,521	\$1,467,828
Full Market Value	\$20,018,000	\$15,183,000	\$14,789,000	\$10,916,000
Market Value per SqFt	\$153.36	\$206.86	\$151.29	\$153.34
Distance from Cooperative in miles		0.09	0.21	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0001	1-01427-0028	1-01424-0010	
Address	775 PARK AVENUE	1393 2 AVENUE	219 EAST 69 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	48	149	145	
Year Built	1927	1964	1957	
Gross SqFt	208,986	166,432	163,875	
Estimated Gross Income	\$6,612,317	\$5,538,468	\$4,914,187	
Gross Income per SqFt	\$31.64	\$33.28	\$29.99	
Estimated Expense	\$1,586,204	\$1,246,428	\$1,259,445	
Expense SqFt	\$7.59	\$7.49	\$7.69	
Net Operating Income	\$5,026,113	\$4,292,040	\$3,654,742	
Full Market Value	\$26,950,000	\$31,890,000	\$27,376,000	
Market Value per SqFt	\$128.96	\$191.61	\$167.05	
Distance from Cooperative in miles		0.21	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0008	1-01409-0021	1-01409-0042	
Address	117 EAST 72 STREET	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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	20	35	43	
Year Built	1928	1923	1927	
Gross SqFt	81,622	71,189	40,249	
Estimated Gross Income	\$2,767,802	\$2,336,130	\$1,408,542	
Gross Income per SqFt	\$33.91	\$32.82	\$35.00	
Estimated Expense	\$817,852	\$868,302	\$315,371	
Expense SqFt	\$10.02	\$12.20	\$7.84	
Net Operating Income	\$1,949,950	\$1,467,828	\$1,093,171	
Full Market Value	\$14,470,000	\$10,916,000	\$8,088,000	
Market Value per SqFt	\$177.28	\$153.34	\$200.95	
Distance from Cooperative in miles		0.14	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0016	1-01427-0028	1-01424-0010	1-01429-0041
Address	1004 LEXINGTON AVENUE	1393 2 AVENUE	219 EAST 69 STREET	210 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	66	149	145	42
Year Built	1917	1964	1957	1932
Gross SqFt	173,024	166,432	163,875	25,758
Estimated Gross Income	\$5,467,558	\$5,538,468	\$4,914,187	\$814,012
Gross Income per SqFt	\$31.60	\$33.28	\$29.99	\$31.60
Estimated Expense	\$1,659,300	\$1,246,428	\$1,259,445	\$247,013
Expense SqFt	\$9.59	\$7.49	\$7.69	\$9.59
Net Operating Income	\$3,808,258	\$4,292,040	\$3,654,742	\$566,999
Full Market Value	\$28,413,000	\$31,890,000	\$27,376,000	\$4,230,000
Market Value per SqFt	\$164.21	\$191.61	\$167.05	\$164.22
Distance from Cooperative in miles		0.21	0.26	0.23

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0020	1-01409-0021	1-01409-0042	
Address	1003 LEXINGTON 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	16	35	43	
Year Built	1924	1923	1927	
Gross SqFt	56,126	71,189	40,249	
Estimated Gross Income	\$1,903,233	\$2,336,130	\$1,408,542	
Gross Income per SqFt	\$33.91	\$32.82	\$35.00	
Estimated Expense	\$562,383	\$868,302	\$315,371	
Expense SqFt	\$10.02	\$12.20	\$7.84	
Net Operating Income	\$1,340,850	\$1,467,828	\$1,093,171	
Full Market Value	\$9,950,000	\$10,916,000	\$8,088,000	
Market Value per SqFt	\$177.28	\$153.34	\$200.95	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0026	1-01409-0021	1-01409-0042	
Address	153 EAST 72 STREET	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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	40	35	43	
Year Built	1929	1923	1927	
Gross SqFt	98,373	71,189	40,249	
Estimated Gross Income	\$3,335,828	\$2,336,130	\$1,408,542	
Gross Income per SqFt	\$33.91	\$32.82	\$35.00	
Estimated Expense	\$985,697	\$868,302	\$315,371	
Expense SqFt	\$10.02	\$12.20	\$7.84	
Net Operating Income	\$2,350,131	\$1,467,828	\$1,093,171	
Full Market Value	\$17,439,000	\$10,916,000	\$8,088,000	
Market Value per SqFt	\$177.27	\$153.34	\$200.95	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0033	1-01427-0028	1-01424-0010	
Address	1250 3 AVENUE	1393 2 AVENUE	219 EAST 69 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	190	149	145	
Year Built	1960	1964	1957	
Gross SqFt	326,054	166,432	163,875	
Estimated Gross Income	\$10,391,341	\$5,538,468	\$4,914,187	
Gross Income per SqFt	\$31.87	\$33.28	\$29.99	
Estimated Expense	\$2,888,838	\$1,246,428	\$1,259,445	
Expense SqFt	\$8.86	\$7.49	\$7.69	
Net Operating Income	\$7,502,503	\$4,292,040	\$3,654,742	
Full Market Value	\$55,943,000	\$31,890,000	\$27,376,000	
Market Value per SqFt	\$171.58	\$191.61	\$167.05	
Distance from Cooperative in miles		0.12	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01407-0051	1-01409-0021	1-01409-0042	
Address	1017 LEXINGTON 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	46	35	43	
Year Built	1923	1923	1927	
Gross SqFt	97,328	71,189	40,249	
Estimated Gross Income	\$3,300,392	\$2,336,130	\$1,408,542	
Gross Income per SqFt	\$33.91	\$32.82	\$35.00	
Estimated Expense	\$975,227	\$868,302	\$315,371	
Expense SqFt	\$10.02	\$12.20	\$7.84	
Net Operating Income	\$2,325,165	\$1,467,828	\$1,093,171	
Full Market Value	\$17,254,000	\$10,916,000	\$8,088,000	
Market Value per SqFt	\$177.28	\$153.34	\$200.95	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0001	1-01406-0001	1-01427-0028	
Address	785 PARK 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	86	120	149	
Year Built	1940	1940	1964	
Gross SqFt	143,244	215,600	166,432	
Estimated Gross Income	\$5,413,191	\$9,117,276	\$5,538,468	
Gross Income per SqFt	\$37.79	\$42.29	\$33.28	
Estimated Expense	\$1,410,953	\$2,632,052	\$1,246,428	
Expense SqFt	\$9.85	\$12.21	\$7.49	
Net Operating Income	\$4,002,238	\$6,485,224	\$4,292,040	
Full Market Value	\$30,297,000	\$48,934,000	\$31,890,000	
Market Value per SqFt	\$211.51	\$226.97	\$191.61	
Distance from Cooperative in miles		0.11	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0020	1-01409-0021	1-01409-0042	
Address	1019 LEXINGTON 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	30	35	43	
Year Built	1925	1923	1927	
Gross SqFt	78,000	71,189	40,249	
Estimated Gross Income	\$2,644,980	\$2,336,130	\$1,408,542	
Gross Income per SqFt	\$33.91	\$32.82	\$35.00	
Estimated Expense	\$781,560	\$868,302	\$315,371	
Expense SqFt	\$10.02	\$12.20	\$7.84	
Net Operating Income	\$1,863,420	\$1,467,828	\$1,093,171	
Full Market Value	\$13,828,000	\$10,916,000	\$8,088,000	
Market Value per SqFt	\$177.28	\$153.34	\$200.95	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0022	1-01409-0042	1-01429-0037	
Address	153 EAST 73 STREET	192 EAST 75 STREET	222 EAST 75 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	36	43	41	
Year Built	1923	1927	1930	
Gross SqFt	39,581	40,249	23,490	
Estimated Gross Income	\$1,330,713	\$1,408,542	\$762,540	
Gross Income per SqFt	\$33.62	\$35.00	\$32.46	
Estimated Expense	\$355,437	\$315,371	\$238,055	
Expense SqFt	\$8.98	\$7.84	\$10.13	
Net Operating Income	\$975,276	\$1,093,171	\$524,485	
Full Market Value	\$7,241,000	\$8,088,000	\$3,903,000	
Market Value per SqFt	\$182.94	\$200.95	\$166.16	
Distance from Cooperative in miles		0.05	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0033	1-01427-0028	1-01424-0010	
Address	1270 3 AVENUE	1393 2 AVENUE	219 EAST 69 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	119	149	145	
Year Built	1958	1964	1957	
Gross SqFt	177,975	166,432	163,875	
Estimated Gross Income	\$5,631,129	\$5,538,468	\$4,914,187	
Gross Income per SqFt	\$31.64	\$33.28	\$29.99	
Estimated Expense	\$1,350,830	\$1,246,428	\$1,259,445	
Expense SqFt	\$7.59	\$7.49	\$7.69	
Net Operating Income	\$4,280,299	\$4,292,040	\$3,654,742	
Full Market Value	\$31,931,000	\$31,890,000	\$27,376,000	
Market Value per SqFt	\$179.41	\$191.61	\$167.05	
Distance from Cooperative in miles		0.13	0.24	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0040	1-01427-0028	1-01424-0010	
Address	1280 3 AVENUE	1393 2 AVENUE	219 EAST 69 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	123	149	145	
Year Built	1966	1964	1957	
Gross SqFt	159,929	166,432	163,875	
Estimated Gross Income	\$5,060,154	\$5,538,468	\$4,914,187	
Gross Income per SqFt	\$31.64	\$33.28	\$29.99	
Estimated Expense	\$1,213,861	\$1,246,428	\$1,259,445	
Expense SqFt	\$7.59	\$7.49	\$7.69	
Net Operating Income	\$3,846,293	\$4,292,040	\$3,654,742	
Full Market Value	\$28,693,000	\$31,890,000	\$27,376,000	
Market Value per SqFt	\$179.41	\$191.61	\$167.05	
Distance from Cooperative in miles		0.13	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0041	1-01409-0042	1-01429-0041	1-01429-0037
Address	168 EAST 74 STREET	192 EAST 75 STREET	210 EAST 75 STREET	222 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	31	43	42	41
Year Built	1926	1927	1932	1930
Gross SqFt	61,051	40,249	25,758	23,490
Estimated Gross Income	\$2,003,694	\$1,408,542	\$814,012	\$762,540
Gross Income per SqFt	\$32.82	\$35.00	\$31.60	\$32.46
Estimated Expense	\$744,822	\$315,371	\$247,013	\$238,055
Expense SqFt	\$12.20	\$7.84	\$9.59	\$10.13
Net Operating Income	\$1,258,872	\$1,093,171	\$566,999	\$524,485
Full Market Value	\$9,362,000	\$8,088,000	\$4,230,000	\$3,903,000
Market Value per SqFt	\$153.35	\$200.95	\$164.22	\$166.16
Distance from Cooperative in miles		0.05	0.13	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0066	1-01409-0042	1-01409-0021	
Address	112 EAST 74 STREET	192 EAST 75 STREET	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	23	43	35	
Year Built	1917	1927	1923	
Gross SqFt	48,338	40,249	71,189	
Estimated Gross Income	\$1,625,124	\$1,408,542	\$2,336,130	
Gross Income per SqFt	\$33.62	\$35.00	\$32.82	
Estimated Expense	\$434,075	\$315,371	\$868,302	
Expense SqFt	\$8.98	\$7.84	\$12.20	
Net Operating Income	\$1,191,049	\$1,093,171	\$1,467,828	
Full Market Value	\$8,844,000	\$8,088,000	\$10,916,000	
Market Value per SqFt	\$182.96	\$200.95	\$153.34	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01408-0071	1-01409-0021	1-01426-0029	1-01409-0042
Address	791 PARK AVENUE	1033 LEXINGTON AVENUE	242 EAST 72 STREET	192 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	32	35	71	43
Year Built	1925	1923	1930	1927
Gross SqFt	116,499	71,189	97,750	40,249
Estimated Gross Income	\$3,823,497	\$2,336,130	\$2,977,333	\$1,408,542
Gross Income per SqFt	\$32.82	\$32.82	\$30.46	\$35.00
Estimated Expense	\$1,421,288	\$868,302	\$999,812	\$315,371
Expense SqFt	\$12.20	\$12.20	\$10.23	\$7.84
Net Operating Income	\$2,402,209	\$1,467,828	\$1,977,521	\$1,093,171
Full Market Value	\$17,866,000	\$10,916,000	\$14,789,000	\$8,088,000
Market Value per SqFt	\$153.36	\$153.34	\$151.29	\$200.95
Distance from Cooperative in miles		0.10	0.23	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0001	1-01427-0028	1-01431-0016	
Address	799 PARK AVENUE	1393 2 AVENUE	231 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	79	149	90	
Year Built	1960	1964	1938	
Gross SqFt	148,485	166,432	82,065	
Estimated Gross Income	\$4,543,641	\$5,538,468	\$2,290,882	
Gross Income per SqFt	\$30.60	\$33.28	\$27.92	
Estimated Expense	\$1,257,668	\$1,246,428	\$775,027	
Expense SqFt	\$8.47	\$7.49	\$9.44	
Net Operating Income	\$3,285,973	\$4,292,040	\$1,515,855	
Full Market Value	\$24,566,000	\$31,890,000	\$10,916,000	
Market Value per SqFt	\$165.44	\$191.61	\$133.02	
Distance from Cooperative in miles		0.23	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0009	1-01409-0042	1-01424-0029	
Address	121 EAST 74 STREET	192 EAST 75 STREET	226 EAST 70 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	32	43	50	
Year Built	1928	1927	1921	
Gross SqFt	49,196	40,249	41,898	
Estimated Gross Income	\$1,605,757	\$1,408,542	\$1,681,111	
Gross Income per SqFt	\$32.64	\$35.00	\$40.12	
Estimated Expense	\$549,519	\$315,371	\$452,080	
Expense SqFt	\$11.17	\$7.84	\$10.79	
Net Operating Income	\$1,056,238	\$1,093,171	\$1,229,031	
Full Market Value	\$7,858,000	\$8,088,000	\$9,288,000	
Market Value per SqFt	\$159.73	\$200.95	\$221.68	
Distance from Cooperative in miles		0.09	0.33	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0032	1-01407-0023	1-01411-0034	1-01410-0023
Address	173 EAST 74 STREET	147 EAST 72 STREET	1332 3 AVENUE	1057 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	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	9	17	18
Year Built	1915	1910	1920	1902
Gross SqFt	9,465	5,908	10,150	19,956
Estimated Gross Income	\$333,641	\$218,293	\$357,737	\$408,843
Gross Income per SqFt	\$35.25	\$36.95	\$35.25	\$20.49
Estimated Expense	\$81,115	\$34,526	\$86,981	\$108,744
Expense SqFt	\$8.57	\$5.84	\$8.57	\$5.45
Net Operating Income	\$252,526	\$183,767	\$270,756	\$300,099
Full Market Value	\$1,867,000	\$2,892,000	\$2,002,000	\$1,232,000
Market Value per SqFt	\$197.25	\$489.51	\$197.24	\$61.74
Distance from Cooperative in miles		0.10	0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0033	1-01427-0028	1-01429-0037	
Address	177 EAST 74 STREET	1393 2 AVENUE	222 EAST 75 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	99	149	41	
Year Built	1963	1964	1930	
Gross SqFt	107,600	166,432	23,490	
Estimated Gross Income	\$3,556,180	\$5,538,468	\$762,540	
Gross Income per SqFt	\$33.05	\$33.28	\$32.46	
Estimated Expense	\$1,059,860	\$1,246,428	\$238,055	
Expense SqFt	\$9.85	\$7.49	\$10.13	
Net Operating Income	\$2,496,320	\$4,292,040	\$524,485	
Full Market Value	\$18,556,000	\$31,890,000	\$3,903,000	
Market Value per SqFt	\$172.45	\$191.61	\$166.16	
Distance from Cooperative in miles		0.15	0.12	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0040	1-01418-0045	1-01401-0033	1-01425-0001
Address	1296 3 AVENUE	1081 3 AVENUE	1130 3 AVENUE	1213 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	141	116	158	201
Year Built	1961	1968	1957	1961
Gross SqFt	162,750	174,273	278,325	265,980
Estimated Gross Income	\$5,186,843	\$7,254,016	\$11,777,238	\$11,078,148
Gross Income per SqFt	\$31.87	\$41.62	\$42.31	\$41.65
Estimated Expense	\$1,441,965	\$2,249,317	\$3,234,383	\$3,392,848
Expense SqFt	\$8.86	\$12.91	\$11.62	\$12.76
Net Operating Income	\$3,744,878	\$5,004,699	\$8,542,855	\$7,685,300
Full Market Value	\$27,924,000	\$37,783,000	\$64,460,000	\$58,015,000
Market Value per SqFt	\$171.58	\$216.80	\$231.60	\$218.12
Distance from Cooperative in miles		0.56	0.40	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0043	1-01409-0042	1-01429-0037	1-01407-0006
Address	188 EAST 75 STREET	192 EAST 75 STREET	222 EAST 75 STREET	113 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	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	24	43	41	25
Year Built	1924	1927	1930	1935
Gross SqFt	16,870	40,249	23,490	20,028
Estimated Gross Income	\$580,665	\$1,408,542	\$762,540	\$689,388
Gross Income per SqFt	\$34.42	\$35.00	\$32.46	\$34.42
Estimated Expense	\$97,171	\$315,371	\$238,055	\$115,329
Expense SqFt	\$5.76	\$7.84	\$10.13	\$5.76
Net Operating Income	\$483,494	\$1,093,171	\$524,485	\$574,059
Full Market Value	\$3,581,000	\$8,088,000	\$3,903,000	\$4,252,000
Market Value per SqFt	\$212.27	\$200.95	\$166.16	\$212.30
Distance from Cooperative in miles		0.00	0.12	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0061	1-01409-0042	1-01407-0006	
Address	120 EAST 75 STREET	192 EAST 75 STREET	113 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	38	43	25	
Year Built	1923	1927	1935	
Gross SqFt	56,500	40,249	20,028	
Estimated Gross Income	\$1,961,115	\$1,408,542	\$689,388	
Gross Income per SqFt	\$34.71	\$35.00	\$34.42	
Estimated Expense	\$384,200	\$315,371	\$115,329	
Expense SqFt	\$6.80	\$7.84	\$5.76	
Net Operating Income	\$1,576,915	\$1,093,171	\$574,059	
Full Market Value	\$11,674,000	\$8,088,000	\$4,252,000	
Market Value per SqFt	\$206.62	\$200.95	\$212.30	
Distance from Cooperative in miles		0.09	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01409-0069	1-01409-0021	1-01409-0042	1-01406-0054
Address	815 PARK AVENUE	1033 LEXINGTON AVENUE	192 EAST 75 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	52	35	43	39
Year Built	1917	1923	1927	1914
Gross SqFt	101,056	71,189	40,249	73,396
Estimated Gross Income	\$3,536,960	\$2,336,130	\$1,408,542	\$3,048,279
Gross Income per SqFt	\$35.00	\$32.82	\$35.00	\$41.53
Estimated Expense	\$792,279	\$868,302	\$315,371	\$1,037,156
Expense SqFt	\$7.84	\$12.20	\$7.84	\$14.13
Net Operating Income	\$2,744,681	\$1,467,828	\$1,093,171	\$2,011,123
Full Market Value	\$20,307,000	\$10,916,000	\$8,088,000	\$15,183,000
Market Value per SqFt	\$200.95	\$153.34	\$200.95	\$206.86
Distance from Cooperative in miles		0.09	0.09	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-0005	1-01409-0042	1-01412-0012	1-01406-0054
Address	103 EAST 75 STREET	192 EAST 75 STREET	117 EAST 77 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	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	28	43	40	39
Year Built	1920	1927	1929	1914
Gross SqFt	64,853	40,249	29,500	73,396
Estimated Gross Income	\$2,693,345	\$1,408,542	\$1,384,419	\$3,048,279
Gross Income per SqFt	\$41.53	\$35.00	\$46.93	\$41.53
Estimated Expense	\$916,373	\$315,371	\$380,450	\$1,037,156
Expense SqFt	\$14.13	\$7.84	\$12.90	\$14.13
Net Operating Income	\$1,776,972	\$1,093,171	\$1,003,969	\$2,011,123
Full Market Value	\$13,415,000	\$8,088,000	\$7,545,000	\$15,183,000
Market Value per SqFt	\$206.85	\$200.95	\$255.76	\$206.86
Distance from Cooperative in miles		0.10	0.10	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-0009	1-01409-0042	1-01412-0057	1-01391-0002
Address	111 EAST 75 STREET	192 EAST 75 STREET	138 EAST 78 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	C7-WALK-UP	D9-ELEVATOR
Total Units	38	43	14	38
Year Built	1925	1927	1910	1923
Gross SqFt	36,301	40,249	21,581	41,287
Estimated Gross Income	\$1,270,535	\$1,408,542	\$799,360	\$1,605,662
Gross Income per SqFt	\$35.00	\$35.00	\$37.04	\$38.89
Estimated Expense	\$284,600	\$315,371	\$244,513	\$361,009
Expense SqFt	\$7.84	\$7.84	\$11.33	\$8.74
Net Operating Income	\$985,935	\$1,093,171	\$554,847	\$1,244,653
Full Market Value	\$7,295,000	\$8,088,000	\$4,084,000	\$9,415,000
Market Value per SqFt	\$200.96	\$200.95	\$189.24	\$228.04
Distance from Cooperative in miles		0.10	0.10	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-0014	1-01409-0021	1-01429-0041	1-01431-0016
Address	1056 LEXINGTON AVENUE	1033 LEXINGTON AVENUE	210 EAST 75 STREET	231 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	111	35	42	90
Year Built	1962	1923	1932	1938
Gross SqFt	103,004	71,189	25,758	82,065
Estimated Gross Income	\$3,254,926	\$2,336,130	\$814,012	\$2,290,882
Gross Income per SqFt	\$31.60	\$32.82	\$31.60	\$27.92
Estimated Expense	\$987,808	\$868,302	\$247,013	\$775,027
Expense SqFt	\$9.59	\$12.20	\$9.59	\$9.44
Net Operating Income	\$2,267,118	\$1,467,828	\$566,999	\$1,515,855
Full Market Value	\$16,915,000	\$10,916,000	\$4,230,000	\$10,916,000
Market Value per SqFt	\$164.22	\$153.34	\$164.22	\$133.02
Distance from Cooperative in miles		0.10	0.21	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01410-0069	1-01409-0021	1-01409-0042	
Address	829 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	53	35	43	
Year Built	1930	1923	1927	
Gross SqFt	103,360	71,189	40,249	
Estimated Gross Income	\$3,504,938	\$2,336,130	\$1,408,542	
Gross Income per SqFt	\$33.91	\$32.82	\$35.00	
Estimated Expense	\$1,035,667	\$868,302	\$315,371	
Expense SqFt	\$10.02	\$12.20	\$7.84	
Net Operating Income	\$2,469,271	\$1,467,828	\$1,093,171	
Full Market Value	\$18,323,000	\$10,916,000	\$8,088,000	
Market Value per SqFt	\$177.27	\$153.34	\$200.95	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01411-0023	1-01427-0028	1-01527-0028	1-01492-0036
Address	151 EAST 76 STREET	1393 2 AVENUE	1571 2 AVENUE	920 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	121	149	182	72
Year Built	1959	1964	1963	1962
Gross SqFt	182,015	166,432	189,612	155,544
Estimated Gross Income	\$6,057,459	\$5,538,468	\$5,006,351	\$5,895,071
Gross Income per SqFt	\$33.28	\$33.28	\$26.40	\$37.90
Estimated Expense	\$1,363,292	\$1,246,428	\$1,190,916	\$2,014,709
Expense SqFt	\$7.49	\$7.49	\$6.28	\$12.95
Net Operating Income	\$4,694,167	\$4,292,040	\$3,815,435	\$3,880,362
Full Market Value	\$34,878,000	\$31,890,000	\$27,602,000	\$29,372,000
Market Value per SqFt	\$191.62	\$191.61	\$145.57	\$188.83
Distance from Cooperative in miles		0.23	0.28	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01411-0040	1-01427-0028	1-01409-0021	1-01429-0041
Address	1334 3 AVENUE	1393 2 AVENUE	1033 LEXINGTON AVENUE	210 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	173	149	35	42
Year Built	1957	1964	1923	1932
Gross SqFt	195,441	166,432	71,189	25,758
Estimated Gross Income	\$6,414,374	\$5,538,468	\$2,336,130	\$814,012
Gross Income per SqFt	\$32.82	\$33.28	\$32.82	\$31.60
Estimated Expense	\$2,384,380	\$1,246,428	\$868,302	\$247,013
Expense SqFt	\$12.20	\$7.49	\$12.20	\$9.59
Net Operating Income	\$4,029,994	\$4,292,040	\$1,467,828	\$566,999
Full Market Value	\$29,972,000	\$31,890,000	\$10,916,000	\$4,230,000
Market Value per SqFt	\$153.36	\$191.61	\$153.34	\$164.22
Distance from Cooperative in miles		0.23	0.10	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01411-0053	1-01409-0021	1-01427-0028	
Address	1091 LEXINGTON AVENUE	1033 LEXINGTON AVENUE	1393 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	104	35	149	
Year Built	1959	1923	1964	
Gross SqFt	190,358	71,189	166,432	
Estimated Gross Income	\$6,291,332	\$2,336,130	\$5,538,468	
Gross Income per SqFt	\$33.05	\$32.82	\$33.28	
Estimated Expense	\$1,875,026	\$868,302	\$1,246,428	
Expense SqFt	\$9.85	\$12.20	\$7.49	
Net Operating Income	\$4,416,306	\$1,467,828	\$4,292,040	
Full Market Value	\$32,828,000	\$10,916,000	\$31,890,000	
Market Value per SqFt	\$172.45	\$153.34	\$191.61	
Distance from Cooperative in miles		0.10	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01412-0001	1-01379-0030	1-01406-0054	1-01391-0002
Address	865 PARK AVENUE	47 EAST 64 STREET	993 LEXINGTON AVENUE	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	25	40	39	38
Year Built	1920	1929	1914	1923
Gross SqFt	55,758	41,692	73,396	41,287
Estimated Gross Income	\$2,267,680	\$1,726,049	\$3,048,279	\$1,605,662
Gross Income per SqFt	\$40.67	\$41.40	\$41.53	\$38.89
Estimated Expense	\$680,304	\$587,023	\$1,037,156	\$361,009
Expense SqFt	\$12.20	\$14.08	\$14.13	\$8.74
Net Operating Income	\$1,587,376	\$1,139,026	\$2,011,123	\$1,244,653
Full Market Value	\$11,992,000	\$8,600,000	\$15,183,000	\$9,415,000
Market Value per SqFt	\$215.07	\$206.27	\$206.86	\$228.04
Distance from Cooperative in miles		0.66	0.32	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01412-0071	1-01492-0036	1-01409-0021	
Address	875 PARK AVENUE	920 PARK AVENUE	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	50	72	35	
Year Built	1912	1962	1923	
Gross SqFt	158,445	155,544	71,189	
Estimated Gross Income	\$5,612,122	\$5,895,071	\$2,336,130	
Gross Income per SqFt	\$35.42	\$37.90	\$32.82	
Estimated Expense	\$1,920,353	\$2,014,709	\$868,302	
Expense SqFt	\$12.12	\$12.95	\$12.20	
Net Operating Income	\$3,691,769	\$3,880,362	\$1,467,828	
Full Market Value	\$27,292,000	\$29,372,000	\$10,916,000	
Market Value per SqFt	\$172.25	\$188.83	\$153.34	
Distance from Cooperative in miles		0.19	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0001	1-01508-0001	1-01492-0036	
Address	883 PARK AVENUE	903 PARK AVENUE	920 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	41	70	72	
Year Built	1927	1913	1962	
Gross SqFt	171,207	113,281	155,544	
Estimated Gross Income	\$5,785,085	\$3,348,491	\$5,895,071	
Gross Income per SqFt	\$33.79	\$29.56	\$37.90	
Estimated Expense	\$2,092,150	\$1,404,934	\$2,014,709	
Expense SqFt	\$12.22	\$12.40	\$12.95	
Net Operating Income	\$3,692,935	\$1,943,557	\$3,880,362	
Full Market Value	\$27,410,000	\$14,572,000	\$29,372,000	
Market Value per SqFt	\$160.10	\$128.64	\$188.83	
Distance from Cooperative in miles		0.06	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0004	1-01509-0064	1-01491-0041	
Address	891 PARK AVENUE	108 EAST 81 STREET	66 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	15	20	18	
Year Built	1931	1922	1925	
Gross SqFt	29,000	32,383	12,648	
Estimated Gross Income	\$1,068,650	\$1,341,304	\$408,228	
Gross Income per SqFt	\$36.85	\$41.42	\$32.28	
Estimated Expense	\$245,920	\$456,276	\$105,889	
Expense SqFt	\$8.48	\$14.09	\$8.37	
Net Operating Income	\$822,730	\$885,028	\$302,339	
Full Market Value	\$6,058,000	\$6,682,000	\$2,251,000	
Market Value per SqFt	\$208.90	\$206.34	\$177.97	
Distance from Cooperative in miles		0.11	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0027	1-01412-0012	1-01508-0001	1-01509-0006
Address	167 EAST 78 STREET	117 EAST 77 STREET	903 PARK AVENUE	107 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	39	40	70	33
Year Built	1928	1929	1913	1925
Gross SqFt	55,883	29,500	113,281	52,272
Estimated Gross Income	\$2,446,558	\$1,384,419	\$3,348,491	\$2,335,704
Gross Income per SqFt	\$43.78	\$46.93	\$29.56	\$44.68
Estimated Expense	\$1,248,985	\$380,450	\$1,404,934	\$712,236
Expense SqFt	\$22.35	\$12.90	\$12.40	\$13.63
Net Operating Income	\$1,197,573	\$1,003,969	\$1,943,557	\$1,623,468
Full Market Value	\$9,020,000	\$7,545,000	\$14,572,000	\$12,219,000
Market Value per SqFt	\$161.41	\$255.76	\$128.64	\$233.76
Distance from Cooperative in miles		0.10	0.11	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0040	1-01512-0040	1-01406-0001	1-01422-0048
Address	180 EAST 79 STREET	1482 3 AVENUE	737 PARK AVENUE	210 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	135	185	120	210
Year Built	1930	1963	1940	1929
Gross SqFt	243,000	224,000	215,600	243,802
Estimated Gross Income	\$10,276,470	\$7,345,583	\$9,117,276	\$10,528,049
Gross Income per SqFt	\$42.29	\$32.79	\$42.29	\$43.18
Estimated Expense	\$2,967,030	\$1,788,471	\$2,632,052	\$3,256,989
Expense SqFt	\$12.21	\$7.98	\$12.21	\$13.36
Net Operating Income	\$7,309,440	\$5,557,112	\$6,485,224	\$7,271,060
Full Market Value	\$52,500,000	\$41,329,000	\$48,934,000	\$54,789,000
Market Value per SqFt	\$216.05	\$184.50	\$226.97	\$224.73
Distance from Cooperative in miles		0.26	0.37	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0045	1-01412-0012	1-01509-0006	
Address	168 EAST 79 STREET	117 EAST 77 STREET	107 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	26	40	33	
Year Built	1927	1929	1925	
Gross SqFt	51,988	29,500	52,272	
Estimated Gross Income	\$2,358,176	\$1,384,419	\$2,335,704	
Gross Income per SqFt	\$45.36	\$46.93	\$44.68	
Estimated Expense	\$916,548	\$380,450	\$712,236	
Expense SqFt	\$17.63	\$12.90	\$13.63	
Net Operating Income	\$1,441,628	\$1,003,969	\$1,623,468	
Full Market Value	\$10,846,000	\$7,545,000	\$12,219,000	
Market Value per SqFt	\$208.63	\$255.76	\$233.76	
Distance from Cooperative in miles		0.10	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0050	1-01526-0034	1-01409-0021	
Address	156 EAST 79 STREET	228 EAST 81 STREET	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	62	28	35	
Year Built	1917	1930	1923	
Gross SqFt	103,835	10,060	71,189	
Estimated Gross Income	\$3,721,446	\$390,975	\$2,336,130	
Gross Income per SqFt	\$35.84	\$38.86	\$32.82	
Estimated Expense	\$1,399,696	\$148,503	\$868,302	
Expense SqFt	\$13.48	\$14.76	\$12.20	
Net Operating Income	\$2,321,750	\$242,472	\$1,467,828	
Full Market Value	\$17,149,000	\$1,834,000	\$10,916,000	
Market Value per SqFt	\$165.16	\$182.31	\$153.34	
Distance from Cooperative in miles		0.16	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0057	1-01412-0057	1-01509-0006	
Address	136 EAST 79 STREET	138 EAST 78 STREET	107 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	C7-WALK-UP	D3-ELEVATOR	
Total Units	25	14	33	
Year Built	1929	1910	1925	
Gross SqFt	107,231	21,581	52,272	
Estimated Gross Income	\$3,932,161	\$799,360	\$2,335,704	
Gross Income per SqFt	\$36.67	\$37.04	\$44.68	
Estimated Expense	\$1,863,675	\$244,513	\$712,236	
Expense SqFt	\$17.38	\$11.33	\$13.63	
Net Operating Income	\$2,068,486	\$554,847	\$1,623,468	
Full Market Value	\$15,237,000	\$4,084,000	\$12,219,000	
Market Value per SqFt	\$142.10	\$189.24	\$233.76	
Distance from Cooperative in miles		0.05	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0064	1-01412-0012	1-01509-0006	1-01411-0031
Address	120 EAST 79 STREET	117 EAST 77 STREET	107 EAST 80 STREET	191 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	80	40	33	40
Year Built	1947	1929	1925	1960
Gross SqFt	77,953	29,500	52,272	24,206
Estimated Gross Income	\$3,412,782	\$1,384,419	\$2,335,704	\$1,020,135
Gross Income per SqFt	\$43.78	\$46.93	\$44.68	\$42.14
Estimated Expense	\$955,579	\$380,450	\$712,236	\$224,684
Expense SqFt	\$12.26	\$12.90	\$13.63	\$9.28
Net Operating Income	\$2,457,203	\$1,003,969	\$1,623,468	\$795,451
Full Market Value	\$18,000,000	\$7,545,000	\$12,219,000	\$6,003,000
Market Value per SqFt	\$230.91	\$255.76	\$233.76	\$248.00
Distance from Cooperative in miles		0.05	0.11	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01413-0071	1-01406-0001	1-01512-0040	1-01492-0036
Address	893 PARK AVENUE	737 PARK AVENUE	1482 3 AVENUE	920 PARK AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	44	120	185	72
Year Built	1930	1940	1963	1962
Gross SqFt	216,186	215,600	224,000	155,544
Estimated Gross Income	\$8,217,230	\$9,117,276	\$7,345,583	\$5,895,071
Gross Income per SqFt	\$38.01	\$42.29	\$32.79	\$37.90
Estimated Expense	\$2,600,718	\$2,632,052	\$1,788,471	\$2,014,709
Expense SqFt	\$12.03	\$12.21	\$7.98	\$12.95
Net Operating Income	\$5,616,512	\$6,485,224	\$5,557,112	\$3,880,362
Full Market Value	\$42,511,000	\$48,934,000	\$41,329,000	\$29,372,000
Market Value per SqFt	\$196.64	\$226.97	\$184.50	\$188.83
Distance from Cooperative in miles		0.36	0.28	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01417-0001	1-01418-0045	1-01439-0030	1-01312-0033
Address	201 EAST 62 STREET	1081 3 AVENUE	1199 1 AVENUE	157 EAST 57 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	MIDTOWN CBD
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	71	116	166	118
Year Built	1963	1968	1962	1960
Gross SqFt	163,496	174,273	195,019	173,168
Estimated Gross Income	\$5,549,054	\$7,254,016	\$6,618,945	\$5,047,223
Gross Income per SqFt	\$33.94	\$41.62	\$33.94	\$29.15
Estimated Expense	\$1,961,952	\$2,249,317	\$2,447,488	\$1,398,502
Expense SqFt	\$12.00	\$12.91	\$12.55	\$8.08
Net Operating Income	\$3,587,102	\$5,004,699	\$4,171,457	\$3,648,721
Full Market Value	\$26,616,000	\$37,783,000	\$30,952,000	\$27,378,000
Market Value per SqFt	\$162.79	\$216.80	\$158.71	\$158.10
Distance from Cooperative in miles		0.05	0.17	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01417-0042	1-01416-0012	1-01417-0045	1-01437-0045
Address	210 EAST 63 STREET	223 EAST 61 STREET	1065 3 AVENUE	316 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	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	76	48	39	42
Year Built	1964	1942	1930	1999
Gross SqFt	35,104	39,510	26,940	34,137
Estimated Gross Income	\$1,072,076	\$1,039,631	\$1,102,459	\$1,042,622
Gross Income per SqFt	\$30.54	\$26.31	\$40.92	\$30.54
Estimated Expense	\$240,462	\$257,540	\$194,074	\$233,901
Expense SqFt	\$6.85	\$6.52	\$7.20	\$6.85
Net Operating Income	\$831,614	\$782,091	\$908,385	\$808,721
Full Market Value	\$6,218,000	\$5,659,000	\$6,861,000	\$6,047,000
Market Value per SqFt	\$177.13	\$143.23	\$254.68	\$177.14
Distance from Cooperative in miles		0.05	0.00	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01418-0001	1-01418-0045	1-01418-0011	1-01439-0030
Address	1071 3 AVENUE	1081 3 AVENUE	225 EAST 63 STREET	1199 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	138	116	152	166
Year Built	1963	1968	1962	1962
Gross SqFt	158,500	174,273	105,282	195,019
Estimated Gross Income	\$6,596,770	\$7,254,016	\$5,279,663	\$6,618,945
Gross Income per SqFt	\$41.62	\$41.62	\$50.15	\$33.94
Estimated Expense	\$2,046,235	\$2,249,317	\$1,443,257	\$2,447,488
Expense SqFt	\$12.91	\$12.91	\$13.71	\$12.55
Net Operating Income	\$4,550,535	\$5,004,699	\$3,836,406	\$4,171,457
Full Market Value	\$34,354,000	\$37,783,000	\$28,741,000	\$30,952,000
Market Value per SqFt	\$216.74	\$216.80	\$272.99	\$158.71
Distance from Cooperative in miles		0.00	0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01421-0001	1-01425-0001	1-01422-0048	1-01416-0002
Address	1131 3 AVENUE	1213 3 AVENUE	210 EAST 68 STREET	1033 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	260	201	210	133
Year Built	1961	1961	1929	1967
Gross SqFt	272,440	265,980	243,802	241,274
Estimated Gross Income	\$11,101,930	\$11,078,148	\$10,528,049	\$9,831,995
Gross Income per SqFt	\$40.75	\$41.65	\$43.18	\$40.75
Estimated Expense	\$2,852,447	\$3,392,848	\$3,256,989	\$2,526,044
Expense SqFt	\$10.47	\$12.76	\$13.36	\$10.47
Net Operating Income	\$8,249,483	\$7,685,300	\$7,271,060	\$7,305,951
Full Market Value	\$62,317,000	\$58,015,000	\$54,789,000	\$55,189,000
Market Value per SqFt	\$228.74	\$218.12	\$224.73	\$228.74
Distance from Cooperative in miles		0.19	0.05	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01421-0037	1-01418-0011	1-01439-0046	1-01425-0017
Address	220 EAST 67 STREET	225 EAST 63 STREET	310 EAST 65 STREET	225 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	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	116	152	88	91
Year Built	1964	1962	1965	1961
Gross SqFt	100,600	105,282	76,500	83,220
Estimated Gross Income	\$3,479,754	\$5,279,663	\$2,402,713	\$2,878,912
Gross Income per SqFt	\$34.59	\$50.15	\$31.41	\$34.59
Estimated Expense	\$1,014,048	\$1,443,257	\$833,282	\$838,616
Expense SqFt	\$10.08	\$13.71	\$10.89	\$10.08
Net Operating Income	\$2,465,706	\$3,836,406	\$1,569,431	\$2,040,296
Full Market Value	\$18,258,000	\$28,741,000	\$11,714,000	\$15,108,000
Market Value per SqFt	\$181.49	\$272.99	\$153.12	\$181.54
Distance from Cooperative in miles		0.15	0.17	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01424-0006	1-01425-0017	1-01426-0029	
Address	205 EAST 69 STREET	225 EAST 70 STREET	242 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	76	91	71	
Year Built	1929	1961	1930	
Gross SqFt	82,306	83,220	97,750	
Estimated Gross Income	\$2,677,414	\$2,878,912	\$2,977,333	
Gross Income per SqFt	\$32.53	\$34.59	\$30.46	
Estimated Expense	\$836,229	\$838,616	\$999,812	
Expense SqFt	\$10.16	\$10.08	\$10.23	
Net Operating Income	\$1,841,185	\$2,040,296	\$1,977,521	
Full Market Value	\$13,700,000	\$15,108,000	\$14,789,000	
Market Value per SqFt	\$166.45	\$181.54	\$151.29	
Distance from Cooperative in miles		0.05	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01424-0041	1-01424-0029	1-01425-0017	1-01429-0103
Address	208 EAST 70 STREET	226 EAST 70 STREET	225 EAST 70 STREET	203 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	36	50	91	26
Year Built	1970	1921	1961	1973
Gross SqFt	27,888	41,898	83,220	16,231
Estimated Gross Income	\$1,118,867	\$1,681,111	\$2,878,912	\$726,238
Gross Income per SqFt	\$40.12	\$40.12	\$34.59	\$44.74
Estimated Expense	\$300,912	\$452,080	\$838,616	\$198,429
Expense SqFt	\$10.79	\$10.79	\$10.08	\$12.23
Net Operating Income	\$817,955	\$1,229,031	\$2,040,296	\$527,809
Full Market Value	\$6,182,000	\$9,288,000	\$15,108,000	\$3,973,000
Market Value per SqFt	\$221.67	\$221.68	\$181.54	\$244.78
Distance from Cooperative in miles		0.00	0.05	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01425-0029	1-01424-0029	1-01425-0017	1-01426-0029
Address	230 EAST 71 STREET	226 EAST 70 STREET	225 EAST 70 STREET	242 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	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	60	50	91	71
Year Built	1929	1921	1961	1930
Gross SqFt	51,270	41,898	83,220	97,750
Estimated Gross Income	\$1,773,429	\$1,681,111	\$2,878,912	\$2,977,333
Gross Income per SqFt	\$34.59	\$40.12	\$34.59	\$30.46
Estimated Expense	\$516,802	\$452,080	\$838,616	\$999,812
Expense SqFt	\$10.08	\$10.79	\$10.08	\$10.23
Net Operating Income	\$1,256,627	\$1,229,031	\$2,040,296	\$1,977,521
Full Market Value	\$9,305,000	\$9,288,000	\$15,108,000	\$14,789,000
Market Value per SqFt	\$181.49	\$221.68	\$181.54	\$151.29
Distance from Cooperative in miles		0.05	0.00	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01425-0035	1-01429-0037	1-01429-0041	
Address	222 EAST 71 STREET	222 EAST 75 STREET	210 EAST 75 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	24	41	42	
Year Built	1925	1930	1932	
Gross SqFt	25,398	23,490	25,758	
Estimated Gross Income	\$813,498	\$762,540	\$814,012	
Gross Income per SqFt	\$32.03	\$32.46	\$31.60	
Estimated Expense	\$250,424	\$238,055	\$247,013	
Expense SqFt	\$9.86	\$10.13	\$9.59	
Net Operating Income	\$563,074	\$524,485	\$566,999	
Full Market Value	\$4,197,000	\$3,903,000	\$4,230,000	
Market Value per SqFt	\$165.25	\$166.16	\$164.22	
Distance from Cooperative in miles		0.21	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0001	1-01401-0033	1-01410-0033	1-01418-0045
Address	1251 3 AVENUE	1130 3 AVENUE	1308 3 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	152	158	114	116
Year Built	1966	1957	1962	1968
Gross SqFt	206,504	278,325	181,549	174,273
Estimated Gross Income	\$7,737,705	\$11,777,238	\$7,198,529	\$7,254,016
Gross Income per SqFt	\$37.47	\$42.31	\$39.65	\$41.62
Estimated Expense	\$2,091,886	\$3,234,383	\$2,415,538	\$2,249,317
Expense SqFt	\$10.13	\$11.62	\$13.31	\$12.91
Net Operating Income	\$5,645,819	\$8,542,855	\$4,782,991	\$5,004,699
Full Market Value	\$41,507,000	\$64,460,000	\$36,158,000	\$37,783,000
Market Value per SqFt	\$201.00	\$231.60	\$199.16	\$216.80
Distance from Cooperative in miles		0.32	0.19	0.45

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0007	1-01425-0017	1-01409-0021	
Address	215 EAST 72 STREET	225 EAST 70 STREET	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	34	91	35	
Year Built	1929	1961	1923	
Gross SqFt	81,338	83,220	71,189	
Estimated Gross Income	\$2,741,904	\$2,878,912	\$2,336,130	
Gross Income per SqFt	\$33.71	\$34.59	\$32.82	
Estimated Expense	\$906,105	\$838,616	\$868,302	
Expense SqFt	\$11.14	\$10.08	\$12.20	
Net Operating Income	\$1,835,799	\$2,040,296	\$1,467,828	
Full Market Value	\$13,628,000	\$15,108,000	\$10,916,000	
Market Value per SqFt	\$167.55	\$181.54	\$153.34	
Distance from Cooperative in miles		0.11	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0018	1-01426-0029	1-01447-0005	1-01409-0021
Address	245 EAST 72 STREET	242 EAST 72 STREET	311 EAST 72 STREET	1033 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	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	125	71	131	35
Year Built	1930	1930	1929	1923
Gross SqFt	117,882	97,750	121,234	71,189
Estimated Gross Income	\$3,646,090	\$2,977,333	\$3,749,269	\$2,336,130
Gross Income per SqFt	\$30.93	\$30.46	\$30.93	\$32.82
Estimated Expense	\$1,355,643	\$999,812	\$1,393,762	\$868,302
Expense SqFt	\$11.50	\$10.23	\$11.50	\$12.20
Net Operating Income	\$2,290,447	\$1,977,521	\$2,355,507	\$1,467,828
Full Market Value	\$17,112,000	\$14,789,000	\$17,598,000	\$10,916,000
Market Value per SqFt	\$145.16	\$151.29	\$145.16	\$153.34
Distance from Cooperative in miles		0.06	0.14	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0030	1-01426-0029	1-01429-0037	1-01446-0014
Address	230 EAST 73 STREET	242 EAST 72 STREET	222 EAST 75 STREET	331 EAST 71 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	92	71	41	55
Year Built	1937	1930	1930	1940
Gross SqFt	89,281	97,750	23,490	60,400
Estimated Gross Income	\$2,719,499	\$2,977,333	\$762,540	\$1,536,269
Gross Income per SqFt	\$30.46	\$30.46	\$32.46	\$25.43
Estimated Expense	\$913,345	\$999,812	\$238,055	\$391,715
Expense SqFt	\$10.23	\$10.23	\$10.13	\$6.49
Net Operating Income	\$1,806,154	\$1,977,521	\$524,485	\$1,144,554
Full Market Value	\$13,507,000	\$14,789,000	\$3,903,000	\$8,299,000
Market Value per SqFt	\$151.29	\$151.29	\$166.16	\$137.40
Distance from Cooperative in miles		0.06	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0034	1-01409-0021	1-01429-0037	1-01426-0029
Address	220 EAST 73 STREET	1033 LEXINGTON AVENUE	222 EAST 75 STREET	242 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	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	92	35	41	71
Year Built	1932	1923	1930	1930
Gross SqFt	90,700	71,189	23,490	97,750
Estimated Gross Income	\$2,944,122	\$2,336,130	\$762,540	\$2,977,333
Gross Income per SqFt	\$32.46	\$32.82	\$32.46	\$30.46
Estimated Expense	\$918,791	\$868,302	\$238,055	\$999,812
Expense SqFt	\$10.13	\$12.20	\$10.13	\$10.23
Net Operating Income	\$2,025,331	\$1,467,828	\$524,485	\$1,977,521
Full Market Value	\$15,073,000	\$10,916,000	\$3,903,000	\$14,789,000
Market Value per SqFt	\$166.19	\$153.34	\$166.16	\$151.29
Distance from Cooperative in miles		0.15	0.10	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01427-0038	1-01426-0029	1-01409-0021	1-01446-0014
Address	210 EAST 73 STREET	242 EAST 72 STREET	1033 LEXINGTON AVENUE	331 EAST 71 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	81	71	35	55
Year Built	1929	1930	1923	1940
Gross SqFt	75,133	97,750	71,189	60,400
Estimated Gross Income	\$2,288,551	\$2,977,333	\$2,336,130	\$1,536,269
Gross Income per SqFt	\$30.46	\$30.46	\$32.82	\$25.43
Estimated Expense	\$768,611	\$999,812	\$868,302	\$391,715
Expense SqFt	\$10.23	\$10.23	\$12.20	\$6.49
Net Operating Income	\$1,519,940	\$1,977,521	\$1,467,828	\$1,144,554
Full Market Value	\$11,367,000	\$14,789,000	\$10,916,000	\$8,299,000
Market Value per SqFt	\$151.29	\$151.29	\$153.34	\$137.40
Distance from Cooperative in miles		0.06	0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01428-0009	1-01409-0042	1-01409-0021	
Address	215 EAST 73 STREET	192 EAST 75 STREET	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	73	43	35	
Year Built	1930	1927	1923	
Gross SqFt	74,726	40,249	71,189	
Estimated Gross Income	\$2,533,959	\$1,408,542	\$2,336,130	
Gross Income per SqFt	\$33.91	\$35.00	\$32.82	
Estimated Expense	\$748,755	\$315,371	\$868,302	
Expense SqFt	\$10.02	\$7.84	\$12.20	
Net Operating Income	\$1,785,204	\$1,093,171	\$1,467,828	
Full Market Value	\$13,247,000	\$8,088,000	\$10,916,000	
Market Value per SqFt	\$177.27	\$200.95	\$153.34	
Distance from Cooperative in miles		0.13	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01428-0013	1-01426-0029	1-01409-0021	
Address	225 EAST 73 STREET	242 EAST 72 STREET	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	88	71	35	
Year Built	1932	1930	1923	
Gross SqFt	89,016	97,750	71,189	
Estimated Gross Income	\$2,762,166	\$2,977,333	\$2,336,130	
Gross Income per SqFt	\$31.03	\$30.46	\$32.82	
Estimated Expense	\$882,149	\$999,812	\$868,302	
Expense SqFt	\$9.91	\$10.23	\$12.20	
Net Operating Income	\$1,880,017	\$1,977,521	\$1,467,828	
Full Market Value	\$14,043,000	\$14,789,000	\$10,916,000	
Market Value per SqFt	\$157.76	\$151.29	\$153.34	
Distance from Cooperative in miles		0.11	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01428-0017	1-01409-0021	1-01425-0017	
Address	235 EAST 73 STREET	1033 LEXINGTON AVENUE	225 EAST 70 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	84	35	91	
Year Built	1936	1923	1961	
Gross SqFt	88,955	71,189	83,220	
Estimated Gross Income	\$2,998,673	\$2,336,130	\$2,878,912	
Gross Income per SqFt	\$33.71	\$32.82	\$34.59	
Estimated Expense	\$990,959	\$868,302	\$838,616	
Expense SqFt	\$11.14	\$12.20	\$10.08	
Net Operating Income	\$2,007,714	\$1,467,828	\$2,040,296	
Full Market Value	\$14,904,000	\$10,916,000	\$15,108,000	
Market Value per SqFt	\$167.55	\$153.34	\$181.54	
Distance from Cooperative in miles		0.13	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01428-0045	1-01427-0028	1-01447-0023	1-01424-0010
Address	1285 3 AVENUE	1393 2 AVENUE	1347 1 AVENUE	219 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	155	149	145	145
Year Built	1962	1964	1962	1957
Gross SqFt	194,856	166,432	165,527	163,875
Estimated Gross Income	\$5,843,731	\$5,538,468	\$4,861,515	\$4,914,187
Gross Income per SqFt	\$29.99	\$33.28	\$29.37	\$29.99
Estimated Expense	\$1,498,443	\$1,246,428	\$1,778,511	\$1,259,445
Expense SqFt	\$7.69	\$7.49	\$10.74	\$7.69
Net Operating Income	\$4,345,288	\$4,292,040	\$3,083,004	\$3,654,742
Full Market Value	\$32,549,000	\$31,890,000	\$23,123,000	\$27,376,000
Market Value per SqFt	\$167.04	\$191.61	\$139.69	\$167.05
Distance from Cooperative in miles		0.05	0.15	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01429-0005	1-01447-0023	1-01424-0010	1-01447-0005
Address	207 EAST 74 STREET	1347 1 AVENUE	219 EAST 69 STREET	311 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	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	120	145	145	131
Year Built	1963	1962	1957	1929
Gross SqFt	147,000	165,527	163,875	121,234
Estimated Gross Income	\$4,546,710	\$4,861,515	\$4,914,187	\$3,749,269
Gross Income per SqFt	\$30.93	\$29.37	\$29.99	\$30.93
Estimated Expense	\$1,690,500	\$1,778,511	\$1,259,445	\$1,393,762
Expense SqFt	\$11.50	\$10.74	\$7.69	\$11.50
Net Operating Income	\$2,856,210	\$3,083,004	\$3,654,742	\$2,355,507
Full Market Value	\$21,339,000	\$23,123,000	\$27,376,000	\$17,598,000
Market Value per SqFt	\$145.16	\$139.69	\$167.05	\$145.16
Distance from Cooperative in miles		0.17	0.26	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01429-0013	1-01431-0016	1-01426-0029	1-01409-0021
Address	225 EAST 74 STREET	231 EAST 76 STREET	242 EAST 72 STREET	1033 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	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	84	90	71	35
Year Built	1938	1938	1930	1923
Gross SqFt	86,988	82,065	97,750	71,189
Estimated Gross Income	\$2,649,654	\$2,290,882	\$2,977,333	\$2,336,130
Gross Income per SqFt	\$30.46	\$27.92	\$30.46	\$32.82
Estimated Expense	\$889,887	\$775,027	\$999,812	\$868,302
Expense SqFt	\$10.23	\$9.44	\$10.23	\$12.20
Net Operating Income	\$1,759,767	\$1,515,855	\$1,977,521	\$1,467,828
Full Market Value	\$13,160,000	\$10,916,000	\$14,789,000	\$10,916,000
Market Value per SqFt	\$151.29	\$133.02	\$151.29	\$153.34
Distance from Cooperative in miles		0.10	0.16	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01431-0001	1-01432-0034	1-01431-0035	
Address	1329 3 AVENUE	244 EAST 78 STREET	236 EAST 77 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	35	24	17	
Year Built	1910	1910	1910	
Gross SqFt	23,000	11,570	11,409	
Estimated Gross Income	\$1,127,690	\$596,119	\$531,010	
Gross Income per SqFt	\$49.03	\$51.52	\$46.54	
Estimated Expense	\$274,390	\$145,657	\$128,526	
Expense SqFt	\$11.93	\$12.59	\$11.27	
Net Operating Income	\$853,300	\$450,462	\$402,484	
Full Market Value	\$6,398,000	\$2,730,000	\$3,026,000	
Market Value per SqFt	\$278.17	\$235.96	\$265.23	
Distance from Cooperative in miles		0.05	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01431-0011	1-01432-0027	1-01429-0037	1-01429-0041
Address	221 EAST 76 STREET	266 EAST 78 STREET	222 EAST 75 STREET	210 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	43	18	41	42
Year Built	1929	1981	1930	1932
Gross SqFt	21,162	22,761	23,490	25,758
Estimated Gross Income	\$668,719	\$570,017	\$762,540	\$814,012
Gross Income per SqFt	\$31.60	\$25.04	\$32.46	\$31.60
Estimated Expense	\$202,944	\$237,304	\$238,055	\$247,013
Expense SqFt	\$9.59	\$10.43	\$10.13	\$9.59
Net Operating Income	\$465,775	\$332,713	\$524,485	\$566,999
Full Market Value	\$3,475,000	\$2,416,000	\$3,903,000	\$4,230,000
Market Value per SqFt	\$164.21	\$106.15	\$166.16	\$164.22
Distance from Cooperative in miles		0.05	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01431-0013	1-01429-0103	1-01450-0051	
Address	225 EAST 76 STREET	203 EAST 74 STREET	1450 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	47	26	44	
Year Built	1962	1973	1961	
Gross SqFt	39,375	16,231	23,500	
Estimated Gross Income	\$1,350,956	\$726,238	\$622,307	
Gross Income per SqFt	\$34.31	\$44.74	\$26.48	
Estimated Expense	\$379,969	\$198,429	\$235,554	
Expense SqFt	\$9.65	\$12.23	\$10.02	
Net Operating Income	\$970,987	\$527,809	\$386,753	
Full Market Value	\$7,194,000	\$3,973,000	\$2,797,000	
Market Value per SqFt	\$182.70	\$244.78	\$119.02	
Distance from Cooperative in miles		0.10	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01431-0021	1-01453-0021	1-01409-0021	
Address	1463 2 AVENUE	353 EAST 78 STREET	1033 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	100	67	35	
Year Built	1959	1986	1923	
Gross SqFt	80,080	53,662	71,189	
Estimated Gross Income	\$2,724,322	\$1,890,012	\$2,336,130	
Gross Income per SqFt	\$34.02	\$35.22	\$32.82	
Estimated Expense	\$802,402	\$420,072	\$868,302	
Expense SqFt	\$10.02	\$7.83	\$12.20	
Net Operating Income	\$1,921,920	\$1,469,940	\$1,467,828	
Full Market Value	\$14,248,000	\$10,871,000	\$10,916,000	
Market Value per SqFt	\$177.92	\$202.58	\$153.34	
Distance from Cooperative in miles		0.17	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01431-0039	1-01431-0043	1-01431-0026	
Address	212 EAST 77 STREET	204 EAST 77 STREET	1473 2 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C7-WALK-UP	
Total Units	39	31	44	
Year Built	1950	1940	1910	
Gross SqFt	18,450	21,120	23,932	
Estimated Gross Income	\$615,677	\$605,676	\$910,659	
Gross Income per SqFt	\$33.37	\$28.68	\$38.05	
Estimated Expense	\$181,364	\$195,934	\$248,164	
Expense SqFt	\$9.83	\$9.28	\$10.37	
Net Operating Income	\$434,313	\$409,742	\$662,495	
Full Market Value	\$3,226,000	\$3,078,000	\$5,014,000	
Market Value per SqFt	\$174.85	\$145.74	\$209.51	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-0001	1-01453-0021	1-01431-0016	
Address	201 EAST 77 STREET	353 EAST 78 STREET	231 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	99	67	90	
Year Built	1965	1986	1938	
Gross SqFt	132,445	53,662	82,065	
Estimated Gross Income	\$4,161,422	\$1,890,012	\$2,290,882	
Gross Income per SqFt	\$31.42	\$35.22	\$27.92	
Estimated Expense	\$1,119,160	\$420,072	\$775,027	
Expense SqFt	\$8.45	\$7.83	\$9.44	
Net Operating Income	\$3,042,262	\$1,469,940	\$1,515,855	
Full Market Value	\$22,705,000	\$10,871,000	\$10,916,000	
Market Value per SqFt	\$171.43	\$202.58	\$133.02	
Distance from Cooperative in miles		0.15	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-0005	1-01490-0122	1-01439-0042	1-01473-0038
Address	205 EAST 77 STREET	555 EAST 78 STREET	320 EAST 65 STREET	420 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	113	87	71	112
Year Built	1962	1940	1930	1959
Gross SqFt	77,928	75,854	58,325	113,820
Estimated Gross Income	\$2,698,647	\$2,626,762	\$2,287,554	\$3,455,427
Gross Income per SqFt	\$34.63	\$34.63	\$39.22	\$30.36
Estimated Expense	\$734,861	\$919,472	\$428,223	\$1,286,283
Expense SqFt	\$9.43	\$12.12	\$7.34	\$11.30
Net Operating Income	\$1,963,786	\$1,707,290	\$1,859,331	\$2,169,144
Full Market Value	\$14,141,000	\$12,641,000	\$14,061,000	\$16,224,000
Market Value per SqFt	\$181.46	\$166.65	\$241.08	\$142.54
Distance from Cooperative in miles		0.43	0.66	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-0017	1-01432-0018	1-01432-0013	
Address	243 EAST 77 STREET	245 EAST 77 STREET	233 EAST 77 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	
Total Units	15	26	26	
Year Built	1910	1910	1910	
Gross SqFt	12,220	13,118	13,202	
Estimated Gross Income	\$418,657	\$416,900	\$485,041	
Gross Income per SqFt	\$34.26	\$31.78	\$36.74	
Estimated Expense	\$86,518	\$78,729	\$164,893	
Expense SqFt	\$7.08	\$6.00	\$12.49	
Net Operating Income	\$332,139	\$338,171	\$320,148	
Full Market Value	\$2,461,000	\$2,522,000	\$2,358,000	
Market Value per SqFt	\$201.39	\$192.25	\$178.61	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-0036	1-01450-0037	1-01527-0017	1-01429-0128
Address	236 EAST 78 STREET	352 EAST 76 STREET	235 EAST 81 STREET	244 EAST 75 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	D6-ELEVATOR	C7-WALK-UP	D3-ELEVATOR
Total Units	24	23	24	24
Year Built	1910	1910	1910	1930
Gross SqFt	11,334	10,800	11,673	12,882
Estimated Gross Income	\$515,584	\$504,549	\$575,141	\$597,704
Gross Income per SqFt	\$45.49	\$46.72	\$49.27	\$46.40
Estimated Expense	\$132,834	\$131,085	\$120,873	\$206,037
Expense SqFt	\$11.72	\$12.14	\$10.35	\$15.99
Net Operating Income	\$382,750	\$373,464	\$454,268	\$391,667
Full Market Value	\$2,879,000	\$2,807,000	\$3,406,000	\$2,944,000
Market Value per SqFt	\$254.01	\$259.91	\$291.78	\$228.54
Distance from Cooperative in miles		0.17	0.21	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01432-0045	1-01525-0029	1-01429-0037	1-01527-0028
Address	1359 3 AVENUE	242 EAST 80 STREET	222 EAST 75 STREET	1571 2 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	128	39	41	182
Year Built	1965	1969	1930	1963
Gross SqFt	175,671	17,424	23,490	189,612
Estimated Gross Income	\$5,702,281	\$608,406	\$762,540	\$5,006,351
Gross Income per SqFt	\$32.46	\$34.92	\$32.46	\$26.40
Estimated Expense	\$1,779,547	\$113,592	\$238,055	\$1,190,916
Expense SqFt	\$10.13	\$6.52	\$10.13	\$6.28
Net Operating Income	\$3,922,734	\$494,814	\$524,485	\$3,815,435
Full Market Value	\$29,194,000	\$3,661,000	\$3,903,000	\$27,602,000
Market Value per SqFt	\$166.19	\$210.11	\$166.16	\$145.57
Distance from Cooperative in miles		0.11	0.15	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01433-0012	1-01433-0022	1-01432-0015	
Address	223 EAST 78 STREET	265 EAST 78 STREET	239 EAST 77 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP	
Total Units	16	29	16	
Year Built	1910	1910	1910	
Gross SqFt	7,500	13,398	7,400	
Estimated Gross Income	\$312,225	\$618,572	\$274,444	
Gross Income per SqFt	\$41.63	\$46.17	\$37.09	
Estimated Expense	\$78,300	\$122,340	\$86,923	
Expense SqFt	\$10.44	\$9.13	\$11.75	
Net Operating Income	\$233,925	\$496,232	\$187,521	
Full Market Value	\$1,766,000	\$3,731,000	\$1,380,000	
Market Value per SqFt	\$235.47	\$278.47	\$186.49	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01433-0031	1-01527-0005	1-01526-0045	1-01525-0029
Address	240 EAST 79 STREET	209 EAST 81 STREET	1433 3 AVENUE	242 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	66	22	19	39
Year Built	1929	1920	1975	1969
Gross SqFt	63,488	11,925	16,900	17,424
Estimated Gross Income	\$2,406,195	\$451,928	\$629,332	\$608,406
Gross Income per SqFt	\$37.90	\$37.90	\$37.24	\$34.92
Estimated Expense	\$606,945	\$114,055	\$193,383	\$113,592
Expense SqFt	\$9.56	\$9.56	\$11.44	\$6.52
Net Operating Income	\$1,799,250	\$337,873	\$435,949	\$494,814
Full Market Value	\$13,619,000	\$2,558,000	\$3,207,000	\$3,661,000
Market Value per SqFt	\$214.51	\$214.51	\$189.76	\$210.11
Distance from Cooperative in miles		0.16	0.11	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01433-0034	1-01431-0016	1-01453-0021	1-01527-0009
Address	230 EAST 79 STREET	231 EAST 76 STREET	353 EAST 78 STREET	219 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	110	90	67	53
Year Built	1964	1938	1986	1972
Gross SqFt	88,231	82,065	53,662	36,720
Estimated Gross Income	\$2,647,812	\$2,290,882	\$1,890,012	\$1,253,254
Gross Income per SqFt	\$30.01	\$27.92	\$35.22	\$34.13
Estimated Expense	\$563,796	\$775,027	\$420,072	\$438,804
Expense SqFt	\$6.39	\$9.44	\$7.83	\$11.95
Net Operating Income	\$2,084,016	\$1,515,855	\$1,469,940	\$814,450
Full Market Value	\$15,611,000	\$10,916,000	\$10,871,000	\$6,037,000
Market Value per SqFt	\$176.93	\$133.02	\$202.58	\$164.41
Distance from Cooperative in miles		0.10	0.14	0.16

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01436-0019	1-01436-0007	1-01436-0022	1-01436-0046
Address	345 EAST 61 STREET	309 EAST 61 STREET	349 EAST 61 STREET	314 EAST 62 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	C4-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	15	20	21	20
Year Built	1900	1900	1910	1910
Gross SqFt	8,710	9,050	8,710	10,050
Estimated Gross Income	\$303,718	\$332,044	\$335,097	\$350,422
Gross Income per SqFt	\$34.87	\$36.69	\$38.47	\$34.87
Estimated Expense	\$93,110	\$88,346	\$113,608	\$107,429
Expense SqFt	\$10.69	\$9.76	\$13.04	\$10.69
Net Operating Income	\$210,608	\$243,698	\$221,489	\$242,993
Full Market Value	\$1,559,000	\$1,795,000	\$1,676,000	\$1,798,000
Market Value per SqFt	\$178.99	\$198.34	\$192.42	\$178.91
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01437-0001	1-01439-0009	1-01439-0030	1-01439-0046
Address	1180 2 AVENUE	325 EAST 64 STREET	1199 1 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	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	131	90	166	88
Year Built	1959	1920	1962	1965
Gross SqFt	120,328	67,390	195,019	76,500
Estimated Gross Income	\$4,083,932	\$2,572,950	\$6,618,945	\$2,402,713
Gross Income per SqFt	\$33.94	\$38.18	\$33.94	\$31.41
Estimated Expense	\$1,443,936	\$874,722	\$2,447,488	\$833,282
Expense SqFt	\$12.00	\$12.98	\$12.55	\$10.89
Net Operating Income	\$2,639,996	\$1,698,228	\$4,171,457	\$1,569,431
Full Market Value	\$19,589,000	\$12,852,000	\$30,952,000	\$11,714,000
Market Value per SqFt	\$162.80	\$190.71	\$158.71	\$153.12
Distance from Cooperative in miles		0.10	0.10	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01438-0001	1-01439-0030	1-01418-0045	1-01418-0011
Address	1202 2 AVENUE	1199 1 AVENUE	1081 3 AVENUE	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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	171	166	116	152
Year Built	1959	1962	1968	1962
Gross SqFt	146,061	195,019	174,273	105,282
Estimated Gross Income	\$4,912,031	\$6,618,945	\$7,254,016	\$5,279,663
Gross Income per SqFt	\$33.63	\$33.94	\$41.62	\$50.15
Estimated Expense	\$1,816,999	\$2,447,488	\$2,249,317	\$1,443,257
Expense SqFt	\$12.44	\$12.55	\$12.91	\$13.71
Net Operating Income	\$3,095,032	\$4,171,457	\$5,004,699	\$3,836,406
Full Market Value	\$22,979,000	\$30,952,000	\$37,783,000	\$28,741,000
Market Value per SqFt	\$157.32	\$158.71	\$216.80	\$272.99
Distance from Cooperative in miles		0.05	0.14	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01439-0001	1-01439-0030	1-01418-0045	1-01463-0021
Address	1222 2 AVENUE	1199 1 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	140	166	116	213
Year Built	1963	1962	1968	1957
Gross SqFt	183,013	195,019	174,273	182,345
Estimated Gross Income	\$6,211,461	\$6,618,945	\$7,254,016	\$5,854,071
Gross Income per SqFt	\$33.94	\$33.94	\$41.62	\$32.10
Estimated Expense	\$2,196,156	\$2,447,488	\$2,249,317	\$1,443,159
Expense SqFt	\$12.00	\$12.55	\$12.91	\$7.91
Net Operating Income	\$4,015,305	\$4,171,457	\$5,004,699	\$4,410,912
Full Market Value	\$29,794,000	\$30,952,000	\$37,783,000	\$32,876,000
Market Value per SqFt	\$162.80	\$158.71	\$216.80	\$180.30
Distance from Cooperative in miles		0.00	0.15	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01440-0005	1-01439-0030	1-01460-0047	1-01418-0045
Address	315 EAST 65 STREET	1199 1 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	132	166	129	116
Year Built	1962	1962	1999	1968
Gross SqFt	143,590	195,019	138,500	174,273
Estimated Gross Income	\$4,827,496	\$6,618,945	\$5,968,600	\$7,254,016
Gross Income per SqFt	\$33.62	\$33.94	\$43.09	\$41.62
Estimated Expense	\$1,786,260	\$2,447,488	\$1,489,016	\$2,249,317
Expense SqFt	\$12.44	\$12.55	\$10.75	\$12.91
Net Operating Income	\$3,041,236	\$4,171,457	\$4,479,584	\$5,004,699
Full Market Value	\$22,581,000	\$30,952,000	\$30,910,000	\$37,783,000
Market Value per SqFt	\$157.26	\$158.71	\$223.18	\$216.80
Distance from Cooperative in miles		0.05	0.14	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01441-0017	1-01424-0010	1-01418-0045	1-01463-0021
Address	333 EAST 66 STREET	219 EAST 69 STREET	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	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	191	145	116	213
Year Built	1964	1957	1968	1957
Gross SqFt	151,009	163,875	174,273	182,345
Estimated Gross Income	\$5,125,245	\$4,914,187	\$7,254,016	\$5,854,071
Gross Income per SqFt	\$33.94	\$29.99	\$41.62	\$32.10
Estimated Expense	\$1,812,108	\$1,259,445	\$2,249,317	\$1,443,159
Expense SqFt	\$12.00	\$7.69	\$12.91	\$7.91
Net Operating Income	\$3,313,137	\$3,654,742	\$5,004,699	\$4,410,912
Full Market Value	\$24,584,000	\$27,376,000	\$37,783,000	\$32,876,000
Market Value per SqFt	\$162.80	\$167.05	\$216.80	\$180.30
Distance from Cooperative in miles		0.20	0.20	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01443-0001	1-01422-0048	1-01465-0001	1-01425-0001
Address	1296 2 AVENUE	210 EAST 68 STREET	1306 1 AVENUE	1213 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	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	296	210	429	201
Year Built	1931	1929	1979	1961
Gross SqFt	324,854	243,802	357,785	265,980
Estimated Gross Income	\$10,921,591	\$10,528,049	\$16,480,716	\$11,078,148
Gross Income per SqFt	\$33.62	\$43.18	\$46.06	\$41.65
Estimated Expense	\$4,041,184	\$3,256,989	\$3,679,311	\$3,392,848
Expense SqFt	\$12.44	\$13.36	\$10.28	\$12.76
Net Operating Income	\$6,880,407	\$7,271,060	\$12,801,405	\$7,685,300
Full Market Value	\$51,087,000	\$54,789,000	\$96,258,000	\$58,015,000
Market Value per SqFt	\$157.26	\$224.73	\$269.04	\$218.12
Distance from Cooperative in miles		0.15	0.17	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01443-0011	1-01447-0005	1-01426-0029	1-01445-0035
Address	333 EAST 68 STREET	311 EAST 72 STREET	242 EAST 72 STREET	330 EAST 71 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	64	131	71	59
Year Built	1928	1929	1930	1940
Gross SqFt	132,611	121,234	97,750	53,768
Estimated Gross Income	\$3,977,004	\$3,749,269	\$2,977,333	\$1,522,896
Gross Income per SqFt	\$29.99	\$30.93	\$30.46	\$28.32
Estimated Expense	\$1,019,779	\$1,393,762	\$999,812	\$406,736
Expense SqFt	\$7.69	\$11.50	\$10.23	\$7.56
Net Operating Income	\$2,957,225	\$2,355,507	\$1,977,521	\$1,116,160
Full Market Value	\$22,151,000	\$17,598,000	\$14,789,000	\$8,029,000
Market Value per SqFt	\$167.04	\$145.16	\$151.29	\$149.33
Distance from Cooperative in miles		0.20	0.20	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01444-0008	1-01425-0017	1-01460-0047	
Address	315 EAST 69 STREET	225 EAST 70 STREET	400 EAST 66 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	138	91	129	
Year Built	1961	1961	1999	
Gross SqFt	88,198	83,220	138,500	
Estimated Gross Income	\$2,959,925	\$2,878,912	\$5,968,600	
Gross Income per SqFt	\$33.56	\$34.59	\$43.09	
Estimated Expense	\$1,095,419	\$838,616	\$1,489,016	
Expense SqFt	\$12.42	\$10.08	\$10.75	
Net Operating Income	\$1,864,506	\$2,040,296	\$4,479,584	
Full Market Value	\$13,845,000	\$15,108,000	\$30,910,000	
Market Value per SqFt	\$156.98	\$181.54	\$223.18	
Distance from Cooperative in miles		0.15	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01444-0015	1-01426-9035	1-01488-0013	1-01424-0010
Address	333 EAST 69 STREET	218 EAST 72 STREET	519 EAST 76 STREET	219 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	116	147	210	145
Year Built	1963	1975	1964	1957
Gross SqFt	160,311	156,200	257,244	163,875
Estimated Gross Income	\$5,396,068	\$7,342,962	\$12,220,522	\$4,914,187
Gross Income per SqFt	\$33.66	\$47.01	\$47.51	\$29.99
Estimated Expense	\$1,995,872	\$2,424,224	\$3,985,891	\$1,259,445
Expense SqFt	\$12.45	\$15.52	\$15.49	\$7.69
Net Operating Income	\$3,400,196	\$4,918,738	\$8,234,631	\$3,654,742
Full Market Value	\$25,245,000	\$17,490,000	\$61,854,000	\$27,376,000
Market Value per SqFt	\$157.48	\$111.97	\$240.45	\$167.05
Distance from Cooperative in miles		0.17	0.47	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01444-0023	1-01424-0010	1-01447-0023	1-01426-9035
Address	1285 1 AVENUE	219 EAST 69 STREET	1347 1 AVENUE	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	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	136	145	145	147
Year Built	1963	1957	1962	1975
Gross SqFt	134,070	163,875	165,527	156,200
Estimated Gross Income	\$4,512,796	\$4,914,187	\$4,861,515	\$7,342,962
Gross Income per SqFt	\$33.66	\$29.99	\$29.37	\$47.01
Estimated Expense	\$1,669,172	\$1,259,445	\$1,778,511	\$2,424,224
Expense SqFt	\$12.45	\$7.69	\$10.74	\$15.52
Net Operating Income	\$2,843,624	\$3,654,742	\$3,083,004	\$4,918,738
Full Market Value	\$21,112,000	\$27,376,000	\$23,123,000	\$17,490,000
Market Value per SqFt	\$157.47	\$167.05	\$139.69	\$111.97
Distance from Cooperative in miles		0.14	0.15	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01444-0031	1-01445-0035	1-01441-0031	1-01424-0029
Address	330 EAST 70 STREET	330 EAST 71 STREET	342 EAST 67 STREET	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	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	74	59	60	50
Year Built	1957	1940	1964	1921
Gross SqFt	35,532	53,768	59,020	41,898
Estimated Gross Income	\$1,160,830	\$1,522,896	\$1,691,343	\$1,681,111
Gross Income per SqFt	\$32.67	\$28.32	\$28.66	\$40.12
Estimated Expense	\$429,582	\$406,736	\$610,746	\$452,080
Expense SqFt	\$12.09	\$7.56	\$10.35	\$10.79
Net Operating Income	\$731,248	\$1,116,160	\$1,080,597	\$1,229,031
Full Market Value	\$5,440,000	\$8,029,000	\$8,117,000	\$9,288,000
Market Value per SqFt	\$153.10	\$149.33	\$137.53	\$221.68
Distance from Cooperative in miles		0.05	0.15	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01444-0043	1-01424-0010	1-01447-0005	1-01447-0023
Address	310 EAST 70 STREET	219 EAST 69 STREET	311 EAST 72 STREET	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	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	136	145	131	145
Year Built	1959	1957	1929	1962
Gross SqFt	119,000	163,875	121,234	165,527
Estimated Gross Income	\$3,568,810	\$4,914,187	\$3,749,269	\$4,861,515
Gross Income per SqFt	\$29.99	\$29.99	\$30.93	\$29.37
Estimated Expense	\$915,110	\$1,259,445	\$1,393,762	\$1,778,511
Expense SqFt	\$7.69	\$7.69	\$11.50	\$10.74
Net Operating Income	\$2,653,700	\$3,654,742	\$2,355,507	\$3,083,004
Full Market Value	\$19,878,000	\$27,376,000	\$17,598,000	\$23,123,000
Market Value per SqFt	\$167.04	\$167.05	\$145.16	\$139.69
Distance from Cooperative in miles		0.14	0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01445-0007	1-01467-0005	1-01447-0023	
Address	315 EAST 70 STREET	405 EAST 72 STREET	1347 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	125	47	145	
Year Built	1960	1936	1962	
Gross SqFt	132,748	49,590	165,527	
Estimated Gross Income	\$3,981,113	\$1,517,442	\$4,861,515	
Gross Income per SqFt	\$29.99	\$30.60	\$29.37	
Estimated Expense	\$1,137,650	\$317,055	\$1,778,511	
Expense SqFt	\$8.57	\$6.39	\$10.74	
Net Operating Income	\$2,843,463	\$1,200,387	\$3,083,004	
Full Market Value	\$21,299,000	\$8,865,000	\$23,123,000	
Market Value per SqFt	\$160.45	\$178.77	\$139.69	
Distance from Cooperative in miles		0.18	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-0008	1-01490-0122	1-01425-0017	1-01393-0040
Address	311 EAST 71 STREET	555 EAST 78 STREET	225 EAST 70 STREET	74 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	96	87	91	42
Year Built	1962	1940	1961	1899
Gross SqFt	80,056	75,854	83,220	62,472
Estimated Gross Income	\$2,694,685	\$2,626,762	\$2,878,912	\$3,034,606
Gross Income per SqFt	\$33.66	\$34.63	\$34.59	\$48.58
Estimated Expense	\$996,697	\$919,472	\$838,616	\$774,577
Expense SqFt	\$12.45	\$12.12	\$10.08	\$12.40
Net Operating Income	\$1,697,988	\$1,707,290	\$2,040,296	\$2,260,029
Full Market Value	\$12,607,000	\$12,641,000	\$15,108,000	\$16,951,000
Market Value per SqFt	\$157.48	\$166.65	\$181.54	\$271.34
Distance from Cooperative in miles		0.46	0.15	0.57

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-0023	1-01418-0021	1-01425-0005	1-01484-0026
Address	1325 1 AVENUE	1201 2 AVENUE	211 EAST 70 STREET	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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR
Total Units	465	547	271	414
Year Built	1963	1963	1975	1986
Gross SqFt	560,525	566,083	488,474	583,731
Estimated Gross Income	\$17,079,197	\$21,262,077	\$16,357,727	\$25,852,301
Gross Income per SqFt	\$30.47	\$37.56	\$33.49	\$44.29
Estimated Expense	\$6,490,880	\$6,238,235	\$4,452,867	\$7,278,486
Expense SqFt	\$11.58	\$11.02	\$9.12	\$12.47
Net Operating Income	\$10,588,317	\$15,023,842	\$11,904,860	\$18,573,815
Full Market Value	\$79,177,000	\$110,437,000	\$88,413,000	\$139,842,000
Market Value per SqFt	\$141.26	\$195.09	\$181.00	\$239.57
Distance from Cooperative in miles		0.41	0.15	0.29

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-0038	1-01425-0017	1-01426-0029	1-01409-0021
Address	340 EAST 72 STREET	225 EAST 70 STREET	242 EAST 72 STREET	1033 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	35	91	71	35
Year Built	1930	1961	1930	1923
Gross SqFt	90,247	83,220	97,750	71,189
Estimated Gross Income	\$3,037,714	\$2,878,912	\$2,977,333	\$2,336,130
Gross Income per SqFt	\$33.66	\$34.59	\$30.46	\$32.82
Estimated Expense	\$1,162,932	\$838,616	\$999,812	\$868,302
Expense SqFt	\$12.89	\$10.08	\$10.23	\$12.20
Net Operating Income	\$1,874,782	\$2,040,296	\$1,977,521	\$1,467,828
Full Market Value	\$13,919,000	\$15,108,000	\$14,789,000	\$10,916,000
Market Value per SqFt	\$154.23	\$181.54	\$151.29	\$153.34
Distance from Cooperative in miles		0.15	0.14	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01446-0042	1-01426-0029	1-01424-0010	
Address	320 EAST 72 STREET	242 EAST 72 STREET	219 EAST 69 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	42	71	145	
Year Built	1930	1930	1957	
Gross SqFt	132,385	97,750	163,875	
Estimated Gross Income	\$4,001,999	\$2,977,333	\$4,914,187	
Gross Income per SqFt	\$30.23	\$30.46	\$29.99	
Estimated Expense	\$1,186,170	\$999,812	\$1,259,445	
Expense SqFt	\$8.96	\$10.23	\$7.69	
Net Operating Income	\$2,815,829	\$1,977,521	\$3,654,742	
Full Market Value	\$21,083,000	\$14,789,000	\$27,376,000	
Market Value per SqFt	\$159.26	\$151.29	\$167.05	
Distance from Cooperative in miles		0.14	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01447-0009	1-01425-0001	1-01559-0019	1-01401-0033
Address	315 EAST 72 STREET	1213 3 AVENUE	1493 YORK AVENUE	1130 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	219	201	250	158
Year Built	1958	1961	1956	1957
Gross SqFt	276,481	265,980	277,073	278,325
Estimated Gross Income	\$8,742,329	\$11,078,148	\$11,271,330	\$11,777,238
Gross Income per SqFt	\$31.62	\$41.65	\$40.68	\$42.31
Estimated Expense	\$3,320,537	\$3,392,848	\$3,258,378	\$3,234,383
Expense SqFt	\$12.01	\$12.76	\$11.76	\$11.62
Net Operating Income	\$5,421,792	\$7,685,300	\$8,012,952	\$8,542,855
Full Market Value	\$40,449,000	\$58,015,000	\$55,418,000	\$64,460,000
Market Value per SqFt	\$146.30	\$218.12	\$200.01	\$231.60
Distance from Cooperative in miles		0.18	0.39	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01447-0013	1-01445-0035	1-01426-0029	1-01467-0005
Address	325 EAST 72 STREET	330 EAST 71 STREET	242 EAST 72 STREET	405 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	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	60	59	71	47
Year Built	1927	1940	1930	1936
Gross SqFt	84,823	53,768	97,750	49,590
Estimated Gross Income	\$2,595,584	\$1,522,896	\$2,977,333	\$1,517,442
Gross Income per SqFt	\$30.60	\$28.32	\$30.46	\$30.60
Estimated Expense	\$542,019	\$406,736	\$999,812	\$317,055
Expense SqFt	\$6.39	\$7.56	\$10.23	\$6.39
Net Operating Income	\$2,053,565	\$1,116,160	\$1,977,521	\$1,200,387
Full Market Value	\$15,353,000	\$8,029,000	\$14,789,000	\$8,865,000
Market Value per SqFt	\$181.00	\$149.33	\$151.29	\$178.77
Distance from Cooperative in miles		0.11	0.15	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01447-0019	1-01426-9035	1-01488-0013	1-01490-0122
Address	353 EAST 72 STREET	218 EAST 72 STREET	519 EAST 76 STREET	555 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	138	147	210	87
Year Built	1975	1975	1964	1940
Gross SqFt	102,593	156,200	257,244	75,854
Estimated Gross Income	\$3,557,925	\$7,342,962	\$12,220,522	\$2,626,762
Gross Income per SqFt	\$34.68	\$47.01	\$47.51	\$34.63
Estimated Expense	\$1,399,547	\$2,424,224	\$3,985,891	\$919,472
Expense SqFt	\$13.64	\$15.52	\$15.49	\$12.12
Net Operating Income	\$2,158,378	\$4,918,738	\$8,234,631	\$1,707,290
Full Market Value	\$15,980,000	\$17,490,000	\$61,854,000	\$12,641,000
Market Value per SqFt	\$155.76	\$111.97	\$240.45	\$166.65
Distance from Cooperative in miles		0.15	0.36	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01448-0003	1-01465-0001	1-01426-0044	1-01468-0021
Address	1408 2 AVENUE	1306 1 AVENUE	206 EAST 72 STREET	1385 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	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	243	429	442	293
Year Built	1967	1979	1979	1969
Gross SqFt	350,000	357,785	377,297	409,942
Estimated Gross Income	\$11,399,500	\$16,480,716	\$18,683,167	\$13,766,750
Gross Income per SqFt	\$32.57	\$46.06	\$49.52	\$33.58
Estimated Expense	\$4,217,500	\$3,679,311	\$4,250,934	\$3,783,012
Expense SqFt	\$12.05	\$10.28	\$11.27	\$9.23
Net Operating Income	\$7,182,000	\$12,801,405	\$14,432,233	\$9,983,738
Full Market Value	\$53,438,000	\$96,258,000	\$108,171,000	\$74,135,000
Market Value per SqFt	\$152.68	\$269.04	\$286.70	\$180.84
Distance from Cooperative in miles		0.21	0.18	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01448-0013	1-01448-0028	1-01448-0044	1-01448-0023
Address	319 EAST 73 STREET	1371 1 AVENUE	322 EAST 74 STREET	1361 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	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	20	15	20	17
Year Built	1910	1910	1910	1910
Gross SqFt	9,585	9,945	8,500	8,152
Estimated Gross Income	\$400,845	\$404,032	\$364,808	\$394,741
Gross Income per SqFt	\$41.82	\$40.63	\$42.92	\$48.42
Estimated Expense	\$136,299	\$94,911	\$108,606	\$111,860
Expense SqFt	\$14.22	\$9.54	\$12.78	\$13.72
Net Operating Income	\$264,546	\$309,121	\$256,202	\$282,881
Full Market Value	\$1,997,000	\$2,189,000	\$1,932,000	\$2,122,000
Market Value per SqFt	\$208.35	\$220.11	\$227.29	\$260.30
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01448-0017	1-01447-0023	1-01447-0005	1-01424-0010
Address	345 EAST 73 STREET	1347 1 AVENUE	311 EAST 72 STREET	219 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	143	145	131	145
Year Built	1961	1962	1929	1957
Gross SqFt	154,506	165,527	121,234	163,875
Estimated Gross Income	\$4,778,871	\$4,861,515	\$3,749,269	\$4,914,187
Gross Income per SqFt	\$30.93	\$29.37	\$30.93	\$29.99
Estimated Expense	\$1,776,819	\$1,778,511	\$1,393,762	\$1,259,445
Expense SqFt	\$11.50	\$10.74	\$11.50	\$7.69
Net Operating Income	\$3,002,052	\$3,083,004	\$2,355,507	\$3,654,742
Full Market Value	\$22,428,000	\$23,123,000	\$17,598,000	\$27,376,000
Market Value per SqFt	\$145.16	\$139.69	\$145.16	\$167.05
Distance from Cooperative in miles		0.05	0.05	0.25

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01448-0041	1-01448-0025	1-01448-0023	1-01448-0042
Address	328 EAST 74 STREET	1365 1 AVENUE	1361 1 AVENUE	326 EAST 74 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	18	14	17	20
Year Built	1910	1910	1910	1910
Gross SqFt	6,875	7,200	8,152	5,516
Estimated Gross Income	\$308,550	\$348,804	\$394,741	\$301,317
Gross Income per SqFt	\$44.88	\$48.45	\$48.42	\$54.63
Estimated Expense	\$101,819	\$60,847	\$111,860	\$58,724
Expense SqFt	\$14.81	\$8.45	\$13.72	\$10.65
Net Operating Income	\$206,731	\$287,957	\$282,881	\$242,593
Full Market Value	\$1,556,000	\$2,160,000	\$2,122,000	\$1,810,000
Market Value per SqFt	\$226.33	\$300.00	\$260.30	\$328.14
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01450-0001	1-01460-0047	1-01438-0049	1-01418-0011
Address	1440 2 AVENUE	400 EAST 66 STREET	1218 2 AVENUE	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	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	140	129	105	152
Year Built	1966	1999	1996	1962
Gross SqFt	128,255	138,500	142,209	105,282
Estimated Gross Income	\$4,447,883	\$5,968,600	\$9,184,500	\$5,279,663
Gross Income per SqFt	\$34.68	\$43.09	\$64.58	\$50.15
Estimated Expense	\$1,557,016	\$1,489,016	\$1,820,188	\$1,443,257
Expense SqFt	\$12.14	\$10.75	\$12.80	\$13.71
Net Operating Income	\$2,890,867	\$4,479,584	\$7,364,312	\$3,836,406
Full Market Value	\$21,403,000	\$30,910,000	\$54,514,000	\$28,741,000
Market Value per SqFt	\$166.88	\$223.18	\$383.34	\$272.99
Distance from Cooperative in miles		0.51	0.60	0.61

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01450-0023	1-01468-0021	1-01449-0003	1-01426-0044
Address	1445 1 AVENUE	1385 YORK AVENUE	1424 2 AVENUE	206 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	374	293	479	442
Year Built	1966	1969	1979	1979
Gross SqFt	388,735	409,942	454,248	377,297
Estimated Gross Income	\$12,668,874	\$13,766,750	\$25,337,579	\$18,683,167
Gross Income per SqFt	\$32.59	\$33.58	\$55.78	\$49.52
Estimated Expense	\$4,688,144	\$3,783,012	\$6,468,554	\$4,250,934
Expense SqFt	\$12.06	\$9.23	\$14.24	\$11.27
Net Operating Income	\$7,980,730	\$9,983,738	\$18,869,025	\$14,432,233
Full Market Value	\$59,380,000	\$74,135,000	\$140,688,000	\$108,171,000
Market Value per SqFt	\$152.75	\$180.84	\$309.72	\$286.70
Distance from Cooperative in miles		0.17	0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01451-0023	1-01439-0030	1-01466-0003	
Address	1461 1 AVENUE	1199 1 AVENUE	1330 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	
Total Units	218	166	346	
Year Built	1963	1962	2007	
Gross SqFt	217,143	195,019	354,310	
Estimated Gross Income	\$7,074,519	\$6,618,945	\$16,273,458	
Gross Income per SqFt	\$32.58	\$33.94	\$45.93	
Estimated Expense	\$2,618,745	\$2,447,488	\$5,371,340	
Expense SqFt	\$12.06	\$12.55	\$15.16	
Net Operating Income	\$4,455,774	\$4,171,457	\$10,902,118	
Full Market Value	\$33,153,000	\$30,952,000	\$81,983,000	
Market Value per SqFt	\$152.68	\$158.71	\$231.39	
Distance from Cooperative in miles		0.60	0.29	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01451-0031	1-01490-0122	1-01439-0042	
Address	350 EAST 77 STREET	555 EAST 78 STREET	320 EAST 65 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	80	87	71	
Year Built	1920	1940	1930	
Gross SqFt	66,962	75,854	58,325	
Estimated Gross Income	\$2,322,242	\$2,626,762	\$2,287,554	
Gross Income per SqFt	\$34.68	\$34.63	\$39.22	
Estimated Expense	\$812,919	\$919,472	\$428,223	
Expense SqFt	\$12.14	\$12.12	\$7.34	
Net Operating Income	\$1,509,323	\$1,707,290	\$1,859,331	
Full Market Value	\$11,174,000	\$12,641,000	\$14,061,000	
Market Value per SqFt	\$166.87	\$166.65	\$241.08	
Distance from Cooperative in miles		0.31	0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01451-0037	1-01412-0028	1-01472-0011	
Address	336 EAST 77 STREET	167 EAST 77 STREET	425 EAST 77 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	19	22	20	
Year Built	1910	1910	1940	
Gross SqFt	10,060	8,615	10,386	
Estimated Gross Income	\$420,709	\$380,582	\$442,757	
Gross Income per SqFt	\$41.82	\$44.18	\$42.63	
Estimated Expense	\$143,053	\$90,419	\$114,718	
Expense SqFt	\$14.22	\$10.50	\$11.05	
Net Operating Income	\$277,656	\$290,163	\$328,039	
Full Market Value	\$2,096,000	\$2,185,000	\$2,475,000	
Market Value per SqFt	\$208.35	\$253.63	\$238.30	
Distance from Cooperative in miles		0.26	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01452-0006	1-01452-0005	1-01452-0038	1-01452-0048
Address	315 EAST 77 STREET	307 EAST 77 STREET	334 EAST 78 STREET	306 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	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	64	35	30	15
Year Built	1928	1925	1910	1910
Gross SqFt	43,878	22,140	16,440	7,952
Estimated Gross Income	\$1,700,711	\$804,803	\$616,242	\$322,614
Gross Income per SqFt	\$38.76	\$36.35	\$37.48	\$40.57
Estimated Expense	\$578,312	\$148,100	\$157,991	\$53,600
Expense SqFt	\$13.18	\$6.69	\$9.61	\$6.74
Net Operating Income	\$1,122,399	\$656,703	\$458,251	\$269,014
Full Market Value	\$8,491,000	\$4,841,000	\$3,369,000	\$2,032,000
Market Value per SqFt	\$193.51	\$218.65	\$204.93	\$255.53
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01452-0010	1-01453-0021	1-01472-0034	
Address	325 EAST 77 STREET	353 EAST 78 STREET	440 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	59	67	47	
Year Built	1940	1986	1936	
Gross SqFt	54,774	53,662	44,856	
Estimated Gross Income	\$1,837,120	\$1,890,012	\$1,428,691	
Gross Income per SqFt	\$33.54	\$35.22	\$31.85	
Estimated Expense	\$440,383	\$420,072	\$369,557	
Expense SqFt	\$8.04	\$7.83	\$8.24	
Net Operating Income	\$1,396,737	\$1,469,940	\$1,059,134	
Full Market Value	\$10,372,000	\$10,871,000	\$7,898,000	
Market Value per SqFt	\$189.36	\$202.58	\$176.07	
Distance from Cooperative in miles		0.05	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01452-0019	1-01451-0011	1-01452-0026	1-01472-0034
Address	345 EAST 77 STREET	343 EAST 76 STREET	1485 1 AVENUE	440 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	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	60	24	20	47
Year Built	1920	1920	1940	1936
Gross SqFt	43,410	12,750	16,100	44,856
Estimated Gross Income	\$1,382,609	\$523,155	\$465,210	\$1,428,691
Gross Income per SqFt	\$31.85	\$41.03	\$28.90	\$31.85
Estimated Expense	\$357,698	\$166,684	\$171,820	\$369,557
Expense SqFt	\$8.24	\$13.07	\$10.67	\$8.24
Net Operating Income	\$1,024,911	\$356,471	\$293,390	\$1,059,134
Full Market Value	\$7,643,000	\$2,692,000	\$2,203,000	\$7,898,000
Market Value per SqFt	\$176.07	\$211.14	\$136.83	\$176.07
Distance from Cooperative in miles		0.05	0.00	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01453-0001	1-01463-0021	1-01418-0045	
Address	1498 2 AVENUE	1273 YORK AVENUE	1081 3 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	129	213	116	
Year Built	1963	1957	1968	
Gross SqFt	139,000	182,345	174,273	
Estimated Gross Income	\$4,673,180	\$5,854,071	\$7,254,016	
Gross Income per SqFt	\$33.62	\$32.10	\$41.62	
Estimated Expense	\$1,729,160	\$1,443,159	\$2,249,317	
Expense SqFt	\$12.44	\$7.91	\$12.91	
Net Operating Income	\$2,944,020	\$4,410,912	\$5,004,699	
Full Market Value	\$21,859,000	\$32,876,000	\$37,783,000	
Market Value per SqFt	\$157.26	\$180.30	\$216.80	
Distance from Cooperative in miles		0.52	0.76	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01453-0037	1-01453-0021	1-01450-0037	
Address	330 EAST 79 STREET	353 EAST 78 STREET	352 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	70	67	23	
Year Built	1941	1986	1910	
Gross SqFt	82,608	53,662	10,800	
Estimated Gross Income	\$3,396,015	\$1,890,012	\$504,549	
Gross Income per SqFt	\$41.11	\$35.22	\$46.72	
Estimated Expense	\$954,948	\$420,072	\$131,085	
Expense SqFt	\$11.56	\$7.83	\$12.14	
Net Operating Income	\$2,441,067	\$1,469,940	\$373,464	
Full Market Value	\$18,434,000	\$10,871,000	\$2,807,000	
Market Value per SqFt	\$223.15	\$202.58	\$259.91	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01453-0043	1-01426-9035	1-01490-0122	1-01488-0013
Address	308 EAST 79 STREET	218 EAST 72 STREET	555 EAST 78 STREET	519 EAST 76 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	195	147	87	210
Year Built	1928	1975	1940	1964
Gross SqFt	196,400	156,200	75,854	257,244
Estimated Gross Income	\$6,610,824	\$7,342,962	\$2,626,762	\$12,220,522
Gross Income per SqFt	\$33.66	\$47.01	\$34.63	\$47.51
Estimated Expense	\$2,445,180	\$2,424,224	\$919,472	\$3,985,891
Expense SqFt	\$12.45	\$15.52	\$12.12	\$15.49
Net Operating Income	\$4,165,644	\$4,918,738	\$1,707,290	\$8,234,631
Full Market Value	\$30,928,000	\$17,490,000	\$12,641,000	\$61,854,000
Market Value per SqFt	\$157.47	\$111.97	\$166.65	\$240.45
Distance from Cooperative in miles		0.39	0.29	0.31

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01456-0026	1-01368-0005	1-01439-0030	1-01418-0045
Address	1143 YORK AVENUE	405 EAST 56 STREET	1199 1 AVENUE	1081 3 AVENUE
Neighborhood	UPPER EAST SIDE (59-79)	MIDTOWN EAST	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	148	175	166	116
Year Built	1960	1961	1962	1968
Gross SqFt	166,078	160,264	195,019	174,273
Estimated Gross Income	\$4,964,071	\$4,667,237	\$6,618,945	\$7,254,016
Gross Income per SqFt	\$29.89	\$29.12	\$33.94	\$41.62
Estimated Expense	\$1,936,469	\$1,225,067	\$2,447,488	\$2,249,317
Expense SqFt	\$11.66	\$7.64	\$12.55	\$12.91
Net Operating Income	\$3,027,602	\$3,442,170	\$4,171,457	\$5,004,699
Full Market Value	\$22,684,000	\$25,830,000	\$30,952,000	\$37,783,000
Market Value per SqFt	\$136.59	\$161.17	\$158.71	\$216.80
Distance from Cooperative in miles		0.25	0.20	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01457-0044	1-01453-0035	1-01124-0051	1-01517-0006
Address	406 EAST 63 STREET	334 EAST 79 STREET	32 WEST 72 STREET	105 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	24	46	18	12
Year Built	1960	1920	1926	1925
Gross SqFt	12,000	27,124	9,185	9,950
Estimated Gross Income	\$439,680	\$998,731	\$336,549	\$346,763
Gross Income per SqFt	\$36.64	\$36.82	\$36.64	\$34.85
Estimated Expense	\$97,920	\$270,162	\$74,931	\$66,398
Expense SqFt	\$8.16	\$9.96	\$8.16	\$6.67
Net Operating Income	\$341,760	\$728,569	\$261,618	\$280,365
Full Market Value	\$2,518,000	\$5,365,000	\$1,927,000	\$2,075,000
Market Value per SqFt	\$209.83	\$197.80	\$209.80	\$208.54
Distance from Cooperative in miles		0.81	1.41	1.39

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01458-0005	1-01460-0047	1-01439-0046	1-01418-0011
Address	405 EAST 63 STREET	400 EAST 66 STREET	310 EAST 65 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	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	154	129	88	152
Year Built	1957	1999	1965	1962
Gross SqFt	122,346	138,500	76,500	105,282
Estimated Gross Income	\$3,743,788	\$5,968,600	\$2,402,713	\$5,279,663
Gross Income per SqFt	\$30.60	\$43.09	\$31.41	\$50.15
Estimated Expense	\$1,422,884	\$1,489,016	\$833,282	\$1,443,257
Expense SqFt	\$11.63	\$10.75	\$10.89	\$13.71
Net Operating Income	\$2,320,904	\$4,479,584	\$1,569,431	\$3,836,406
Full Market Value	\$17,351,000	\$30,910,000	\$11,714,000	\$28,741,000
Market Value per SqFt	\$141.82	\$223.18	\$153.12	\$272.99
Distance from Cooperative in miles		0.10	0.14	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01460-0001	1-01460-0047	1-01463-0021	1-01439-0030
Address	1206 1 AVENUE	400 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)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	148	129	213	166
Year Built	1962	1999	1957	1962
Gross SqFt	139,000	138,500	182,345	195,019
Estimated Gross Income	\$4,717,660	\$5,968,600	\$5,854,071	\$6,618,945
Gross Income per SqFt	\$33.94	\$43.09	\$32.10	\$33.94
Estimated Expense	\$1,668,000	\$1,489,016	\$1,443,159	\$2,447,488
Expense SqFt	\$12.00	\$10.75	\$7.91	\$12.55
Net Operating Income	\$3,049,660	\$4,479,584	\$4,410,912	\$4,171,457
Full Market Value	\$22,629,000	\$30,910,000	\$32,876,000	\$30,952,000
Market Value per SqFt	\$162.80	\$223.18	\$180.30	\$158.71
Distance from Cooperative in miles		0.00	0.14	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01460-0017	1-01460-0047	1-01439-0046	1-01440-0033
Address	435 EAST 65 STREET	400 EAST 66 STREET	310 EAST 65 STREET	340 EAST 66 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	120	129	88	60
Year Built	1963	1999	1965	1940
Gross SqFt	107,780	138,500	76,500	53,446
Estimated Gross Income	\$3,385,370	\$5,968,600	\$2,402,713	\$1,438,679
Gross Income per SqFt	\$31.41	\$43.09	\$31.41	\$26.92
Estimated Expense	\$1,173,724	\$1,489,016	\$833,282	\$395,370
Expense SqFt	\$10.89	\$10.75	\$10.89	\$7.40
Net Operating Income	\$2,211,646	\$4,479,584	\$1,569,431	\$1,043,309
Full Market Value	\$16,507,000	\$30,910,000	\$11,714,000	\$7,539,000
Market Value per SqFt	\$153.15	\$223.18	\$153.12	\$141.06
Distance from Cooperative in miles		0.00	0.15	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01466-0037	1-01463-0021	1-01425-0001	1-01422-0048
Address	420 EAST 72 STREET	1273 YORK AVENUE	1213 3 AVENUE	210 EAST 68 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	192	213	201	210
Year Built	1962	1957	1961	1929
Gross SqFt	236,350	182,345	265,980	243,802
Estimated Gross Income	\$9,612,355	\$5,854,071	\$11,078,148	\$10,528,049
Gross Income per SqFt	\$40.67	\$32.10	\$41.65	\$43.18
Estimated Expense	\$3,497,980	\$1,443,159	\$3,392,848	\$3,256,989
Expense SqFt	\$14.80	\$7.91	\$12.76	\$13.36
Net Operating Income	\$6,114,375	\$4,410,912	\$7,685,300	\$7,271,060
Full Market Value	\$46,192,000	\$32,876,000	\$58,015,000	\$54,789,000
Market Value per SqFt	\$195.44	\$180.30	\$218.12	\$224.73
Distance from Cooperative in miles		0.14	0.29	0.34

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01467-0001	1-01447-0023	1-01463-0021	1-01424-0010
Address	1344 1 AVENUE	1347 1 AVENUE	1273 YORK AVENUE	219 EAST 69 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	168	145	213	145
Year Built	1961	1962	1957	1957
Gross SqFt	159,403	165,527	182,345	163,875
Estimated Gross Income	\$5,105,678	\$4,861,515	\$5,854,071	\$4,914,187
Gross Income per SqFt	\$32.03	\$29.37	\$32.10	\$29.99
Estimated Expense	\$1,939,935	\$1,778,511	\$1,443,159	\$1,259,445
Expense SqFt	\$12.17	\$10.74	\$7.91	\$7.69
Net Operating Income	\$3,165,743	\$3,083,004	\$4,410,912	\$3,654,742
Full Market Value	\$23,599,000	\$23,123,000	\$32,876,000	\$27,376,000
Market Value per SqFt	\$148.05	\$139.69	\$180.30	\$167.05
Distance from Cooperative in miles		0.14	0.20	0.32

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01467-0042	1-01467-0011	1-01467-0037	
Address	408 EAST 73 STREET	417 EAST 72 STREET	418 EAST 73 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	
Total Units	20	21	20	
Year Built	1910	1910	1910	
Gross SqFt	9,720	9,945	10,145	
Estimated Gross Income	\$314,539	\$400,684	\$271,924	
Gross Income per SqFt	\$32.36	\$40.29	\$26.80	
Estimated Expense	\$90,299	\$136,247	\$76,385	
Expense SqFt	\$9.29	\$13.70	\$7.53	
Net Operating Income	\$224,240	\$264,437	\$195,539	
Full Market Value	\$1,669,000	\$1,998,000	\$1,413,000	
Market Value per SqFt	\$171.71	\$200.90	\$139.28	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01468-0038	1-01468-0031	1-01449-0038	
Address	414 EAST 74 STREET	490 EAST 74 STREET	310 EAST 75 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	D9-ELEVATOR	D1-ELEVATOR	
Total Units	28	26	66	
Year Built	1910	1910	1936	
Gross SqFt	14,280	13,482	76,368	
Estimated Gross Income	\$400,268	\$446,086	\$1,622,553	
Gross Income per SqFt	\$28.03	\$33.09	\$21.25	
Estimated Expense	\$115,525	\$125,692	\$550,906	
Expense SqFt	\$8.09	\$9.32	\$7.21	
Net Operating Income	\$284,743	\$320,394	\$1,071,647	
Full Market Value	\$2,050,000	\$2,381,000	\$7,862,000	
Market Value per SqFt	\$143.56	\$176.61	\$102.95	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01469-0028	1-01559-0033	1-01473-0038	1-01447-0005
Address	1401 YORK AVENUE	420 EAST 80 STREET	420 EAST 79 STREET	311 EAST 72 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	113	157	112	131
Year Built	1963	1961	1959	1929
Gross SqFt	136,820	137,238	113,820	121,234
Estimated Gross Income	\$4,231,843	\$4,261,263	\$3,455,427	\$3,749,269
Gross Income per SqFt	\$30.93	\$31.05	\$30.36	\$30.93
Estimated Expense	\$1,573,430	\$1,579,404	\$1,286,283	\$1,393,762
Expense SqFt	\$11.50	\$11.51	\$11.30	\$11.50
Net Operating Income	\$2,658,413	\$2,681,859	\$2,169,144	\$2,355,507
Full Market Value	\$19,861,000	\$20,032,000	\$16,224,000	\$17,598,000
Market Value per SqFt	\$145.16	\$145.97	\$142.54	\$145.16
Distance from Cooperative in miles		0.26	0.20	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01471-0045	1-01447-0023	1-01559-0033	1-01473-0038
Address	1478 1 AVENUE	1347 1 AVENUE	420 EAST 80 STREET	420 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	160	145	157	112
Year Built	1964	1962	1961	1959
Gross SqFt	168,680	165,527	137,238	113,820
Estimated Gross Income	\$5,112,691	\$4,861,515	\$4,261,263	\$3,455,427
Gross Income per SqFt	\$30.31	\$29.37	\$31.05	\$30.36
Estimated Expense	\$1,909,458	\$1,778,511	\$1,579,404	\$1,286,283
Expense SqFt	\$11.32	\$10.74	\$11.51	\$11.30
Net Operating Income	\$3,203,233	\$3,083,004	\$2,681,859	\$2,169,144
Full Market Value	\$23,980,000	\$23,123,000	\$20,032,000	\$16,224,000
Market Value per SqFt	\$142.16	\$139.69	\$145.97	\$142.54
Distance from Cooperative in miles		0.25	0.16	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01472-0014	1-01472-0022	1-01472-0034	1-01471-0003
Address	435 EAST 77 STREET	1453 YORK AVENUE	440 EAST 78 STREET	1470 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	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	87	96	47	84
Year Built	1962	1958	1936	1975
Gross SqFt	62,920	75,936	44,856	63,862
Estimated Gross Income	\$2,173,257	\$2,695,740	\$1,428,691	\$2,209,497
Gross Income per SqFt	\$34.54	\$35.50	\$31.85	\$34.60
Estimated Expense	\$760,074	\$795,061	\$369,557	\$704,067
Expense SqFt	\$12.08	\$10.47	\$8.24	\$11.02
Net Operating Income	\$1,413,183	\$1,900,679	\$1,059,134	\$1,505,430
Full Market Value	\$10,466,000	\$14,049,000	\$7,898,000	\$11,147,000
Market Value per SqFt	\$166.34	\$185.01	\$176.07	\$174.55
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-0012	1-01473-0004	1-01473-0003	
Address	417 EAST 78 STREET	1502 1 AVENUE	1500 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	16	11	15	
Year Built	1910	1910	1910	
Gross SqFt	8,000	7,676	8,775	
Estimated Gross Income	\$287,040	\$315,173	\$381,740	
Gross Income per SqFt	\$35.88	\$41.06	\$43.50	
Estimated Expense	\$94,560	\$77,796	\$82,357	
Expense SqFt	\$11.82	\$10.13	\$9.39	
Net Operating Income	\$192,480	\$237,377	\$299,383	
Full Market Value	\$1,421,000	\$1,793,000	\$2,255,000	
Market Value per SqFt	\$177.63	\$233.59	\$256.98	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-0013	1-01473-0004	1-01473-0003	
Address	419 EAST 78 STREET	1502 1 AVENUE	1500 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	16	11	15	
Year Built	1910	1910	1910	
Gross SqFt	8,000	7,676	8,775	
Estimated Gross Income	\$287,040	\$315,173	\$381,740	
Gross Income per SqFt	\$35.88	\$41.06	\$43.50	
Estimated Expense	\$94,560	\$77,796	\$82,357	
Expense SqFt	\$11.82	\$10.13	\$9.39	
Net Operating Income	\$192,480	\$237,377	\$299,383	
Full Market Value	\$1,421,000	\$1,793,000	\$2,255,000	
Market Value per SqFt	\$177.63	\$233.59	\$256.98	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-0014	1-01473-0004	1-01473-0003	
Address	421 EAST 78 STREET	1502 1 AVENUE	1500 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	16	11	15	
Year Built	1910	1910	1910	
Gross SqFt	8,000	7,676	8,775	
Estimated Gross Income	\$287,040	\$315,173	\$381,740	
Gross Income per SqFt	\$35.88	\$41.06	\$43.50	
Estimated Expense	\$94,560	\$77,796	\$82,357	
Expense SqFt	\$11.82	\$10.13	\$9.39	
Net Operating Income	\$192,480	\$237,377	\$299,383	
Full Market Value	\$1,421,000	\$1,793,000	\$2,255,000	
Market Value per SqFt	\$177.63	\$233.59	\$256.98	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-0016	1-01472-0034	1-01559-0033	
Address	425 EAST 78 STREET	440 EAST 78 STREET	420 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	35	47	157	
Year Built	1910	1936	1961	
Gross SqFt	22,341	44,856	137,238	
Estimated Gross Income	\$702,624	\$1,428,691	\$4,261,263	
Gross Income per SqFt	\$31.45	\$31.85	\$31.05	
Estimated Expense	\$220,729	\$369,557	\$1,579,404	
Expense SqFt	\$9.88	\$8.24	\$11.51	
Net Operating Income	\$481,895	\$1,059,134	\$2,681,859	
Full Market Value	\$3,597,000	\$7,898,000	\$20,032,000	
Market Value per SqFt	\$161.00	\$176.07	\$145.97	
Distance from Cooperative in miles		0.05	0.06	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01473-0018	1-01471-0003	1-01561-0001	
Address	440 EAST 79 STREET	1470 1 AVENUE	1562 1 AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	222	84	205	
Year Built	1956	1975	1964	
Gross SqFt	238,293	63,862	210,428	
Estimated Gross Income	\$7,253,639	\$2,209,497	\$5,543,022	
Gross Income per SqFt	\$30.44	\$34.60	\$26.34	
Estimated Expense	\$2,411,525	\$704,067	\$1,716,427	
Expense SqFt	\$10.12	\$11.02	\$8.16	
Net Operating Income	\$4,842,114	\$1,505,430	\$3,826,595	
Full Market Value	\$36,211,000	\$11,147,000	\$27,687,000	
Market Value per SqFt	\$151.96	\$174.55	\$131.57	
Distance from Cooperative in miles		0.10	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01483-0028	1-01463-0021		
Address	530 EAST 72 STREET	1273 YORK AVENUE		
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)		
Building Classification	D4-ELEVATOR	D9-ELEVATOR		
Total Units	130	213		
Year Built	1962	1957		
Gross SqFt	195,000	182,345		
Estimated Gross Income	\$6,259,500	\$5,854,071		
Gross Income per SqFt	\$32.10	\$32.10		
Estimated Expense	\$2,065,635	\$1,443,159		
Expense SqFt	\$10.59	\$7.91		
Net Operating Income	\$4,193,865	\$4,410,912		
Full Market Value	\$31,258,000	\$32,876,000		
Market Value per SqFt	\$160.30	\$180.30		
Distance from Cooperative in miles		0.20		

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01483-0038	1-01484-0001	1-01484-0026	
Address	520 EAST 72 STREET	1360 YORK AVENUE	530 EAST 73 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR	
Total Units	264	90	414	
Year Built	1964	1958	1986	
Gross SqFt	181,246	60,775	583,731	
Estimated Gross Income	\$6,042,742	\$1,534,046	\$25,852,301	
Gross Income per SqFt	\$33.34	\$25.24	\$44.29	
Estimated Expense	\$2,102,454	\$646,550	\$7,278,486	
Expense SqFt	\$11.60	\$10.64	\$12.47	
Net Operating Income	\$3,940,288	\$887,496	\$18,573,815	
Full Market Value	\$29,272,000	\$6,442,000	\$139,842,000	
Market Value per SqFt	\$161.50	\$106.00	\$239.57	
Distance from Cooperative in miles		0.06	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01484-0019	1-01484-0050	1-01485-0050	1-01485-0049
Address	527 EAST 72 STREET	1366 YORK AVENUE	1380 YORK AVENUE	1384 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	C6-WALK-UP	C7-WALK-UP	D9-ELEVATOR	C7-WALK-UP
Total Units	20	20	41	18
Year Built	1910	1910	1910	1910
Gross SqFt	13,500	9,245	16,037	8,860
Estimated Gross Income	\$437,940	\$286,973	\$627,910	\$287,422
Gross Income per SqFt	\$32.44	\$31.04	\$39.15	\$32.44
Estimated Expense	\$187,785	\$64,813	\$157,659	\$105,700
Expense SqFt	\$13.91	\$7.01	\$9.83	\$11.93
Net Operating Income	\$250,155	\$222,160	\$470,251	\$181,722
Full Market Value	\$1,862,000	\$1,659,000	\$3,556,000	\$1,353,000
Market Value per SqFt	\$137.93	\$179.45	\$221.74	\$152.71
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01484-0022	1-01484-0050	1-01485-0050	1-01485-0049
Address	531 EAST 72 STREET	1366 YORK AVENUE	1380 YORK AVENUE	1384 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	C6-WALK-UP	C7-WALK-UP	D9-ELEVATOR	C7-WALK-UP
Total Units	20	20	41	18
Year Built	1910	1910	1910	1910
Gross SqFt	13,500	9,245	16,037	8,860
Estimated Gross Income	\$437,940	\$286,973	\$627,910	\$287,422
Gross Income per SqFt	\$32.44	\$31.04	\$39.15	\$32.44
Estimated Expense	\$187,785	\$64,813	\$157,659	\$105,700
Expense SqFt	\$13.91	\$7.01	\$9.83	\$11.93
Net Operating Income	\$250,155	\$222,160	\$470,251	\$181,722
Full Market Value	\$1,862,000	\$1,659,000	\$3,556,000	\$1,353,000
Market Value per SqFt	\$137.93	\$179.45	\$221.74	\$152.71
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01484-0024	1-01484-0050	1-01485-0050	
Address	541 EAST 72 STREET	1366 YORK AVENUE	1380 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	C6-WALK-UP	C7-WALK-UP	D9-ELEVATOR	
Total Units	11	20	41	
Year Built	1910	1910	1910	
Gross SqFt	11,550	9,245	16,037	
Estimated Gross Income	\$413,490	\$286,973	\$627,910	
Gross Income per SqFt	\$35.80	\$31.04	\$39.15	
Estimated Expense	\$137,099	\$64,813	\$157,659	
Expense SqFt	\$11.87	\$7.01	\$9.83	
Net Operating Income	\$276,391	\$222,160	\$470,251	
Full Market Value	\$2,042,000	\$1,659,000	\$3,556,000	
Market Value per SqFt	\$176.80	\$179.45	\$221.74	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01485-0004	1-01431-0030	1-01393-0012	
Address	1376 YORK AVENUE	248 EAST 77 STREET	11 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	20	12	16	
Year Built	1910	1910	1920	
Gross SqFt	9,435	10,500	8,234	
Estimated Gross Income	\$523,454	\$483,580	\$534,271	
Gross Income per SqFt	\$55.48	\$46.06	\$64.89	
Estimated Expense	\$157,036	\$100,163	\$156,262	
Expense SqFt	\$16.64	\$9.54	\$18.98	
Net Operating Income	\$366,418	\$383,417	\$378,009	
Full Market Value	\$2,400,000	\$2,519,000	\$2,798,000	
Market Value per SqFt	\$254.37	\$239.90	\$339.81	
Distance from Cooperative in miles		0.45	0.86	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01487-0039	1-01484-0001	1-01471-0003	1-01490-0122
Address	520 EAST 76 STREET	1360 YORK AVENUE	1470 1 AVENUE	555 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	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	102	90	84	87
Year Built	1964	1958	1975	1940
Gross SqFt	81,000	60,775	63,862	75,854
Estimated Gross Income	\$2,797,740	\$1,534,046	\$2,209,497	\$2,626,762
Gross Income per SqFt	\$34.54	\$25.24	\$34.60	\$34.63
Estimated Expense	\$978,480	\$646,550	\$704,067	\$919,472
Expense SqFt	\$12.08	\$10.64	\$11.02	\$12.12
Net Operating Income	\$1,819,260	\$887,496	\$1,505,430	\$1,707,290
Full Market Value	\$13,473,000	\$6,442,000	\$11,147,000	\$12,641,000
Market Value per SqFt	\$166.33	\$106.00	\$174.55	\$166.65
Distance from Cooperative in miles		0.15	0.15	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01489-0008	1-01490-0028	1-01490-0030	1-01490-0015
Address	509 EAST 77 STREET	542 EAST 79 STREET	532 EAST 79 STREET	519 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	287	113	102	100
Year Built	1900	1911	1911	1911
Gross SqFt	98,580	54,792	44,952	44,764
Estimated Gross Income	\$3,943,200	\$2,123,625	\$1,860,246	\$1,790,489
Gross Income per SqFt	\$40.00	\$38.76	\$41.38	\$40.00
Estimated Expense	\$1,117,897	\$575,390	\$519,240	\$507,416
Expense SqFt	\$11.34	\$10.50	\$11.55	\$11.34
Net Operating Income	\$2,825,303	\$1,548,235	\$1,341,006	\$1,283,073
Full Market Value	\$21,354,000	\$11,712,000	\$10,125,000	\$9,697,000
Market Value per SqFt	\$216.62	\$213.75	\$225.24	\$216.62
Distance from Cooperative in miles		0.06	0.06	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01489-0037	1-01490-0028	1-01490-0015	1-01490-0019
Address	508 EAST 78 STREET	542 EAST 79 STREET	519 EAST 78 STREET	527 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	384	113	100	102
Year Built	1910	1911	1911	1911
Gross SqFt	98,580	54,792	44,764	44,364
Estimated Gross Income	\$3,820,961	\$2,123,625	\$1,790,489	\$1,650,345
Gross Income per SqFt	\$38.76	\$38.76	\$40.00	\$37.20
Estimated Expense	\$1,035,090	\$575,390	\$507,416	\$500,409
Expense SqFt	\$10.50	\$10.50	\$11.34	\$11.28
Net Operating Income	\$2,785,871	\$1,548,235	\$1,283,073	\$1,149,936
Full Market Value	\$21,075,000	\$11,712,000	\$9,697,000	\$8,460,000
Market Value per SqFt	\$213.79	\$213.75	\$216.62	\$190.70
Distance from Cooperative in miles		0.06	0.06	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0001	1-01492-0036	1-01390-0009	
Address	980 5 AVENUE	920 PARK AVENUE	7 EAST 75 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	46	72	20	
Year Built	1966	1962	1910	
Gross SqFt	202,777	155,544	13,580	
Estimated Gross Income	\$7,358,777	\$5,895,071	\$469,477	
Gross Income per SqFt	\$36.29	\$37.90	\$34.57	
Estimated Expense	\$2,240,686	\$2,014,709	\$136,775	
Expense SqFt	\$11.05	\$12.95	\$10.07	
Net Operating Income	\$5,118,091	\$3,880,362	\$332,702	
Full Market Value	\$37,736,000	\$29,372,000	\$2,464,000	
Market Value per SqFt	\$186.10	\$188.83	\$181.44	
Distance from Cooperative in miles		0.11	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0012	1-01491-0063	1-01509-0006	1-01391-0002
Address	21 EAST 79 STREET	14 EAST 80 STREET	107 EAST 80 STREET	952 5 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	14	15	33	38
Year Built	1930	1925	1925	1923
Gross SqFt	56,017	8,290	52,272	41,287
Estimated Gross Income	\$2,452,424	\$389,314	\$2,335,704	\$1,605,662
Gross Income per SqFt	\$43.78	\$46.96	\$44.68	\$38.89
Estimated Expense	\$1,251,980	\$101,430	\$712,236	\$361,009
Expense SqFt	\$22.35	\$12.24	\$13.63	\$8.74
Net Operating Income	\$1,200,444	\$287,884	\$1,623,468	\$1,244,653
Full Market Value	\$9,042,000	\$2,057,000	\$12,219,000	\$9,415,000
Market Value per SqFt	\$161.42	\$248.13	\$233.76	\$228.04
Distance from Cooperative in miles		0.00	0.20	0.16

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0016	1-01390-0010	1-01508-0001	
Address	1040 MADISON AVENUE	9 EAST 75 STREET	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	C5-WALK-UP	D3-ELEVATOR	
Total Units	19	19	70	
Year Built	1925	1952	1913	
Gross SqFt	60,947	13,176	113,281	
Estimated Gross Income	\$1,868,635	\$418,431	\$3,348,491	
Gross Income per SqFt	\$30.66	\$31.76	\$29.56	
Estimated Expense	\$637,506	\$112,250	\$1,404,934	
Expense SqFt	\$10.46	\$8.52	\$12.40	
Net Operating Income	\$1,231,129	\$306,181	\$1,943,557	
Full Market Value	\$9,203,000	\$2,211,000	\$14,572,000	
Market Value per SqFt	\$151.00	\$167.81	\$128.64	
Distance from Cooperative in miles		0.21	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0023	1-01509-0006	1-01492-0049	1-01392-0047
Address	1033 MADISON AVENUE	107 EAST 80 STREET	1067 MADISON AVENUE	50 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	21	33	60	48
Year Built	1925	1925	1955	1936
Gross SqFt	69,585	52,272	60,858	52,356
Estimated Gross Income	\$3,046,431	\$2,335,704	\$2,458,314	\$2,654,820
Gross Income per SqFt	\$43.78	\$44.68	\$40.39	\$50.71
Estimated Expense	\$1,555,225	\$712,236	\$766,850	\$619,711
Expense SqFt	\$22.35	\$13.63	\$12.60	\$11.84
Net Operating Income	\$1,491,206	\$1,623,468	\$1,691,464	\$2,035,109
Full Market Value	\$11,231,000	\$12,219,000	\$12,780,000	\$15,241,000
Market Value per SqFt	\$161.40	\$233.76	\$210.00	\$291.10
Distance from Cooperative in miles		0.11	0.05	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0030	1-01492-0049	1-01509-0006	1-01392-0047
Address	73 EAST 79 STREET	1067 MADISON AVENUE	107 EAST 80 STREET	50 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	15	60	33	48
Year Built	1928	1955	1925	1936
Gross SqFt	60,150	60,858	52,272	52,356
Estimated Gross Income	\$2,633,367	\$2,458,314	\$2,335,704	\$2,654,820
Gross Income per SqFt	\$43.78	\$40.39	\$44.68	\$50.71
Estimated Expense	\$1,344,353	\$766,850	\$712,236	\$619,711
Expense SqFt	\$22.35	\$12.60	\$13.63	\$11.84
Net Operating Income	\$1,289,014	\$1,691,464	\$1,623,468	\$2,035,109
Full Market Value	\$9,709,000	\$12,780,000	\$12,219,000	\$15,241,000
Market Value per SqFt	\$161.41	\$210.00	\$233.76	\$291.10
Distance from Cooperative in miles		0.05	0.11	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0037	1-01509-0006	1-01492-0049	1-01392-0047
Address	908 PARK AVENUE	107 EAST 80 STREET	1067 MADISON AVENUE	50 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	25	33	60	48
Year Built	1925	1925	1955	1936
Gross SqFt	70,322	52,272	60,858	52,356
Estimated Gross Income	\$3,078,697	\$2,335,704	\$2,458,314	\$2,654,820
Gross Income per SqFt	\$43.78	\$44.68	\$40.39	\$50.71
Estimated Expense	\$1,571,697	\$712,236	\$766,850	\$619,711
Expense SqFt	\$22.35	\$13.63	\$12.60	\$11.84
Net Operating Income	\$1,507,000	\$1,623,468	\$1,691,464	\$2,035,109
Full Market Value	\$11,350,000	\$12,219,000	\$12,780,000	\$15,241,000
Market Value per SqFt	\$161.40	\$233.76	\$210.00	\$291.10
Distance from Cooperative in miles		0.11	0.05	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01491-0048	1-01491-0041	1-01508-0001	
Address	40 EAST 80 STREET	66 EAST 80 STREET	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	43	18	70	
Year Built	1967	1925	1913	
Gross SqFt	111,231	12,648	113,281	
Estimated Gross Income	\$3,439,263	\$408,228	\$3,348,491	
Gross Income per SqFt	\$30.92	\$32.28	\$29.56	
Estimated Expense	\$1,217,979	\$105,889	\$1,404,934	
Expense SqFt	\$10.95	\$8.37	\$12.40	
Net Operating Income	\$2,221,284	\$302,339	\$1,943,557	
Full Market Value	\$16,595,000	\$2,251,000	\$14,572,000	
Market Value per SqFt	\$149.19	\$177.97	\$128.64	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01492-0003	1-01492-0036	1-01491-0041	1-01509-0066
Address	993 5 AVENUE	920 PARK AVENUE	66 EAST 80 STREET	104 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	21	72	18	48
Year Built	1930	1962	1925	1900
Gross SqFt	93,389	155,544	12,648	40,632
Estimated Gross Income	\$3,014,597	\$5,895,071	\$408,228	\$1,057,800
Gross Income per SqFt	\$32.28	\$37.90	\$32.28	\$26.03
Estimated Expense	\$886,262	\$2,014,709	\$105,889	\$182,217
Expense SqFt	\$9.49	\$12.95	\$8.37	\$4.48
Net Operating Income	\$2,128,335	\$3,880,362	\$302,339	\$875,583
Full Market Value	\$15,845,000	\$29,372,000	\$2,251,000	\$6,340,000
Market Value per SqFt	\$169.67	\$188.83	\$177.97	\$156.03
Distance from Cooperative in miles		0.09	0.10	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01492-0011	1-01391-0002	1-01390-0009	1-01491-0041
Address	17 EAST 80 STREET	952 5 AVENUE	7 EAST 75 STREET	66 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	11	38	20	18
Year Built	1920	1923	1910	1925
Gross SqFt	20,615	41,287	13,580	12,648
Estimated Gross Income	\$712,661	\$1,605,662	\$469,477	\$408,228
Gross Income per SqFt	\$34.57	\$38.89	\$34.57	\$32.28
Estimated Expense	\$207,593	\$361,009	\$136,775	\$105,889
Expense SqFt	\$10.07	\$8.74	\$10.07	\$8.37
Net Operating Income	\$505,068	\$1,244,653	\$332,702	\$302,339
Full Market Value	\$3,740,000	\$9,415,000	\$2,464,000	\$2,251,000
Market Value per SqFt	\$181.42	\$228.04	\$181.44	\$177.97
Distance from Cooperative in miles		0.21	0.26	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01492-0037	1-01492-0049	1-01509-0006	1-01492-0015
Address	930 PARK AVENUE	1067 MADISON AVENUE	107 EAST 80 STREET	1058 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	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	24	60	33	72
Year Built	1916	1955	1925	1938
Gross SqFt	80,405	60,858	52,272	104,209
Estimated Gross Income	\$3,520,131	\$2,458,314	\$2,335,704	\$4,751,931
Gross Income per SqFt	\$43.78	\$40.39	\$44.68	\$45.60
Estimated Expense	\$1,797,052	\$766,850	\$712,236	\$1,282,453
Expense SqFt	\$22.35	\$12.60	\$13.63	\$12.31
Net Operating Income	\$1,723,079	\$1,691,464	\$1,623,468	\$3,469,478
Full Market Value	\$12,978,000	\$12,780,000	\$12,219,000	\$26,098,000
Market Value per SqFt	\$161.41	\$210.00	\$233.76	\$250.44
Distance from Cooperative in miles		0.00	0.10	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01492-0069	1-01492-0015	1-01492-0036	1-01496-0021
Address	995 5 AVENUE	1058 MADISON AVENUE	920 PARK AVENUE	1125 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	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	37	72	72	41
Year Built	1926	1938	1962	1922
Gross SqFt	142,708	104,209	155,544	113,052
Estimated Gross Income	\$5,868,153	\$4,751,931	\$5,895,071	\$4,649,107
Gross Income per SqFt	\$41.12	\$45.60	\$37.90	\$41.12
Estimated Expense	\$1,525,549	\$1,282,453	\$2,014,709	\$1,208,235
Expense SqFt	\$10.69	\$12.31	\$12.95	\$10.69
Net Operating Income	\$4,342,604	\$3,469,478	\$3,880,362	\$3,440,872
Full Market Value	\$32,794,000	\$26,098,000	\$29,372,000	\$25,985,000
Market Value per SqFt	\$229.80	\$250.44	\$188.83	\$229.85
Distance from Cooperative in miles		0.00	0.09	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-0001	1-01491-0041	1-01511-0033	
Address	998 5 AVENUE	66 EAST 80 STREET	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	18	18	94	
Year Built	1912	1925	1961	
Gross SqFt	145,230	12,648	147,534	
Estimated Gross Income	\$4,355,448	\$408,228	\$3,843,154	
Gross Income per SqFt	\$29.99	\$32.28	\$26.05	
Estimated Expense	\$1,360,805	\$105,889	\$1,156,415	
Expense SqFt	\$9.37	\$8.37	\$7.84	
Net Operating Income	\$2,994,643	\$302,339	\$2,686,739	
Full Market Value	\$22,432,000	\$2,251,000	\$17,820,000	
Market Value per SqFt	\$154.46	\$177.97	\$120.79	
Distance from Cooperative in miles		0.14	0.29	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-0033	1-01491-0041	1-01508-0001	
Address	940 PARK AVENUE	66 EAST 80 STREET	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	30	18	70	
Year Built	1926	1925	1913	
Gross SqFt	64,058	12,648	113,281	
Estimated Gross Income	\$1,980,673	\$408,228	\$3,348,491	
Gross Income per SqFt	\$30.92	\$32.28	\$29.56	
Estimated Expense	\$701,435	\$105,889	\$1,404,934	
Expense SqFt	\$10.95	\$8.37	\$12.40	
Net Operating Income	\$1,279,238	\$302,339	\$1,943,557	
Full Market Value	\$9,557,000	\$2,251,000	\$14,572,000	
Market Value per SqFt	\$149.19	\$177.97	\$128.64	
Distance from Cooperative in miles		0.10	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-0037	1-01492-0036	1-01509-0066	1-01508-0001
Address	950 PARK AVENUE	920 PARK AVENUE	104 EAST 81 STREET	903 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	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	27	72	48	70
Year Built	1921	1962	1900	1913
Gross SqFt	98,800	155,544	40,632	113,281
Estimated Gross Income	\$2,920,528	\$5,895,071	\$1,057,800	\$3,348,491
Gross Income per SqFt	\$29.56	\$37.90	\$26.03	\$29.56
Estimated Expense	\$1,225,120	\$2,014,709	\$182,217	\$1,404,934
Expense SqFt	\$12.40	\$12.95	\$4.48	\$12.40
Net Operating Income	\$1,695,408	\$3,880,362	\$875,583	\$1,943,557
Full Market Value	\$12,711,000	\$29,372,000	\$6,340,000	\$14,572,000
Market Value per SqFt	\$128.65	\$188.83	\$156.03	\$128.64
Distance from Cooperative in miles		0.05	0.11	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01493-0072	1-01492-0015	1-01492-0049	1-01496-0021
Address	1001 5 AVENUE	1058 MADISON AVENUE	1067 MADISON AVENUE	1125 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	70	72	60	41
Year Built	1978	1938	1955	1922
Gross SqFt	109,076	104,209	60,858	113,052
Estimated Gross Income	\$4,485,205	\$4,751,931	\$2,458,314	\$4,649,107
Gross Income per SqFt	\$41.12	\$45.60	\$40.39	\$41.12
Estimated Expense	\$1,166,022	\$1,282,453	\$766,850	\$1,208,235
Expense SqFt	\$10.69	\$12.31	\$12.60	\$10.69
Net Operating Income	\$3,319,183	\$3,469,478	\$1,691,464	\$3,440,872
Full Market Value	\$25,066,000	\$26,098,000	\$12,780,000	\$25,985,000
Market Value per SqFt	\$229.80	\$250.44	\$210.00	\$229.85
Distance from Cooperative in miles		0.05	0.10	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0001	1-01497-0009	1-01508-0001	
Address	1010 5 AVENUE	1150 MADISON AVENUE	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	74	360	70	
Year Built	1925	1923	1913	
Gross SqFt	196,727	472,600	113,281	
Estimated Gross Income	\$5,990,337	\$14,804,490	\$3,348,491	
Gross Income per SqFt	\$30.45	\$31.33	\$29.56	
Estimated Expense	\$2,165,964	\$4,531,971	\$1,404,934	
Expense SqFt	\$11.01	\$9.59	\$12.40	
Net Operating Income	\$3,824,373	\$10,272,519	\$1,943,557	
Full Market Value	\$28,600,000	\$76,683,000	\$14,572,000	
Market Value per SqFt	\$145.38	\$162.26	\$128.64	
Distance from Cooperative in miles		0.15	0.24	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0023	1-01494-0015	1-01509-0006	1-01496-0021
Address	1089 MADISON AVENUE	1094 MADISON AVENUE	107 EAST 80 STREET	1125 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	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	22	112	33	41
Year Built	1912	1911	1925	1922
Gross SqFt	71,643	106,947	52,272	113,052
Estimated Gross Income	\$3,136,531	\$5,916,440	\$2,335,704	\$4,649,107
Gross Income per SqFt	\$43.78	\$55.32	\$44.68	\$41.12
Estimated Expense	\$1,601,221	\$1,482,772	\$712,236	\$1,208,235
Expense SqFt	\$22.35	\$13.86	\$13.63	\$10.69
Net Operating Income	\$1,535,310	\$4,433,668	\$1,623,468	\$3,440,872
Full Market Value	\$11,564,000	\$33,070,000	\$12,219,000	\$25,985,000
Market Value per SqFt	\$161.41	\$309.22	\$233.76	\$229.85
Distance from Cooperative in miles		0.09	0.14	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0032	1-01492-0036	1-01508-0001	
Address	960 PARK AVENUE	920 PARK AVENUE	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	32	72	70	
Year Built	1915	1962	1913	
Gross SqFt	112,078	155,544	113,281	
Estimated Gross Income	\$3,787,116	\$5,895,071	\$3,348,491	
Gross Income per SqFt	\$33.79	\$37.90	\$29.56	
Estimated Expense	\$1,369,593	\$2,014,709	\$1,404,934	
Expense SqFt	\$12.22	\$12.95	\$12.40	
Net Operating Income	\$2,417,523	\$3,880,362	\$1,943,557	
Full Market Value	\$17,943,000	\$29,372,000	\$14,572,000	
Market Value per SqFt	\$160.09	\$188.83	\$128.64	
Distance from Cooperative in miles		0.10	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0037	1-01491-0041	1-01508-0001	
Address	970 PARK AVENUE	66 EAST 80 STREET	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	42	18	70	
Year Built	1912	1925	1913	
Gross SqFt	96,379	12,648	113,281	
Estimated Gross Income	\$2,938,596	\$408,228	\$3,348,491	
Gross Income per SqFt	\$30.49	\$32.28	\$29.56	
Estimated Expense	\$981,138	\$105,889	\$1,404,934	
Expense SqFt	\$10.18	\$8.37	\$12.40	
Net Operating Income	\$1,957,458	\$302,339	\$1,943,557	
Full Market Value	\$14,637,000	\$2,251,000	\$14,572,000	
Market Value per SqFt	\$151.87	\$177.97	\$128.64	
Distance from Cooperative in miles		0.15	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0041	1-01494-0045	1-01510-0063	1-01510-0069
Address	68 EAST 83 STREET	54 EAST 83 STREET	120 EAST 82 STREET	957 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	D4-ELEVATOR	D9-ELEVATOR	C5-WALK-UP	C7-WALK-UP
Total Units	22	15	18	11
Year Built	1912	1923	1912	1915
Gross SqFt	13,972	11,745	9,660	11,460
Estimated Gross Income	\$475,747	\$415,355	\$328,908	\$493,424
Gross Income per SqFt	\$34.05	\$35.36	\$34.05	\$43.06
Estimated Expense	\$103,393	\$146,158	\$71,477	\$105,254
Expense SqFt	\$7.40	\$12.44	\$7.40	\$9.18
Net Operating Income	\$372,354	\$269,197	\$257,431	\$388,170
Full Market Value	\$2,760,000	\$1,990,000	\$1,908,000	\$2,925,000
Market Value per SqFt	\$197.54	\$169.43	\$197.52	\$255.24
Distance from Cooperative in miles		0.00	0.11	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0050	1-01491-0041	1-01508-0001	
Address	1095 MADISON AVENUE	66 EAST 80 STREET	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	34	18	70	
Year Built	1912	1925	1913	
Gross SqFt	81,125	12,648	113,281	
Estimated Gross Income	\$2,508,385	\$408,228	\$3,348,491	
Gross Income per SqFt	\$30.92	\$32.28	\$29.56	
Estimated Expense	\$888,319	\$105,889	\$1,404,934	
Expense SqFt	\$10.95	\$8.37	\$12.40	
Net Operating Income	\$1,620,066	\$302,339	\$1,943,557	
Full Market Value	\$12,104,000	\$2,251,000	\$14,572,000	
Market Value per SqFt	\$149.20	\$177.97	\$128.64	
Distance from Cooperative in miles		0.15	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0059	1-01508-0001	1-01509-0066	
Address	8 EAST 83 STREET	903 PARK AVENUE	104 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	81	70	48	
Year Built	1963	1913	1900	
Gross SqFt	179,576	113,281	40,632	
Estimated Gross Income	\$4,992,213	\$3,348,491	\$1,057,800	
Gross Income per SqFt	\$27.80	\$29.56	\$26.03	
Estimated Expense	\$1,515,621	\$1,404,934	\$182,217	
Expense SqFt	\$8.44	\$12.40	\$4.48	
Net Operating Income	\$3,476,592	\$1,943,557	\$875,583	
Full Market Value	\$25,044,000	\$14,572,000	\$6,340,000	
Market Value per SqFt	\$139.46	\$128.64	\$156.03	
Distance from Cooperative in miles		0.24	0.22	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01494-0069	1-01492-0036	1-01496-0021	1-01492-0015
Address	1016 5 AVENUE	920 PARK AVENUE	1125 MADISON AVENUE	1058 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	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	65	72	41	72
Year Built	1929	1962	1922	1938
Gross SqFt	166,600	155,544	113,052	104,209
Estimated Gross Income	\$6,850,592	\$5,895,071	\$4,649,107	\$4,751,931
Gross Income per SqFt	\$41.12	\$37.90	\$41.12	\$45.60
Estimated Expense	\$1,780,954	\$2,014,709	\$1,208,235	\$1,282,453
Expense SqFt	\$10.69	\$12.95	\$10.69	\$12.31
Net Operating Income	\$5,069,638	\$3,880,362	\$3,440,872	\$3,469,478
Full Market Value	\$19,580,000	\$29,372,000	\$25,985,000	\$26,098,000
Market Value per SqFt	\$117.53	\$188.83	\$229.85	\$250.44
Distance from Cooperative in miles		0.14	0.14	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01495-0001	1-01497-0009	1-01509-0066	
Address	1020 5 AVENUE	1150 MADISON AVENUE	104 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	14	360	48	
Year Built	1925	1923	1900	
Gross SqFt	66,983	472,600	40,632	
Estimated Gross Income	\$1,977,338	\$14,804,490	\$1,057,800	
Gross Income per SqFt	\$29.52	\$31.33	\$26.03	
Estimated Expense	\$631,650	\$4,531,971	\$182,217	
Expense SqFt	\$9.43	\$9.59	\$4.48	
Net Operating Income	\$1,345,688	\$10,272,519	\$875,583	
Full Market Value	\$10,090,000	\$76,683,000	\$6,340,000	
Market Value per SqFt	\$150.64	\$162.26	\$156.03	
Distance from Cooperative in miles		0.10	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01495-0004	1-01512-0040	1-01492-0036	1-01497-0009
Address	1025 5 AVENUE	1482 3 AVENUE	920 PARK AVENUE	1150 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	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	168	185	72	360
Year Built	1955	1963	1962	1923
Gross SqFt	312,550	224,000	155,544	472,600
Estimated Gross Income	\$10,248,515	\$7,345,583	\$5,895,071	\$14,804,490
Gross Income per SqFt	\$32.79	\$32.79	\$37.90	\$31.33
Estimated Expense	\$3,125,500	\$1,788,471	\$2,014,709	\$4,531,971
Expense SqFt	\$10.00	\$7.98	\$12.95	\$9.59
Net Operating Income	\$7,123,015	\$5,557,112	\$3,880,362	\$10,272,519
Full Market Value	\$52,975,000	\$41,329,000	\$29,372,000	\$76,683,000
Market Value per SqFt	\$169.49	\$184.50	\$188.83	\$162.26
Distance from Cooperative in miles		0.29	0.18	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01495-0049	1-01515-0007	1-01509-0066	
Address	1115 MADISON AVENUE	103 EAST 86 STREET	104 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	63	52	48	
Year Built	1963	1914	1900	
Gross SqFt	137,375	91,260	40,632	
Estimated Gross Income	\$4,100,644	\$2,919,965	\$1,057,800	
Gross Income per SqFt	\$29.85	\$32.00	\$26.03	
Estimated Expense	\$1,403,973	\$1,021,121	\$182,217	
Expense SqFt	\$10.22	\$11.19	\$4.48	
Net Operating Income	\$2,696,671	\$1,898,844	\$875,583	
Full Market Value	\$20,206,000	\$14,156,000	\$6,340,000	
Market Value per SqFt	\$147.09	\$155.12	\$156.03	
Distance from Cooperative in miles		0.19	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01495-0059	1-01509-0064	1-01491-0041	1-01509-0066
Address	20 EAST 84 STREET	108 EAST 81 STREET	66 EAST 80 STREET	104 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	25	20	18	48
Year Built	1910	1922	1925	1900
Gross SqFt	23,948	32,383	12,648	40,632
Estimated Gross Income	\$773,041	\$1,341,304	\$408,228	\$1,057,800
Gross Income per SqFt	\$32.28	\$41.42	\$32.28	\$26.03
Estimated Expense	\$227,267	\$456,276	\$105,889	\$182,217
Expense SqFt	\$9.49	\$14.09	\$8.37	\$4.48
Net Operating Income	\$545,774	\$885,028	\$302,339	\$875,583
Full Market Value	\$4,063,000	\$6,682,000	\$2,251,000	\$6,340,000
Market Value per SqFt	\$169.66	\$206.34	\$177.97	\$156.03
Distance from Cooperative in miles		0.25	0.22	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0001	1-01499-0061	1-01496-0021	1-01494-0015
Address	1030 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	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	18	69	41	112
Year Built	1925	1931	1922	1911
Gross SqFt	86,666	87,640	113,052	106,947
Estimated Gross Income	\$3,563,706	\$3,587,951	\$4,649,107	\$5,916,440
Gross Income per SqFt	\$41.12	\$40.94	\$41.12	\$55.32
Estimated Expense	\$926,460	\$1,039,636	\$1,208,235	\$1,482,772
Expense SqFt	\$10.69	\$11.86	\$10.69	\$13.86
Net Operating Income	\$2,637,246	\$2,548,315	\$3,440,872	\$4,433,668
Full Market Value	\$19,350,000	\$19,247,000	\$25,985,000	\$33,070,000
Market Value per SqFt	\$223.27	\$219.61	\$229.85	\$309.22
Distance from Cooperative in miles		0.15	0.09	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0006	1-01498-0007	1-01512-0044	1-01509-0064
Address	3 EAST 84 STREET	5 EAST 86 STREET	15 EAST 84 STREET	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	12	66	64	20
Year Built	1928	1961	1929	1922
Gross SqFt	33,911	46,600	36,935	32,383
Estimated Gross Income	\$1,343,215	\$1,697,203	\$1,608,812	\$1,341,304
Gross Income per SqFt	\$39.61	\$36.42	\$43.56	\$41.42
Estimated Expense	\$622,945	\$546,620	\$428,261	\$456,276
Expense SqFt	\$18.37	\$11.73	\$11.59	\$14.09
Net Operating Income	\$720,270	\$1,150,583	\$1,180,551	\$885,028
Full Market Value	\$5,445,000	\$8,481,000	\$8,893,000	\$6,682,000
Market Value per SqFt	\$160.57	\$182.00	\$240.77	\$206.34
Distance from Cooperative in miles		0.11	0.29	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0013	1-01500-0065	1-01497-0009	
Address	17 EAST 84 STREET	4 EAST 89 STREET	1150 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	22	84	360	
Year Built	1925	1955	1923	
Gross SqFt	39,222	70,678	472,600	
Estimated Gross Income	\$1,260,595	\$2,505,207	\$14,804,490	
Gross Income per SqFt	\$32.14	\$35.45	\$31.33	
Estimated Expense	\$405,555	\$850,828	\$4,531,971	
Expense SqFt	\$10.34	\$12.04	\$9.59	
Net Operating Income	\$855,040	\$1,654,379	\$10,272,519	
Full Market Value	\$6,372,000	\$12,229,000	\$76,683,000	
Market Value per SqFt	\$162.46	\$173.02	\$162.26	
Distance from Cooperative in miles		0.20	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0034	1-01492-0036	1-01517-0001	
Address	1000 PARK AVENUE	920 PARK AVENUE	1085 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	70	72	46	
Year Built	1916	1962	1926	
Gross SqFt	164,672	155,544	127,395	
Estimated Gross Income	\$4,426,383	\$5,895,071	\$6,822,498	
Gross Income per SqFt	\$26.88	\$37.90	\$53.55	
Estimated Expense	\$1,407,946	\$2,014,709	\$1,808,333	
Expense SqFt	\$8.55	\$12.95	\$14.19	
Net Operating Income	\$3,018,437	\$3,880,362	\$5,014,165	
Full Market Value	\$20,020,000	\$29,372,000	\$37,447,000	
Market Value per SqFt	\$121.58	\$188.83	\$293.94	
Distance from Cooperative in miles		0.20	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0054	1-01515-0007	1-01497-0009	
Address	1133 MADISON AVENUE	103 EAST 86 STREET	1150 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	66	52	360	
Year Built	1925	1914	1923	
Gross SqFt	107,547	91,260	472,600	
Estimated Gross Income	\$3,406,013	\$2,919,965	\$14,804,490	
Gross Income per SqFt	\$31.67	\$32.00	\$31.33	
Estimated Expense	\$1,118,489	\$1,021,121	\$4,531,971	
Expense SqFt	\$10.40	\$11.19	\$9.59	
Net Operating Income	\$2,287,524	\$1,898,844	\$10,272,519	
Full Market Value	\$17,065,000	\$14,156,000	\$76,683,000	
Market Value per SqFt	\$158.67	\$155.12	\$162.26	
Distance from Cooperative in miles		0.15	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0065	1-01515-0007	1-01511-0008	1-01512-0012
Address	10 EAST 85 STREET	103 EAST 86 STREET	115 EAST 82 STREET	123 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	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	38	52	38	20
Year Built	1925	1914	1919	1960
Gross SqFt	54,696	91,260	50,592	19,200
Estimated Gross Income	\$1,515,079	\$2,919,965	\$1,401,398	\$485,125
Gross Income per SqFt	\$27.70	\$32.00	\$27.70	\$25.27
Estimated Expense	\$505,938	\$1,021,121	\$560,559	\$153,818
Expense SqFt	\$9.25	\$11.19	\$11.08	\$8.01
Net Operating Income	\$1,009,141	\$1,898,844	\$840,839	\$331,307
Full Market Value	\$6,930,000	\$14,156,000	\$5,709,000	\$2,178,000
Market Value per SqFt	\$126.70	\$155.12	\$112.84	\$113.44
Distance from Cooperative in miles		0.22	0.22	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01496-0071	1-01497-0009	1-01512-0012	
Address	1035 5 AVENUE	1150 MADISON AVENUE	123 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	76	360	20	
Year Built	1928	1923	1960	
Gross SqFt	233,923	472,600	19,200	
Estimated Gross Income	\$6,905,407	\$14,804,490	\$485,125	
Gross Income per SqFt	\$29.52	\$31.33	\$25.27	
Estimated Expense	\$2,205,894	\$4,531,971	\$153,818	
Expense SqFt	\$9.43	\$9.59	\$8.01	
Net Operating Income	\$4,699,513	\$10,272,519	\$331,307	
Full Market Value	\$35,237,000	\$76,683,000	\$2,178,000	
Market Value per SqFt	\$150.64	\$162.26	\$113.44	
Distance from Cooperative in miles		0.05	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0001	1-01492-0036	1-01515-0007	1-01516-0013
Address	1040 5 AVENUE	920 PARK AVENUE	103 EAST 86 STREET	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	27	72	52	123
Year Built	1930	1962	1914	1962
Gross SqFt	146,235	155,544	91,260	151,184
Estimated Gross Income	\$4,679,520	\$5,895,071	\$2,919,965	\$4,750,837
Gross Income per SqFt	\$32.00	\$37.90	\$32.00	\$31.42
Estimated Expense	\$1,636,370	\$2,014,709	\$1,021,121	\$1,462,338
Expense SqFt	\$11.19	\$12.95	\$11.19	\$9.67
Net Operating Income	\$3,043,150	\$3,880,362	\$1,898,844	\$3,288,499
Full Market Value	\$22,686,000	\$29,372,000	\$14,156,000	\$24,543,000
Market Value per SqFt	\$155.13	\$188.83	\$155.12	\$162.34
Distance from Cooperative in miles		0.27	0.20	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0005	1-01502-0056	1-01509-0064	
Address	3 EAST 85 STREET	26 EAST 91 STREET	108 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	32	28	20	
Year Built	1913	1911	1922	
Gross SqFt	32,762	32,929	32,383	
Estimated Gross Income	\$1,038,883	\$1,286,686	\$1,341,304	
Gross Income per SqFt	\$31.71	\$39.07	\$41.42	
Estimated Expense	\$341,708	\$315,271	\$456,276	
Expense SqFt	\$10.43	\$9.57	\$14.09	
Net Operating Income	\$697,175	\$971,415	\$885,028	
Full Market Value	\$5,200,000	\$7,347,000	\$6,682,000	
Market Value per SqFt	\$158.72	\$223.12	\$206.34	
Distance from Cooperative in miles		0.25	0.32	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0007	1-01515-0007	1-01516-0013	1-01497-0009
Address	7 EAST 85 STREET	103 EAST 86 STREET	1290 LEXINGTON AVENUE	1150 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	38	52	123	360
Year Built	1928	1914	1962	1923
Gross SqFt	37,099	91,260	151,184	472,600
Estimated Gross Income	\$1,165,651	\$2,919,965	\$4,750,837	\$14,804,490
Gross Income per SqFt	\$31.42	\$32.00	\$31.42	\$31.33
Estimated Expense	\$358,747	\$1,021,121	\$1,462,338	\$4,531,971
Expense SqFt	\$9.67	\$11.19	\$9.67	\$9.59
Net Operating Income	\$806,904	\$1,898,844	\$3,288,499	\$10,272,519
Full Market Value	\$6,022,000	\$14,156,000	\$24,543,000	\$76,683,000
Market Value per SqFt	\$162.32	\$155.12	\$162.34	\$162.26
Distance from Cooperative in miles		0.20	0.22	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0021	1-01516-0052	1-01512-0012	
Address	35 EAST 85 STREET	16 EAST 88 STREET	123 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	169	154	20	
Year Built	1959	1963	1960	
Gross SqFt	242,861	128,132	19,200	
Estimated Gross Income	\$7,123,113	\$3,966,689	\$485,125	
Gross Income per SqFt	\$29.33	\$30.96	\$25.27	
Estimated Expense	\$2,406,753	\$1,352,843	\$153,818	
Expense SqFt	\$9.91	\$10.56	\$8.01	
Net Operating Income	\$4,716,360	\$2,613,846	\$331,307	
Full Market Value	\$35,376,000	\$19,527,000	\$2,178,000	
Market Value per SqFt	\$145.66	\$152.40	\$113.44	
Distance from Cooperative in miles		0.22	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0028	1-01515-0007	1-01511-0008	
Address	45 EAST 85 STREET	103 EAST 86 STREET	115 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	48	52	38	
Year Built	1925	1914	1919	
Gross SqFt	104,000	91,260	50,592	
Estimated Gross Income	\$3,104,400	\$2,919,965	\$1,401,398	
Gross Income per SqFt	\$29.85	\$32.00	\$27.70	
Estimated Expense	\$1,062,880	\$1,021,121	\$560,559	
Expense SqFt	\$10.22	\$11.19	\$11.08	
Net Operating Income	\$2,041,520	\$1,898,844	\$840,839	
Full Market Value	\$15,297,000	\$14,156,000	\$5,709,000	
Market Value per SqFt	\$147.09	\$155.12	\$112.84	
Distance from Cooperative in miles		0.12	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0034	1-01496-0021	1-01516-0013	1-01518-0024
Address	1020 PARK AVENUE	1125 MADISON AVENUE	1290 LEXINGTON AVENUE	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	57	41	123	107
Year Built	1962	1922	1962	1960
Gross SqFt	117,879	113,052	151,184	114,939
Estimated Gross Income	\$3,703,758	\$4,649,107	\$4,750,837	\$3,555,222
Gross Income per SqFt	\$31.42	\$41.12	\$31.42	\$30.93
Estimated Expense	\$1,139,890	\$1,208,235	\$1,462,338	\$1,080,137
Expense SqFt	\$9.67	\$10.69	\$9.67	\$9.40
Net Operating Income	\$2,563,868	\$3,440,872	\$3,288,499	\$2,475,085
Full Market Value	\$19,135,000	\$25,985,000	\$24,543,000	\$18,491,000
Market Value per SqFt	\$162.33	\$229.85	\$162.34	\$160.88
Distance from Cooperative in miles		0.05	0.15	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0041	1-01498-0007	1-01515-0007	1-01516-0013
Address	1036 PARK AVENUE	5 EAST 86 STREET	103 EAST 86 STREET	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	73	66	52	123
Year Built	1957	1961	1914	1962
Gross SqFt	97,755	46,600	91,260	151,184
Estimated Gross Income	\$3,128,160	\$1,697,203	\$2,919,965	\$4,750,837
Gross Income per SqFt	\$32.00	\$36.42	\$32.00	\$31.42
Estimated Expense	\$1,093,878	\$546,620	\$1,021,121	\$1,462,338
Expense SqFt	\$11.19	\$11.73	\$11.19	\$9.67
Net Operating Income	\$2,034,282	\$1,150,583	\$1,898,844	\$3,288,499
Full Market Value	\$15,165,000	\$8,481,000	\$14,156,000	\$24,543,000
Market Value per SqFt	\$155.13	\$182.00	\$155.12	\$162.34
Distance from Cooperative in miles		0.11	0.12	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0044	1-01515-0007	1-01511-0008	
Address	68 EAST 86 STREET	103 EAST 86 STREET	115 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	27	52	38	
Year Built	1912	1914	1919	
Gross SqFt	53,220	91,260	50,592	
Estimated Gross Income	\$1,588,617	\$2,919,965	\$1,401,398	
Gross Income per SqFt	\$29.85	\$32.00	\$27.70	
Estimated Expense	\$543,908	\$1,021,121	\$560,559	
Expense SqFt	\$10.22	\$11.19	\$11.08	
Net Operating Income	\$1,044,709	\$1,898,844	\$840,839	
Full Market Value	\$7,828,000	\$14,156,000	\$5,709,000	
Market Value per SqFt	\$147.09	\$155.12	\$112.84	
Distance from Cooperative in miles		0.12	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0046	1-01515-0007	1-01511-0008	
Address	64 EAST 86 STREET	103 EAST 86 STREET	115 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	40	52	38	
Year Built	1917	1914	1919	
Gross SqFt	59,948	91,260	50,592	
Estimated Gross Income	\$1,789,448	\$2,919,965	\$1,401,398	
Gross Income per SqFt	\$29.85	\$32.00	\$27.70	
Estimated Expense	\$612,669	\$1,021,121	\$560,559	
Expense SqFt	\$10.22	\$11.19	\$11.08	
Net Operating Income	\$1,176,779	\$1,898,844	\$840,839	
Full Market Value	\$8,817,000	\$14,156,000	\$5,709,000	
Market Value per SqFt	\$147.08	\$155.12	\$112.84	
Distance from Cooperative in miles		0.12	0.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01497-0073	1-01516-0013	1-01512-0012	
Address	1045 5 AVENUE	1290 LEXINGTON AVENUE	123 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	19	123	20	
Year Built	1967	1962	1960	
Gross SqFt	43,900	151,184	19,200	
Estimated Gross Income	\$1,297,684	\$4,750,837	\$485,125	
Gross Income per SqFt	\$29.56	\$31.42	\$25.27	
Estimated Expense	\$415,294	\$1,462,338	\$153,818	
Expense SqFt	\$9.46	\$9.67	\$8.01	
Net Operating Income	\$882,390	\$3,288,499	\$331,307	
Full Market Value	\$6,616,000	\$24,543,000	\$2,178,000	
Market Value per SqFt	\$150.71	\$162.34	\$113.44	
Distance from Cooperative in miles		0.22	0.22	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0001	1-01502-0056	1-01515-0007	1-01516-0013
Address	1050 5 AVENUE	26 EAST 91 STREET	103 EAST 86 STREET	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	94	28	52	123
Year Built	1960	1911	1914	1962
Gross SqFt	190,640	32,929	91,260	151,184
Estimated Gross Income	\$6,100,480	\$1,286,686	\$2,919,965	\$4,750,837
Gross Income per SqFt	\$32.00	\$39.07	\$32.00	\$31.42
Estimated Expense	\$2,133,262	\$315,271	\$1,021,121	\$1,462,338
Expense SqFt	\$11.19	\$9.57	\$11.19	\$9.67
Net Operating Income	\$3,967,218	\$971,415	\$1,898,844	\$3,288,499
Full Market Value	\$29,575,000	\$7,347,000	\$14,156,000	\$24,543,000
Market Value per SqFt	\$155.14	\$223.12	\$155.12	\$162.34
Distance from Cooperative in miles		0.19	0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0010	1-01515-0007	1-01512-0012	
Address	11 EAST 86 STREET	103 EAST 86 STREET	123 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	56	52	20	
Year Built	1960	1914	1960	
Gross SqFt	126,440	91,260	19,200	
Estimated Gross Income	\$3,621,242	\$2,919,965	\$485,125	
Gross Income per SqFt	\$28.64	\$32.00	\$25.27	
Estimated Expense	\$1,241,641	\$1,021,121	\$153,818	
Expense SqFt	\$9.82	\$11.19	\$8.01	
Net Operating Income	\$2,379,601	\$1,898,844	\$331,307	
Full Market Value	\$17,874,000	\$14,156,000	\$2,178,000	
Market Value per SqFt	\$141.36	\$155.12	\$113.44	
Distance from Cooperative in miles		0.20	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0014	1-01497-0009	1-01512-0012	1-01500-0058
Address	1178 MADISON AVENUE	1150 MADISON AVENUE	123 EAST 83 STREET	1236 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	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	118	360	20	46
Year Built	1926	1923	1960	1900
Gross SqFt	263,334	472,600	19,200	49,616
Estimated Gross Income	\$6,654,450	\$14,804,490	\$485,125	\$627,355
Gross Income per SqFt	\$25.27	\$31.33	\$25.27	\$12.64
Estimated Expense	\$2,225,172	\$4,531,971	\$153,818	\$244,962
Expense SqFt	\$8.45	\$9.59	\$8.01	\$4.94
Net Operating Income	\$4,429,278	\$10,272,519	\$331,307	\$382,393
Full Market Value	\$32,150,000	\$76,683,000	\$2,178,000	\$2,560,000
Market Value per SqFt	\$122.09	\$162.26	\$113.44	\$51.60
Distance from Cooperative in miles		0.06	0.25	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0020	1-01516-0052	1-01517-0020	
Address	49 EAST 86 STREET	16 EAST 88 STREET	1327 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	48	154	97	
Year Built	1930	1963	1927	
Gross SqFt	86,553	128,132	87,192	
Estimated Gross Income	\$2,509,171	\$3,966,689	\$2,355,916	
Gross Income per SqFt	\$28.99	\$30.96	\$27.02	
Estimated Expense	\$811,867	\$1,352,843	\$630,812	
Expense SqFt	\$9.38	\$10.56	\$7.23	
Net Operating Income	\$1,697,304	\$2,613,846	\$1,725,104	
Full Market Value	\$12,741,000	\$19,527,000	\$10,241,000	
Market Value per SqFt	\$147.20	\$152.40	\$117.45	
Distance from Cooperative in miles		0.20	0.22	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0027	1-01516-0013	1-01512-0012	
Address	61 EAST 86 STREET	1290 LEXINGTON AVENUE	123 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	48	123	20	
Year Built	1910	1962	1960	
Gross SqFt	64,922	151,184	19,200	
Estimated Gross Income	\$1,840,539	\$4,750,837	\$485,125	
Gross Income per SqFt	\$28.35	\$31.42	\$25.27	
Estimated Expense	\$588,193	\$1,462,338	\$153,818	
Expense SqFt	\$9.06	\$9.67	\$8.01	
Net Operating Income	\$1,252,346	\$3,288,499	\$331,307	
Full Market Value	\$9,007,000	\$24,543,000	\$2,178,000	
Market Value per SqFt	\$138.74	\$162.34	\$113.44	
Distance from Cooperative in miles		0.11	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0033	1-01496-0021	1-01517-0020	1-01500-0058
Address	1040 PARK AVENUE	1125 MADISON AVENUE	1327 LEXINGTON AVENUE	1236 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	92	41	97	46
Year Built	1925	1922	1927	1900
Gross SqFt	162,651	113,052	87,192	49,616
Estimated Gross Income	\$4,394,830	\$4,649,107	\$2,355,916	\$627,355
Gross Income per SqFt	\$27.02	\$41.12	\$27.02	\$12.64
Estimated Expense	\$1,332,112	\$1,208,235	\$630,812	\$244,962
Expense SqFt	\$8.19	\$10.69	\$7.23	\$4.94
Net Operating Income	\$3,062,718	\$3,440,872	\$1,725,104	\$382,393
Full Market Value	\$22,110,000	\$25,985,000	\$10,241,000	\$2,560,000
Market Value per SqFt	\$135.94	\$229.85	\$117.45	\$51.60
Distance from Cooperative in miles		0.11	0.22	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0037	1-01496-0021	1-01516-0013	1-01500-0053
Address	1050 PARK AVENUE	1125 MADISON AVENUE	1290 LEXINGTON AVENUE	1227 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	41	123	111
Year Built	1923	1922	1962	1958
Gross SqFt	150,782	113,052	151,184	117,340
Estimated Gross Income	\$6,200,156	\$4,649,107	\$4,750,837	\$5,543,856
Gross Income per SqFt	\$41.12	\$41.12	\$31.42	\$47.25
Estimated Expense	\$1,611,860	\$1,208,235	\$1,462,338	\$1,488,267
Expense SqFt	\$10.69	\$10.69	\$9.67	\$12.68
Net Operating Income	\$4,588,296	\$3,440,872	\$3,288,499	\$4,055,589
Full Market Value	\$17,710,000	\$25,985,000	\$24,543,000	\$30,470,000
Market Value per SqFt	\$117.45	\$229.85	\$162.34	\$259.67
Distance from Cooperative in miles		0.11	0.11	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0045	1-01518-0009	1-01516-0013	1-01500-0058
Address	56 EAST 87 STREET	115 EAST 89 STREET	1290 LEXINGTON AVENUE	1236 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	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	33	45	123	46
Year Built	1923	1924	1962	1900
Gross SqFt	33,402	52,848	151,184	49,616
Estimated Gross Income	\$1,049,491	\$1,722,738	\$4,750,837	\$627,355
Gross Income per SqFt	\$31.42	\$32.60	\$31.42	\$12.64
Estimated Expense	\$322,997	\$596,541	\$1,462,338	\$244,962
Expense SqFt	\$9.67	\$11.29	\$9.67	\$4.94
Net Operating Income	\$726,494	\$1,126,197	\$3,288,499	\$382,393
Full Market Value	\$5,422,000	\$8,379,000	\$24,543,000	\$2,560,000
Market Value per SqFt	\$162.33	\$158.55	\$162.34	\$51.60
Distance from Cooperative in miles		0.18	0.11	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0061	1-01515-0007	1-01497-0009	
Address	12 EAST 87 STREET	103 EAST 86 STREET	1150 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	32	52	360	
Year Built	1920	1914	1923	
Gross SqFt	45,000	91,260	472,600	
Estimated Gross Income	\$1,412,100	\$2,919,965	\$14,804,490	
Gross Income per SqFt	\$31.38	\$32.00	\$31.33	
Estimated Expense	\$433,800	\$1,021,121	\$4,531,971	
Expense SqFt	\$9.64	\$11.19	\$9.59	
Net Operating Income	\$978,300	\$1,898,844	\$10,272,519	
Full Market Value	\$7,302,000	\$14,156,000	\$76,683,000	
Market Value per SqFt	\$162.27	\$155.12	\$162.26	
Distance from Cooperative in miles		0.20	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01498-0069	1-01516-0013	1-01512-0012	
Address	1056 5 AVENUE	1290 LEXINGTON AVENUE	123 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	81	123	20	
Year Built	1951	1962	1960	
Gross SqFt	154,575	151,184	19,200	
Estimated Gross Income	\$4,382,201	\$4,750,837	\$485,125	
Gross Income per SqFt	\$28.35	\$31.42	\$25.27	
Estimated Expense	\$1,400,450	\$1,462,338	\$153,818	
Expense SqFt	\$9.06	\$9.67	\$8.01	
Net Operating Income	\$2,981,751	\$3,288,499	\$331,307	
Full Market Value	\$21,445,000	\$24,543,000	\$2,178,000	
Market Value per SqFt	\$138.74	\$162.34	\$113.44	
Distance from Cooperative in miles		0.20	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0001	1-01516-0013	1-01517-0020	1-01500-0058
Address	1060 5 AVENUE	1290 LEXINGTON AVENUE	1327 LEXINGTON AVENUE	1236 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	53	123	97	46
Year Built	1928	1962	1927	1900
Gross SqFt	218,907	151,184	87,192	49,616
Estimated Gross Income	\$5,914,867	\$4,750,837	\$2,355,916	\$627,355
Gross Income per SqFt	\$27.02	\$31.42	\$27.02	\$12.64
Estimated Expense	\$1,792,848	\$1,462,338	\$630,812	\$244,962
Expense SqFt	\$8.19	\$9.67	\$7.23	\$4.94
Net Operating Income	\$4,122,019	\$3,288,499	\$1,725,104	\$382,393
Full Market Value	\$29,758,000	\$24,543,000	\$10,241,000	\$2,560,000
Market Value per SqFt	\$135.94	\$162.34	\$117.45	\$51.60
Distance from Cooperative in miles		0.20	0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0010	1-01499-0061	1-01498-0007	1-01517-0058
Address	11 EAST 87 STREET	12 EAST 88 STREET	5 EAST 86 STREET	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	90	69	66	60
Year Built	1954	1931	1961	1936
Gross SqFt	78,700	87,640	46,600	64,344
Estimated Gross Income	\$2,866,254	\$3,587,951	\$1,697,203	\$2,425,857
Gross Income per SqFt	\$36.42	\$40.94	\$36.42	\$37.70
Estimated Expense	\$923,151	\$1,039,636	\$546,620	\$590,784
Expense SqFt	\$11.73	\$11.86	\$11.73	\$9.18
Net Operating Income	\$1,943,103	\$2,548,315	\$1,150,583	\$1,835,073
Full Market Value	\$12,870,000	\$19,247,000	\$8,481,000	\$13,484,000
Market Value per SqFt	\$163.53	\$219.61	\$182.00	\$209.56
Distance from Cooperative in miles		0.00	0.04	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0014	1-01497-0009	1-01517-0020	1-01500-0058
Address	1190 MADISON AVENUE	1150 MADISON AVENUE	1327 LEXINGTON AVENUE	1236 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	86	360	97	46
Year Built	1927	1923	1927	1900
Gross SqFt	204,195	472,600	87,192	49,616
Estimated Gross Income	\$5,517,349	\$14,804,490	\$2,355,916	\$627,355
Gross Income per SqFt	\$27.02	\$31.33	\$27.02	\$12.64
Estimated Expense	\$1,672,357	\$4,531,971	\$630,812	\$244,962
Expense SqFt	\$8.19	\$9.59	\$7.23	\$4.94
Net Operating Income	\$3,844,992	\$10,272,519	\$1,725,104	\$382,393
Full Market Value	\$27,758,000	\$76,683,000	\$10,241,000	\$2,560,000
Market Value per SqFt	\$135.94	\$162.26	\$117.45	\$51.60
Distance from Cooperative in miles		0.10	0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0020	1-01516-0052	1-01517-0020	1-01517-0043
Address	1211 MADISON AVENUE	16 EAST 88 STREET	1327 LEXINGTON AVENUE	16 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	62	154	97	51
Year Built	1948	1963	1927	1938
Gross SqFt	116,190	128,132	87,192	64,272
Estimated Gross Income	\$3,139,454	\$3,966,689	\$2,355,916	\$1,658,703
Gross Income per SqFt	\$27.02	\$30.96	\$27.02	\$25.81
Estimated Expense	\$951,596	\$1,352,843	\$630,812	\$735,278
Expense SqFt	\$8.19	\$10.56	\$7.23	\$11.44
Net Operating Income	\$2,187,858	\$2,613,846	\$1,725,104	\$923,425
Full Market Value	\$15,795,000	\$19,527,000	\$10,241,000	\$6,690,000
Market Value per SqFt	\$135.94	\$152.40	\$117.45	\$104.09
Distance from Cooperative in miles		0.20	0.20	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0025	1-01516-0052	1-01517-0020	1-01500-0058
Address	55 EAST 87 STREET	16 EAST 88 STREET	1327 LEXINGTON AVENUE	1236 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	129	154	97	46
Year Built	1963	1963	1927	1900
Gross SqFt	156,729	128,132	87,192	49,616
Estimated Gross Income	\$4,234,818	\$3,966,689	\$2,355,916	\$627,355
Gross Income per SqFt	\$27.02	\$30.96	\$27.02	\$12.64
Estimated Expense	\$1,283,611	\$1,352,843	\$630,812	\$244,962
Expense SqFt	\$8.19	\$10.56	\$7.23	\$4.94
Net Operating Income	\$2,951,207	\$2,613,846	\$1,725,104	\$382,393
Full Market Value	\$21,305,000	\$19,527,000	\$10,241,000	\$2,560,000
Market Value per SqFt	\$135.94	\$152.40	\$117.45	\$51.60
Distance from Cooperative in miles		0.20	0.20	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0032	1-01516-0052	1-01517-0020	1-01517-0043
Address	1060 PARK AVENUE	16 EAST 88 STREET	1327 LEXINGTON AVENUE	16 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	90	154	97	51
Year Built	1924	1963	1927	1938
Gross SqFt	119,281	128,132	87,192	64,272
Estimated Gross Income	\$3,222,973	\$3,966,689	\$2,355,916	\$1,658,703
Gross Income per SqFt	\$27.02	\$30.96	\$27.02	\$25.81
Estimated Expense	\$976,911	\$1,352,843	\$630,812	\$735,278
Expense SqFt	\$8.19	\$10.56	\$7.23	\$11.44
Net Operating Income	\$2,246,062	\$2,613,846	\$1,725,104	\$923,425
Full Market Value	\$16,215,000	\$19,527,000	\$10,241,000	\$6,690,000
Market Value per SqFt	\$135.94	\$152.40	\$117.45	\$104.09
Distance from Cooperative in miles		0.20	0.20	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0040	1-01516-0052	1-01517-0020	1-01517-0043
Address	1070 PARK AVENUE	16 EAST 88 STREET	1327 LEXINGTON AVENUE	16 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	77	154	97	51
Year Built	1928	1963	1927	1938
Gross SqFt	208,788	128,132	87,192	64,272
Estimated Gross Income	\$5,641,452	\$3,966,689	\$2,355,916	\$1,658,703
Gross Income per SqFt	\$27.02	\$30.96	\$27.02	\$25.81
Estimated Expense	\$1,709,974	\$1,352,843	\$630,812	\$735,278
Expense SqFt	\$8.19	\$10.56	\$7.23	\$11.44
Net Operating Income	\$3,931,478	\$2,613,846	\$1,725,104	\$923,425
Full Market Value	\$28,382,000	\$19,527,000	\$10,241,000	\$6,690,000
Market Value per SqFt	\$135.94	\$152.40	\$117.45	\$104.09
Distance from Cooperative in miles		0.20	0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0051	1-01516-0052	1-01517-0020	1-01517-0043
Address	1217 MADISON AVENUE	16 EAST 88 STREET	1327 LEXINGTON AVENUE	16 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	93	154	97	51
Year Built	1930	1963	1927	1938
Gross SqFt	181,011	128,132	87,192	64,272
Estimated Gross Income	\$4,890,917	\$3,966,689	\$2,355,916	\$1,658,703
Gross Income per SqFt	\$27.02	\$30.96	\$27.02	\$25.81
Estimated Expense	\$1,482,480	\$1,352,843	\$630,812	\$735,278
Expense SqFt	\$8.19	\$10.56	\$7.23	\$11.44
Net Operating Income	\$3,408,437	\$2,613,846	\$1,725,104	\$923,425
Full Market Value	\$21,230,000	\$19,527,000	\$10,241,000	\$6,690,000
Market Value per SqFt	\$117.29	\$152.40	\$117.45	\$104.09
Distance from Cooperative in miles		0.20	0.20	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0060	1-01519-0013	1-01519-0012	
Address	20 EAST 88 STREET	125 EAST 90 STREET	123 EAST 90 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	C7-WALK-UP	C4-WALK-UP	
Total Units	18	16	15	
Year Built	1923	1923	1923	
Gross SqFt	9,995	10,235	10,235	
Estimated Gross Income	\$358,021	\$422,808	\$359,690	
Gross Income per SqFt	\$35.82	\$41.31	\$35.14	
Estimated Expense	\$95,552	\$143,802	\$85,739	
Expense SqFt	\$9.56	\$14.05	\$8.38	
Net Operating Income	\$262,469	\$279,006	\$273,951	
Full Market Value	\$1,939,000	\$2,107,000	\$2,026,000	
Market Value per SqFt	\$194.00	\$205.86	\$197.95	
Distance from Cooperative in miles		0.25	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0065	1-01499-0061	1-01515-0007	1-01497-0009
Address	4 EAST 88 STREET	12 EAST 88 STREET	103 EAST 86 STREET	1150 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	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	37	69	52	360
Year Built	1922	1931	1914	1923
Gross SqFt	57,726	87,640	91,260	472,600
Estimated Gross Income	\$1,847,232	\$3,587,951	\$2,919,965	\$14,804,490
Gross Income per SqFt	\$32.00	\$40.94	\$32.00	\$31.33
Estimated Expense	\$645,954	\$1,039,636	\$1,021,121	\$4,531,971
Expense SqFt	\$11.19	\$11.86	\$11.19	\$9.59
Net Operating Income	\$1,201,278	\$2,548,315	\$1,898,844	\$10,272,519
Full Market Value	\$7,315,000	\$19,247,000	\$14,156,000	\$76,683,000
Market Value per SqFt	\$126.72	\$219.61	\$155.12	\$162.26
Distance from Cooperative in miles		0.00	0.20	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0069	1-01500-0065	1-01515-0007	1-01497-0009
Address	1068 5 AVENUE	4 EAST 89 STREET	103 EAST 86 STREET	1150 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	15	84	52	360
Year Built	1930	1955	1914	1923
Gross SqFt	58,110	70,678	91,260	472,600
Estimated Gross Income	\$1,859,520	\$2,505,207	\$2,919,965	\$14,804,490
Gross Income per SqFt	\$32.00	\$35.45	\$32.00	\$31.33
Estimated Expense	\$650,251	\$850,828	\$1,021,121	\$4,531,971
Expense SqFt	\$11.19	\$12.04	\$11.19	\$9.59
Net Operating Income	\$1,209,269	\$1,654,379	\$1,898,844	\$10,272,519
Full Market Value	\$9,015,000	\$12,229,000	\$14,156,000	\$76,683,000
Market Value per SqFt	\$155.14	\$173.02	\$155.12	\$162.26
Distance from Cooperative in miles		0.05	0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01499-0071	1-01518-0009	1-01497-0009	
Address	1067 5 AVENUE	115 EAST 89 STREET	1150 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	14	45	360	
Year Built	1917	1924	1923	
Gross SqFt	50,700	52,848	472,600	
Estimated Gross Income	\$1,607,697	\$1,722,738	\$14,804,490	
Gross Income per SqFt	\$31.71	\$32.60	\$31.33	
Estimated Expense	\$528,801	\$596,541	\$4,531,971	
Expense SqFt	\$10.43	\$11.29	\$9.59	
Net Operating Income	\$1,078,896	\$1,126,197	\$10,272,519	
Full Market Value	\$8,048,000	\$8,379,000	\$76,683,000	
Market Value per SqFt	\$158.74	\$158.55	\$162.26	
Distance from Cooperative in miles		0.22	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01500-0009	1-01518-0009	1-01515-0007	1-01516-0013
Address	11 EAST 88 STREET	115 EAST 89 STREET	103 EAST 86 STREET	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	25	45	52	123
Year Built	1955	1924	1914	1962
Gross SqFt	28,000	52,848	91,260	151,184
Estimated Gross Income	\$896,000	\$1,722,738	\$2,919,965	\$4,750,837
Gross Income per SqFt	\$32.00	\$32.60	\$32.00	\$31.42
Estimated Expense	\$313,320	\$596,541	\$1,021,121	\$1,462,338
Expense SqFt	\$11.19	\$11.29	\$11.19	\$9.67
Net Operating Income	\$582,680	\$1,126,197	\$1,898,844	\$3,288,499
Full Market Value	\$4,344,000	\$8,379,000	\$14,156,000	\$24,543,000
Market Value per SqFt	\$155.14	\$158.55	\$155.12	\$162.34
Distance from Cooperative in miles		0.20	0.22	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01500-0015	1-01518-0009	1-01497-0009	
Address	1220 MADISON AVENUE	115 EAST 89 STREET	1150 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	105	45	360	
Year Built	1937	1924	1923	
Gross SqFt	160,357	52,848	472,600	
Estimated Gross Income	\$5,084,920	\$1,722,738	\$14,804,490	
Gross Income per SqFt	\$31.71	\$32.60	\$31.33	
Estimated Expense	\$1,672,524	\$596,541	\$4,531,971	
Expense SqFt	\$10.43	\$11.29	\$9.59	
Net Operating Income	\$3,412,396	\$1,126,197	\$10,272,519	
Full Market Value	\$19,580,000	\$8,379,000	\$76,683,000	
Market Value per SqFt	\$122.10	\$158.55	\$162.26	
Distance from Cooperative in miles		0.20	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01500-0020	1-01516-0013	1-01518-0024	
Address	1225 MADISON AVENUE	1290 LEXINGTON AVENUE	1341 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	63	123	107	
Year Built	1930	1962	1960	
Gross SqFt	165,364	151,184	114,939	
Estimated Gross Income	\$5,156,050	\$4,750,837	\$3,555,222	
Gross Income per SqFt	\$31.18	\$31.42	\$30.93	
Estimated Expense	\$1,577,573	\$1,462,338	\$1,080,137	
Expense SqFt	\$9.54	\$9.67	\$9.40	
Net Operating Income	\$3,578,477	\$3,288,499	\$2,475,085	
Full Market Value	\$20,130,000	\$24,543,000	\$18,491,000	
Market Value per SqFt	\$121.73	\$162.34	\$160.88	
Distance from Cooperative in miles		0.11	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01500-0040	1-01512-0040	1-01500-0053	1-01523-0034
Address	1088 PARK AVENUE	1482 3 AVENUE	1227 MADISON AVENUE	1680 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	90	185	111	253
Year Built	1925	1963	1958	1980
Gross SqFt	237,164	224,000	117,340	242,158
Estimated Gross Income	\$9,586,169	\$7,345,583	\$5,543,856	\$9,788,639
Gross Income per SqFt	\$40.42	\$32.79	\$47.25	\$40.42
Estimated Expense	\$2,957,435	\$1,788,471	\$1,488,267	\$3,018,791
Expense SqFt	\$12.47	\$7.98	\$12.68	\$12.47
Net Operating Income	\$6,628,734	\$5,557,112	\$4,055,589	\$6,769,848
Full Market Value	\$50,085,000	\$41,329,000	\$30,470,000	\$51,151,000
Market Value per SqFt	\$211.18	\$184.50	\$259.67	\$211.23
Distance from Cooperative in miles		0.32	0.00	0.36

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01500-0045	1-01516-0013	1-01497-0009	1-01516-0052
Address	48 EAST 89 STREET	1290 LEXINGTON AVENUE	1150 MADISON AVENUE	16 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	211	123	360	154
Year Built	1973	1962	1923	1963
Gross SqFt	364,623	151,184	472,600	128,132
Estimated Gross Income	\$11,423,639	\$4,750,837	\$14,804,490	\$3,966,689
Gross Income per SqFt	\$31.33	\$31.42	\$31.33	\$30.96
Estimated Expense	\$3,504,027	\$1,462,338	\$4,531,971	\$1,352,843
Expense SqFt	\$9.61	\$9.67	\$9.59	\$10.56
Net Operating Income	\$7,919,612	\$3,288,499	\$10,272,519	\$2,613,846
Full Market Value	\$59,119,000	\$24,543,000	\$76,683,000	\$19,527,000
Market Value per SqFt	\$162.14	\$162.34	\$162.26	\$152.40
Distance from Cooperative in miles		0.11	0.18	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01501-0001	1-01518-0009	1-01518-0024	
Address	1080 5 AVENUE	115 EAST 89 STREET	1341 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	48	45	107	
Year Built	1961	1924	1960	
Gross SqFt	109,262	52,848	114,939	
Estimated Gross Income	\$3,464,698	\$1,722,738	\$3,555,222	
Gross Income per SqFt	\$31.71	\$32.60	\$30.93	
Estimated Expense	\$1,139,603	\$596,541	\$1,080,137	
Expense SqFt	\$10.43	\$11.29	\$9.40	
Net Operating Income	\$2,325,095	\$1,126,197	\$2,475,085	
Full Market Value	\$17,344,000	\$8,379,000	\$18,491,000	
Market Value per SqFt	\$158.74	\$158.55	\$160.88	
Distance from Cooperative in miles		0.20	0.29	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01501-0016	1-01518-0024	1-01521-0064	
Address	1240 MADISON AVENUE	1341 LEXINGTON AVENUE	118 EAST 93 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	67	107	38	
Year Built	1925	1960	1926	
Gross SqFt	156,287	114,939	42,857	
Estimated Gross Income	\$4,443,239	\$3,555,222	\$977,770	
Gross Income per SqFt	\$28.43	\$30.93	\$22.81	
Estimated Expense	\$1,437,840	\$1,080,137	\$205,313	
Expense SqFt	\$9.20	\$9.40	\$4.79	
Net Operating Income	\$3,005,399	\$2,475,085	\$772,457	
Full Market Value	\$18,700,000	\$18,491,000	\$5,642,000	
Market Value per SqFt	\$119.65	\$160.88	\$131.65	
Distance from Cooperative in miles		0.29	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01501-0033	1-01516-0013	1-01521-0059	
Address	1100 PARK AVENUE	1290 LEXINGTON AVENUE	130 EAST 93 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	70	123	27	
Year Built	1930	1962	1925	
Gross SqFt	244,935	151,184	20,375	
Estimated Gross Income	\$7,022,286	\$4,750,837	\$528,034	
Gross Income per SqFt	\$28.67	\$31.42	\$25.92	
Estimated Expense	\$2,287,693	\$1,462,338	\$183,334	
Expense SqFt	\$9.34	\$9.67	\$9.00	
Net Operating Income	\$4,734,593	\$3,288,499	\$344,700	
Full Market Value	\$35,561,000	\$24,543,000	\$1,540,000	
Market Value per SqFt	\$145.19	\$162.34	\$75.58	
Distance from Cooperative in miles		0.14	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01501-0040	1-01500-0053	1-01499-0061	1-01496-0021
Address	1112 PARK AVENUE	1227 MADISON AVENUE	12 EAST 88 STREET	1125 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	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	45	111	69	41
Year Built	1927	1958	1931	1922
Gross SqFt	128,811	117,340	87,640	113,052
Estimated Gross Income	\$5,296,708	\$5,543,856	\$3,587,951	\$4,649,107
Gross Income per SqFt	\$41.12	\$47.25	\$40.94	\$41.12
Estimated Expense	\$1,376,990	\$1,488,267	\$1,039,636	\$1,208,235
Expense SqFt	\$10.69	\$12.68	\$11.86	\$10.69
Net Operating Income	\$3,919,718	\$4,055,589	\$2,548,315	\$3,440,872
Full Market Value	\$26,100,000	\$30,470,000	\$19,247,000	\$25,985,000
Market Value per SqFt	\$202.62	\$259.67	\$219.61	\$229.85
Distance from Cooperative in miles		0.05	0.14	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01501-0056	1-01497-0009	1-01521-0059	1-01521-0064
Address	1246 MADISON AVENUE	1150 MADISON AVENUE	130 EAST 93 STREET	118 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	60	360	27	38
Year Built	1929	1923	1925	1926
Gross SqFt	166,317	472,600	20,375	42,857
Estimated Gross Income	\$4,310,937	\$14,804,490	\$528,034	\$977,770
Gross Income per SqFt	\$25.92	\$31.33	\$25.92	\$22.81
Estimated Expense	\$1,496,853	\$4,531,971	\$183,334	\$205,313
Expense SqFt	\$9.00	\$9.59	\$9.00	\$4.79
Net Operating Income	\$2,814,084	\$10,272,519	\$344,700	\$772,457
Full Market Value	\$20,240,000	\$76,683,000	\$1,540,000	\$5,642,000
Market Value per SqFt	\$121.70	\$162.26	\$75.58	\$131.65
Distance from Cooperative in miles		0.20	0.25	0.25

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01502-0017	1-01507-0050	1-01522-0158	1-01521-0064
Address	1254 MADISON AVENUE	1371 MADISON AVENUE	1442 LEXINGTON AVENUE	118 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	55	26	17	38
Year Built	1927	1902	1920	1926
Gross SqFt	104,445	35,998	15,596	42,857
Estimated Gross Income	\$3,096,794	\$1,478,716	\$553,034	\$977,770
Gross Income per SqFt	\$29.65	\$41.08	\$35.46	\$22.81
Estimated Expense	\$736,337	\$373,019	\$193,546	\$205,313
Expense SqFt	\$7.05	\$10.36	\$12.41	\$4.79
Net Operating Income	\$2,360,457	\$1,105,697	\$359,488	\$772,457
Full Market Value	\$17,695,000	\$8,351,000	\$2,657,000	\$5,642,000
Market Value per SqFt	\$169.42	\$231.99	\$170.36	\$131.65
Distance from Cooperative in miles		0.27	0.25	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01502-0020	1-01518-0009	1-01522-0158	1-01521-0064
Address	1261 MADISON AVENUE	115 EAST 89 STREET	1442 LEXINGTON AVENUE	118 EAST 93 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	16	45	17	38
Year Built	1901	1924	1920	1926
Gross SqFt	37,240	52,848	15,596	42,857
Estimated Gross Income	\$1,104,166	\$1,722,738	\$553,034	\$977,770
Gross Income per SqFt	\$29.65	\$32.60	\$35.46	\$22.81
Estimated Expense	\$262,542	\$596,541	\$193,546	\$205,313
Expense SqFt	\$7.05	\$11.29	\$12.41	\$4.79
Net Operating Income	\$841,624	\$1,126,197	\$359,488	\$772,457
Full Market Value	\$6,309,000	\$8,379,000	\$2,657,000	\$5,642,000
Market Value per SqFt	\$169.41	\$158.55	\$170.36	\$131.65
Distance from Cooperative in miles		0.11	0.18	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01502-0033	1-01518-0024	1-01519-0022	
Address	1120 PARK AVENUE	1341 LEXINGTON AVENUE	151 EAST 90 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	75	107	43	
Year Built	1929	1960	1930	
Gross SqFt	213,729	114,939	38,500	
Estimated Gross Income	\$6,076,315	\$3,555,222	\$781,663	
Gross Income per SqFt	\$28.43	\$30.93	\$20.30	
Estimated Expense	\$1,966,307	\$1,080,137	\$299,532	
Expense SqFt	\$9.20	\$9.40	\$7.78	
Net Operating Income	\$4,110,008	\$2,475,085	\$482,131	
Full Market Value	\$29,554,000	\$18,491,000	\$3,445,000	
Market Value per SqFt	\$138.28	\$160.88	\$89.48	
Distance from Cooperative in miles		0.20	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01502-0040	1-01517-0020	1-01521-0059	1-01519-0022
Address	1128 PARK AVENUE	1327 LEXINGTON AVENUE	130 EAST 93 STREET	151 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	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	47	97	27	43
Year Built	1927	1927	1925	1930
Gross SqFt	159,372	87,192	20,375	38,500
Estimated Gross Income	\$4,130,922	\$2,355,916	\$528,034	\$781,663
Gross Income per SqFt	\$25.92	\$27.02	\$25.92	\$20.30
Estimated Expense	\$1,434,348	\$630,812	\$183,334	\$299,532
Expense SqFt	\$9.00	\$7.23	\$9.00	\$7.78
Net Operating Income	\$2,696,574	\$1,725,104	\$344,700	\$482,131
Full Market Value	\$18,700,000	\$10,241,000	\$1,540,000	\$3,445,000
Market Value per SqFt	\$117.34	\$117.45	\$75.58	\$89.48
Distance from Cooperative in miles		0.22	0.14	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01503-0014	1-01602-0033	1-01521-0059	
Address	1274 MADISON AVENUE	1240 PARK AVENUE	130 EAST 93 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	42	39	27	
Year Built	1948	1920	1925	
Gross SqFt	112,857	47,822	20,375	
Estimated Gross Income	\$3,136,296	\$1,628,817	\$528,034	
Gross Income per SqFt	\$27.79	\$34.06	\$25.92	
Estimated Expense	\$906,242	\$570,038	\$183,334	
Expense SqFt	\$8.03	\$11.92	\$9.00	
Net Operating Income	\$2,230,054	\$1,058,779	\$344,700	
Full Market Value	\$16,064,000	\$7,849,000	\$1,540,000	
Market Value per SqFt	\$142.34	\$164.13	\$75.58	
Distance from Cooperative in miles		0.27	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01503-0038	1-01516-0013	1-01500-0053	1-01518-0024
Address	1150 PARK AVENUE	1290 LEXINGTON AVENUE	1227 MADISON AVENUE	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	93	123	111	107
Year Built	1940	1962	1958	1960
Gross SqFt	166,742	151,184	117,340	114,939
Estimated Gross Income	\$5,239,034	\$4,750,837	\$5,543,856	\$3,555,222
Gross Income per SqFt	\$31.42	\$31.42	\$47.25	\$30.93
Estimated Expense	\$1,612,395	\$1,462,338	\$1,488,267	\$1,080,137
Expense SqFt	\$9.67	\$9.67	\$12.68	\$9.40
Net Operating Income	\$3,626,639	\$3,288,499	\$4,055,589	\$2,475,085
Full Market Value	\$27,066,000	\$24,543,000	\$30,470,000	\$18,491,000
Market Value per SqFt	\$162.32	\$162.34	\$259.67	\$160.88
Distance from Cooperative in miles		0.22	0.15	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01503-0069	1-01518-0009	1-01602-0066	
Address	1107 5 AVENUE	115 EAST 89 STREET	6 EAST 97 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	30	45	24	
Year Built	1925	1924	1930	
Gross SqFt	136,240	52,848	14,952	
Estimated Gross Income	\$3,886,927	\$1,722,738	\$409,857	
Gross Income per SqFt	\$28.53	\$32.60	\$27.41	
Estimated Expense	\$1,068,122	\$596,541	\$129,092	
Expense SqFt	\$7.84	\$11.29	\$8.63	
Net Operating Income	\$2,818,805	\$1,126,197	\$280,765	
Full Market Value	\$21,178,000	\$8,379,000	\$2,025,000	
Market Value per SqFt	\$155.45	\$158.55	\$135.43	
Distance from Cooperative in miles		0.22	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01504-0031	1-01521-0007	1-01524-0001	1-01521-0020
Address	1160 PARK AVENUE	115 EAST 92 STREET	1225 PARK AVENUE	145 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	67	54	86	49
Year Built	1926	1927	1925	1929
Gross SqFt	181,136	65,692	165,834	85,924
Estimated Gross Income	\$4,760,254	\$2,557,031	\$4,358,929	\$2,223,515
Gross Income per SqFt	\$26.28	\$38.92	\$26.28	\$25.88
Estimated Expense	\$1,653,772	\$964,819	\$1,514,748	\$887,119
Expense SqFt	\$9.13	\$14.69	\$9.13	\$10.32
Net Operating Income	\$3,106,482	\$1,592,212	\$2,844,181	\$1,336,396
Full Market Value	\$21,230,000	\$12,043,000	\$20,582,000	\$9,680,000
Market Value per SqFt	\$117.20	\$183.33	\$124.11	\$112.66
Distance from Cooperative in miles		0.10	0.18	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01504-0040	1-01602-0033	1-01521-0064	
Address	1172 PARK AVENUE	1240 PARK AVENUE	118 EAST 93 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	50	39	38	
Year Built	1926	1920	1926	
Gross SqFt	121,642	47,822	42,857	
Estimated Gross Income	\$3,531,267	\$1,628,817	\$977,770	
Gross Income per SqFt	\$29.03	\$34.06	\$22.81	
Estimated Expense	\$985,300	\$570,038	\$205,313	
Expense SqFt	\$8.10	\$11.92	\$4.79	
Net Operating Income	\$2,545,967	\$1,058,779	\$772,457	
Full Market Value	\$19,110,000	\$7,849,000	\$5,642,000	
Market Value per SqFt	\$157.10	\$164.13	\$131.65	
Distance from Cooperative in miles		0.21	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01504-0056	1-01602-0033	1-01602-0066	
Address	24 EAST 93 STREET	1240 PARK AVENUE	6 EAST 97 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	50	39	24	
Year Built	1925	1920	1930	
Gross SqFt	49,520	47,822	14,952	
Estimated Gross Income	\$1,412,806	\$1,628,817	\$409,857	
Gross Income per SqFt	\$28.53	\$34.06	\$27.41	
Estimated Expense	\$388,237	\$570,038	\$129,092	
Expense SqFt	\$7.84	\$11.92	\$8.63	
Net Operating Income	\$1,024,569	\$1,058,779	\$280,765	
Full Market Value	\$7,698,000	\$7,849,000	\$2,025,000	
Market Value per SqFt	\$155.45	\$164.13	\$135.43	
Distance from Cooperative in miles		0.23	0.21	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01504-0069	1-01524-0001	1-01602-0033	
Address	1115 5 AVENUE	1225 PARK AVENUE	1240 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	42	86	39	
Year Built	1926	1925	1920	
Gross SqFt	184,263	165,834	47,822	
Estimated Gross Income	\$5,349,155	\$4,358,929	\$1,628,817	
Gross Income per SqFt	\$29.03	\$26.28	\$34.06	
Estimated Expense	\$1,604,747	\$1,514,748	\$570,038	
Expense SqFt	\$8.71	\$9.13	\$11.92	
Net Operating Income	\$3,744,408	\$2,844,181	\$1,058,779	
Full Market Value	\$28,105,000	\$20,582,000	\$7,849,000	
Market Value per SqFt	\$152.53	\$124.11	\$164.13	
Distance from Cooperative in miles		0.25	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01505-0001	1-01552-0023	1-01523-0034	1-01584-0001
Address	1120 5 AVENUE	389 EAST 89 STREET	1680 3 AVENUE	1658 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	45	200	253	180
Year Built	1925	2002	1980	1963
Gross SqFt	165,357	209,730	242,158	202,322
Estimated Gross Income	\$6,683,730	\$9,035,038	\$9,788,639	\$7,177,457
Gross Income per SqFt	\$40.42	\$43.08	\$40.42	\$35.48
Estimated Expense	\$2,272,468	\$2,401,790	\$3,018,791	\$2,066,963
Expense SqFt	\$13.74	\$11.45	\$12.47	\$10.22
Net Operating Income	\$4,411,262	\$6,633,248	\$6,769,848	\$5,110,494
Full Market Value	\$19,360,000	\$49,987,000	\$51,151,000	\$37,774,000
Market Value per SqFt	\$117.08	\$238.34	\$211.23	\$186.70
Distance from Cooperative in miles		0.57	0.29	0.86

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01505-0040	1-01521-0007	1-01602-0033	
Address	1192 PARK AVENUE	115 EAST 92 STREET	1240 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	78	54	39	
Year Built	1926	1927	1920	
Gross SqFt	196,577	65,692	47,822	
Estimated Gross Income	\$6,384,821	\$2,557,031	\$1,628,817	
Gross Income per SqFt	\$32.48	\$38.92	\$34.06	
Estimated Expense	\$2,545,672	\$964,819	\$570,038	
Expense SqFt	\$12.95	\$14.69	\$11.92	
Net Operating Income	\$3,839,149	\$1,592,212	\$1,058,779	
Full Market Value	\$28,571,000	\$12,043,000	\$7,849,000	
Market Value per SqFt	\$145.34	\$183.33	\$164.13	
Distance from Cooperative in miles		0.11	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01505-0069	1-01602-0033	1-01521-0007	
Address	1125 5 AVENUE	1240 PARK AVENUE	115 EAST 92 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	19	39	54	
Year Built	1925	1920	1927	
Gross SqFt	70,820	47,822	65,692	
Estimated Gross Income	\$2,300,234	\$1,628,817	\$2,557,031	
Gross Income per SqFt	\$32.48	\$34.06	\$38.92	
Estimated Expense	\$917,119	\$570,038	\$964,819	
Expense SqFt	\$12.95	\$11.92	\$14.69	
Net Operating Income	\$1,383,115	\$1,058,779	\$1,592,212	
Full Market Value	\$10,293,000	\$7,849,000	\$12,043,000	
Market Value per SqFt	\$145.34	\$164.13	\$183.33	
Distance from Cooperative in miles		0.18	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01506-0003	1-01602-0033	1-01522-0158	1-01602-0050
Address	1133 5 AVENUE	1240 PARK AVENUE	1442 LEXINGTON AVENUE	1391 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	19	39	17	48
Year Built	1928	1920	1920	1920
Gross SqFt	60,192	47,822	15,596	44,184
Estimated Gross Income	\$1,784,693	\$1,628,817	\$553,034	\$1,206,931
Gross Income per SqFt	\$29.65	\$34.06	\$35.46	\$27.32
Estimated Expense	\$424,354	\$570,038	\$193,546	\$340,829
Expense SqFt	\$7.05	\$11.92	\$12.41	\$7.71
Net Operating Income	\$1,360,339	\$1,058,779	\$359,488	\$866,102
Full Market Value	\$10,197,000	\$7,849,000	\$2,657,000	\$6,247,000
Market Value per SqFt	\$169.41	\$164.13	\$170.36	\$141.39
Distance from Cooperative in miles		0.14	0.20	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01506-0065	1-01602-0033	1-01602-0050	
Address	2 EAST 95 STREET	1240 PARK AVENUE	1391 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	37	39	48	
Year Built	1923	1920	1920	
Gross SqFt	65,656	47,822	44,184	
Estimated Gross Income	\$1,873,166	\$1,628,817	\$1,206,931	
Gross Income per SqFt	\$28.53	\$34.06	\$27.32	
Estimated Expense	\$514,743	\$570,038	\$340,829	
Expense SqFt	\$7.84	\$11.92	\$7.71	
Net Operating Income	\$1,358,423	\$1,058,779	\$866,102	
Full Market Value	\$10,206,000	\$7,849,000	\$6,247,000	
Market Value per SqFt	\$155.45	\$164.13	\$141.39	
Distance from Cooperative in miles		0.14	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01506-0069	1-01602-0033	1-01602-0050	
Address	1136 5 AVENUE	1240 PARK AVENUE	1391 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	46	39	48	
Year Built	1925	1920	1920	
Gross SqFt	122,701	47,822	44,184	
Estimated Gross Income	\$3,495,751	\$1,628,817	\$1,206,931	
Gross Income per SqFt	\$28.49	\$34.06	\$27.32	
Estimated Expense	\$905,533	\$570,038	\$340,829	
Expense SqFt	\$7.38	\$11.92	\$7.71	
Net Operating Income	\$2,590,218	\$1,058,779	\$866,102	
Full Market Value	\$18,623,000	\$7,849,000	\$6,247,000	
Market Value per SqFt	\$151.78	\$164.13	\$141.39	
Distance from Cooperative in miles		0.14	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0001	1-01602-0033	1-01602-0050	
Address	1140 5 AVENUE	1240 PARK AVENUE	1391 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	44	39	48	
Year Built	1922	1920	1920	
Gross SqFt	77,858	47,822	44,184	
Estimated Gross Income	\$2,221,289	\$1,628,817	\$1,206,931	
Gross Income per SqFt	\$28.53	\$34.06	\$27.32	
Estimated Expense	\$610,407	\$570,038	\$340,829	
Expense SqFt	\$7.84	\$11.92	\$7.71	
Net Operating Income	\$1,610,882	\$1,058,779	\$866,102	
Full Market Value	\$12,103,000	\$7,849,000	\$6,247,000	
Market Value per SqFt	\$155.45	\$164.13	\$141.39	
Distance from Cooperative in miles		0.11	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0011	1-01506-0016	1-01507-0025	
Address	17 EAST 95 STREET	27 EAST 94 STREET	53 EAST 95 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	C5-WALK-UP	C1-WALK-UP	
Total Units	13	26	18	
Year Built	1920	1910	1920	
Gross SqFt	16,800	17,850	17,580	
Estimated Gross Income	\$588,168	\$649,234	\$661,823	
Gross Income per SqFt	\$35.01	\$36.37	\$37.65	
Estimated Expense	\$167,496	\$131,760	\$156,075	
Expense SqFt	\$9.97	\$7.38	\$8.88	
Net Operating Income	\$420,672	\$517,474	\$505,748	
Full Market Value	\$3,112,000	\$3,814,000	\$3,717,000	
Market Value per SqFt	\$185.24	\$213.67	\$211.43	
Distance from Cooperative in miles		0.05	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0014	1-01506-0016	1-01507-0025	
Address	27 EAST 95 STREET	27 EAST 94 STREET	53 EAST 95 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	C5-WALK-UP	C1-WALK-UP	
Total Units	13	26	18	
Year Built	1930	1910	1920	
Gross SqFt	22,800	17,850	17,580	
Estimated Gross Income	\$798,228	\$649,234	\$661,823	
Gross Income per SqFt	\$35.01	\$36.37	\$37.65	
Estimated Expense	\$227,316	\$131,760	\$156,075	
Expense SqFt	\$9.97	\$7.38	\$8.88	
Net Operating Income	\$570,912	\$517,474	\$505,748	
Full Market Value	\$4,224,000	\$3,814,000	\$3,717,000	
Market Value per SqFt	\$185.26	\$213.67	\$211.43	
Distance from Cooperative in miles		0.05	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0016	1-01507-0050	1-01602-0033	1-01602-0050
Address	1356 MADISON AVENUE	1371 MADISON AVENUE	1240 PARK AVENUE	1391 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	26	39	48
Year Built	1902	1902	1920	1920
Gross SqFt	22,600	35,998	47,822	44,184
Estimated Gross Income	\$718,002	\$1,478,716	\$1,628,817	\$1,206,931
Gross Income per SqFt	\$31.77	\$41.08	\$34.06	\$27.32
Estimated Expense	\$159,556	\$373,019	\$570,038	\$340,829
Expense SqFt	\$7.06	\$10.36	\$11.92	\$7.71
Net Operating Income	\$558,446	\$1,105,697	\$1,058,779	\$866,102
Full Market Value	\$4,165,000	\$8,351,000	\$7,849,000	\$6,247,000
Market Value per SqFt	\$184.29	\$231.99	\$164.13	\$141.39
Distance from Cooperative in miles		0.09	0.11	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0021	1-01602-0033	1-01602-0050	
Address	1361 MADISON AVENUE	1240 PARK AVENUE	1391 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	52	39	48	
Year Built	1902	1920	1920	
Gross SqFt	68,992	47,822	44,184	
Estimated Gross Income	\$1,965,582	\$1,628,817	\$1,206,931	
Gross Income per SqFt	\$28.49	\$34.06	\$27.32	
Estimated Expense	\$509,161	\$570,038	\$340,829	
Expense SqFt	\$7.38	\$11.92	\$7.71	
Net Operating Income	\$1,456,421	\$1,058,779	\$866,102	
Full Market Value	\$10,471,000	\$7,849,000	\$6,247,000	
Market Value per SqFt	\$151.77	\$164.13	\$141.39	
Distance from Cooperative in miles		0.06	0.06	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0029	1-01602-0057	1-01603-0027	
Address	61 EAST 95 STREET	1392 MADISON AVENUE	57 EAST 97 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	19	33	24	
Year Built	1930	1910	1905	
Gross SqFt	17,580	20,488	19,176	
Estimated Gross Income	\$517,907	\$664,403	\$507,870	
Gross Income per SqFt	\$29.46	\$32.43	\$26.48	
Estimated Expense	\$165,076	\$211,049	\$139,145	
Expense SqFt	\$9.39	\$10.30	\$7.26	
Net Operating Income	\$352,831	\$453,354	\$368,725	
Full Market Value	\$2,646,000	\$3,374,000	\$2,667,000	
Market Value per SqFt	\$150.51	\$164.68	\$139.08	
Distance from Cooperative in miles		0.11	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0033	1-01602-0033	1-01602-0050	1-01524-0001
Address	1220 PARK AVENUE	1240 PARK AVENUE	1391 MADISON AVENUE	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	55	39	48	86
Year Built	1930	1920	1920	1925
Gross SqFt	231,050	47,822	44,184	165,834
Estimated Gross Income	\$6,312,286	\$1,628,817	\$1,206,931	\$4,358,929
Gross Income per SqFt	\$27.32	\$34.06	\$27.32	\$26.28
Estimated Expense	\$1,781,396	\$570,038	\$340,829	\$1,514,748
Expense SqFt	\$7.71	\$11.92	\$7.71	\$9.13
Net Operating Income	\$4,530,890	\$1,058,779	\$866,102	\$2,844,181
Full Market Value	\$32,681,000	\$7,849,000	\$6,247,000	\$20,582,000
Market Value per SqFt	\$141.45	\$164.13	\$141.39	\$124.11
Distance from Cooperative in miles		0.06	0.06	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0040	1-01602-0033	1-01602-0050	
Address	1230 PARK AVENUE	1240 PARK AVENUE	1391 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	84	39	48	
Year Built	1930	1920	1920	
Gross SqFt	119,765	47,822	44,184	
Estimated Gross Income	\$3,539,056	\$1,628,817	\$1,206,931	
Gross Income per SqFt	\$29.55	\$34.06	\$27.32	
Estimated Expense	\$885,063	\$570,038	\$340,829	
Expense SqFt	\$7.39	\$11.92	\$7.71	
Net Operating Income	\$2,653,993	\$1,058,779	\$866,102	
Full Market Value	\$19,898,000	\$7,849,000	\$6,247,000	
Market Value per SqFt	\$166.14	\$164.13	\$141.39	
Distance from Cooperative in miles		0.06	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0041	1-01602-0033	1-01602-0050	1-01522-0158
Address	70 EAST 96 STREET	1240 PARK AVENUE	1391 MADISON AVENUE	1442 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	74	39	48	17
Year Built	1929	1920	1920	1920
Gross SqFt	112,083	47,822	44,184	15,596
Estimated Gross Income	\$3,323,261	\$1,628,817	\$1,206,931	\$553,034
Gross Income per SqFt	\$29.65	\$34.06	\$27.32	\$35.46
Estimated Expense	\$790,185	\$570,038	\$340,829	\$193,546
Expense SqFt	\$7.05	\$11.92	\$7.71	\$12.41
Net Operating Income	\$2,533,076	\$1,058,779	\$866,102	\$359,488
Full Market Value	\$18,989,000	\$7,849,000	\$6,247,000	\$2,657,000
Market Value per SqFt	\$169.42	\$164.13	\$141.39	\$170.36
Distance from Cooperative in miles		0.06	0.06	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0045	1-01524-0001	1-01602-0033	1-01602-0050
Address	58 EAST 96 STREET	1225 PARK AVENUE	1240 PARK AVENUE	1391 MADISON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	83	86	39	48
Year Built	1929	1925	1920	1920
Gross SqFt	114,003	165,834	47,822	44,184
Estimated Gross Income	\$3,114,562	\$4,358,929	\$1,628,817	\$1,206,931
Gross Income per SqFt	\$27.32	\$26.28	\$34.06	\$27.32
Estimated Expense	\$878,963	\$1,514,748	\$570,038	\$340,829
Expense SqFt	\$7.71	\$9.13	\$11.92	\$7.71
Net Operating Income	\$2,235,599	\$2,844,181	\$1,058,779	\$866,102
Full Market Value	\$16,125,000	\$20,582,000	\$7,849,000	\$6,247,000
Market Value per SqFt	\$141.44	\$124.11	\$164.13	\$141.39
Distance from Cooperative in miles		0.10	0.06	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0056	1-01602-0033	1-01602-0050	1-01602-0066
Address	16 EAST 96 STREET	1240 PARK AVENUE	1391 MADISON AVENUE	6 EAST 97 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	43	39	48	24
Year Built	1930	1920	1920	1930
Gross SqFt	67,704	47,822	44,184	14,952
Estimated Gross Income	\$1,855,767	\$1,628,817	\$1,206,931	\$409,857
Gross Income per SqFt	\$27.41	\$34.06	\$27.32	\$27.41
Estimated Expense	\$584,286	\$570,038	\$340,829	\$129,092
Expense SqFt	\$8.63	\$11.92	\$7.71	\$8.63
Net Operating Income	\$1,271,481	\$1,058,779	\$866,102	\$280,765
Full Market Value	\$9,169,000	\$7,849,000	\$6,247,000	\$2,025,000
Market Value per SqFt	\$135.43	\$164.13	\$141.39	\$135.43
Distance from Cooperative in miles		0.11	0.11	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0064	1-01602-0033	1-01602-0050	1-01602-0066
Address	8 EAST 96 STREET	1240 PARK AVENUE	1391 MADISON AVENUE	6 EAST 97 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	41	39	48	24
Year Built	1928	1920	1920	1930
Gross SqFt	81,133	47,822	44,184	14,952
Estimated Gross Income	\$2,223,856	\$1,628,817	\$1,206,931	\$409,857
Gross Income per SqFt	\$27.41	\$34.06	\$27.32	\$27.41
Estimated Expense	\$700,178	\$570,038	\$340,829	\$129,092
Expense SqFt	\$8.63	\$11.92	\$7.71	\$8.63
Net Operating Income	\$1,523,678	\$1,058,779	\$866,102	\$280,765
Full Market Value	\$10,988,000	\$7,849,000	\$6,247,000	\$2,025,000
Market Value per SqFt	\$135.43	\$164.13	\$141.39	\$135.43
Distance from Cooperative in miles		0.11	0.11	0.06

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01507-0069	1-01602-0066	1-01602-0033	1-01524-0001
Address	1148 5 AVENUE	6 EAST 97 STREET	1240 PARK AVENUE	1225 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	60	24	39	86
Year Built	1923	1930	1920	1925
Gross SqFt	166,158	14,952	47,822	165,834
Estimated Gross Income	\$4,554,391	\$409,857	\$1,628,817	\$4,358,929
Gross Income per SqFt	\$27.41	\$27.41	\$34.06	\$26.28
Estimated Expense	\$1,433,944	\$129,092	\$570,038	\$1,514,748
Expense SqFt	\$8.63	\$8.63	\$11.92	\$9.13
Net Operating Income	\$3,120,447	\$280,765	\$1,058,779	\$2,844,181
Full Market Value	\$22,503,000	\$2,025,000	\$7,849,000	\$20,582,000
Market Value per SqFt	\$135.43	\$135.43	\$164.13	\$124.11
Distance from Cooperative in miles		0.06	0.11	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0016	1-01509-0006	1-01509-0064	1-01412-0012
Address	139 EAST 79 STREET	107 EAST 80 STREET	108 EAST 81 STREET	117 EAST 77 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	20	33	20	40
Year Built	1928	1925	1922	1929
Gross SqFt	48,600	52,272	32,383	29,500
Estimated Gross Income	\$2,127,708	\$2,335,704	\$1,341,304	\$1,384,419
Gross Income per SqFt	\$43.78	\$44.68	\$41.42	\$46.93
Estimated Expense	\$1,086,210	\$712,236	\$456,276	\$380,450
Expense SqFt	\$22.35	\$13.63	\$14.09	\$12.90
Net Operating Income	\$1,041,498	\$1,623,468	\$885,028	\$1,003,969
Full Market Value	\$7,844,000	\$12,219,000	\$6,682,000	\$7,545,000
Market Value per SqFt	\$161.40	\$233.76	\$206.34	\$255.76
Distance from Cooperative in miles		0.05	0.05	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0020	1-01509-0006	1-01510-0033	
Address	151 EAST 79 STREET	107 EAST 80 STREET	1430 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	18	33	23	
Year Built	1925	1925	1925	
Gross SqFt	63,686	52,272	24,793	
Estimated Gross Income	\$2,788,173	\$2,335,704	\$1,236,872	
Gross Income per SqFt	\$43.78	\$44.68	\$49.89	
Estimated Expense	\$1,423,382	\$712,236	\$222,018	
Expense SqFt	\$22.35	\$13.63	\$8.95	
Net Operating Income	\$1,364,791	\$1,623,468	\$1,014,854	
Full Market Value	\$7,546,000	\$12,219,000	\$7,260,000	
Market Value per SqFt	\$118.49	\$233.76	\$292.82	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0024	1-01509-0006	1-01413-0020	1-01509-0064
Address	161 EAST 79 STREET	107 EAST 80 STREET	1125 LEXINGTON AVENUE	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	24	33	34	20
Year Built	1915	1925	1910	1922
Gross SqFt	51,792	52,272	20,257	32,383
Estimated Gross Income	\$2,267,454	\$2,335,704	\$1,134,415	\$1,341,304
Gross Income per SqFt	\$43.78	\$44.68	\$56.00	\$41.42
Estimated Expense	\$1,157,551	\$712,236	\$244,784	\$456,276
Expense SqFt	\$22.35	\$13.63	\$12.08	\$14.09
Net Operating Income	\$1,109,903	\$1,623,468	\$889,631	\$885,028
Full Market Value	\$8,360,000	\$12,219,000	\$6,632,000	\$6,682,000
Market Value per SqFt	\$161.41	\$233.76	\$327.39	\$206.34
Distance from Cooperative in miles		0.10	0.06	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0027	1-01510-0025	1-01511-0021	
Address	173 EAST 79 STREET	151 EAST 81 STREET	147 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	62	42	42	
Year Built	1928	1910	1920	
Gross SqFt	92,216	25,402	26,880	
Estimated Gross Income	\$2,897,427	\$974,827	\$844,450	
Gross Income per SqFt	\$31.42	\$38.38	\$31.42	
Estimated Expense	\$734,039	\$270,250	\$194,236	
Expense SqFt	\$7.96	\$10.64	\$7.23	
Net Operating Income	\$2,163,388	\$704,577	\$650,214	
Full Market Value	\$16,146,000	\$5,332,000	\$4,853,000	
Market Value per SqFt	\$175.09	\$209.90	\$180.54	
Distance from Cooperative in miles		0.10	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0031	1-01510-0033	1-01412-0012	1-01509-0006
Address	179 EAST 79 STREET	1430 3 AVENUE	117 EAST 77 STREET	107 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	59	23	40	33
Year Built	1928	1925	1929	1925
Gross SqFt	61,300	24,793	29,500	52,272
Estimated Gross Income	\$2,876,809	\$1,236,872	\$1,384,419	\$2,335,704
Gross Income per SqFt	\$46.93	\$49.89	\$46.93	\$44.68
Estimated Expense	\$790,770	\$222,018	\$380,450	\$712,236
Expense SqFt	\$12.90	\$8.95	\$12.90	\$13.63
Net Operating Income	\$2,086,039	\$1,014,854	\$1,003,969	\$1,623,468
Full Market Value	\$15,676,000	\$7,260,000	\$7,545,000	\$12,219,000
Market Value per SqFt	\$255.73	\$292.82	\$255.76	\$233.76
Distance from Cooperative in miles		0.10	0.14	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0038	1-01508-0001	1-01511-0033	
Address	1402 3 AVENUE	903 PARK AVENUE	1450 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	150	70	94	
Year Built	1973	1913	1961	
Gross SqFt	138,875	113,281	147,534	
Estimated Gross Income	\$3,617,694	\$3,348,491	\$3,843,154	
Gross Income per SqFt	\$26.05	\$29.56	\$26.05	
Estimated Expense	\$1,088,780	\$1,404,934	\$1,156,415	
Expense SqFt	\$7.84	\$12.40	\$7.84	
Net Operating Income	\$2,528,914	\$1,943,557	\$2,686,739	
Full Market Value	\$18,311,000	\$14,572,000	\$17,820,000	
Market Value per SqFt	\$131.85	\$128.64	\$120.79	
Distance from Cooperative in miles		0.09	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0046	1-01509-0006	1-01510-0033	
Address	162 EAST 80 STREET	107 EAST 80 STREET	1430 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	27	33	23	
Year Built	1926	1925	1925	
Gross SqFt	49,435	52,272	24,793	
Estimated Gross Income	\$2,164,264	\$2,335,704	\$1,236,872	
Gross Income per SqFt	\$43.78	\$44.68	\$49.89	
Estimated Expense	\$1,104,872	\$712,236	\$222,018	
Expense SqFt	\$22.35	\$13.63	\$8.95	
Net Operating Income	\$1,059,392	\$1,623,468	\$1,014,854	
Full Market Value	\$7,979,000	\$12,219,000	\$7,260,000	
Market Value per SqFt	\$161.40	\$233.76	\$292.82	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0072	1-01508-0001	1-01491-0041	
Address	911 PARK AVENUE	903 PARK AVENUE	66 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	40	70	18	
Year Built	1926	1913	1925	
Gross SqFt	173,873	113,281	12,648	
Estimated Gross Income	\$5,301,388	\$3,348,491	\$408,228	
Gross Income per SqFt	\$30.49	\$29.56	\$32.28	
Estimated Expense	\$1,770,027	\$1,404,934	\$105,889	
Expense SqFt	\$10.18	\$12.40	\$8.37	
Net Operating Income	\$3,531,361	\$1,943,557	\$302,339	
Full Market Value	\$26,407,000	\$14,572,000	\$2,251,000	
Market Value per SqFt	\$151.88	\$128.64	\$177.97	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01508-0130	1-01526-0045	1-01525-0029	1-01527-0009
Address	177 EAST 79 STREET	1433 3 AVENUE	242 EAST 80 STREET	219 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	15	19	39	53
Year Built	1980	1975	1969	1972
Gross SqFt	25,010	16,900	17,424	36,720
Estimated Gross Income	\$873,349	\$629,332	\$608,406	\$1,253,254
Gross Income per SqFt	\$34.92	\$37.24	\$34.92	\$34.13
Estimated Expense	\$186,325	\$193,383	\$113,592	\$438,804
Expense SqFt	\$7.45	\$11.44	\$6.52	\$11.95
Net Operating Income	\$687,024	\$435,949	\$494,814	\$814,450
Full Market Value	\$5,084,000	\$3,207,000	\$3,661,000	\$6,037,000
Market Value per SqFt	\$203.28	\$189.76	\$210.11	\$164.41
Distance from Cooperative in miles		0.13	0.12	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0001	1-01509-0066	1-01491-0041	1-01511-0021
Address	925 PARK AVENUE	104 EAST 81 STREET	66 EAST 80 STREET	147 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	32	48	18	42
Year Built	1908	1900	1925	1920
Gross SqFt	102,881	40,632	12,648	26,880
Estimated Gross Income	\$3,232,521	\$1,057,800	\$408,228	\$844,450
Gross Income per SqFt	\$31.42	\$26.03	\$32.28	\$31.42
Estimated Expense	\$818,933	\$182,217	\$105,889	\$194,236
Expense SqFt	\$7.96	\$4.48	\$8.37	\$7.23
Net Operating Income	\$2,413,588	\$875,583	\$302,339	\$650,214
Full Market Value	\$18,013,000	\$6,340,000	\$2,251,000	\$4,853,000
Market Value per SqFt	\$175.09	\$156.03	\$177.97	\$180.54
Distance from Cooperative in miles		0.00	0.11	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0016	1-01492-0049	1-01491-0041	
Address	133 EAST 80 STREET	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	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	22	60	18	
Year Built	1930	1955	1925	
Gross SqFt	76,413	60,858	12,648	
Estimated Gross Income	\$2,466,612	\$2,458,314	\$408,228	
Gross Income per SqFt	\$32.28	\$40.39	\$32.28	
Estimated Expense	\$725,159	\$766,850	\$105,889	
Expense SqFt	\$9.49	\$12.60	\$8.37	
Net Operating Income	\$1,741,453	\$1,691,464	\$302,339	
Full Market Value	\$12,965,000	\$12,780,000	\$2,251,000	
Market Value per SqFt	\$169.67	\$210.00	\$177.97	
Distance from Cooperative in miles		0.10	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0051	1-01508-0001	1-01509-0006	
Address	140 EAST 81 STREET	903 PARK AVENUE	107 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	91	70	33	
Year Built	1928	1913	1925	
Gross SqFt	109,157	113,281	52,272	
Estimated Gross Income	\$3,226,681	\$3,348,491	\$2,335,704	
Gross Income per SqFt	\$29.56	\$29.56	\$44.68	
Estimated Expense	\$1,353,547	\$1,404,934	\$712,236	
Expense SqFt	\$12.40	\$12.40	\$13.63	
Net Operating Income	\$1,873,134	\$1,943,557	\$1,623,468	
Full Market Value	\$14,044,000	\$14,572,000	\$12,219,000	
Market Value per SqFt	\$128.66	\$128.64	\$233.76	
Distance from Cooperative in miles		0.11	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0056	1-01512-0040	1-01491-0041	1-01511-0021
Address	112 EAST 81 STREET	1482 3 AVENUE	66 EAST 80 STREET	147 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	106	185	18	42
Year Built	1958	1963	1925	1920
Gross SqFt	250,097	224,000	12,648	26,880
Estimated Gross Income	\$8,073,131	\$7,345,583	\$408,228	\$844,450
Gross Income per SqFt	\$32.28	\$32.79	\$32.28	\$31.42
Estimated Expense	\$2,373,421	\$1,788,471	\$105,889	\$194,236
Expense SqFt	\$9.49	\$7.98	\$8.37	\$7.23
Net Operating Income	\$5,699,710	\$5,557,112	\$302,339	\$650,214
Full Market Value	\$42,434,000	\$41,329,000	\$2,251,000	\$4,853,000
Market Value per SqFt	\$169.67	\$184.50	\$177.97	\$180.54
Distance from Cooperative in miles		0.18	0.11	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0069	1-01509-0066	1-01491-0041	1-01511-0021
Address	935 PARK AVENUE	104 EAST 81 STREET	66 EAST 80 STREET	147 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	34	48	18	42
Year Built	1924	1900	1925	1920
Gross SqFt	62,598	40,632	12,648	26,880
Estimated Gross Income	\$1,966,829	\$1,057,800	\$408,228	\$844,450
Gross Income per SqFt	\$31.42	\$26.03	\$32.28	\$31.42
Estimated Expense	\$498,280	\$182,217	\$105,889	\$194,236
Expense SqFt	\$7.96	\$4.48	\$8.37	\$7.23
Net Operating Income	\$1,468,549	\$875,583	\$302,339	\$650,214
Full Market Value	\$10,960,000	\$6,340,000	\$2,251,000	\$4,853,000
Market Value per SqFt	\$175.09	\$156.03	\$177.97	\$180.54
Distance from Cooperative in miles		0.00	0.11	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01509-0071	1-01509-0066	1-01491-0041	1-01511-0021
Address	929 PARK AVENUE	104 EAST 81 STREET	66 EAST 80 STREET	147 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	37	48	18	42
Year Built	1913	1900	1925	1920
Gross SqFt	47,537	40,632	12,648	26,880
Estimated Gross Income	\$1,493,613	\$1,057,800	\$408,228	\$844,450
Gross Income per SqFt	\$31.42	\$26.03	\$32.28	\$31.42
Estimated Expense	\$378,395	\$182,217	\$105,889	\$194,236
Expense SqFt	\$7.96	\$4.48	\$8.37	\$7.23
Net Operating Income	\$1,115,218	\$875,583	\$302,339	\$650,214
Full Market Value	\$8,323,000	\$6,340,000	\$2,251,000	\$4,853,000
Market Value per SqFt	\$175.08	\$156.03	\$177.97	\$180.54
Distance from Cooperative in miles		0.00	0.11	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0001	1-01511-0021	1-01512-0040	
Address	941 PARK AVENUE	147 EAST 82 STREET	1482 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	38	42	185	
Year Built	1927	1920	1963	
Gross SqFt	164,868	26,880	224,000	
Estimated Gross Income	\$5,364,805	\$844,450	\$7,345,583	
Gross Income per SqFt	\$32.54	\$31.42	\$32.79	
Estimated Expense	\$1,607,463	\$194,236	\$1,788,471	
Expense SqFt	\$9.75	\$7.23	\$7.98	
Net Operating Income	\$3,757,342	\$650,214	\$5,557,112	
Full Market Value	\$27,958,000	\$4,853,000	\$41,329,000	
Market Value per SqFt	\$169.58	\$180.54	\$184.50	
Distance from Cooperative in miles		0.11	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0015	1-01511-0021	1-01492-0036	1-01491-0041
Address	1190 LEXINGTON AVENUE	147 EAST 82 STREET	920 PARK AVENUE	66 EAST 80 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	17	42	72	18
Year Built	1983	1920	1962	1925
Gross SqFt	25,406	26,880	155,544	12,648
Estimated Gross Income	\$820,106	\$844,450	\$5,895,071	\$408,228
Gross Income per SqFt	\$32.28	\$31.42	\$37.90	\$32.28
Estimated Expense	\$241,103	\$194,236	\$2,014,709	\$105,889
Expense SqFt	\$9.49	\$7.23	\$12.95	\$8.37
Net Operating Income	\$579,003	\$650,214	\$3,880,362	\$302,339
Full Market Value	\$4,311,000	\$4,853,000	\$29,372,000	\$2,251,000
Market Value per SqFt	\$169.68	\$180.54	\$188.83	\$177.97
Distance from Cooperative in miles		0.11	0.11	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0027	1-01510-0025	1-01511-0021	1-01527-0009
Address	157 EAST 81 STREET	151 EAST 81 STREET	147 EAST 82 STREET	219 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	28	42	42	53
Year Built	1912	1910	1920	1972
Gross SqFt	39,687	25,402	26,880	36,720
Estimated Gross Income	\$1,246,966	\$974,827	\$844,450	\$1,253,254
Gross Income per SqFt	\$31.42	\$38.38	\$31.42	\$34.13
Estimated Expense	\$315,909	\$270,250	\$194,236	\$438,804
Expense SqFt	\$7.96	\$10.64	\$7.23	\$11.95
Net Operating Income	\$931,057	\$704,577	\$650,214	\$814,450
Full Market Value	\$6,949,000	\$5,332,000	\$4,853,000	\$6,037,000
Market Value per SqFt	\$175.10	\$209.90	\$180.54	\$164.41
Distance from Cooperative in miles		0.00	0.05	0.12

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0030	1-01510-0033	1-01509-0006	
Address	163 EAST 81 STREET	1430 3 AVENUE	107 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	42	23	33	
Year Built	1927	1925	1925	
Gross SqFt	59,149	24,793	52,272	
Estimated Gross Income	\$2,589,543	\$1,236,872	\$2,335,704	
Gross Income per SqFt	\$43.78	\$49.89	\$44.68	
Estimated Expense	\$1,321,980	\$222,018	\$712,236	
Expense SqFt	\$22.35	\$8.95	\$13.63	
Net Operating Income	\$1,267,563	\$1,014,854	\$1,623,468	
Full Market Value	\$9,547,000	\$7,260,000	\$12,219,000	
Market Value per SqFt	\$161.41	\$292.82	\$233.76	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0060	1-01509-0006	1-01509-0066	1-01509-0064
Address	122 EAST 82 STREET	107 EAST 80 STREET	104 EAST 81 STREET	108 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	38	33	48	20
Year Built	1912	1925	1900	1922
Gross SqFt	48,432	52,272	40,632	32,383
Estimated Gross Income	\$2,006,053	\$2,335,704	\$1,057,800	\$1,341,304
Gross Income per SqFt	\$41.42	\$44.68	\$26.03	\$41.42
Estimated Expense	\$361,303	\$712,236	\$182,217	\$456,276
Expense SqFt	\$7.46	\$13.63	\$4.48	\$14.09
Net Operating Income	\$1,644,750	\$1,623,468	\$875,583	\$885,028
Full Market Value	\$11,505,000	\$12,219,000	\$6,340,000	\$6,682,000
Market Value per SqFt	\$237.55	\$233.76	\$156.03	\$206.34
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0065	1-01511-0021	1-01492-0036	
Address	108 EAST 82 STREET	147 EAST 82 STREET	920 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	41	42	72	
Year Built	1916	1920	1962	
Gross SqFt	64,332	26,880	155,544	
Estimated Gross Income	\$2,076,637	\$844,450	\$5,895,071	
Gross Income per SqFt	\$32.28	\$31.42	\$37.90	
Estimated Expense	\$610,511	\$194,236	\$2,014,709	
Expense SqFt	\$9.49	\$7.23	\$12.95	
Net Operating Income	\$1,466,126	\$650,214	\$3,880,362	
Full Market Value	\$10,915,000	\$4,853,000	\$29,372,000	
Market Value per SqFt	\$169.67	\$180.54	\$188.83	
Distance from Cooperative in miles		0.11	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01510-0072	1-01509-0006	1-01509-0064	
Address	951 PARK AVENUE	107 EAST 80 STREET	108 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	38	33	20	
Year Built	1915	1925	1922	
Gross SqFt	68,731	52,272	32,383	
Estimated Gross Income	\$2,846,838	\$2,335,704	\$1,341,304	
Gross Income per SqFt	\$41.42	\$44.68	\$41.42	
Estimated Expense	\$768,646	\$712,236	\$456,276	
Expense SqFt	\$11.18	\$13.63	\$14.09	
Net Operating Income	\$2,078,192	\$1,623,468	\$885,028	
Full Market Value	\$15,690,000	\$12,219,000	\$6,682,000	
Market Value per SqFt	\$228.28	\$233.76	\$206.34	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0001	1-01512-0040	1-01511-0021	
Address	969 PARK AVENUE	1482 3 AVENUE	147 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	81	185	42	
Year Built	1911	1963	1920	
Gross SqFt	128,635	224,000	26,880	
Estimated Gross Income	\$4,130,470	\$7,345,583	\$844,450	
Gross Income per SqFt	\$32.11	\$32.79	\$31.42	
Estimated Expense	\$1,155,142	\$1,788,471	\$194,236	
Expense SqFt	\$8.98	\$7.98	\$7.23	
Net Operating Income	\$2,975,328	\$5,557,112	\$650,214	
Full Market Value	\$22,176,000	\$41,329,000	\$4,853,000	
Market Value per SqFt	\$172.39	\$184.50	\$180.54	
Distance from Cooperative in miles		0.11	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0053	1-01512-0040	1-01527-0009	1-01528-0011
Address	140 EAST 83 STREET	1482 3 AVENUE	219 EAST 81 STREET	221 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	67	185	53	24
Year Built	1961	1963	1972	1981
Gross SqFt	91,090	224,000	36,720	12,195
Estimated Gross Income	\$2,986,841	\$7,345,583	\$1,253,254	\$431,397
Gross Income per SqFt	\$32.79	\$32.79	\$34.13	\$35.37
Estimated Expense	\$910,900	\$1,788,471	\$438,804	\$139,427
Expense SqFt	\$10.00	\$7.98	\$11.95	\$11.43
Net Operating Income	\$2,075,941	\$5,557,112	\$814,450	\$291,970
Full Market Value	\$15,439,000	\$41,329,000	\$6,037,000	\$2,159,000
Market Value per SqFt	\$169.49	\$184.50	\$164.41	\$177.04
Distance from Cooperative in miles		0.05	0.12	0.12

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0062	1-01528-0041	1-01512-0066	1-01526-0034
Address	120 EAST 83 STREET	212 EAST 83 STREET	110 EAST 84 STREET	228 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	22	23	28
Year Built	1925	1920	1960	1930
Gross SqFt	9,970	9,740	10,906	10,060
Estimated Gross Income	\$339,479	\$345,302	\$532,827	\$390,975
Gross Income per SqFt	\$34.05	\$35.45	\$48.86	\$38.86
Estimated Expense	\$73,778	\$95,139	\$171,059	\$148,503
Expense SqFt	\$7.40	\$9.77	\$15.68	\$14.76
Net Operating Income	\$265,701	\$250,163	\$361,768	\$242,472
Full Market Value	\$1,970,000	\$1,849,000	\$2,713,000	\$1,834,000
Market Value per SqFt	\$197.59	\$189.84	\$248.76	\$182.31
Distance from Cooperative in miles		0.21	0.05	0.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0065	1-01511-0021	1-01513-0059	
Address	112 EAST 83 STREET	147 EAST 82 STREET	128 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	26	42	35	
Year Built	1929	1920	1985	
Gross SqFt	40,053	26,880	20,736	
Estimated Gross Income	\$1,422,683	\$844,450	\$883,366	
Gross Income per SqFt	\$35.52	\$31.42	\$42.60	
Estimated Expense	\$527,498	\$194,236	\$247,803	
Expense SqFt	\$13.17	\$7.23	\$11.95	
Net Operating Income	\$895,185	\$650,214	\$635,563	
Full Market Value	\$6,616,000	\$4,853,000	\$4,795,000	
Market Value per SqFt	\$165.18	\$180.54	\$231.24	
Distance from Cooperative in miles		0.09	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01511-0069	1-01512-0040	1-01508-0001	
Address	975 PARK AVENUE	1482 3 AVENUE	903 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	66	185	70	
Year Built	1929	1963	1913	
Gross SqFt	142,075	224,000	113,281	
Estimated Gross Income	\$4,429,899	\$7,345,583	\$3,348,491	
Gross Income per SqFt	\$31.18	\$32.79	\$29.56	
Estimated Expense	\$1,591,240	\$1,788,471	\$1,404,934	
Expense SqFt	\$11.20	\$7.98	\$12.40	
Net Operating Income	\$2,838,659	\$5,557,112	\$1,943,557	
Full Market Value	\$21,197,000	\$41,329,000	\$14,572,000	
Market Value per SqFt	\$149.20	\$184.50	\$128.64	
Distance from Cooperative in miles		0.11	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0001	1-01512-0040	1-01527-0028	1-01496-0021
Address	983 PARK AVENUE	1482 3 AVENUE	1571 2 AVENUE	1125 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	63	185	182	41
Year Built	1927	1963	1963	1922
Gross SqFt	203,706	224,000	189,612	113,052
Estimated Gross Income	\$6,679,520	\$7,345,583	\$5,006,351	\$4,649,107
Gross Income per SqFt	\$32.79	\$32.79	\$26.40	\$41.12
Estimated Expense	\$2,037,060	\$1,788,471	\$1,190,916	\$1,208,235
Expense SqFt	\$10.00	\$7.98	\$6.28	\$10.69
Net Operating Income	\$4,642,460	\$5,557,112	\$3,815,435	\$3,440,872
Full Market Value	\$34,527,000	\$41,329,000	\$27,602,000	\$25,985,000
Market Value per SqFt	\$169.49	\$184.50	\$145.57	\$229.85
Distance from Cooperative in miles		0.09	0.23	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0025	1-01512-0044	1-01512-0033	
Address	151 EAST 83 STREET	15 EAST 84 STREET	1470 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	80	64	38	
Year Built	1929	1929	1925	
Gross SqFt	93,924	36,935	31,542	
Estimated Gross Income	\$3,720,330	\$1,608,812	\$1,537,988	
Gross Income per SqFt	\$39.61	\$43.56	\$48.76	
Estimated Expense	\$1,725,384	\$428,261	\$294,710	
Expense SqFt	\$18.37	\$11.59	\$9.34	
Net Operating Income	\$1,994,946	\$1,180,551	\$1,243,278	
Full Market Value	\$15,082,000	\$8,893,000	\$9,323,000	
Market Value per SqFt	\$160.58	\$240.77	\$295.57	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0048	1-01511-0020	1-01510-0042	1-01510-0048
Address	148 EAST 84 STREET	145 EAST 82 STREET	172 EAST 82 STREET	158 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C7-WALK-UP	C5-WALK-UP	C5-WALK-UP
Total Units	18	20	15	16
Year Built	1930	1920	1920	1920
Gross SqFt	9,605	12,825	9,575	9,720
Estimated Gross Income	\$371,233	\$507,514	\$361,837	\$414,724
Gross Income per SqFt	\$38.65	\$39.57	\$37.79	\$42.67
Estimated Expense	\$122,656	\$99,838	\$72,245	\$120,379
Expense SqFt	\$12.77	\$7.78	\$7.55	\$12.38
Net Operating Income	\$248,577	\$407,676	\$289,592	\$294,345
Full Market Value	\$1,771,000	\$3,082,000	\$2,192,000	\$2,220,000
Market Value per SqFt	\$184.38	\$240.31	\$228.93	\$228.40
Distance from Cooperative in miles		0.05	0.10	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0052	1-01512-0040	1-01530-0019	1-01530-0034
Address	144 EAST 84 STREET	1482 3 AVENUE	245 EAST 84 STREET	230 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	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	96	185	83	55
Year Built	1962	1963	1986	1946
Gross SqFt	97,893	224,000	69,001	50,853
Estimated Gross Income	\$3,209,911	\$7,345,583	\$2,258,997	\$1,914,021
Gross Income per SqFt	\$32.79	\$32.79	\$32.74	\$37.64
Estimated Expense	\$978,930	\$1,788,471	\$449,988	\$410,201
Expense SqFt	\$10.00	\$7.98	\$6.52	\$8.07
Net Operating Income	\$2,230,981	\$5,557,112	\$1,809,009	\$1,503,820
Full Market Value	\$16,592,000	\$41,329,000	\$11,880,000	\$11,052,000
Market Value per SqFt	\$169.49	\$184.50	\$172.17	\$217.33
Distance from Cooperative in miles		0.00	0.13	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0059	1-01512-0016	1-01509-0006	
Address	124 EAST 84 STREET	131 EAST 83 STREET	107 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	37	50	33	
Year Built	1924	1925	1925	
Gross SqFt	51,744	27,700	52,272	
Estimated Gross Income	\$2,265,352	\$1,623,995	\$2,335,704	
Gross Income per SqFt	\$43.78	\$58.63	\$44.68	
Estimated Expense	\$1,156,478	\$528,354	\$712,236	
Expense SqFt	\$22.35	\$19.07	\$13.63	
Net Operating Income	\$1,108,874	\$1,095,641	\$1,623,468	
Full Market Value	\$8,352,000	\$8,153,000	\$12,219,000	
Market Value per SqFt	\$161.41	\$294.33	\$233.76	
Distance from Cooperative in miles		0.00	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0062	1-01512-0012	1-01511-0021	1-01510-0025
Address	114 EAST 84 STREET	123 EAST 83 STREET	147 EAST 82 STREET	151 EAST 81 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	37	20	42	42
Year Built	1915	1960	1920	1910
Gross SqFt	57,491	19,200	26,880	25,402
Estimated Gross Income	\$1,806,367	\$485,125	\$844,450	\$974,827
Gross Income per SqFt	\$31.42	\$25.27	\$31.42	\$38.38
Estimated Expense	\$457,628	\$153,818	\$194,236	\$270,250
Expense SqFt	\$7.96	\$8.01	\$7.23	\$10.64
Net Operating Income	\$1,348,739	\$331,307	\$650,214	\$704,577
Full Market Value	\$10,066,000	\$2,178,000	\$4,853,000	\$5,332,000
Market Value per SqFt	\$175.09	\$113.44	\$180.54	\$209.90
Distance from Cooperative in miles		0.00	0.10	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0070	1-01496-0021	1-01515-0007	1-01517-0001
Address	993 PARK AVENUE	1125 MADISON AVENUE	103 EAST 86 STREET	1085 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	53	41	52	46
Year Built	1915	1922	1914	1926
Gross SqFt	128,388	113,052	91,260	127,395
Estimated Gross Income	\$5,279,315	\$4,649,107	\$2,919,965	\$6,822,498
Gross Income per SqFt	\$41.12	\$41.12	\$32.00	\$53.55
Estimated Expense	\$1,372,468	\$1,208,235	\$1,021,121	\$1,808,333
Expense SqFt	\$10.69	\$10.69	\$11.19	\$14.19
Net Operating Income	\$3,906,847	\$3,440,872	\$1,898,844	\$5,014,165
Full Market Value	\$29,503,000	\$25,985,000	\$14,156,000	\$37,447,000
Market Value per SqFt	\$229.80	\$229.85	\$155.12	\$293.94
Distance from Cooperative in miles		0.11	0.16	0.25

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01512-0123	1-01511-0033	1-01516-0052	1-01518-0024
Address	1223 LEXINGTON AVENUE	1450 3 AVENUE	16 EAST 88 STREET	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	61	94	154	107
Year Built	1961	1961	1963	1960
Gross SqFt	120,034	147,534	128,132	114,939
Estimated Gross Income	\$3,712,652	\$3,843,154	\$3,966,689	\$3,555,222
Gross Income per SqFt	\$30.93	\$26.05	\$30.96	\$30.93
Estimated Expense	\$1,128,320	\$1,156,415	\$1,352,843	\$1,080,137
Expense SqFt	\$9.40	\$7.84	\$10.56	\$9.40
Net Operating Income	\$2,584,332	\$2,686,739	\$2,613,846	\$2,475,085
Full Market Value	\$19,308,000	\$17,820,000	\$19,527,000	\$18,491,000
Market Value per SqFt	\$160.85	\$120.79	\$152.40	\$160.88
Distance from Cooperative in miles		0.05	0.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0001	1-01512-0012	1-01510-0025	1-01517-0058
Address	1001 PARK AVENUE	123 EAST 83 STREET	151 EAST 81 STREET	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	31	20	42	60
Year Built	1928	1960	1910	1936
Gross SqFt	68,569	19,200	25,402	64,344
Estimated Gross Income	\$2,485,626	\$485,125	\$974,827	\$2,425,857
Gross Income per SqFt	\$36.25	\$25.27	\$38.38	\$37.70
Estimated Expense	\$645,234	\$153,818	\$270,250	\$590,784
Expense SqFt	\$9.41	\$8.01	\$10.64	\$9.18
Net Operating Income	\$1,840,392	\$331,307	\$704,577	\$1,835,073
Full Market Value	\$13,570,000	\$2,178,000	\$5,332,000	\$13,484,000
Market Value per SqFt	\$197.90	\$113.44	\$209.90	\$209.56
Distance from Cooperative in miles		0.05	0.17	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0005	1-01513-0059	1-01512-0012	
Address	103 EAST 84 STREET	128 EAST 85 STREET	123 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	34	35	20	
Year Built	1917	1985	1960	
Gross SqFt	51,184	20,736	19,200	
Estimated Gross Income	\$1,799,118	\$883,366	\$485,125	
Gross Income per SqFt	\$35.15	\$42.60	\$25.27	
Estimated Expense	\$542,550	\$247,803	\$153,818	
Expense SqFt	\$10.60	\$11.95	\$8.01	
Net Operating Income	\$1,256,568	\$635,563	\$331,307	
Full Market Value	\$9,294,000	\$4,795,000	\$2,178,000	
Market Value per SqFt	\$181.58	\$231.24	\$113.44	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0009	1-01513-0059	1-01515-0007	1-01512-0040
Address	119 EAST 84 STREET	128 EAST 85 STREET	103 EAST 86 STREET	1482 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	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	38	35	52	185
Year Built	1926	1985	1914	1963
Gross SqFt	48,387	20,736	91,260	224,000
Estimated Gross Income	\$1,586,610	\$883,366	\$2,919,965	\$7,345,583
Gross Income per SqFt	\$32.79	\$42.60	\$32.00	\$32.79
Estimated Expense	\$483,870	\$247,803	\$1,021,121	\$1,788,471
Expense SqFt	\$10.00	\$11.95	\$11.19	\$7.98
Net Operating Income	\$1,102,740	\$635,563	\$1,898,844	\$5,557,112
Full Market Value	\$8,201,000	\$4,795,000	\$14,156,000	\$41,329,000
Market Value per SqFt	\$169.49	\$231.24	\$155.12	\$184.50
Distance from Cooperative in miles		0.00	0.11	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0015	1-01512-0012	1-01515-0007	
Address	125 EAST 84 STREET	123 EAST 83 STREET	103 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	47	20	52	
Year Built	1928	1960	1914	
Gross SqFt	81,180	19,200	91,260	
Estimated Gross Income	\$2,423,223	\$485,125	\$2,919,965	
Gross Income per SqFt	\$29.85	\$25.27	\$32.00	
Estimated Expense	\$829,660	\$153,818	\$1,021,121	
Expense SqFt	\$10.22	\$8.01	\$11.19	
Net Operating Income	\$1,593,563	\$331,307	\$1,898,844	
Full Market Value	\$11,940,000	\$2,178,000	\$14,156,000	
Market Value per SqFt	\$147.08	\$113.44	\$155.12	
Distance from Cooperative in miles		0.05	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0020	1-01513-0043	1-01512-0030	1-01530-0008
Address	145 EAST 84 STREET	172 EAST 85 STREET	16 EAST 83 STREET	217 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	D4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR	C7-WALK-UP
Total Units	98	20	40	21
Year Built	1963	1910	1929	1920
Gross SqFt	116,824	10,310	22,990	10,050
Estimated Gross Income	\$4,153,093	\$398,477	\$989,118	\$357,276
Gross Income per SqFt	\$35.55	\$38.65	\$43.02	\$35.55
Estimated Expense	\$1,725,490	\$131,624	\$272,380	\$90,751
Expense SqFt	\$14.77	\$12.77	\$11.85	\$9.03
Net Operating Income	\$2,427,603	\$266,853	\$716,738	\$266,525
Full Market Value	\$17,941,000	\$2,019,000	\$5,401,000	\$1,970,000
Market Value per SqFt	\$153.57	\$195.83	\$234.93	\$196.02
Distance from Cooperative in miles		0.00	0.05	0.12

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01513-0066	1-01513-0059	1-01512-0012	1-01512-0044
Address	106 EAST 85 STREET	128 EAST 85 STREET	123 EAST 83 STREET	15 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	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	35	20	64
Year Built	1916	1985	1960	1929
Gross SqFt	37,030	20,736	19,200	36,935
Estimated Gross Income	\$1,466,758	\$883,366	\$485,125	\$1,608,812
Gross Income per SqFt	\$39.61	\$42.60	\$25.27	\$43.56
Estimated Expense	\$680,241	\$247,803	\$153,818	\$428,261
Expense SqFt	\$18.37	\$11.95	\$8.01	\$11.59
Net Operating Income	\$786,517	\$635,563	\$331,307	\$1,180,551
Full Market Value	\$5,946,000	\$4,795,000	\$2,178,000	\$8,893,000
Market Value per SqFt	\$160.57	\$231.24	\$113.44	\$240.77
Distance from Cooperative in miles		0.00	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-0001	1-01517-0058	1-01512-0040	
Address	1021 PARK AVENUE	1328 LEXINGTON AVENUE	1482 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	32	60	185	
Year Built	1929	1936	1963	
Gross SqFt	124,648	64,344	224,000	
Estimated Gross Income	\$4,302,849	\$2,425,857	\$7,345,583	
Gross Income per SqFt	\$34.52	\$37.70	\$32.79	
Estimated Expense	\$1,210,332	\$590,784	\$1,788,471	
Expense SqFt	\$9.71	\$9.18	\$7.98	
Net Operating Income	\$3,092,517	\$1,835,073	\$5,557,112	
Full Market Value	\$22,902,000	\$13,484,000	\$41,329,000	
Market Value per SqFt	\$183.73	\$209.56	\$184.50	
Distance from Cooperative in miles		0.15	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-0008	1-01512-0040	1-01532-0004	1-01516-0013
Address	111 EAST 85 STREET	1482 3 AVENUE	1533 3 AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	162	185	179	123
Year Built	1971	1963	1991	1962
Gross SqFt	211,406	224,000	222,000	151,184
Estimated Gross Income	\$6,932,003	\$7,345,583	\$8,432,539	\$4,750,837
Gross Income per SqFt	\$32.79	\$32.79	\$37.98	\$31.42
Estimated Expense	\$2,114,060	\$1,788,471	\$1,897,717	\$1,462,338
Expense SqFt	\$10.00	\$7.98	\$8.55	\$9.67
Net Operating Income	\$4,817,943	\$5,557,112	\$6,534,822	\$3,288,499
Full Market Value	\$35,832,000	\$41,329,000	\$40,700,000	\$24,543,000
Market Value per SqFt	\$169.49	\$184.50	\$183.33	\$162.34
Distance from Cooperative in miles		0.14	0.22	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-0066	1-01512-0016	1-01512-0044	1-01518-0009
Address	108 EAST 86 STREET	131 EAST 83 STREET	15 EAST 84 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	31	50	64	45
Year Built	1924	1925	1929	1924
Gross SqFt	51,360	27,700	36,935	52,848
Estimated Gross Income	\$2,034,370	\$1,623,995	\$1,608,812	\$1,722,738
Gross Income per SqFt	\$39.61	\$58.63	\$43.56	\$32.60
Estimated Expense	\$943,483	\$528,354	\$428,261	\$596,541
Expense SqFt	\$18.37	\$19.07	\$11.59	\$11.29
Net Operating Income	\$1,090,887	\$1,095,641	\$1,180,551	\$1,126,197
Full Market Value	\$8,247,000	\$8,153,000	\$8,893,000	\$8,379,000
Market Value per SqFt	\$160.57	\$294.33	\$240.77	\$158.55
Distance from Cooperative in miles		0.10	0.14	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01514-0069	1-01515-0007	1-01517-0050	1-01517-0058
Address	1035 PARK AVENUE	103 EAST 86 STREET	1329 LEXINGTON AVENUE	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	32	52	98	60
Year Built	1926	1914	1929	1936
Gross SqFt	75,798	91,260	80,351	64,344
Estimated Gross Income	\$2,747,678	\$2,919,965	\$3,405,431	\$2,425,857
Gross Income per SqFt	\$36.25	\$32.00	\$42.38	\$37.70
Estimated Expense	\$713,259	\$1,021,121	\$873,472	\$590,784
Expense SqFt	\$9.41	\$11.19	\$10.87	\$9.18
Net Operating Income	\$2,034,419	\$1,898,844	\$2,531,959	\$1,835,073
Full Market Value	\$15,001,000	\$14,156,000	\$19,103,000	\$13,484,000
Market Value per SqFt	\$197.91	\$155.12	\$237.74	\$209.56
Distance from Cooperative in miles		0.06	0.18	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-0001	1-01517-0058	1-01517-0050	1-01518-0009
Address	1045 PARK AVENUE	1328 LEXINGTON AVENUE	1329 LEXINGTON AVENUE	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	40	60	98	45
Year Built	1923	1936	1929	1924
Gross SqFt	68,542	64,344	80,351	52,848
Estimated Gross Income	\$2,484,648	\$2,425,857	\$3,405,431	\$1,722,738
Gross Income per SqFt	\$36.25	\$37.70	\$42.38	\$32.60
Estimated Expense	\$644,980	\$590,784	\$873,472	\$596,541
Expense SqFt	\$9.41	\$9.18	\$10.87	\$11.29
Net Operating Income	\$1,839,668	\$1,835,073	\$2,531,959	\$1,126,197
Full Market Value	\$13,565,000	\$13,484,000	\$19,103,000	\$8,379,000
Market Value per SqFt	\$197.91	\$209.56	\$237.74	\$158.55
Distance from Cooperative in miles		0.10	0.14	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-0008	1-01515-0007	1-01516-0013	1-01518-0009
Address	115 EAST 86 STREET	103 EAST 86 STREET	1290 LEXINGTON AVENUE	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	62	52	123	45
Year Built	1928	1914	1962	1924
Gross SqFt	107,788	91,260	151,184	52,848
Estimated Gross Income	\$3,449,216	\$2,919,965	\$4,750,837	\$1,722,738
Gross Income per SqFt	\$32.00	\$32.00	\$31.42	\$32.60
Estimated Expense	\$1,206,148	\$1,021,121	\$1,462,338	\$596,541
Expense SqFt	\$11.19	\$11.19	\$9.67	\$11.29
Net Operating Income	\$2,243,068	\$1,898,844	\$3,288,499	\$1,126,197
Full Market Value	\$16,722,000	\$14,156,000	\$24,543,000	\$8,379,000
Market Value per SqFt	\$155.14	\$155.12	\$162.34	\$158.55
Distance from Cooperative in miles		0.00	0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01515-0070	1-01517-0058	1-01517-0001	
Address	1049 PARK AVENUE	1328 LEXINGTON AVENUE	1085 PARK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	39	60	46	
Year Built	1924	1936	1926	
Gross SqFt	78,613	64,344	127,395	
Estimated Gross Income	\$3,529,724	\$2,425,857	\$6,822,498	
Gross Income per SqFt	\$44.90	\$37.70	\$53.55	
Estimated Expense	\$927,633	\$590,784	\$1,808,333	
Expense SqFt	\$11.80	\$9.18	\$14.19	
Net Operating Income	\$2,602,091	\$1,835,073	\$5,014,165	
Full Market Value	\$18,750,000	\$13,484,000	\$37,447,000	
Market Value per SqFt	\$238.51	\$209.56	\$293.94	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01516-0001	1-01517-0058	1-01518-0033	1-01502-0052
Address	1065 PARK AVENUE	1328 LEXINGTON AVENUE	1588 3 AVENUE	46 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	109	60	100	28
Year Built	1973	1936	1980	1930
Gross SqFt	114,000	64,344	81,837	46,718
Estimated Gross Income	\$4,132,500	\$2,425,857	\$2,882,370	\$1,917,528
Gross Income per SqFt	\$36.25	\$37.70	\$35.22	\$41.04
Estimated Expense	\$1,072,740	\$590,784	\$742,881	\$688,627
Expense SqFt	\$9.41	\$9.18	\$9.08	\$14.74
Net Operating Income	\$3,059,760	\$1,835,073	\$2,139,489	\$1,228,901
Full Market Value	\$22,561,000	\$13,484,000	\$14,300,000	\$9,281,000
Market Value per SqFt	\$197.90	\$209.56	\$174.74	\$198.66
Distance from Cooperative in miles		0.05	0.14	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01516-0042	1-01516-0004	1-01518-0029	1-01534-0032
Address	170 EAST 88 STREET	1067 PARK AVENUE	161 EAST 89 STREET	238 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C7-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	39	14	14	20
Year Built	1980	1920	1920	1967
Gross SqFt	50,874	8,780	9,855	9,350
Estimated Gross Income	\$1,808,062	\$325,994	\$379,683	\$306,807
Gross Income per SqFt	\$35.54	\$37.13	\$38.53	\$32.81
Estimated Expense	\$360,697	\$76,554	\$111,662	\$81,134
Expense SqFt	\$7.09	\$8.72	\$11.33	\$8.68
Net Operating Income	\$1,447,365	\$249,440	\$268,021	\$225,673
Full Market Value	\$10,697,000	\$1,835,000	\$2,028,000	\$1,678,000
Market Value per SqFt	\$210.26	\$209.00	\$205.78	\$179.47
Distance from Cooperative in miles		0.09	0.10	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01517-0013	1-01518-0007	1-01518-0064	1-01519-0059
Address	121 EAST 88 STREET	107 EAST 89 STREET	112 EAST 90 STREET	1378 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	15	19	12	28
Year Built	1910	1910	1910	1910
Gross SqFt	10,065	9,810	8,433	18,900
Estimated Gross Income	\$398,977	\$344,148	\$334,279	\$855,603
Gross Income per SqFt	\$39.64	\$35.08	\$39.64	\$45.27
Estimated Expense	\$77,299	\$78,710	\$64,771	\$282,366
Expense SqFt	\$7.68	\$8.02	\$7.68	\$14.94
Net Operating Income	\$321,678	\$265,438	\$269,508	\$573,237
Full Market Value	\$2,432,000	\$1,964,000	\$2,038,000	\$4,313,000
Market Value per SqFt	\$241.63	\$200.20	\$241.67	\$228.20
Distance from Cooperative in miles		0.05	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01517-0027	1-01517-0025	1-01517-0006	1-01519-0011
Address	161 EAST 88 STREET	155 EAST 88 STREET	105 EAST 88 STREET	121 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	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	42	50	12	20
Year Built	1937	1976	1925	1923
Gross SqFt	36,432	29,000	9,950	9,530
Estimated Gross Income	\$1,255,811	\$952,855	\$346,763	\$328,484
Gross Income per SqFt	\$34.47	\$32.86	\$34.85	\$34.47
Estimated Expense	\$433,905	\$303,416	\$66,398	\$102,145
Expense SqFt	\$11.91	\$10.46	\$6.67	\$10.72
Net Operating Income	\$821,906	\$649,439	\$280,365	\$226,339
Full Market Value	\$6,088,000	\$4,697,000	\$2,075,000	\$1,676,000
Market Value per SqFt	\$167.11	\$161.97	\$208.54	\$175.87
Distance from Cooperative in miles		0.00	0.09	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01517-0069	1-01517-0058	1-01516-0013	1-01520-0033
Address	1095 PARK AVENUE	1328 LEXINGTON AVENUE	1290 LEXINGTON AVENUE	169 EAST 91 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	68	60	123	53
Year Built	1930	1936	1962	1985
Gross SqFt	199,625	64,344	151,184	33,443
Estimated Gross Income	\$7,236,406	\$2,425,857	\$4,750,837	\$1,309,498
Gross Income per SqFt	\$36.25	\$37.70	\$31.42	\$39.16
Estimated Expense	\$1,878,471	\$590,784	\$1,462,338	\$349,450
Expense SqFt	\$9.41	\$9.18	\$9.67	\$10.45
Net Operating Income	\$5,357,935	\$1,835,073	\$3,288,499	\$960,048
Full Market Value	\$39,507,000	\$13,484,000	\$24,543,000	\$7,260,000
Market Value per SqFt	\$197.91	\$209.56	\$162.34	\$217.09
Distance from Cooperative in miles		0.00	0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01518-0001	1-01517-0058	1-01516-0013	1-01518-0033
Address	1105 PARK AVENUE	1328 LEXINGTON AVENUE	1290 LEXINGTON AVENUE	1588 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	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	64	60	123	100
Year Built	1923	1936	1962	1980
Gross SqFt	147,065	64,344	151,184	81,837
Estimated Gross Income	\$5,179,629	\$2,425,857	\$4,750,837	\$2,882,370
Gross Income per SqFt	\$35.22	\$37.70	\$31.42	\$35.22
Estimated Expense	\$1,335,350	\$590,784	\$1,462,338	\$742,881
Expense SqFt	\$9.08	\$9.18	\$9.67	\$9.08
Net Operating Income	\$3,844,279	\$1,835,073	\$3,288,499	\$2,139,489
Full Market Value	\$28,430,000	\$13,484,000	\$24,543,000	\$14,300,000
Market Value per SqFt	\$193.32	\$209.56	\$162.34	\$174.74
Distance from Cooperative in miles		0.05	0.10	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01518-0049	1-01518-0024	1-01517-0020	1-01517-0050
Address	1349 LEXINGTON AVENUE	1341 LEXINGTON AVENUE	1327 LEXINGTON AVENUE	1329 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	71	107	97	98
Year Built	1922	1960	1927	1929
Gross SqFt	112,398	114,939	87,192	80,351
Estimated Gross Income	\$3,476,470	\$3,555,222	\$2,355,916	\$3,405,431
Gross Income per SqFt	\$30.93	\$30.93	\$27.02	\$42.38
Estimated Expense	\$1,056,541	\$1,080,137	\$630,812	\$873,472
Expense SqFt	\$9.40	\$9.40	\$7.23	\$10.87
Net Operating Income	\$2,419,929	\$2,475,085	\$1,725,104	\$2,531,959
Full Market Value	\$18,079,000	\$18,491,000	\$10,241,000	\$19,103,000
Market Value per SqFt	\$160.85	\$160.88	\$117.45	\$237.74
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01518-0061	1-01518-0009	1-01502-0052	1-01517-0043
Address	114 EAST 90 STREET	115 EAST 89 STREET	46 EAST 91 STREET	16 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	41	45	28	51
Year Built	1925	1924	1930	1938
Gross SqFt	54,997	52,848	46,718	64,272
Estimated Gross Income	\$1,792,902	\$1,722,738	\$1,917,528	\$1,658,703
Gross Income per SqFt	\$32.60	\$32.60	\$41.04	\$25.81
Estimated Expense	\$620,916	\$596,541	\$688,627	\$735,278
Expense SqFt	\$11.29	\$11.29	\$14.74	\$11.44
Net Operating Income	\$1,171,986	\$1,126,197	\$1,228,901	\$923,425
Full Market Value	\$8,720,000	\$8,379,000	\$9,281,000	\$6,690,000
Market Value per SqFt	\$158.55	\$158.55	\$198.66	\$104.09
Distance from Cooperative in miles		0.00	0.11	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01518-0069	1-01518-0009	1-01516-0013	1-01518-0033
Address	1111 PARK AVENUE	115 EAST 89 STREET	1290 LEXINGTON AVENUE	1588 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	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	92	45	123	100
Year Built	1925	1924	1962	1980
Gross SqFt	207,542	52,848	151,184	81,837
Estimated Gross Income	\$6,765,869	\$1,722,738	\$4,750,837	\$2,882,370
Gross Income per SqFt	\$32.60	\$32.60	\$31.42	\$35.22
Estimated Expense	\$2,343,149	\$596,541	\$1,462,338	\$742,881
Expense SqFt	\$11.29	\$11.29	\$9.67	\$9.08
Net Operating Income	\$4,422,720	\$1,126,197	\$3,288,499	\$2,139,489
Full Market Value	\$32,907,000	\$8,379,000	\$24,543,000	\$14,300,000
Market Value per SqFt	\$158.56	\$158.55	\$162.34	\$174.74
Distance from Cooperative in miles		0.00	0.10	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0001	1-01524-0001	1-01516-0013	1-01523-0034
Address	1125 PARK AVENUE	1225 PARK AVENUE	1290 LEXINGTON AVENUE	1680 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	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	71	86	123	253
Year Built	1926	1925	1962	1980
Gross SqFt	211,870	165,834	151,184	242,158
Estimated Gross Income	\$6,656,955	\$4,358,929	\$4,750,837	\$9,788,639
Gross Income per SqFt	\$31.42	\$26.28	\$31.42	\$40.42
Estimated Expense	\$2,048,783	\$1,514,748	\$1,462,338	\$3,018,791
Expense SqFt	\$9.67	\$9.13	\$9.67	\$12.47
Net Operating Income	\$4,608,172	\$2,844,181	\$3,288,499	\$6,769,848
Full Market Value	\$34,392,000	\$20,582,000	\$24,543,000	\$51,151,000
Market Value per SqFt	\$162.33	\$124.11	\$162.34	\$211.23
Distance from Cooperative in miles		0.25	0.15	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0008	1-01521-0007	1-01502-0052	
Address	115 EAST 90 STREET	115 EAST 92 STREET	46 EAST 91 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	44	54	28	
Year Built	1923	1927	1930	
Gross SqFt	49,555	65,692	46,718	
Estimated Gross Income	\$1,792,404	\$2,557,031	\$1,917,528	
Gross Income per SqFt	\$36.17	\$38.92	\$41.04	
Estimated Expense	\$725,981	\$964,819	\$688,627	
Expense SqFt	\$14.65	\$14.69	\$14.74	
Net Operating Income	\$1,066,423	\$1,592,212	\$1,228,901	
Full Market Value	\$7,865,000	\$12,043,000	\$9,281,000	
Market Value per SqFt	\$158.71	\$183.33	\$198.66	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0025	1-01518-0033	1-01518-0024	
Address	161 EAST 90 STREET	1588 3 AVENUE	1341 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	27	100	107	
Year Built	1926	1980	1960	
Gross SqFt	38,117	81,837	114,939	
Estimated Gross Income	\$1,292,547	\$2,882,370	\$3,555,222	
Gross Income per SqFt	\$33.91	\$35.22	\$30.93	
Estimated Expense	\$388,412	\$742,881	\$1,080,137	
Expense SqFt	\$10.19	\$9.08	\$9.40	
Net Operating Income	\$904,135	\$2,139,489	\$2,475,085	
Full Market Value	\$6,709,000	\$14,300,000	\$18,491,000	
Market Value per SqFt	\$176.01	\$174.74	\$160.88	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0029	1-01519-0028	1-01519-0132	1-01519-0021
Address	167 EAST 90 STREET	165 EAST 90 STREET	175 EAST 90 STREET	147 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	D4-ELEVATOR	D2-ELEVATOR	C5-WALK-UP	C7-WALK-UP
Total Units	15	15	16	14
Year Built	1915	1910	1910	1923
Gross SqFt	10,439	10,001	6,360	9,220
Estimated Gross Income	\$410,983	\$393,769	\$286,856	\$318,828
Gross Income per SqFt	\$39.37	\$39.37	\$45.10	\$34.58
Estimated Expense	\$104,390	\$100,046	\$72,888	\$111,654
Expense SqFt	\$10.00	\$10.00	\$11.46	\$12.11
Net Operating Income	\$306,593	\$293,723	\$213,968	\$207,174
Full Market Value	\$2,318,000	\$2,079,000	\$1,610,000	\$1,534,000
Market Value per SqFt	\$222.05	\$207.88	\$253.14	\$166.38
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0045	1-01519-0031	1-01519-0041	1-01534-0032
Address	162 EAST 91 STREET	171 EAST 90 STREET	170 EAST 91 STREET	238 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C5-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	22	16	16	20
Year Built	1980	1940	1930	1967
Gross SqFt	13,320	6,829	12,015	9,350
Estimated Gross Income	\$437,029	\$378,217	\$457,861	\$306,807
Gross Income per SqFt	\$32.81	\$55.38	\$38.11	\$32.81
Estimated Expense	\$141,325	\$84,426	\$85,951	\$81,134
Expense SqFt	\$10.61	\$12.36	\$7.15	\$8.68
Net Operating Income	\$295,704	\$293,791	\$371,910	\$225,673
Full Market Value	\$2,199,000	\$2,191,000	\$2,815,000	\$1,678,000
Market Value per SqFt	\$165.09	\$320.84	\$234.29	\$179.47
Distance from Cooperative in miles		0.00	0.00	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0046	1-01518-0033	1-01518-0024	1-01518-0009
Address	158 EAST 91 STREET	1588 3 AVENUE	1341 LEXINGTON AVENUE	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	125	100	107	45
Year Built	1941	1980	1960	1924
Gross SqFt	62,272	81,837	114,939	52,848
Estimated Gross Income	\$2,030,067	\$2,882,370	\$3,555,222	\$1,722,738
Gross Income per SqFt	\$32.60	\$35.22	\$30.93	\$32.60
Estimated Expense	\$703,051	\$742,881	\$1,080,137	\$596,541
Expense SqFt	\$11.29	\$9.08	\$9.40	\$11.29
Net Operating Income	\$1,327,016	\$2,139,489	\$2,475,085	\$1,126,197
Full Market Value	\$9,874,000	\$14,300,000	\$18,491,000	\$8,379,000
Market Value per SqFt	\$158.56	\$174.74	\$160.88	\$158.55
Distance from Cooperative in miles		0.05	0.05	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0067	1-01518-0009	1-01522-0158	1-01516-0013
Address	108 EAST 91 STREET	115 EAST 89 STREET	1442 LEXINGTON AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	42	45	17	123
Year Built	1928	1924	1920	1962
Gross SqFt	41,600	52,848	15,596	151,184
Estimated Gross Income	\$1,307,072	\$1,722,738	\$553,034	\$4,750,837
Gross Income per SqFt	\$31.42	\$32.60	\$35.46	\$31.42
Estimated Expense	\$402,272	\$596,541	\$193,546	\$1,462,338
Expense SqFt	\$9.67	\$11.29	\$12.41	\$9.67
Net Operating Income	\$904,800	\$1,126,197	\$359,488	\$3,288,499
Full Market Value	\$6,753,000	\$8,379,000	\$2,657,000	\$24,543,000
Market Value per SqFt	\$162.33	\$158.55	\$170.36	\$162.34
Distance from Cooperative in miles		0.05	0.15	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01519-0069	1-01521-0007	1-01517-0058	1-01518-0033
Address	1133 PARK AVENUE	115 EAST 92 STREET	1328 LEXINGTON AVENUE	1588 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	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	32	54	60	100
Year Built	1924	1927	1936	1980
Gross SqFt	65,434	65,692	64,344	81,837
Estimated Gross Income	\$2,304,585	\$2,557,031	\$2,425,857	\$2,882,370
Gross Income per SqFt	\$35.22	\$38.92	\$37.70	\$35.22
Estimated Expense	\$594,141	\$964,819	\$590,784	\$742,881
Expense SqFt	\$9.08	\$14.69	\$9.18	\$9.08
Net Operating Income	\$1,710,444	\$1,592,212	\$1,835,073	\$2,139,489
Full Market Value	\$12,649,000	\$12,043,000	\$13,484,000	\$14,300,000
Market Value per SqFt	\$193.31	\$183.33	\$209.56	\$174.74
Distance from Cooperative in miles		0.10	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01520-0004	1-01524-0001	1-01516-0013	1-01521-0007
Address	1153 PARK AVENUE	1225 PARK AVENUE	1290 LEXINGTON AVENUE	115 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	61	86	123	54
Year Built	1915	1925	1962	1927
Gross SqFt	166,596	165,834	151,184	65,692
Estimated Gross Income	\$5,234,446	\$4,358,929	\$4,750,837	\$2,557,031
Gross Income per SqFt	\$31.42	\$26.28	\$31.42	\$38.92
Estimated Expense	\$1,610,983	\$1,514,748	\$1,462,338	\$964,819
Expense SqFt	\$9.67	\$9.13	\$9.67	\$14.69
Net Operating Income	\$3,623,463	\$2,844,181	\$3,288,499	\$1,592,212
Full Market Value	\$27,043,000	\$20,582,000	\$24,543,000	\$12,043,000
Market Value per SqFt	\$162.33	\$124.11	\$162.34	\$183.33
Distance from Cooperative in miles		0.20	0.20	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01520-0027	1-01521-0064	1-01521-0007	1-01518-0009
Address	159 EAST 91 STREET	118 EAST 93 STREET	115 EAST 92 STREET	115 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	48	38	54	45
Year Built	1941	1926	1927	1924
Gross SqFt	46,032	42,857	65,692	52,848
Estimated Gross Income	\$1,500,643	\$977,770	\$2,557,031	\$1,722,738
Gross Income per SqFt	\$32.60	\$22.81	\$38.92	\$32.60
Estimated Expense	\$519,701	\$205,313	\$964,819	\$596,541
Expense SqFt	\$11.29	\$4.79	\$14.69	\$11.29
Net Operating Income	\$980,942	\$772,457	\$1,592,212	\$1,126,197
Full Market Value	\$7,299,000	\$5,642,000	\$12,043,000	\$8,379,000
Market Value per SqFt	\$158.56	\$131.65	\$183.33	\$158.55
Distance from Cooperative in miles		0.05	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01520-0041	1-01520-0033	1-01521-0007	1-01517-0058
Address	166 EAST 92 STREET	169 EAST 91 STREET	115 EAST 92 STREET	1328 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	41	53	54	60
Year Built	1941	1985	1927	1936
Gross SqFt	32,658	33,443	65,692	64,344
Estimated Gross Income	\$1,183,853	\$1,309,498	\$2,557,031	\$2,425,857
Gross Income per SqFt	\$36.25	\$39.16	\$38.92	\$37.70
Estimated Expense	\$307,312	\$349,450	\$964,819	\$590,784
Expense SqFt	\$9.41	\$10.45	\$14.69	\$9.18
Net Operating Income	\$876,541	\$960,048	\$1,592,212	\$1,835,073
Full Market Value	\$6,463,000	\$7,260,000	\$12,043,000	\$13,484,000
Market Value per SqFt	\$197.90	\$217.09	\$183.33	\$209.56
Distance from Cooperative in miles		0.00	0.05	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01520-0140	1-01519-0012	1-01519-0013	1-01518-0007
Address	170 EAST 92 STREET	123 EAST 90 STREET	125 EAST 90 STREET	107 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C4-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	20	15	16	19
Year Built	1920	1923	1923	1910
Gross SqFt	12,778	10,235	10,235	9,810
Estimated Gross Income	\$425,891	\$359,690	\$422,808	\$344,148
Gross Income per SqFt	\$33.33	\$35.14	\$41.31	\$35.08
Estimated Expense	\$108,613	\$85,739	\$143,802	\$78,710
Expense SqFt	\$8.50	\$8.38	\$14.05	\$8.02
Net Operating Income	\$317,278	\$273,951	\$279,006	\$265,438
Full Market Value	\$2,357,000	\$2,026,000	\$2,107,000	\$1,964,000
Market Value per SqFt	\$184.46	\$197.95	\$205.86	\$200.20
Distance from Cooperative in miles		0.05	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01521-0001	1-01522-0158	1-01524-0001	1-01518-0024
Address	1165 PARK AVENUE	1442 LEXINGTON AVENUE	1225 PARK AVENUE	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	55	17	86	107
Year Built	1925	1920	1925	1960
Gross SqFt	176,799	15,596	165,834	114,939
Estimated Gross Income	\$5,242,090	\$553,034	\$4,358,929	\$3,555,222
Gross Income per SqFt	\$29.65	\$35.46	\$26.28	\$30.93
Estimated Expense	\$1,246,433	\$193,546	\$1,514,748	\$1,080,137
Expense SqFt	\$7.05	\$12.41	\$9.13	\$9.40
Net Operating Income	\$3,995,657	\$359,488	\$2,844,181	\$2,475,085
Full Market Value	\$29,952,000	\$2,657,000	\$20,582,000	\$18,491,000
Market Value per SqFt	\$169.41	\$170.36	\$124.11	\$160.88
Distance from Cooperative in miles		0.05	0.15	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01521-0051	1-01521-0064	1-01522-0158	1-01518-0024
Address	1415 LEXINGTON AVENUE	118 EAST 93 STREET	1442 LEXINGTON AVENUE	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	69	38	17	107
Year Built	1923	1926	1920	1960
Gross SqFt	64,957	42,857	15,596	114,939
Estimated Gross Income	\$1,925,975	\$977,770	\$553,034	\$3,555,222
Gross Income per SqFt	\$29.65	\$22.81	\$35.46	\$30.93
Estimated Expense	\$457,947	\$205,313	\$193,546	\$1,080,137
Expense SqFt	\$7.05	\$4.79	\$12.41	\$9.40
Net Operating Income	\$1,468,028	\$772,457	\$359,488	\$2,475,085
Full Market Value	\$11,005,000	\$5,642,000	\$2,657,000	\$18,491,000
Market Value per SqFt	\$169.42	\$131.65	\$170.36	\$160.88
Distance from Cooperative in miles		0.09	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01521-0069	1-01521-0007	1-01524-0001	1-01518-0024
Address	1175 PARK AVENUE	115 EAST 92 STREET	1225 PARK AVENUE	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	52	54	86	107
Year Built	1925	1927	1925	1960
Gross SqFt	174,910	65,692	165,834	114,939
Estimated Gross Income	\$5,409,966	\$2,557,031	\$4,358,929	\$3,555,222
Gross Income per SqFt	\$30.93	\$38.92	\$26.28	\$30.93
Estimated Expense	\$1,644,154	\$964,819	\$1,514,748	\$1,080,137
Expense SqFt	\$9.40	\$14.69	\$9.13	\$9.40
Net Operating Income	\$3,765,812	\$1,592,212	\$2,844,181	\$2,475,085
Full Market Value	\$28,135,000	\$12,043,000	\$20,582,000	\$18,491,000
Market Value per SqFt	\$160.85	\$183.33	\$124.11	\$160.88
Distance from Cooperative in miles		0.00	0.15	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0001	1-01522-0158	1-01521-0064	1-01524-0001
Address	1185 PARK AVENUE	1442 LEXINGTON AVENUE	118 EAST 93 STREET	1225 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	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	172	17	38	86
Year Built	1929	1920	1926	1925
Gross SqFt	550,905	15,596	42,857	165,834
Estimated Gross Income	\$14,477,783	\$553,034	\$977,770	\$4,358,929
Gross Income per SqFt	\$26.28	\$35.46	\$22.81	\$26.28
Estimated Expense	\$5,029,763	\$193,546	\$205,313	\$1,514,748
Expense SqFt	\$9.13	\$12.41	\$4.79	\$9.13
Net Operating Income	\$9,448,020	\$359,488	\$772,457	\$2,844,181
Full Market Value	\$68,370,000	\$2,657,000	\$5,642,000	\$20,582,000
Market Value per SqFt	\$124.10	\$170.36	\$131.65	\$124.11
Distance from Cooperative in miles		0.00	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0014	1-01522-0158	1-01521-0007	1-01602-0033
Address	131 EAST 93 STREET	1442 LEXINGTON AVENUE	115 EAST 92 STREET	1240 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	36	17	54	39
Year Built	1923	1920	1927	1920
Gross SqFt	38,034	15,596	65,692	47,822
Estimated Gross Income	\$1,208,340	\$553,034	\$2,557,031	\$1,628,817
Gross Income per SqFt	\$31.77	\$35.46	\$38.92	\$34.06
Estimated Expense	\$268,520	\$193,546	\$964,819	\$570,038
Expense SqFt	\$7.06	\$12.41	\$14.69	\$11.92
Net Operating Income	\$939,820	\$359,488	\$1,592,212	\$1,058,779
Full Market Value	\$7,009,000	\$2,657,000	\$12,043,000	\$7,849,000
Market Value per SqFt	\$184.28	\$170.36	\$183.33	\$164.13
Distance from Cooperative in miles		0.00	0.05	0.19

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0020	1-01522-0158	1-01521-0064	1-01518-0024
Address	1429 LEXINGTON AVENUE	1442 LEXINGTON AVENUE	118 EAST 93 STREET	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	77	17	38	107
Year Built	1928	1920	1926	1960
Gross SqFt	77,426	15,596	42,857	114,939
Estimated Gross Income	\$2,295,681	\$553,034	\$977,770	\$3,555,222
Gross Income per SqFt	\$29.65	\$35.46	\$22.81	\$30.93
Estimated Expense	\$545,853	\$193,546	\$205,313	\$1,080,137
Expense SqFt	\$7.05	\$12.41	\$4.79	\$9.40
Net Operating Income	\$1,749,828	\$359,488	\$772,457	\$2,475,085
Full Market Value	\$13,117,000	\$2,657,000	\$5,642,000	\$18,491,000
Market Value per SqFt	\$169.41	\$170.36	\$131.65	\$160.88
Distance from Cooperative in miles		0.09	0.11	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0027	1-01521-0029	1-01521-0026	1-01540-0022
Address	177 EAST 93 STREET	163 EAST 92 STREET	155 EAST 92 STREET	1817 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	16	30	29	14
Year Built	1920	1910	1910	1910
Gross SqFt	9,764	17,492	17,492	9,755
Estimated Gross Income	\$342,619	\$613,763	\$539,497	\$424,980
Gross Income per SqFt	\$35.09	\$35.09	\$30.84	\$43.57
Estimated Expense	\$64,638	\$114,150	\$121,240	\$106,722
Expense SqFt	\$6.62	\$6.53	\$6.93	\$10.94
Net Operating Income	\$277,981	\$499,613	\$418,257	\$318,258
Full Market Value	\$2,056,000	\$3,696,000	\$3,125,000	\$2,397,000
Market Value per SqFt	\$210.57	\$211.30	\$178.65	\$245.72
Distance from Cooperative in miles		0.05	0.05	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0044	1-01524-0001	1-01518-0024	1-01521-0007
Address	152 EAST 94 STREET	1225 PARK AVENUE	1341 LEXINGTON AVENUE	115 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	105	86	107	54
Year Built	1938	1925	1960	1927
Gross SqFt	131,549	165,834	114,939	65,692
Estimated Gross Income	\$4,068,811	\$4,358,929	\$3,555,222	\$2,557,031
Gross Income per SqFt	\$30.93	\$26.28	\$30.93	\$38.92
Estimated Expense	\$1,236,561	\$1,514,748	\$1,080,137	\$964,819
Expense SqFt	\$9.40	\$9.13	\$9.40	\$14.69
Net Operating Income	\$2,832,250	\$2,844,181	\$2,475,085	\$1,592,212
Full Market Value	\$21,160,000	\$20,582,000	\$18,491,000	\$12,043,000
Market Value per SqFt	\$160.85	\$124.11	\$160.88	\$183.33
Distance from Cooperative in miles		0.13	0.20	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0050	1-01521-0007	1-01524-0001	1-01518-0024
Address	1435 LEXINGTON AVENUE	115 EAST 92 STREET	1225 PARK AVENUE	1341 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	73	54	86	107
Year Built	1925	1927	1925	1960
Gross SqFt	116,270	65,692	165,834	114,939
Estimated Gross Income	\$3,596,231	\$2,557,031	\$4,358,929	\$3,555,222
Gross Income per SqFt	\$30.93	\$38.92	\$26.28	\$30.93
Estimated Expense	\$1,092,938	\$964,819	\$1,514,748	\$1,080,137
Expense SqFt	\$9.40	\$14.69	\$9.13	\$9.40
Net Operating Income	\$2,503,293	\$1,592,212	\$2,844,181	\$2,475,085
Full Market Value	\$18,702,000	\$12,043,000	\$20,582,000	\$18,491,000
Market Value per SqFt	\$160.85	\$183.33	\$124.11	\$160.88
Distance from Cooperative in miles		0.11	0.13	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01522-0059	1-01522-0158	1-01521-0007	1-01602-0033
Address	130 EAST 94 STREET	1442 LEXINGTON AVENUE	115 EAST 92 STREET	1240 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	45	17	54	39
Year Built	1923	1920	1927	1920
Gross SqFt	50,643	15,596	65,692	47,822
Estimated Gross Income	\$1,608,928	\$553,034	\$2,557,031	\$1,628,817
Gross Income per SqFt	\$31.77	\$35.46	\$38.92	\$34.06
Estimated Expense	\$357,540	\$193,546	\$964,819	\$570,038
Expense SqFt	\$7.06	\$12.41	\$14.69	\$11.92
Net Operating Income	\$1,251,388	\$359,488	\$1,592,212	\$1,058,779
Full Market Value	\$9,333,000	\$2,657,000	\$12,043,000	\$7,849,000
Market Value per SqFt	\$184.29	\$170.36	\$183.33	\$164.13
Distance from Cooperative in miles		0.00	0.05	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01523-0001	1-01524-0001	1-01624-0045	1-01516-0013
Address	1197 PARK AVENUE	1225 PARK AVENUE	1501 LEXINGTON AVENUE	1290 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	HARLEM-EAST	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	149	86	161	123
Year Built	1961	1925	2001	1962
Gross SqFt	210,988	165,834	133,370	151,184
Estimated Gross Income	\$6,629,243	\$4,358,929	\$5,334,285	\$4,750,837
Gross Income per SqFt	\$31.42	\$26.28	\$40.00	\$31.42
Estimated Expense	\$2,040,254	\$1,514,748	\$1,688,835	\$1,462,338
Expense SqFt	\$9.67	\$9.13	\$12.66	\$9.67
Net Operating Income	\$4,588,989	\$2,844,181	\$3,645,450	\$3,288,499
Full Market Value	\$34,249,000	\$20,582,000	\$27,552,000	\$24,543,000
Market Value per SqFt	\$162.33	\$124.11	\$206.58	\$162.34
Distance from Cooperative in miles		0.05	0.14	0.35

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01523-0014	1-01522-0158	1-01521-0064	1-01602-0033
Address	1450 LEXINGTON AVENUE	1442 LEXINGTON AVENUE	118 EAST 93 STREET	1240 PARK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	47	17	38	39
Year Built	1928	1920	1926	1920
Gross SqFt	67,882	15,596	42,857	47,822
Estimated Gross Income	\$2,012,701	\$553,034	\$977,770	\$1,628,817
Gross Income per SqFt	\$29.65	\$35.46	\$22.81	\$34.06
Estimated Expense	\$478,568	\$193,546	\$205,313	\$570,038
Expense SqFt	\$7.05	\$12.41	\$4.79	\$11.92
Net Operating Income	\$1,534,133	\$359,488	\$772,457	\$1,058,779
Full Market Value	\$11,500,000	\$2,657,000	\$5,642,000	\$7,849,000
Market Value per SqFt	\$169.41	\$170.36	\$131.65	\$164.13
Distance from Cooperative in miles		0.05	0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01524-0044	1-01521-0007	1-01602-0033	1-01522-0158
Address	166 EAST 96 STREET	115 EAST 92 STREET	1240 PARK AVENUE	1442 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	65	54	39	17
Year Built	1928	1927	1920	1920
Gross SqFt	62,789	65,692	47,822	15,596
Estimated Gross Income	\$1,994,807	\$2,557,031	\$1,628,817	\$553,034
Gross Income per SqFt	\$31.77	\$38.92	\$34.06	\$35.46
Estimated Expense	\$443,290	\$964,819	\$570,038	\$193,546
Expense SqFt	\$7.06	\$14.69	\$11.92	\$12.41
Net Operating Income	\$1,551,517	\$1,592,212	\$1,058,779	\$359,488
Full Market Value	\$11,572,000	\$12,043,000	\$7,849,000	\$2,657,000
Market Value per SqFt	\$184.30	\$183.33	\$164.13	\$170.36
Distance from Cooperative in miles		0.18	0.20	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0001	1-01527-0028	1-01527-0009	1-01511-0033
Address	1391 3 AVENUE	1571 2 AVENUE	219 EAST 81 STREET	1450 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	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	177	182	53	94
Year Built	1963	1963	1972	1961
Gross SqFt	293,303	189,612	36,720	147,534
Estimated Gross Income	\$7,743,199	\$5,006,351	\$1,253,254	\$3,843,154
Gross Income per SqFt	\$26.40	\$26.40	\$34.13	\$26.05
Estimated Expense	\$1,841,943	\$1,190,916	\$438,804	\$1,156,415
Expense SqFt	\$6.28	\$6.28	\$11.95	\$7.84
Net Operating Income	\$5,901,256	\$3,815,435	\$814,450	\$2,686,739
Full Market Value	\$42,692,000	\$27,602,000	\$6,037,000	\$17,820,000
Market Value per SqFt	\$145.56	\$145.57	\$164.41	\$120.79
Distance from Cooperative in miles		0.10	0.10	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0009	1-01527-0009		
Address	215 EAST 79 STREET	219 EAST 81 STREET		
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)		
Building Classification	D4-ELEVATOR	D3-ELEVATOR		
Total Units	86	53		
Year Built	1947	1972		
Gross SqFt	94,418	36,720		
Estimated Gross Income	\$2,833,484	\$1,253,254		
Gross Income per SqFt	\$30.01	\$34.13		
Estimated Expense	\$603,331	\$438,804		
Expense SqFt	\$6.39	\$11.95		
Net Operating Income	\$2,230,153	\$814,450		
Full Market Value	\$16,705,000	\$6,037,000		
Market Value per SqFt	\$176.93	\$164.41		
Distance from Cooperative in miles		0.10		

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0013	1-01525-0029	1-01431-0016	
Address	225 EAST 79 STREET	242 EAST 80 STREET	231 EAST 76 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	80	39	90	
Year Built	1930	1969	1938	
Gross SqFt	59,488	17,424	82,065	
Estimated Gross Income	\$1,869,113	\$608,406	\$2,290,882	
Gross Income per SqFt	\$31.42	\$34.92	\$27.92	
Estimated Expense	\$502,674	\$113,592	\$775,027	
Expense SqFt	\$8.45	\$6.52	\$9.44	
Net Operating Income	\$1,366,439	\$494,814	\$1,515,855	
Full Market Value	\$10,198,000	\$3,661,000	\$10,916,000	
Market Value per SqFt	\$171.43	\$210.11	\$133.02	
Distance from Cooperative in miles		0.00	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0015	1-01525-0029	1-01526-0021	1-01527-0028
Address	229 EAST 79 STREET	242 EAST 80 STREET	1543 2 AVENUE	1571 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	96	39	117	182
Year Built	1930	1969	1959	1963
Gross SqFt	106,905	17,424	123,524	189,612
Estimated Gross Income	\$2,822,292	\$608,406	\$2,982,163	\$5,006,351
Gross Income per SqFt	\$26.40	\$34.92	\$24.14	\$26.40
Estimated Expense	\$671,363	\$113,592	\$1,332,201	\$1,190,916
Expense SqFt	\$6.28	\$6.52	\$10.78	\$6.28
Net Operating Income	\$2,150,929	\$494,814	\$1,649,962	\$3,815,435
Full Market Value	\$15,561,000	\$3,661,000	\$12,008,000	\$27,602,000
Market Value per SqFt	\$145.56	\$210.11	\$97.21	\$145.57
Distance from Cooperative in miles		0.00	0.05	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0021	1-01527-0009		
Address	1523 2 AVENUE	219 EAST 81 STREET		
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)		
Building Classification	D4-ELEVATOR	D3-ELEVATOR		
Total Units	210	53		
Year Built	1957	1972		
Gross SqFt	281,825	36,720		
Estimated Gross Income	\$8,457,568	\$1,253,254		
Gross Income per SqFt	\$30.01	\$34.13		
Estimated Expense	\$1,800,862	\$438,804		
Expense SqFt	\$6.39	\$11.95		
Net Operating Income	\$6,656,706	\$814,450		
Full Market Value	\$49,863,000	\$6,037,000		
Market Value per SqFt	\$176.93	\$164.41		
Distance from Cooperative in miles		0.10		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01525-0036	1-01431-0016	1-01527-0009	1-01473-0038
Address	222 EAST 80 STREET	231 EAST 76 STREET	219 EAST 81 STREET	420 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	95	90	53	112
Year Built	1962	1938	1972	1959
Gross SqFt	94,404	82,065	36,720	113,820
Estimated Gross Income	\$2,833,064	\$2,290,882	\$1,253,254	\$3,455,427
Gross Income per SqFt	\$30.01	\$27.92	\$34.13	\$30.36
Estimated Expense	\$603,242	\$775,027	\$438,804	\$1,286,283
Expense SqFt	\$6.39	\$9.44	\$11.95	\$11.30
Net Operating Income	\$2,229,822	\$1,515,855	\$814,450	\$2,169,144
Full Market Value	\$16,703,000	\$10,916,000	\$6,037,000	\$16,224,000
Market Value per SqFt	\$176.93	\$133.02	\$164.41	\$142.54
Distance from Cooperative in miles		0.16	0.10	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-0014	1-01548-0123	1-01543-0037	1-01519-0031
Address	229 EAST 81 STREET	351 EAST 85 STREET	340 EAST 81 STREET	171 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	11	16	16	16
Year Built	1900	1925	1910	1940
Gross SqFt	5,608	6,075	5,112	6,829
Estimated Gross Income	\$281,914	\$257,760	\$228,636	\$378,217
Gross Income per SqFt	\$50.27	\$42.43	\$44.73	\$55.38
Estimated Expense	\$112,272	\$101,543	\$68,926	\$84,426
Expense SqFt	\$20.02	\$16.71	\$13.48	\$12.36
Net Operating Income	\$169,642	\$156,217	\$159,710	\$293,791
Full Market Value	\$1,271,000	\$1,179,000	\$1,202,000	\$2,191,000
Market Value per SqFt	\$226.64	\$194.07	\$235.13	\$320.84
Distance from Cooperative in miles		0.25	0.15	0.47

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-0039	1-01530-0008	1-01528-0012	1-01544-0044
Address	220 EAST 82 STREET	217 EAST 84 STREET	223 EAST 82 STREET	314 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	21	21	19
Year Built	1910	1920	1930	1915
Gross SqFt	10,035	10,050	9,210	11,629
Estimated Gross Income	\$359,070	\$357,276	\$304,409	\$533,460
Gross Income per SqFt	\$35.78	\$35.55	\$33.05	\$45.87
Estimated Expense	\$119,137	\$90,751	\$67,801	\$128,385
Expense SqFt	\$11.87	\$9.03	\$7.36	\$11.04
Net Operating Income	\$239,933	\$266,525	\$236,608	\$405,075
Full Market Value	\$1,772,000	\$1,970,000	\$1,759,000	\$3,046,000
Market Value per SqFt	\$176.58	\$196.02	\$190.99	\$261.93
Distance from Cooperative in miles		0.15	0.05	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-0040	1-01530-0008	1-01528-0012	1-01544-0044
Address	218 EAST 82 STREET	217 EAST 84 STREET	223 EAST 82 STREET	314 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	21	21	21	19
Year Built	1920	1920	1930	1915
Gross SqFt	10,480	10,050	9,210	11,629
Estimated Gross Income	\$359,070	\$357,276	\$304,409	\$533,460
Gross Income per SqFt	\$34.26	\$35.55	\$33.05	\$45.87
Estimated Expense	\$115,546	\$90,751	\$67,801	\$128,385
Expense SqFt	\$11.03	\$9.03	\$7.36	\$11.04
Net Operating Income	\$243,524	\$266,525	\$236,608	\$405,075
Full Market Value	\$1,804,000	\$1,970,000	\$1,759,000	\$3,046,000
Market Value per SqFt	\$172.14	\$196.02	\$190.99	\$261.93
Distance from Cooperative in miles		0.15	0.05	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-0041	1-01527-0013	1-01528-0034	
Address	214 EAST 82 STREET	227 EAST 81 STREET	232 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	37	15	19	
Year Built	1910	1910	1910	
Gross SqFt	19,148	10,110	10,255	
Estimated Gross Income	\$769,367	\$420,077	\$398,030	
Gross Income per SqFt	\$40.18	\$41.55	\$38.81	
Estimated Expense	\$247,009	\$135,933	\$90,644	
Expense SqFt	\$12.90	\$13.45	\$8.84	
Net Operating Income	\$522,358	\$284,144	\$307,386	
Full Market Value	\$3,947,000	\$2,145,000	\$2,325,000	
Market Value per SqFt	\$206.13	\$212.17	\$226.72	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01527-0043	1-01526-0045	1-01510-0025	
Address	208 EAST 82 STREET	1433 3 AVENUE	151 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	D7-ELEVATOR	D1-ELEVATOR	
Total Units	37	19	42	
Year Built	1920	1975	1910	
Gross SqFt	19,148	16,900	25,402	
Estimated Gross Income	\$730,305	\$629,332	\$974,827	
Gross Income per SqFt	\$38.14	\$37.24	\$38.38	
Estimated Expense	\$193,395	\$193,383	\$270,250	
Expense SqFt	\$10.10	\$11.44	\$10.64	
Net Operating Income	\$536,910	\$435,949	\$704,577	
Full Market Value	\$4,063,000	\$3,207,000	\$5,332,000	
Market Value per SqFt	\$212.19	\$189.76	\$209.90	
Distance from Cooperative in miles		0.05	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01529-0001	1-01530-0019	1-01530-0009	1-01528-0011
Address	1471 3 AVENUE	245 EAST 84 STREET	219 EAST 84 STREET	221 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	120	83	54	24
Year Built	1964	1986	1974	1981
Gross SqFt	96,699	69,001	28,150	12,195
Estimated Gross Income	\$3,420,244	\$2,258,997	\$997,760	\$431,397
Gross Income per SqFt	\$35.37	\$32.74	\$35.44	\$35.37
Estimated Expense	\$1,105,270	\$449,988	\$196,378	\$139,427
Expense SqFt	\$11.43	\$6.52	\$6.98	\$11.43
Net Operating Income	\$2,314,974	\$1,809,009	\$801,382	\$291,970
Full Market Value	\$17,115,000	\$11,880,000	\$5,924,000	\$2,159,000
Market Value per SqFt	\$176.99	\$172.17	\$210.44	\$177.04
Distance from Cooperative in miles		0.05	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01529-0031	1-01529-0020	1-01530-0021	1-01530-0042
Address	238 EAST 84 STREET	243 EAST 83 STREET	1619 2 AVENUE	212 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	D4-ELEVATOR	C5-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	22	22	12	20
Year Built	1962	1930	1988	1915
Gross SqFt	10,190	9,780	8,468	9,040
Estimated Gross Income	\$396,901	\$368,536	\$329,817	\$363,334
Gross Income per SqFt	\$38.95	\$37.68	\$38.95	\$40.19
Estimated Expense	\$97,111	\$104,766	\$80,694	\$76,774
Expense SqFt	\$9.53	\$10.71	\$9.53	\$8.49
Net Operating Income	\$299,790	\$263,770	\$249,123	\$286,560
Full Market Value	\$2,268,000	\$1,938,000	\$1,884,000	\$2,165,000
Market Value per SqFt	\$222.57	\$198.16	\$222.48	\$239.49
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01529-0045	1-01530-0019	1-01512-0040	
Address	200 EAST 84 STREET	245 EAST 84 STREET	1482 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	129	83	185	
Year Built	1961	1986	1963	
Gross SqFt	130,234	69,001	224,000	
Estimated Gross Income	\$4,267,768	\$2,258,997	\$7,345,583	
Gross Income per SqFt	\$32.77	\$32.74	\$32.79	
Estimated Expense	\$1,075,733	\$449,988	\$1,788,471	
Expense SqFt	\$8.26	\$6.52	\$7.98	
Net Operating Income	\$3,192,035	\$1,809,009	\$5,557,112	
Full Market Value	\$23,741,000	\$11,880,000	\$41,329,000	
Market Value per SqFt	\$182.29	\$172.17	\$184.50	
Distance from Cooperative in miles		0.05	0.12	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01532-0015	1-01516-0052		
Address	231 EAST 86 STREET	16 EAST 88 STREET		
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)		
Building Classification	D4-ELEVATOR	D6-ELEVATOR		
Total Units	58	154		
Year Built	1983	1963		
Gross SqFt	57,745	128,132		
Estimated Gross Income	\$1,787,785	\$3,966,689		
Gross Income per SqFt	\$30.96	\$30.96		
Estimated Expense	\$609,787	\$1,352,843		
Expense SqFt	\$10.56	\$10.56		
Net Operating Income	\$1,177,998	\$2,613,846		
Full Market Value	\$8,800,000	\$19,527,000		
Market Value per SqFt	\$152.39	\$152.40		
Distance from Cooperative in miles		0.13		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01532-0022	1-01530-0019	1-01530-0009	1-01512-0040
Address	1659 2 AVENUE	245 EAST 84 STREET	219 EAST 84 STREET	1482 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	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	261	83	54	185
Year Built	1970	1986	1974	1963
Gross SqFt	363,388	69,001	28,150	224,000
Estimated Gross Income	\$11,915,493	\$2,258,997	\$997,760	\$7,345,583
Gross Income per SqFt	\$32.79	\$32.74	\$35.44	\$32.79
Estimated Expense	\$3,633,880	\$449,988	\$196,378	\$1,788,471
Expense SqFt	\$10.00	\$6.52	\$6.98	\$7.98
Net Operating Income	\$8,281,613	\$1,809,009	\$801,382	\$5,557,112
Full Market Value	\$61,592,000	\$11,880,000	\$5,924,000	\$41,329,000
Market Value per SqFt	\$169.49	\$172.17	\$210.44	\$184.50
Distance from Cooperative in miles		0.11	0.11	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01532-0031	1-01517-0025	1-01527-0009	1-01570-0015
Address	240 EAST 87 STREET	155 EAST 88 STREET	219 EAST 81 STREET	423 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	49	50	53	47
Year Built	1915	1976	1972	1987
Gross SqFt	32,145	29,000	36,720	30,866
Estimated Gross Income	\$1,049,534	\$952,855	\$1,253,254	\$996,153
Gross Income per SqFt	\$32.65	\$32.86	\$34.13	\$32.27
Estimated Expense	\$269,054	\$303,416	\$438,804	\$195,106
Expense SqFt	\$8.37	\$10.46	\$11.95	\$6.32
Net Operating Income	\$780,480	\$649,439	\$814,450	\$801,047
Full Market Value	\$5,806,000	\$4,697,000	\$6,037,000	\$5,964,000
Market Value per SqFt	\$180.62	\$161.97	\$164.41	\$193.22
Distance from Cooperative in miles		0.15	0.26	0.34

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01533-0013	1-01535-0018	1-01535-0038	
Address	227 EAST 87 STREET	229 EAST 89 STREET	216 EAST 90 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	20	20	19	
Year Built	1920	1920	1915	
Gross SqFt	10,975	10,465	8,825	
Estimated Gross Income	\$467,974	\$485,493	\$374,445	
Gross Income per SqFt	\$42.64	\$46.39	\$42.43	
Estimated Expense	\$162,211	\$129,733	\$127,345	
Expense SqFt	\$14.78	\$12.40	\$14.43	
Net Operating Income	\$305,763	\$355,760	\$247,100	
Full Market Value	\$2,307,000	\$2,674,000	\$1,864,000	
Market Value per SqFt	\$210.21	\$255.52	\$211.22	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01533-0022	1-01518-0033	1-01530-0009	
Address	1681 2 AVENUE	1588 3 AVENUE	219 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	119	100	54	
Year Built	1966	1980	1974	
Gross SqFt	169,507	81,837	28,150	
Estimated Gross Income	\$5,988,682	\$2,882,370	\$997,760	
Gross Income per SqFt	\$35.33	\$35.22	\$35.44	
Estimated Expense	\$2,096,039	\$742,881	\$196,378	
Expense SqFt	\$12.37	\$9.08	\$6.98	
Net Operating Income	\$3,892,643	\$2,139,489	\$801,382	
Full Market Value	\$28,781,000	\$14,300,000	\$5,924,000	
Market Value per SqFt	\$169.79	\$174.74	\$210.44	
Distance from Cooperative in miles		0.15	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01533-0032	1-01554-0037	1-01627-0046	1-01832-0001
Address	230 EAST 88 STREET	334 EAST 92 STREET	160 EAST 100 STREET	741 WEST 96 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	HARLEM-EAST	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	108	24	12	221
Year Built	1967	2006	2001	1971
Gross SqFt	130,500	23,559	9,750	303,585
Estimated Gross Income	\$2,146,725	\$485,080	\$189,054	\$4,993,673
Gross Income per SqFt	\$16.45	\$20.59	\$19.39	\$16.45
Estimated Expense	\$985,275	\$196,953	\$86,923	\$2,293,310
Expense SqFt	\$7.55	\$8.36	\$8.92	\$7.55
Net Operating Income	\$1,161,450	\$288,127	\$102,131	\$2,700,363
Full Market Value	\$8,410,000	\$2,117,000	\$732,000	\$15,750,000
Market Value per SqFt	\$64.44	\$89.86	\$75.08	\$51.88
Distance from Cooperative in miles		0.24	0.61	1.16

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01533-0122	1-01530-0019	1-01516-0013	
Address	235 EAST 87 STREET	245 EAST 84 STREET	1290 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	139	83	123	
Year Built	1962	1986	1962	
Gross SqFt	148,031	69,001	151,184	
Estimated Gross Income	\$4,748,834	\$2,258,997	\$4,750,837	
Gross Income per SqFt	\$32.08	\$32.74	\$31.42	
Estimated Expense	\$1,199,051	\$449,988	\$1,462,338	
Expense SqFt	\$8.10	\$6.52	\$9.67	
Net Operating Income	\$3,549,783	\$1,809,009	\$3,288,499	
Full Market Value	\$26,457,000	\$11,880,000	\$24,543,000	
Market Value per SqFt	\$178.73	\$172.17	\$162.34	
Distance from Cooperative in miles		0.16	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0003	1-01518-0033	1-01554-0011	
Address	1589 3 AVENUE	1588 3 AVENUE	317 EAST 91 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	217	100	35	
Year Built	1980	1980	1987	
Gross SqFt	192,445	81,837	20,134	
Estimated Gross Income	\$6,877,984	\$2,882,370	\$729,765	
Gross Income per SqFt	\$35.74	\$35.22	\$36.25	
Estimated Expense	\$2,141,913	\$742,881	\$265,287	
Expense SqFt	\$11.13	\$9.08	\$13.18	
Net Operating Income	\$4,736,071	\$2,139,489	\$464,478	
Full Market Value	\$34,989,000	\$14,300,000	\$3,425,000	
Market Value per SqFt	\$181.81	\$174.74	\$170.11	
Distance from Cooperative in miles		0.12	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0041	1-01535-0038	1-01535-0021	
Address	210 EAST 90 STREET	216 EAST 90 STREET	1725 2 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	16	19	19	
Year Built	1910	1915	1925	
Gross SqFt	8,562	8,825	9,072	
Estimated Gross Income	\$343,679	\$374,445	\$357,031	
Gross Income per SqFt	\$40.14	\$42.43	\$39.36	
Estimated Expense	\$119,526	\$127,345	\$98,069	
Expense SqFt	\$13.96	\$14.43	\$10.81	
Net Operating Income	\$224,153	\$247,100	\$258,962	
Full Market Value	\$1,694,000	\$1,864,000	\$1,958,000	
Market Value per SqFt	\$197.85	\$211.22	\$215.83	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01535-0042	1-01535-0022	1-01535-0014	1-01535-0010
Address	204 EAST 90 STREET	1727 2 AVENUE	221 EAST 89 STREET	213 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	30	20	20	16
Year Built	1920	1925	1930	1901
Gross SqFt	25,264	8,595	10,465	9,401
Estimated Gross Income	\$878,429	\$313,766	\$360,720	\$326,911
Gross Income per SqFt	\$34.77	\$36.51	\$34.47	\$34.77
Estimated Expense	\$286,241	\$87,035	\$89,572	\$83,245
Expense SqFt	\$11.33	\$10.13	\$8.56	\$8.85
Net Operating Income	\$592,188	\$226,731	\$271,148	\$243,666
Full Market Value	\$4,384,000	\$1,595,000	\$2,008,000	\$1,804,000
Market Value per SqFt	\$173.53	\$185.57	\$191.88	\$191.89
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01537-0022	1-01549-0001	1-01541-0021	
Address	1749 2 AVENUE	1660 2 AVENUE	1849 2 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	586	698	1,097	
Year Built	1975	1964	1986	
Gross SqFt	693,459	690,703	968,264	
Estimated Gross Income	\$15,478,005	\$20,248,461	\$35,130,330	
Gross Income per SqFt	\$22.32	\$29.32	\$36.28	
Estimated Expense	\$7,794,479	\$6,303,298	\$10,144,306	
Expense SqFt	\$11.24	\$9.13	\$10.48	
Net Operating Income	\$7,683,526	\$13,945,163	\$24,986,024	
Full Market Value	\$56,191,000	\$104,607,000	\$184,222,000	
Market Value per SqFt	\$81.03	\$151.45	\$190.26	
Distance from Cooperative in miles		0.28	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01538-0021	1-01832-0001		
Address	1767 2 AVENUE	741 WEST 96 STREET		
Neighborhood	UPPER EAST SIDE (79-96)	MANHATTAN VALLEY		
Building Classification	D4-ELEVATOR	D7-ELEVATOR		
Total Units	656	221		
Year Built	1973	1971		
Gross SqFt	759,187	303,585		
Estimated Gross Income	\$12,488,626	\$4,993,673		
Gross Income per SqFt	\$16.45	\$16.45		
Estimated Expense	\$5,731,862	\$2,293,310		
Expense SqFt	\$7.55	\$7.55		
Net Operating Income	\$6,756,764	\$2,700,363		
Full Market Value	\$48,923,000	\$15,750,000		
Market Value per SqFt	\$64.44	\$51.88		
Distance from Cooperative in miles		1.09		

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01542-0014	1-01559-0033	1-01526-0021	1-01473-0038
Address	325 EAST 79 STREET	420 EAST 80 STREET	1543 2 AVENUE	420 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	86	157	117	112
Year Built	1929	1961	1959	1959
Gross SqFt	129,350	137,238	123,524	113,820
Estimated Gross Income	\$3,920,599	\$4,261,263	\$2,982,163	\$3,455,427
Gross Income per SqFt	\$30.31	\$31.05	\$24.14	\$30.36
Estimated Expense	\$1,464,242	\$1,579,404	\$1,332,201	\$1,286,283
Expense SqFt	\$11.32	\$11.51	\$10.78	\$11.30
Net Operating Income	\$2,456,357	\$2,681,859	\$1,649,962	\$2,169,144
Full Market Value	\$18,389,000	\$20,032,000	\$12,008,000	\$16,224,000
Market Value per SqFt	\$142.16	\$145.97	\$97.21	\$142.54
Distance from Cooperative in miles		0.14	0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01542-0019	1-01559-0033	1-01527-0028	
Address	333 EAST 79 STREET	420 EAST 80 STREET	1571 2 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	452	157	182	
Year Built	1961	1961	1963	
Gross SqFt	431,000	137,238	189,612	
Estimated Gross Income	\$12,382,630	\$4,261,263	\$5,006,351	
Gross Income per SqFt	\$28.73	\$31.05	\$26.40	
Estimated Expense	\$3,835,900	\$1,579,404	\$1,190,916	
Expense SqFt	\$8.90	\$11.51	\$6.28	
Net Operating Income	\$8,546,730	\$2,681,859	\$3,815,435	
Full Market Value	\$64,189,000	\$20,032,000	\$27,602,000	
Market Value per SqFt	\$148.93	\$145.97	\$145.57	
Distance from Cooperative in miles		0.14	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01542-0033	1-01473-0038	1-01472-0034	
Address	330 EAST 80 STREET	420 EAST 79 STREET	440 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	104	112	47	
Year Built	1957	1959	1936	
Gross SqFt	92,854	113,820	44,856	
Estimated Gross Income	\$2,885,902	\$3,455,427	\$1,428,691	
Gross Income per SqFt	\$31.08	\$30.36	\$31.85	
Estimated Expense	\$908,112	\$1,286,283	\$369,557	
Expense SqFt	\$9.78	\$11.30	\$8.24	
Net Operating Income	\$1,977,790	\$2,169,144	\$1,059,134	
Full Market Value	\$14,772,000	\$16,224,000	\$7,898,000	
Market Value per SqFt	\$159.09	\$142.54	\$176.07	
Distance from Cooperative in miles		0.15	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01543-0009	1-01560-0031	1-01527-0009	1-01526-0021
Address	315 EAST 80 STREET	44 EAST 81 STREET	219 EAST 81 STREET	1543 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	60	66	53	117
Year Built	1920	1961	1972	1959
Gross SqFt	54,684	56,064	36,720	123,524
Estimated Gross Income	\$1,388,427	\$1,423,465	\$1,253,254	\$2,982,163
Gross Income per SqFt	\$25.39	\$25.39	\$34.13	\$24.14
Estimated Expense	\$317,167	\$597,642	\$438,804	\$1,332,201
Expense SqFt	\$5.80	\$10.66	\$11.95	\$10.78
Net Operating Income	\$1,071,260	\$825,823	\$814,450	\$1,649,962
Full Market Value	\$7,768,000	\$5,634,000	\$6,037,000	\$12,008,000
Market Value per SqFt	\$142.05	\$100.49	\$164.41	\$97.21
Distance from Cooperative in miles		0.14	0.15	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01543-0014	1-01560-0031	1-01527-0009	1-01527-0028
Address	325 EAST 80 STREET	44 EAST 81 STREET	219 EAST 81 STREET	1571 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	48	66	53	182
Year Built	1940	1961	1972	1963
Gross SqFt	43,602	56,064	36,720	189,612
Estimated Gross Income	\$1,151,093	\$1,423,465	\$1,253,254	\$5,006,351
Gross Income per SqFt	\$26.40	\$25.39	\$34.13	\$26.40
Estimated Expense	\$273,821	\$597,642	\$438,804	\$1,190,916
Expense SqFt	\$6.28	\$10.66	\$11.95	\$6.28
Net Operating Income	\$877,272	\$825,823	\$814,450	\$3,815,435
Full Market Value	\$6,346,000	\$5,634,000	\$6,037,000	\$27,602,000
Market Value per SqFt	\$145.54	\$100.49	\$164.41	\$145.57
Distance from Cooperative in miles		0.14	0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01543-0018	1-01560-0031	1-01527-0009	
Address	333 EAST 80 STREET	44 EAST 81 STREET	219 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	54	66	53	
Year Built	1920	1961	1972	
Gross SqFt	45,634	56,064	36,720	
Estimated Gross Income	\$1,264,062	\$1,423,465	\$1,253,254	
Gross Income per SqFt	\$27.70	\$25.39	\$34.13	
Estimated Expense	\$278,367	\$597,642	\$438,804	
Expense SqFt	\$6.10	\$10.66	\$11.95	
Net Operating Income	\$985,695	\$825,823	\$814,450	
Full Market Value	\$7,102,000	\$5,634,000	\$6,037,000	
Market Value per SqFt	\$155.63	\$100.49	\$164.41	
Distance from Cooperative in miles		0.14	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01544-0019	1-01546-0001	1-01561-0001	1-01527-0028
Address	345 EAST 81 STREET	303 EAST 83 STREET	1562 1 AVENUE	1571 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	217	263	205	182
Year Built	1963	1977	1964	1963
Gross SqFt	217,720	268,750	210,428	189,612
Estimated Gross Income	\$5,747,808	\$10,933,342	\$5,543,022	\$5,006,351
Gross Income per SqFt	\$26.40	\$40.68	\$26.34	\$26.40
Estimated Expense	\$1,367,282	\$3,160,226	\$1,716,427	\$1,190,916
Expense SqFt	\$6.28	\$11.76	\$8.16	\$6.28
Net Operating Income	\$4,380,526	\$7,773,116	\$3,826,595	\$3,815,435
Full Market Value	\$31,690,000	\$58,723,000	\$27,687,000	\$27,602,000
Market Value per SqFt	\$145.55	\$218.50	\$131.57	\$145.57
Distance from Cooperative in miles		0.10	0.14	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01546-0006	1-01546-0046	1-01546-0040	1-01546-0039
Address	305 EAST 83 STREET	312 EAST 84 STREET	328 EAST 84 STREET	330 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	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	15	20	13
Year Built	1910	1910	1920	1920
Gross SqFt	18,935	9,780	8,420	8,420
Estimated Gross Income	\$562,180	\$290,362	\$274,311	\$250,883
Gross Income per SqFt	\$29.69	\$29.69	\$32.58	\$29.80
Estimated Expense	\$185,942	\$96,052	\$63,453	\$57,934
Expense SqFt	\$9.82	\$9.82	\$7.54	\$6.88
Net Operating Income	\$376,238	\$194,310	\$210,858	\$192,949
Full Market Value	\$2,820,000	\$1,456,000	\$1,569,000	\$1,446,000
Market Value per SqFt	\$148.93	\$148.88	\$186.34	\$171.73
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01546-0035	1-01564-0031	1-01563-0020	1-01547-0023
Address	332 EAST 84 STREET	44 EAST 85 STREET	449 EAST 83 STREET	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	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	48	60	74	187
Year Built	1920	1925	1985	1970
Gross SqFt	52,900	32,208	53,130	261,150
Estimated Gross Income	\$1,715,547	\$1,261,906	\$1,722,823	\$8,168,036
Gross Income per SqFt	\$32.43	\$39.18	\$32.43	\$31.28
Estimated Expense	\$592,297	\$411,869	\$541,786	\$2,589,964
Expense SqFt	\$11.20	\$12.79	\$10.20	\$9.92
Net Operating Income	\$1,123,250	\$850,037	\$1,181,037	\$5,578,072
Full Market Value	\$8,360,000	\$6,428,000	\$8,790,000	\$41,643,000
Market Value per SqFt	\$158.03	\$199.58	\$165.44	\$159.46
Distance from Cooperative in miles		0.15	0.14	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01547-0007	1-01547-0040	1-01547-0047	1-01547-0006
Address	311 EAST 84 STREET	326 EAST 85 STREET	308 EAST 85 STREET	307 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	18	16	20	19
Year Built	1925	1920	1915	1915
Gross SqFt	8,878	7,016	9,055	9,560
Estimated Gross Income	\$271,400	\$242,904	\$265,810	\$292,248
Gross Income per SqFt	\$30.57	\$34.62	\$29.36	\$30.57
Estimated Expense	\$78,038	\$95,425	\$94,317	\$83,999
Expense SqFt	\$8.79	\$13.60	\$10.42	\$8.79
Net Operating Income	\$193,362	\$147,479	\$171,493	\$208,249
Full Market Value	\$1,446,000	\$838,000	\$1,286,000	\$1,557,000
Market Value per SqFt	\$162.87	\$119.44	\$142.02	\$162.87
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01547-0042	1-01547-0005	1-01547-0006	
Address	322 EAST 85 STREET	305 EAST 84 STREET	307 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	15	20	19	
Year Built	1905	1915	1915	
Gross SqFt	9,895	10,160	9,560	
Estimated Gross Income	\$303,777	\$345,784	\$292,248	
Gross Income per SqFt	\$30.70	\$34.03	\$30.57	
Estimated Expense	\$82,129	\$79,257	\$83,999	
Expense SqFt	\$8.30	\$7.80	\$8.79	
Net Operating Income	\$221,648	\$266,527	\$208,249	
Full Market Value	\$1,657,000	\$1,976,000	\$1,557,000	
Market Value per SqFt	\$167.46	\$194.49	\$162.87	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01547-0049	1-01548-0009	1-01532-0004	
Address	1632 2 AVENUE	315 EAST 85 STREET	1533 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	202	22	179	
Year Built	1987	1985	1991	
Gross SqFt	218,170	13,000	222,000	
Estimated Gross Income	\$7,902,117	\$447,816	\$8,432,539	
Gross Income per SqFt	\$36.22	\$34.45	\$37.98	
Estimated Expense	\$2,107,522	\$139,889	\$1,897,717	
Expense SqFt	\$9.66	\$10.76	\$8.55	
Net Operating Income	\$5,794,595	\$307,927	\$6,534,822	
Full Market Value	\$42,730,000	\$2,281,000	\$40,700,000	
Market Value per SqFt	\$195.86	\$175.46	\$183.33	
Distance from Cooperative in miles		0.06	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01549-0018	1-01553-0027	1-01581-0030	1-01516-0052
Address	345 EAST 86 STREET	1749 1 AVENUE	110 EAST END AVENUE	16 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	122	165	146	154
Year Built	1971	2002	1951	1963
Gross SqFt	154,185	164,384	150,754	128,132
Estimated Gross Income	\$4,788,986	\$6,065,770	\$4,683,033	\$3,966,689
Gross Income per SqFt	\$31.06	\$36.90	\$31.06	\$30.96
Estimated Expense	\$1,557,269	\$2,063,019	\$1,522,482	\$1,352,843
Expense SqFt	\$10.10	\$12.55	\$10.10	\$10.56
Net Operating Income	\$3,231,717	\$4,002,751	\$3,160,551	\$2,613,846
Full Market Value	\$24,137,000	\$29,469,000	\$23,606,000	\$19,527,000
Market Value per SqFt	\$156.55	\$179.27	\$156.59	\$152.40
Distance from Cooperative in miles		0.20	0.29	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01550-0001	1-01552-0006	1-01553-0027	
Address	1682 2 AVENUE	307 EAST 89 STREET	1749 1 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	147	55	165	
Year Built	1973	1973	2002	
Gross SqFt	138,304	31,500	164,384	
Estimated Gross Income	\$4,081,351	\$850,687	\$6,065,770	
Gross Income per SqFt	\$29.51	\$27.01	\$36.90	
Estimated Expense	\$1,237,821	\$266,540	\$2,063,019	
Expense SqFt	\$8.95	\$8.46	\$12.55	
Net Operating Income	\$2,843,530	\$584,147	\$4,002,751	
Full Market Value	\$21,321,000	\$3,982,000	\$29,469,000	
Market Value per SqFt	\$154.16	\$126.41	\$179.27	
Distance from Cooperative in miles		0.10	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01550-0007	1-01552-0006	1-01553-0027	1-01568-0001
Address	311 EAST 87 STREET	307 EAST 89 STREET	1749 1 AVENUE	1700 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	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	122	55	165	213
Year Built	1959	1973	2002	1964
Gross SqFt	113,000	31,500	164,384	227,259
Estimated Gross Income	\$3,052,130	\$850,687	\$6,065,770	\$5,822,376
Gross Income per SqFt	\$27.01	\$27.01	\$36.90	\$25.62
Estimated Expense	\$955,980	\$266,540	\$2,063,019	\$2,445,307
Expense SqFt	\$8.46	\$8.46	\$12.55	\$10.76
Net Operating Income	\$2,096,150	\$584,147	\$4,002,751	\$3,377,069
Full Market Value	\$15,132,000	\$3,982,000	\$29,469,000	\$24,475,000
Market Value per SqFt	\$133.91	\$126.41	\$179.27	\$107.70
Distance from Cooperative in miles		0.10	0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01550-0045	1-01552-0029	1-01548-0010	
Address	302 EAST 88 STREET	1733 1 AVENUE	317 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	60	43	21	
Year Built	1957	1930	1981	
Gross SqFt	49,075	27,000	12,023	
Estimated Gross Income	\$1,755,904	\$872,101	\$472,030	
Gross Income per SqFt	\$35.78	\$32.30	\$39.26	
Estimated Expense	\$729,255	\$410,706	\$138,362	
Expense SqFt	\$14.86	\$15.21	\$11.51	
Net Operating Income	\$1,026,649	\$461,395	\$333,668	
Full Market Value	\$7,584,000	\$3,435,000	\$2,523,000	
Market Value per SqFt	\$154.54	\$127.22	\$209.85	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01551-0005	1-01552-0006	1-01568-0001	1-01570-0015
Address	305 EAST 88 STREET	307 EAST 89 STREET	1700 1 AVENUE	423 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	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	90	55	213	47
Year Built	1929	1973	1964	1987
Gross SqFt	73,878	31,500	227,259	30,866
Estimated Gross Income	\$1,995,445	\$850,687	\$5,822,376	\$996,153
Gross Income per SqFt	\$27.01	\$27.01	\$25.62	\$32.27
Estimated Expense	\$625,008	\$266,540	\$2,445,307	\$195,106
Expense SqFt	\$8.46	\$8.46	\$10.76	\$6.32
Net Operating Income	\$1,370,437	\$584,147	\$3,377,069	\$801,047
Full Market Value	\$9,893,000	\$3,982,000	\$24,475,000	\$5,964,000
Market Value per SqFt	\$133.91	\$126.41	\$107.70	\$193.22
Distance from Cooperative in miles		0.05	0.14	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01552-0034	1-01552-0032	1-01552-0004	1-01551-0043
Address	330 EAST 90 STREET	334 EAST 90 STREET	303 EAST 89 STREET	314 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	20	18
Year Built	1930	1925	1920	1920
Gross SqFt	8,590	8,590	8,750	9,015
Estimated Gross Income	\$301,337	\$291,219	\$306,992	\$324,293
Gross Income per SqFt	\$35.08	\$33.90	\$35.08	\$35.97
Estimated Expense	\$82,206	\$103,037	\$83,767	\$89,118
Expense SqFt	\$9.57	\$11.99	\$9.57	\$9.89
Net Operating Income	\$219,131	\$188,182	\$223,225	\$235,175
Full Market Value	\$1,621,000	\$1,396,000	\$1,651,000	\$1,735,000
Market Value per SqFt	\$188.71	\$162.51	\$188.69	\$192.46
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01554-0005	1-01554-0001	1-01554-0049	
Address	305 EAST 91 STREET	1748 2 AVENUE	1762 2 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	16	14	17	
Year Built	1920	1920	1920	
Gross SqFt	9,530	9,169	9,024	
Estimated Gross Income	\$325,640	\$316,787	\$304,923	
Gross Income per SqFt	\$34.17	\$34.55	\$33.79	
Estimated Expense	\$86,151	\$92,508	\$72,018	
Expense SqFt	\$9.04	\$10.09	\$7.98	
Net Operating Income	\$239,489	\$224,279	\$232,905	
Full Market Value	\$1,775,000	\$1,617,000	\$1,729,000	
Market Value per SqFt	\$186.25	\$176.36	\$191.60	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01554-0013	1-01554-0008	1-01554-0047	1-01554-0001
Address	319 EAST 91 STREET	311 EAST 91 STREET	306 EAST 92 STREET	1748 2 AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	15	15	14
Year Built	1915	1915	1915	1920
Gross SqFt	9,675	9,530	9,866	9,169
Estimated Gross Income	\$325,917	\$259,162	\$427,258	\$316,787
Gross Income per SqFt	\$33.69	\$27.19	\$43.31	\$34.55
Estimated Expense	\$83,828	\$89,761	\$97,652	\$92,508
Expense SqFt	\$8.66	\$9.42	\$9.90	\$10.09
Net Operating Income	\$242,089	\$169,401	\$329,606	\$224,279
Full Market Value	\$1,797,000	\$1,222,000	\$2,483,000	\$1,617,000
Market Value per SqFt	\$185.74	\$128.23	\$251.67	\$176.36
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01555-0018	1-01555-0014	1-01555-0046	
Address	331 EAST 92 STREET	323 EAST 92 STREET	308 EAST 93 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	20	56	
Year Built	1920	1920	1940	
Gross SqFt	9,250	9,500	16,580	
Estimated Gross Income	\$337,255	\$342,288	\$611,699	
Gross Income per SqFt	\$36.46	\$36.03	\$36.89	
Estimated Expense	\$127,280	\$98,996	\$217,226	
Expense SqFt	\$13.76	\$10.42	\$13.10	
Net Operating Income	\$209,975	\$243,292	\$394,473	
Full Market Value	\$1,547,000	\$1,795,000	\$2,904,000	
Market Value per SqFt	\$167.24	\$188.95	\$175.15	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01555-0021	1-01555-0016	1-01555-0046	
Address	343 EAST 92 STREET	327 EAST 92 STREET	308 EAST 93 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	20	56	
Year Built	1920	1920	1940	
Gross SqFt	9,375	10,100	16,580	
Estimated Gross Income	\$347,719	\$376,565	\$611,699	
Gross Income per SqFt	\$37.09	\$37.28	\$36.89	
Estimated Expense	\$131,156	\$109,996	\$217,226	
Expense SqFt	\$13.99	\$10.89	\$13.10	
Net Operating Income	\$216,563	\$266,569	\$394,473	
Full Market Value	\$1,594,000	\$1,961,000	\$2,904,000	
Market Value per SqFt	\$170.03	\$194.16	\$175.15	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01555-0023	1-01555-0001	1-01553-0027	1-01571-0049
Address	1781 1 AVENUE	1766 2 AVENUE	1749 1 AVENUE	408 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C7-WALK-UP	D6-ELEVATOR	D6-ELEVATOR
Total Units	371	35	165	201
Year Built	1980	1920	2002	2004
Gross SqFt	301,851	20,600	164,384	194,212
Estimated Gross Income	\$9,619,991	\$763,024	\$6,065,770	\$6,189,311
Gross Income per SqFt	\$31.87	\$37.04	\$36.90	\$31.87
Estimated Expense	\$3,293,194	\$233,398	\$2,063,019	\$2,118,292
Expense SqFt	\$10.91	\$11.33	\$12.55	\$10.91
Net Operating Income	\$6,326,797	\$529,626	\$4,002,751	\$4,071,019
Full Market Value	\$47,176,000	\$3,148,000	\$29,469,000	\$30,356,000
Market Value per SqFt	\$156.29	\$152.82	\$179.27	\$156.30
Distance from Cooperative in miles		0.00	0.10	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01556-0023	1-01571-0022	1-01571-0049	1-01552-0006
Address	345 EAST 93 STREET	1751 YORK AVENUE	408 EAST 92 STREET	307 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	315	332	201	55
Year Built	1974	1986	2004	1973
Gross SqFt	340,068	346,325	194,212	31,500
Estimated Gross Income	\$10,837,967	\$15,823,145	\$6,189,311	\$850,687
Gross Income per SqFt	\$31.87	\$45.69	\$31.87	\$27.01
Estimated Expense	\$3,710,142	\$4,125,058	\$2,118,292	\$266,540
Expense SqFt	\$10.91	\$11.91	\$10.91	\$8.46
Net Operating Income	\$7,127,825	\$11,698,087	\$4,071,019	\$584,147
Full Market Value	\$53,149,000	\$87,989,000	\$30,356,000	\$3,982,000
Market Value per SqFt	\$156.29	\$254.06	\$156.30	\$126.41
Distance from Cooperative in miles		0.17	0.17	0.20

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01556-0036	1-01555-0007	1-01555-0014	
Address	328 EAST 94 STREET	309 EAST 92 STREET	323 EAST 92 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	14	11	20	
Year Built	1920	1920	1920	
Gross SqFt	8,700	8,600	9,500	
Estimated Gross Income	\$259,869	\$192,119	\$342,288	
Gross Income per SqFt	\$29.87	\$22.34	\$36.03	
Estimated Expense	\$87,435	\$60,060	\$98,996	
Expense SqFt	\$10.05	\$6.98	\$10.42	
Net Operating Income	\$172,434	\$132,059	\$243,292	
Full Market Value	\$1,292,000	\$966,000	\$1,795,000	
Market Value per SqFt	\$148.51	\$112.33	\$188.95	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01559-0010	1-01559-0033	1-01559-0019	1-01584-0001
Address	425 EAST 79 STREET	420 EAST 80 STREET	1493 YORK AVENUE	1658 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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	192	157	250	180
Year Built	1955	1961	1956	1963
Gross SqFt	184,816	137,238	277,073	202,322
Estimated Gross Income	\$6,557,272	\$4,261,263	\$11,271,330	\$7,177,457
Gross Income per SqFt	\$35.48	\$31.05	\$40.68	\$35.48
Estimated Expense	\$1,888,820	\$1,579,404	\$3,258,378	\$2,066,963
Expense SqFt	\$10.22	\$11.51	\$11.76	\$10.22
Net Operating Income	\$4,668,452	\$2,681,859	\$8,012,952	\$5,110,494
Full Market Value	\$34,507,000	\$20,032,000	\$55,418,000	\$37,774,000
Market Value per SqFt	\$186.71	\$145.97	\$200.01	\$186.70
Distance from Cooperative in miles		0.00	0.00	0.43

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01560-0005	1-01561-0034	1-01560-0010	
Address	415 EAST 80 STREET	42 EAST 82 STREET	425 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	
Total Units	79	45	40	
Year Built	1959	1960	1925	
Gross SqFt	42,570	26,400	23,568	
Estimated Gross Income	\$1,335,421	\$732,124	\$824,907	
Gross Income per SqFt	\$31.37	\$27.73	\$35.00	
Estimated Expense	\$391,644	\$219,960	\$237,234	
Expense SqFt	\$9.20	\$8.33	\$10.07	
Net Operating Income	\$943,777	\$512,164	\$587,673	
Full Market Value	\$7,045,000	\$3,690,000	\$4,079,000	
Market Value per SqFt	\$165.49	\$139.77	\$173.07	
Distance from Cooperative in miles		0.05	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-0005	1-01563-0011	1-01563-0009	
Address	405 EAST 82 STREET	427 EAST 83 STREET	423 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	
Total Units	55	87	40	
Year Built	1910	1910	1910	
Gross SqFt	32,690	40,600	18,510	
Estimated Gross Income	\$1,197,762	\$1,518,097	\$664,074	
Gross Income per SqFt	\$36.64	\$37.39	\$35.88	
Estimated Expense	\$362,532	\$511,001	\$177,356	
Expense SqFt	\$11.09	\$12.59	\$9.58	
Net Operating Income	\$835,230	\$1,007,096	\$486,718	
Full Market Value	\$6,153,000	\$7,406,000	\$3,592,000	
Market Value per SqFt	\$188.22	\$182.41	\$194.06	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-0009	1-01562-0013	1-01562-0007	
Address	413 EAST 82 STREET	421 EAST 82 STREET	409 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	22	21	16	
Year Built	1910	1910	1910	
Gross SqFt	8,020	8,020	8,020	
Estimated Gross Income	\$253,993	\$244,147	\$263,874	
Gross Income per SqFt	\$31.67	\$30.44	\$32.90	
Estimated Expense	\$64,401	\$78,492	\$50,174	
Expense SqFt	\$8.03	\$9.79	\$6.26	
Net Operating Income	\$189,592	\$165,655	\$213,700	
Full Market Value	\$1,414,000	\$1,239,000	\$1,589,000	
Market Value per SqFt	\$176.31	\$154.49	\$198.13	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-0010	1-01562-0015	1-01562-0013	
Address	415 EAST 82 STREET	425 EAST 82 STREET	421 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	16	21	21	
Year Built	1910	1910	1910	
Gross SqFt	8,020	8,020	8,020	
Estimated Gross Income	\$255,678	\$267,266	\$244,147	
Gross Income per SqFt	\$31.88	\$33.32	\$30.44	
Estimated Expense	\$81,964	\$85,427	\$78,492	
Expense SqFt	\$10.22	\$10.65	\$9.79	
Net Operating Income	\$173,714	\$181,839	\$165,655	
Full Market Value	\$1,295,000	\$1,351,000	\$1,239,000	
Market Value per SqFt	\$161.47	\$168.45	\$154.49	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-0018	1-01563-0017	1-01561-0015	
Address	431 EAST 82 STREET	443 EAST 83 STREET	423 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP	
Total Units	14	15	21	
Year Built	1910	1910	1915	
Gross SqFt	10,560	9,456	10,000	
Estimated Gross Income	\$367,066	\$340,473	\$335,138	
Gross Income per SqFt	\$34.76	\$36.01	\$33.51	
Estimated Expense	\$108,662	\$94,395	\$105,918	
Expense SqFt	\$10.29	\$9.98	\$10.59	
Net Operating Income	\$258,404	\$246,078	\$229,220	
Full Market Value	\$1,913,000	\$1,816,000	\$1,702,000	
Market Value per SqFt	\$181.16	\$192.05	\$170.20	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-0037	1-01561-0011	1-01562-0017	
Address	418 EAST 83 STREET	415 EAST 81 STREET	429 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	22	21	21	
Year Built	1930	1930	1910	
Gross SqFt	8,345	9,570	8,020	
Estimated Gross Income	\$304,509	\$371,855	\$273,549	
Gross Income per SqFt	\$36.49	\$38.86	\$34.11	
Estimated Expense	\$102,393	\$101,208	\$111,925	
Expense SqFt	\$12.27	\$10.58	\$13.96	
Net Operating Income	\$202,116	\$270,647	\$161,624	
Full Market Value	\$1,489,000	\$2,047,000	\$1,198,000	
Market Value per SqFt	\$178.43	\$213.90	\$149.38	
Distance from Cooperative in miles		0.05	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01562-0038	1-01562-0036	1-01562-0031	
Address	416 EAST 83 STREET	420 EAST 83 STREET	430 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	22	12	22	
Year Built	1930	1930	1930	
Gross SqFt	8,345	8,345	8,345	
Estimated Gross Income	\$305,427	\$257,766	\$352,994	
Gross Income per SqFt	\$36.60	\$30.89	\$42.30	
Estimated Expense	\$81,781	\$89,270	\$120,085	
Expense SqFt	\$9.80	\$10.70	\$14.39	
Net Operating Income	\$223,646	\$168,496	\$232,909	
Full Market Value	\$1,648,000	\$1,259,000	\$1,757,000	
Market Value per SqFt	\$197.48	\$150.87	\$210.55	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01563-0031	1-01563-0017	1-01563-0016	1-01563-0002
Address	448 EAST 84 STREET	443 EAST 83 STREET	441 EAST 83 STREET	1604 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	15	11	18
Year Built	1910	1910	1905	1915
Gross SqFt	9,225	9,456	9,456	8,875
Estimated Gross Income	\$332,192	\$340,473	\$326,547	\$362,181
Gross Income per SqFt	\$36.01	\$36.01	\$34.53	\$40.81
Estimated Expense	\$92,066	\$94,395	\$72,684	\$64,262
Expense SqFt	\$9.98	\$9.98	\$7.69	\$7.24
Net Operating Income	\$240,126	\$246,078	\$253,863	\$297,919
Full Market Value	\$1,772,000	\$1,816,000	\$1,880,000	\$2,250,000
Market Value per SqFt	\$192.09	\$192.05	\$198.82	\$253.52
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01563-0032	1-01577-0027	1-01559-0033	
Address	436 EAST 84 STREET	28 EAST END AVENUE	420 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	95	103	157	
Year Built	1964	1950	1961	
Gross SqFt	112,037	109,723	137,238	
Estimated Gross Income	\$3,437,295	\$3,042,380	\$4,261,263	
Gross Income per SqFt	\$30.68	\$27.73	\$31.05	
Estimated Expense	\$1,279,463	\$760,193	\$1,579,404	
Expense SqFt	\$11.42	\$6.93	\$11.51	
Net Operating Income	\$2,157,832	\$2,282,187	\$2,681,859	
Full Market Value	\$16,130,000	\$16,442,000	\$20,032,000	
Market Value per SqFt	\$143.97	\$149.85	\$145.97	
Distance from Cooperative in miles		0.20	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01564-0035	1-01564-0043	1-01563-0028	1-01562-0015
Address	430 EAST 85 STREET	414 EAST 85 STREET	1577 YORK AVENUE	425 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	16	14	21
Year Built	1910	1910	1915	1910
Gross SqFt	8,145	7,532	7,900	8,020
Estimated Gross Income	\$286,948	\$275,325	\$278,317	\$267,266
Gross Income per SqFt	\$35.23	\$36.55	\$35.23	\$33.32
Estimated Expense	\$76,644	\$75,205	\$97,407	\$85,427
Expense SqFt	\$9.41	\$9.98	\$12.33	\$10.65
Net Operating Income	\$210,304	\$200,120	\$180,910	\$181,839
Full Market Value	\$1,555,000	\$1,475,000	\$1,338,000	\$1,351,000
Market Value per SqFt	\$190.91	\$195.83	\$169.37	\$168.45
Distance from Cooperative in miles		0.00	0.05	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01564-0036	1-01564-0043	1-01563-0028	1-01562-0015
Address	428 EAST 85 STREET	414 EAST 85 STREET	1577 YORK AVENUE	425 EAST 82 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	20	16	14	21
Year Built	1910	1910	1915	1910
Gross SqFt	8,145	7,532	7,900	8,020
Estimated Gross Income	\$286,948	\$275,325	\$278,317	\$267,266
Gross Income per SqFt	\$35.23	\$36.55	\$35.23	\$33.32
Estimated Expense	\$76,644	\$75,205	\$97,407	\$85,427
Expense SqFt	\$9.41	\$9.98	\$12.33	\$10.65
Net Operating Income	\$210,304	\$200,120	\$180,910	\$181,839
Full Market Value	\$1,555,000	\$1,475,000	\$1,338,000	\$1,351,000
Market Value per SqFt	\$190.91	\$195.83	\$169.37	\$168.45
Distance from Cooperative in miles		0.00	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01564-0047	1-01561-0001	1-01584-0001	1-01581-0049
Address	1634 1 AVENUE	1562 1 AVENUE	1658 YORK AVENUE	1596 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	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D8-ELEVATOR
Total Units	198	205	180	237
Year Built	1962	1964	1963	1968
Gross SqFt	207,546	210,428	202,322	241,983
Estimated Gross Income	\$7,122,979	\$5,543,022	\$7,177,457	\$8,305,726
Gross Income per SqFt	\$34.32	\$26.34	\$35.48	\$34.32
Estimated Expense	\$2,264,327	\$1,716,427	\$2,066,963	\$2,640,206
Expense SqFt	\$10.91	\$8.16	\$10.22	\$10.91
Net Operating Income	\$4,858,652	\$3,826,595	\$5,110,494	\$5,665,520
Full Market Value	\$35,998,000	\$27,687,000	\$37,774,000	\$41,976,000
Market Value per SqFt	\$173.45	\$131.57	\$186.70	\$173.47
Distance from Cooperative in miles		0.15	0.21	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0001	1-01466-0003	1-01861-0010	
Address	1646 1 AVENUE	1330 1 AVENUE	149 WEST 106 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR	
Total Units	149	346	230	
Year Built	1968	2007	1981	
Gross SqFt	193,836	354,310	170,050	
Estimated Gross Income	\$6,687,342	\$16,273,458	\$5,685,573	
Gross Income per SqFt	\$34.50	\$45.93	\$33.43	
Estimated Expense	\$1,740,647	\$5,371,340	\$1,507,755	
Expense SqFt	\$8.98	\$15.16	\$8.87	
Net Operating Income	\$4,946,695	\$10,902,118	\$4,177,818	
Full Market Value	\$21,750,000	\$81,983,000	\$15,450,000	
Market Value per SqFt	\$112.21	\$231.39	\$90.86	
Distance from Cooperative in miles		0.72	1.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0007	1-01564-0030	1-01564-0037	
Address	411 EAST 85 STREET	444 EAST 85 STREET	426 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	17	11	17	
Year Built	1920	1925	1925	
Gross SqFt	7,260	7,770	8,145	
Estimated Gross Income	\$188,978	\$192,547	\$229,280	
Gross Income per SqFt	\$26.03	\$24.78	\$28.15	
Estimated Expense	\$54,232	\$63,974	\$75,673	
Expense SqFt	\$7.47	\$8.23	\$9.29	
Net Operating Income	\$134,746	\$128,573	\$153,607	
Full Market Value	\$976,000	\$934,000	\$1,105,000	
Market Value per SqFt	\$134.44	\$120.21	\$135.67	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0009	1-01581-0045	1-01472-0022	
Address	415 EAST 85 STREET	510 EAST 85 STREET	1453 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	99	97	96	
Year Built	1959	1956	1958	
Gross SqFt	86,612	77,768	75,936	
Estimated Gross Income	\$2,837,409	\$2,333,760	\$2,695,740	
Gross Income per SqFt	\$32.76	\$30.01	\$35.50	
Estimated Expense	\$836,672	\$648,284	\$795,061	
Expense SqFt	\$9.66	\$8.34	\$10.47	
Net Operating Income	\$2,000,737	\$1,685,476	\$1,900,679	
Full Market Value	\$14,881,000	\$12,625,000	\$14,049,000	
Market Value per SqFt	\$171.81	\$162.34	\$185.01	
Distance from Cooperative in miles		0.15	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0017	1-01551-0012	1-01563-0011	
Address	435 EAST 85 STREET	319 EAST 88 STREET	427 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP	
Total Units	70	60	87	
Year Built	1958	1940	1910	
Gross SqFt	35,000	28,170	40,600	
Estimated Gross Income	\$1,251,250	\$960,607	\$1,518,097	
Gross Income per SqFt	\$35.75	\$34.10	\$37.39	
Estimated Expense	\$379,400	\$256,044	\$511,001	
Expense SqFt	\$10.84	\$9.09	\$12.59	
Net Operating Income	\$871,850	\$704,563	\$1,007,096	
Full Market Value	\$6,441,000	\$5,222,000	\$7,406,000	
Market Value per SqFt	\$184.03	\$185.37	\$182.41	
Distance from Cooperative in miles		0.21	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0028	1-01581-0045	1-01582-0031	1-01472-0022
Address	446 EAST 86 STREET	510 EAST 85 STREET	544 EAST 86 STREET	1453 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	96	97	31	96
Year Built	1959	1956	1929	1958
Gross SqFt	82,430	77,768	74,396	75,936
Estimated Gross Income	\$2,926,265	\$2,333,760	\$3,277,558	\$2,695,740
Gross Income per SqFt	\$35.50	\$30.01	\$44.06	\$35.50
Estimated Expense	\$905,081	\$648,284	\$655,853	\$795,061
Expense SqFt	\$10.98	\$8.34	\$8.82	\$10.47
Net Operating Income	\$2,021,184	\$1,685,476	\$2,621,705	\$1,900,679
Full Market Value	\$14,940,000	\$12,625,000	\$19,742,000	\$14,049,000
Market Value per SqFt	\$181.24	\$162.34	\$265.36	\$185.01
Distance from Cooperative in miles		0.15	0.14	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01565-0029	1-01559-0019	1-01541-0001	
Address	436 EAST 86 STREET	1493 YORK AVENUE	1695 3 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	317	250	387	
Year Built	1973	1956	1985	
Gross SqFt	384,646	277,073	329,850	
Estimated Gross Income	\$14,501,154	\$11,271,330	\$12,717,109	
Gross Income per SqFt	\$37.70	\$40.68	\$38.55	
Estimated Expense	\$4,296,496	\$3,258,378	\$3,534,634	
Expense SqFt	\$11.17	\$11.76	\$10.72	
Net Operating Income	\$10,204,658	\$8,012,952	\$9,182,475	
Full Market Value	\$74,985,000	\$55,418,000	\$69,475,000	
Market Value per SqFt	\$194.95	\$200.01	\$210.63	
Distance from Cooperative in miles		0.30	0.57	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0001	1-01553-0027	1-01584-0001	1-01560-0001
Address	1652 1 AVENUE	1749 1 AVENUE	1658 YORK AVENUE	1540 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	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	232	165	180	314
Year Built	1963	2002	1963	1980
Gross SqFt	184,745	164,384	202,322	302,049
Estimated Gross Income	\$6,711,786	\$6,065,770	\$7,177,457	\$13,675,097
Gross Income per SqFt	\$36.33	\$36.90	\$35.48	\$45.27
Estimated Expense	\$1,782,789	\$2,063,019	\$2,066,963	\$4,003,969
Expense SqFt	\$9.65	\$12.55	\$10.22	\$13.26
Net Operating Income	\$4,928,997	\$4,002,751	\$5,110,494	\$9,671,128
Full Market Value	\$36,339,000	\$29,469,000	\$37,774,000	\$72,764,000
Market Value per SqFt	\$196.70	\$179.27	\$186.70	\$240.90
Distance from Cooperative in miles		0.24	0.15	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0010	1-01581-0045	1-01577-0027	1-01517-0020
Address	425 EAST 86 STREET	510 EAST 85 STREET	28 EAST END AVENUE	1327 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	94	97	103	97
Year Built	1929	1956	1950	1927
Gross SqFt	112,332	77,768	109,723	87,192
Estimated Gross Income	\$3,114,966	\$2,333,760	\$3,042,380	\$2,355,916
Gross Income per SqFt	\$27.73	\$30.01	\$27.73	\$27.02
Estimated Expense	\$778,461	\$648,284	\$760,193	\$630,812
Expense SqFt	\$6.93	\$8.34	\$6.93	\$7.23
Net Operating Income	\$2,336,505	\$1,685,476	\$2,282,187	\$1,725,104
Full Market Value	\$16,834,000	\$12,625,000	\$16,442,000	\$10,241,000
Market Value per SqFt	\$149.86	\$162.34	\$149.85	\$117.45
Distance from Cooperative in miles		0.17	0.34	0.40

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0014	1-01549-0024	1-01568-0037	1-01564-0031
Address	431 EAST 86 STREET	1653 1 AVENUE	422 EAST 89 STREET	44 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	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	62	46	24	60
Year Built	1910	1910	1920	1925
Gross SqFt	33,500	36,237	29,459	32,208
Estimated Gross Income	\$1,312,530	\$1,438,166	\$992,119	\$1,261,906
Gross Income per SqFt	\$39.18	\$39.69	\$33.68	\$39.18
Estimated Expense	\$428,465	\$412,719	\$234,611	\$411,869
Expense SqFt	\$12.79	\$11.39	\$7.96	\$12.79
Net Operating Income	\$884,065	\$1,025,447	\$757,508	\$850,037
Full Market Value	\$6,686,000	\$7,752,000	\$5,624,000	\$6,428,000
Market Value per SqFt	\$199.58	\$213.92	\$190.91	\$199.58
Distance from Cooperative in miles		0.14	0.10	0.11

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0017	1-01584-0001	1-01532-0016	1-01532-0001
Address	437 EAST 86 STREET	1658 YORK AVENUE	241 EAST 86 STREET	203 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	153	180	111	257
Year Built	1961	1963	1989	1986
Gross SqFt	153,347	202,322	104,440	256,810
Estimated Gross Income	\$5,129,457	\$7,177,457	\$4,256,647	\$12,361,754
Gross Income per SqFt	\$33.45	\$35.48	\$40.76	\$48.14
Estimated Expense	\$1,525,803	\$2,066,963	\$889,093	\$3,786,605
Expense SqFt	\$9.95	\$10.22	\$8.51	\$14.74
Net Operating Income	\$3,603,654	\$5,110,494	\$3,367,554	\$8,575,149
Full Market Value	\$26,765,000	\$37,774,000	\$22,000,000	\$64,383,000
Market Value per SqFt	\$174.54	\$186.70	\$210.65	\$250.70
Distance from Cooperative in miles		0.15	0.27	0.27

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0028	1-01567-0010	1-01567-0030	
Address	1645 YORK AVENUE	415 EAST 87 STREET	444 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C4-WALK-UP	
Total Units	19	20	10	
Year Built	1920	1920	1920	
Gross SqFt	7,625	8,590	8,965	
Estimated Gross Income	\$271,984	\$340,972	\$283,694	
Gross Income per SqFt	\$35.67	\$39.69	\$31.64	
Estimated Expense	\$96,685	\$94,241	\$129,004	
Expense SqFt	\$12.68	\$10.97	\$14.39	
Net Operating Income	\$175,299	\$246,731	\$154,690	
Full Market Value	\$1,295,000	\$1,865,000	\$3,546,000	
Market Value per SqFt	\$169.84	\$217.11	\$395.54	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0029	1-01567-0030	1-01567-0010	
Address	444 EAST 87 STREET	444 EAST 88 STREET	415 EAST 87 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	C4-WALK-UP	C1-WALK-UP	
Total Units	42	10	20	
Year Built	1905	1920	1920	
Gross SqFt	25,000	8,965	8,590	
Estimated Gross Income	\$891,750	\$283,694	\$340,972	
Gross Income per SqFt	\$35.67	\$31.64	\$39.69	
Estimated Expense	\$317,000	\$129,004	\$94,241	
Expense SqFt	\$12.68	\$14.39	\$10.97	
Net Operating Income	\$574,750	\$154,690	\$246,731	
Full Market Value	\$4,247,000	\$3,546,000	\$1,865,000	
Market Value per SqFt	\$169.88	\$395.54	\$217.11	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01566-0034	1-01568-0035	1-01568-0036	1-01568-0033
Address	430 EAST 87 STREET	430 EAST 89 STREET	428 EAST 89 STREET	434 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	21	21	20
Year Built	1925	1930	1920	1930
Gross SqFt	9,820	9,090	9,090	9,090
Estimated Gross Income	\$351,851	\$321,082	\$325,664	\$337,121
Gross Income per SqFt	\$35.83	\$35.32	\$35.83	\$37.09
Estimated Expense	\$74,239	\$69,014	\$68,746	\$100,161
Expense SqFt	\$7.56	\$7.59	\$7.56	\$11.02
Net Operating Income	\$277,612	\$252,068	\$256,918	\$236,960
Full Market Value	\$2,051,000	\$1,864,000	\$1,898,000	\$1,744,000
Market Value per SqFt	\$208.86	\$205.06	\$208.80	\$191.86
Distance from Cooperative in miles		0.10	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0006	1-01568-0036	1-01568-0035	
Address	407 EAST 87 STREET	428 EAST 89 STREET	430 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	21	21	
Year Built	1920	1920	1930	
Gross SqFt	8,590	9,090	9,090	
Estimated Gross Income	\$305,632	\$325,664	\$321,082	
Gross Income per SqFt	\$35.58	\$35.83	\$35.32	
Estimated Expense	\$65,112	\$68,746	\$69,014	
Expense SqFt	\$7.58	\$7.56	\$7.59	
Net Operating Income	\$240,520	\$256,918	\$252,068	
Full Market Value	\$1,777,000	\$1,898,000	\$1,864,000	
Market Value per SqFt	\$206.87	\$208.80	\$205.06	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0011	1-01568-0036	1-01568-0035	
Address	417 EAST 87 STREET	428 EAST 89 STREET	430 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	21	21	
Year Built	1920	1920	1930	
Gross SqFt	8,590	9,090	9,090	
Estimated Gross Income	\$305,632	\$325,664	\$321,082	
Gross Income per SqFt	\$35.58	\$35.83	\$35.32	
Estimated Expense	\$65,112	\$68,746	\$69,014	
Expense SqFt	\$7.58	\$7.56	\$7.59	
Net Operating Income	\$240,520	\$256,918	\$252,068	
Full Market Value	\$1,777,000	\$1,898,000	\$1,864,000	
Market Value per SqFt	\$206.87	\$208.80	\$205.06	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0012	1-01568-0036	1-01568-0035	
Address	419 EAST 87 STREET	428 EAST 89 STREET	430 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	21	21	
Year Built	1920	1920	1930	
Gross SqFt	8,590	9,090	9,090	
Estimated Gross Income	\$305,632	\$325,664	\$321,082	
Gross Income per SqFt	\$35.58	\$35.83	\$35.32	
Estimated Expense	\$65,112	\$68,746	\$69,014	
Expense SqFt	\$7.58	\$7.56	\$7.59	
Net Operating Income	\$240,520	\$256,918	\$252,068	
Full Market Value	\$1,777,000	\$1,898,000	\$1,864,000	
Market Value per SqFt	\$206.87	\$208.80	\$205.06	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0040	1-01567-0010	1-01568-0039	1-01568-0035
Address	414 EAST 88 STREET	415 EAST 87 STREET	420 EAST 89 STREET	430 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	19	20	16	21
Year Built	1910	1920	1910	1930
Gross SqFt	8,465	8,590	8,560	9,090
Estimated Gross Income	\$298,984	\$340,972	\$296,873	\$321,082
Gross Income per SqFt	\$35.32	\$39.69	\$34.68	\$35.32
Estimated Expense	\$64,249	\$94,241	\$103,230	\$69,014
Expense SqFt	\$7.59	\$10.97	\$12.06	\$7.59
Net Operating Income	\$234,735	\$246,731	\$193,643	\$252,068
Full Market Value	\$1,736,000	\$1,865,000	\$669,000	\$1,864,000
Market Value per SqFt	\$205.08	\$217.11	\$78.15	\$205.06
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0104	1-01565-0022	1-01568-0043	
Address	403 EAST 87 STREET	1617 YORK AVENUE	408 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR	
Total Units	24	22	25	
Year Built	1910	1910	1930	
Gross SqFt	13,000	15,032	16,440	
Estimated Gross Income	\$475,670	\$615,251	\$530,224	
Gross Income per SqFt	\$36.59	\$40.93	\$32.25	
Estimated Expense	\$105,690	\$124,944	\$130,722	
Expense SqFt	\$8.13	\$8.31	\$7.95	
Net Operating Income	\$369,980	\$490,307	\$399,502	
Full Market Value	\$2,726,000	\$3,703,000	\$2,974,000	
Market Value per SqFt	\$209.69	\$246.34	\$180.90	
Distance from Cooperative in miles		0.11	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01567-0128	1-01547-0036	1-01564-0012	
Address	448 EAST 88 STREET	340 EAST 85 STREET	425 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	D9-ELEVATOR	D9-ELEVATOR	
Total Units	15	20	11	
Year Built	1920	1920	1976	
Gross SqFt	8,965	11,850	8,470	
Estimated Gross Income	\$316,106	\$414,104	\$301,196	
Gross Income per SqFt	\$35.26	\$34.95	\$35.56	
Estimated Expense	\$90,098	\$130,524	\$76,917	
Expense SqFt	\$10.05	\$11.01	\$9.08	
Net Operating Income	\$226,008	\$283,580	\$224,279	
Full Market Value	\$1,671,000	\$2,098,000	\$1,658,000	
Market Value per SqFt	\$186.39	\$177.05	\$195.75	
Distance from Cooperative in miles		0.21	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01568-0015	1-01551-0024	1-01567-0028	1-01567-0042
Address	439 EAST 88 STREET	1701 1 AVENUE	1671 YORK AVENUE	410 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	32	28	9	17
Year Built	1915	1915	1910	1920
Gross SqFt	21,875	23,310	8,100	8,465
Estimated Gross Income	\$671,781	\$715,818	\$277,749	\$193,659
Gross Income per SqFt	\$30.71	\$30.71	\$34.29	\$22.88
Estimated Expense	\$204,531	\$217,957		\$68,426
Expense SqFt	\$9.35	\$9.35		\$8.08
Net Operating Income	\$467,250	\$497,861	\$277,749	\$125,233
Full Market Value	\$3,492,000	\$3,721,000	\$1,545,000	\$915,000
Market Value per SqFt	\$159.63	\$159.63	\$190.74	\$108.09
Distance from Cooperative in miles		0.14	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01569-0016	1-01547-0023	1-01468-0021	
Address	1725 YORK AVENUE	351 EAST 84 STREET	1385 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	262	187	293	
Year Built	1971	1970	1969	
Gross SqFt	391,194	261,150	409,942	
Estimated Gross Income	\$12,803,780	\$8,168,036	\$13,766,750	
Gross Income per SqFt	\$32.73	\$31.28	\$33.58	
Estimated Expense	\$3,939,324	\$2,589,964	\$3,783,012	
Expense SqFt	\$10.07	\$9.92	\$9.23	
Net Operating Income	\$8,864,456	\$5,578,072	\$9,983,738	
Full Market Value	\$65,936,000	\$41,643,000	\$74,135,000	
Market Value per SqFt	\$168.55	\$159.46	\$180.84	
Distance from Cooperative in miles		0.30	0.82	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01570-0005	1-01571-0002	1-01571-0001	1-01570-0024
Address	403 EAST 90 STREET	1758 1 AVENUE	1756 1 AVENUE	435 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	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	15	15	14	66
Year Built	1920	1920	1920	1920
Gross SqFt	8,870	8,835	10,356	46,421
Estimated Gross Income	\$278,695	\$277,587	\$339,537	\$1,268,051
Gross Income per SqFt	\$31.42	\$31.42	\$32.79	\$27.32
Estimated Expense	\$76,903	\$76,634	\$102,613	\$268,556
Expense SqFt	\$8.67	\$8.67	\$9.91	\$5.79
Net Operating Income	\$201,792	\$200,953	\$236,924	\$999,495
Full Market Value	\$1,506,000	\$1,500,000	\$1,762,000	\$7,209,000
Market Value per SqFt	\$169.79	\$169.78	\$170.14	\$155.30
Distance from Cooperative in miles		0.05	0.05	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01570-0011	1-01518-0047	1-01554-0048	1-01551-0047
Address	415 EAST 90 STREET	162 EAST 90 STREET	304 EAST 92 STREET	306 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	15	15	16
Year Built	1915	1910	1920	1920
Gross SqFt	9,180	9,185	9,866	9,165
Estimated Gross Income	\$428,312	\$498,770	\$437,969	\$368,183
Gross Income per SqFt	\$46.66	\$54.30	\$44.39	\$40.17
Estimated Expense	\$126,540	\$106,973	\$98,765	\$109,218
Expense SqFt	\$13.78	\$11.65	\$10.01	\$11.92
Net Operating Income	\$301,772	\$391,797	\$339,204	\$258,965
Full Market Value	\$2,268,000	\$2,925,000	\$2,554,000	\$1,957,000
Market Value per SqFt	\$247.06	\$318.45	\$258.87	\$213.53
Distance from Cooperative in miles		0.39	0.14	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01570-0012	1-01570-0015	1-01554-0011	1-01563-0020
Address	417 EAST 90 STREET	423 EAST 90 STREET	317 EAST 91 STREET	449 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	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	71	47	35	74
Year Built	1985	1987	1987	1985
Gross SqFt	50,676	30,866	20,134	53,130
Estimated Gross Income	\$1,643,423	\$996,153	\$729,765	\$1,722,823
Gross Income per SqFt	\$32.43	\$32.27	\$36.25	\$32.43
Estimated Expense	\$516,895	\$195,106	\$265,287	\$541,786
Expense SqFt	\$10.20	\$6.32	\$13.18	\$10.20
Net Operating Income	\$1,126,528	\$801,047	\$464,478	\$1,181,037
Full Market Value	\$8,384,000	\$5,964,000	\$3,425,000	\$8,790,000
Market Value per SqFt	\$165.44	\$193.22	\$170.11	\$165.44
Distance from Cooperative in miles		0.00	0.14	0.36

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01571-0008	1-01569-0010	1-01552-0001	
Address	407 EAST 91 STREET	417 EAST 89 STREET	1716 2 AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP	
Total Units	35	67	47	
Year Built	1901	1900	1920	
Gross SqFt	47,855	55,220	47,720	
Estimated Gross Income	\$1,481,112	\$1,444,921	\$1,704,711	
Gross Income per SqFt	\$30.95	\$26.17	\$35.72	
Estimated Expense	\$392,411	\$400,927	\$436,065	
Expense SqFt	\$8.20	\$7.26	\$9.14	
Net Operating Income	\$1,088,701	\$1,043,994	\$1,268,646	
Full Market Value	\$8,133,000	\$7,557,000	\$9,207,000	
Market Value per SqFt	\$169.95	\$136.85	\$192.94	
Distance from Cooperative in miles		0.10	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01576-0001	1-01561-0001	1-01565-0035	1-01547-0023
Address	1498 YORK AVENUE	1562 1 AVENUE	430 EAST 86 STREET	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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	139	205	133	187
Year Built	1960	1964	1931	1970
Gross SqFt	215,732	210,428	205,967	261,150
Estimated Gross Income	\$6,497,848	\$5,543,022	\$6,202,875	\$8,168,036
Gross Income per SqFt	\$30.12	\$26.34	\$30.12	\$31.28
Estimated Expense	\$2,312,647	\$1,716,427	\$2,207,926	\$2,589,964
Expense SqFt	\$10.72	\$8.16	\$10.72	\$9.92
Net Operating Income	\$4,185,201	\$3,826,595	\$3,994,949	\$5,578,072
Full Market Value	\$31,343,000	\$27,687,000	\$29,918,000	\$41,643,000
Market Value per SqFt	\$145.29	\$131.57	\$145.26	\$159.46
Distance from Cooperative in miles		0.17	0.33	0.37

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01576-0005	1-01559-0019	1-01547-0023	
Address	505 EAST 79 STREET	1493 YORK AVENUE	351 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	210	250	187	
Year Built	1963	1956	1970	
Gross SqFt	260,000	277,073	261,150	
Estimated Gross Income	\$8,798,400	\$11,271,330	\$8,168,036	
Gross Income per SqFt	\$33.84	\$40.68	\$31.28	
Estimated Expense	\$3,003,000	\$3,258,378	\$2,589,964	
Expense SqFt	\$11.55	\$11.76	\$9.92	
Net Operating Income	\$5,795,400	\$8,012,952	\$5,578,072	
Full Market Value	\$43,012,000	\$55,418,000	\$41,643,000	
Market Value per SqFt	\$165.43	\$200.01	\$159.46	
Distance from Cooperative in miles		0.14	0.37	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01576-0014	1-01581-0049	1-01547-0023	1-01565-0035
Address	515 EAST 79 STREET	1596 YORK AVENUE	351 EAST 84 STREET	430 EAST 86 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	163	237	187	133
Year Built	1981	1968	1970	1931
Gross SqFt	232,400	241,983	261,150	205,967
Estimated Gross Income	\$7,164,892	\$8,305,726	\$8,168,036	\$6,202,875
Gross Income per SqFt	\$30.83	\$34.32	\$31.28	\$30.12
Estimated Expense	\$2,665,628	\$2,640,206	\$2,589,964	\$2,207,926
Expense SqFt	\$11.47	\$10.91	\$9.92	\$10.72
Net Operating Income	\$4,499,264	\$5,665,520	\$5,578,072	\$3,994,949
Full Market Value	\$33,622,000	\$41,976,000	\$41,643,000	\$29,918,000
Market Value per SqFt	\$144.67	\$173.47	\$159.46	\$145.26
Distance from Cooperative in miles		0.25	0.37	0.33

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01576-0023	1-01559-0033	1-01581-0030	
Address	2 EAST END AVENUE	420 EAST 80 STREET	110 EAST END AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	57	157	146	
Year Built	1910	1961	1951	
Gross SqFt	147,991	137,238	150,754	
Estimated Gross Income	\$4,596,600	\$4,261,263	\$4,683,033	
Gross Income per SqFt	\$31.06	\$31.05	\$31.06	
Estimated Expense	\$1,599,783	\$1,579,404	\$1,522,482	
Expense SqFt	\$10.81	\$11.51	\$10.10	
Net Operating Income	\$2,996,817	\$2,681,859	\$3,160,551	
Full Market Value	\$22,383,000	\$20,032,000	\$23,606,000	
Market Value per SqFt	\$151.25	\$145.97	\$156.59	
Distance from Cooperative in miles		0.14	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01576-0027	1-01559-0019	1-01547-0023	
Address	10 EAST END AVENUE	1493 YORK AVENUE	351 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	198	250	187	
Year Built	1957	1956	1970	
Gross SqFt	230,473	277,073	261,150	
Estimated Gross Income	\$7,799,206	\$11,271,330	\$8,168,036	
Gross Income per SqFt	\$33.84	\$40.68	\$31.28	
Estimated Expense	\$2,661,963	\$3,258,378	\$2,589,964	
Expense SqFt	\$11.55	\$11.76	\$9.92	
Net Operating Income	\$5,137,243	\$8,012,952	\$5,578,072	
Full Market Value	\$38,127,000	\$55,418,000	\$41,643,000	
Market Value per SqFt	\$165.43	\$200.01	\$159.46	
Distance from Cooperative in miles		0.14	0.37	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01578-0001	1-01221-0029	1-01226-0029	1-01861-0010
Address	1540 YORK AVENUE	620 COLUMBUS AVENUE	720 COLUMBUS AVENUE	149 WEST 106 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	298	238	171	230
Year Built	1962	1986	1986	1981
Gross SqFt	309,204	239,598	232,831	170,050
Estimated Gross Income	\$10,336,690	\$8,230,191	\$7,452,920	\$5,685,573
Gross Income per SqFt	\$33.43	\$34.35	\$32.01	\$33.43
Estimated Expense	\$2,513,829	\$2,882,364	\$2,831,225	\$1,507,755
Expense SqFt	\$8.13	\$12.03	\$12.16	\$8.87
Net Operating Income	\$7,822,861	\$5,347,827	\$4,621,695	\$4,177,818
Full Market Value	\$37,950,000	\$39,619,000	\$34,452,000	\$15,450,000
Market Value per SqFt	\$122.73	\$165.36	\$147.97	\$90.86
Distance from Cooperative in miles		1.71	1.79	2.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01578-0012	1-01578-0010	1-01578-0009	
Address	519 EAST 81 STREET	515 EAST 81 STREET	513 EAST 81 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	20	
Year Built	1910	1910	1930	
Gross SqFt	8,320	8,320	8,320	
Estimated Gross Income	\$301,850	\$312,566	\$291,055	
Gross Income per SqFt	\$36.28	\$37.57	\$34.98	
Estimated Expense	\$84,864	\$90,633	\$79,054	
Expense SqFt	\$10.20	\$10.89	\$9.50	
Net Operating Income	\$216,986	\$221,933	\$212,001	
Full Market Value	\$1,600,000	\$1,631,000	\$1,569,000	
Market Value per SqFt	\$192.31	\$196.03	\$188.58	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01578-0013	1-01578-0010	1-01578-0045	
Address	521 EAST 81 STREET	515 EAST 81 STREET	510 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	20	
Year Built	1910	1910	1910	
Gross SqFt	8,320	8,320	9,713	
Estimated Gross Income	\$313,581	\$312,566	\$367,272	
Gross Income per SqFt	\$37.69	\$37.57	\$37.81	
Estimated Expense	\$85,946	\$90,633	\$94,891	
Expense SqFt	\$10.33	\$10.89	\$9.77	
Net Operating Income	\$227,635	\$221,933	\$272,381	
Full Market Value	\$1,673,000	\$1,631,000	\$2,062,000	
Market Value per SqFt	\$201.08	\$196.03	\$212.29	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01578-0042	1-01580-0010	1-01580-0013	
Address	516 EAST 82 STREET	513 EAST 83 STREET	519 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	15	15	
Year Built	1920	1925	1915	
Gross SqFt	9,215	9,190	9,185	
Estimated Gross Income	\$318,470	\$305,527	\$329,445	
Gross Income per SqFt	\$34.56	\$33.25	\$35.87	
Estimated Expense	\$78,512	\$87,746	\$68,707	
Expense SqFt	\$8.52	\$9.55	\$7.48	
Net Operating Income	\$239,958	\$217,781	\$260,738	
Full Market Value	\$1,777,000	\$1,618,000	\$1,375,000	
Market Value per SqFt	\$192.84	\$176.06	\$149.70	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01578-0043	1-01578-0045	1-01580-0020	
Address	514 EAST 82 STREET	510 EAST 82 STREET	533 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	20	15	
Year Built	1900	1910	1910	
Gross SqFt	9,215	9,713	9,185	
Estimated Gross Income	\$298,197	\$367,272	\$247,085	
Gross Income per SqFt	\$32.36	\$37.81	\$26.90	
Estimated Expense	\$92,795	\$94,891	\$95,187	
Expense SqFt	\$10.07	\$9.77	\$10.36	
Net Operating Income	\$205,402	\$272,381	\$151,898	
Full Market Value	\$1,529,000	\$2,062,000	\$1,098,000	
Market Value per SqFt	\$165.93	\$212.29	\$119.54	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01578-0044	1-01580-0013	1-01580-0010	
Address	512 EAST 82 STREET	519 EAST 83 STREET	513 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	15	15	
Year Built	1920	1915	1925	
Gross SqFt	8,830	9,185	9,190	
Estimated Gross Income	\$305,165	\$329,445	\$305,527	
Gross Income per SqFt	\$34.56	\$35.87	\$33.25	
Estimated Expense	\$75,232	\$68,707	\$87,746	
Expense SqFt	\$8.52	\$7.48	\$9.55	
Net Operating Income	\$229,933	\$260,738	\$217,781	
Full Market Value	\$1,703,000	\$1,375,000	\$1,618,000	
Market Value per SqFt	\$192.87	\$149.70	\$176.06	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0005	1-01576-0049	1-01472-0034	
Address	505 EAST 82 STREET	1510 YORK AVENUE	440 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	54	26	47	
Year Built	1950	1937	1936	
Gross SqFt	47,680	22,902	44,856	
Estimated Gross Income	\$1,390,826	\$622,705	\$1,428,691	
Gross Income per SqFt	\$29.17	\$27.19	\$31.85	
Estimated Expense	\$347,587	\$249,174	\$369,557	
Expense SqFt	\$7.29	\$10.88	\$8.24	
Net Operating Income	\$1,043,239	\$373,531	\$1,059,134	
Full Market Value	\$7,828,000	\$2,695,000	\$7,898,000	
Market Value per SqFt	\$164.18	\$117.68	\$176.07	
Distance from Cooperative in miles		0.15	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0008	1-01579-0014	1-01578-0045	1-01580-0013
Address	511 EAST 82 STREET	521 EAST 82 STREET	510 EAST 82 STREET	519 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	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20	15
Year Built	1905	1910	1910	1915
Gross SqFt	9,324	9,425	9,713	9,185
Estimated Gross Income	\$334,452	\$317,723	\$367,272	\$329,445
Gross Income per SqFt	\$35.87	\$33.71	\$37.81	\$35.87
Estimated Expense	\$69,744	\$87,387	\$94,891	\$68,707
Expense SqFt	\$7.48	\$9.27	\$9.77	\$7.48
Net Operating Income	\$264,708	\$230,336	\$272,381	\$260,738
Full Market Value	\$1,954,000	\$1,710,000	\$2,062,000	\$1,375,000
Market Value per SqFt	\$209.57	\$181.43	\$212.29	\$149.70
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0015	1-01581-0045	1-01577-0027	1-01473-0038
Address	525 EAST 82 STREET	510 EAST 85 STREET	28 EAST END AVENUE	420 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	95	97	103	112
Year Built	1962	1956	1950	1959
Gross SqFt	94,727	77,768	109,723	113,820
Estimated Gross Income	\$2,842,757	\$2,333,760	\$3,042,380	\$3,455,427
Gross Income per SqFt	\$30.01	\$30.01	\$27.73	\$30.36
Estimated Expense	\$790,023	\$648,284	\$760,193	\$1,286,283
Expense SqFt	\$8.34	\$8.34	\$6.93	\$11.30
Net Operating Income	\$2,052,734	\$1,685,476	\$2,282,187	\$2,169,144
Full Market Value	\$15,376,000	\$12,625,000	\$16,442,000	\$16,224,000
Market Value per SqFt	\$162.32	\$162.34	\$149.85	\$142.54
Distance from Cooperative in miles		0.10	0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0023	1-01563-0004	1-01546-0023	1-01547-0023
Address	60 EAST END AVENUE	1608 1 AVENUE	353 EAST 83 STREET	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	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	125	182	232	187
Year Built	1973	1994	1967	1970
Gross SqFt	345,242	302,854	267,771	261,150
Estimated Gross Income	\$10,643,811	\$13,249,303	\$6,612,975	\$8,168,036
Gross Income per SqFt	\$30.83	\$43.75	\$24.70	\$31.28
Estimated Expense	\$3,959,926	\$3,994,452	\$2,265,768	\$2,589,964
Expense SqFt	\$11.47	\$13.19	\$8.46	\$9.92
Net Operating Income	\$6,683,885	\$9,254,851	\$4,347,207	\$5,578,072
Full Market Value	\$49,947,000	\$69,706,000	\$31,595,000	\$41,643,000
Market Value per SqFt	\$144.67	\$230.16	\$117.99	\$159.46
Distance from Cooperative in miles		0.15	0.28	0.29

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0044	1-01579-0013	1-01579-0012	
Address	512 EAST 83 STREET	519 EAST 82 STREET	517 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	15	14	
Year Built	1910	1910	1910	
Gross SqFt	10,830	9,710	9,055	
Estimated Gross Income	\$356,307	\$323,989	\$293,654	
Gross Income per SqFt	\$32.90	\$33.37	\$32.43	
Estimated Expense	\$81,333	\$90,970	\$108,660	
Expense SqFt	\$7.51	\$9.37	\$12.00	
Net Operating Income	\$274,974	\$233,019	\$184,994	
Full Market Value	\$2,045,000	\$1,731,000	\$1,377,000	
Market Value per SqFt	\$188.83	\$178.27	\$152.07	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01579-0049	1-01581-0049	1-01547-0023	
Address	1562 YORK AVENUE	1596 YORK AVENUE	351 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	
Total Units	189	237	187	
Year Built	1965	1968	1970	
Gross SqFt	255,420	241,983	261,150	
Estimated Gross Income	\$8,321,584	\$8,305,726	\$8,168,036	
Gross Income per SqFt	\$32.58	\$34.32	\$31.28	
Estimated Expense	\$2,858,150	\$2,640,206	\$2,589,964	
Expense SqFt	\$11.19	\$10.91	\$9.92	
Net Operating Income	\$5,463,434	\$5,665,520	\$5,578,072	
Full Market Value	\$40,651,000	\$41,976,000	\$41,643,000	
Market Value per SqFt	\$159.15	\$173.47	\$159.46	
Distance from Cooperative in miles		0.10	0.29	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0006	1-01579-0014	1-01580-0010	
Address	505 EAST 83 STREET	521 EAST 82 STREET	513 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C5-WALK-UP	C1-WALK-UP	
Total Units	16	20	15	
Year Built	1910	1910	1925	
Gross SqFt	9,190	9,425	9,190	
Estimated Gross Income	\$307,681	\$317,723	\$305,527	
Gross Income per SqFt	\$33.48	\$33.71	\$33.25	
Estimated Expense	\$86,478	\$87,387	\$87,746	
Expense SqFt	\$9.41	\$9.27	\$9.55	
Net Operating Income	\$221,203	\$230,336	\$217,781	
Full Market Value	\$1,643,000	\$1,710,000	\$1,618,000	
Market Value per SqFt	\$178.78	\$181.43	\$176.06	
Distance from Cooperative in miles		0.05	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0008	1-01580-0010	1-01579-0014	
Address	509 EAST 83 STREET	513 EAST 83 STREET	521 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP	
Total Units	15	15	20	
Year Built	1925	1925	1910	
Gross SqFt	9,190	9,190	9,425	
Estimated Gross Income	\$307,681	\$305,527	\$317,723	
Gross Income per SqFt	\$33.48	\$33.25	\$33.71	
Estimated Expense	\$86,478	\$87,746	\$87,387	
Expense SqFt	\$9.41	\$9.55	\$9.27	
Net Operating Income	\$221,203	\$217,781	\$230,336	
Full Market Value	\$1,643,000	\$1,618,000	\$1,710,000	
Market Value per SqFt	\$178.78	\$176.06	\$181.43	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0014	1-01580-0010	1-01580-0020	1-01580-0007
Address	521 EAST 83 STREET	513 EAST 83 STREET	533 EAST 83 STREET	507 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	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	15	15
Year Built	1925	1925	1910	1910
Gross SqFt	9,185	9,190	9,185	9,190
Estimated Gross Income	\$305,401	\$305,527	\$247,085	\$376,676
Gross Income per SqFt	\$33.25	\$33.25	\$26.90	\$40.99
Estimated Expense	\$87,717	\$87,746	\$95,187	\$106,975
Expense SqFt	\$9.55	\$9.55	\$10.36	\$11.64
Net Operating Income	\$217,684	\$217,781	\$151,898	\$269,701
Full Market Value	\$1,618,000	\$1,618,000	\$1,098,000	\$2,037,000
Market Value per SqFt	\$176.16	\$176.06	\$119.54	\$221.65
Distance from Cooperative in miles		0.00	0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0019	1-01580-0010	1-01579-0014	
Address	531 EAST 83 STREET	513 EAST 83 STREET	521 EAST 82 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C5-WALK-UP	
Total Units	15	15	20	
Year Built	1915	1925	1910	
Gross SqFt	9,185	9,190	9,425	
Estimated Gross Income	\$307,514	\$305,527	\$317,723	
Gross Income per SqFt	\$33.48	\$33.25	\$33.71	
Estimated Expense	\$86,431	\$87,746	\$87,387	
Expense SqFt	\$9.41	\$9.55	\$9.27	
Net Operating Income	\$221,083	\$217,781	\$230,336	
Full Market Value	\$1,642,000	\$1,618,000	\$1,710,000	
Market Value per SqFt	\$178.77	\$176.06	\$181.43	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0023	1-01581-0030	1-01565-0035	1-01473-0038
Address	80 EAST END AVENUE	110 EAST END AVENUE	430 EAST 86 STREET	420 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	154	146	133	112
Year Built	1958	1951	1931	1959
Gross SqFt	182,000	150,754	205,967	113,820
Estimated Gross Income	\$5,516,420	\$4,683,033	\$6,202,875	\$3,455,427
Gross Income per SqFt	\$30.31	\$31.06	\$30.12	\$30.36
Estimated Expense	\$2,060,240	\$1,522,482	\$2,207,926	\$1,286,283
Expense SqFt	\$11.32	\$10.10	\$10.72	\$11.30
Net Operating Income	\$3,456,180	\$3,160,551	\$3,994,949	\$2,169,144
Full Market Value	\$25,873,000	\$23,606,000	\$29,918,000	\$16,224,000
Market Value per SqFt	\$142.16	\$156.59	\$145.26	\$142.54
Distance from Cooperative in miles		0.05	0.17	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0032	1-01567-0035	1-01512-0030	1-01581-0037
Address	534 EAST 84 STREET	432 EAST 88 STREET	16 EAST 83 STREET	532 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	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	32	45	40	36
Year Built	1910	1973	1929	1900
Gross SqFt	22,812	24,572	22,990	21,500
Estimated Gross Income	\$925,111	\$1,024,007	\$989,118	\$757,419
Gross Income per SqFt	\$40.55	\$41.67	\$43.02	\$35.23
Estimated Expense	\$409,406	\$218,378	\$272,380	\$196,163
Expense SqFt	\$17.95	\$8.89	\$11.85	\$9.12
Net Operating Income	\$515,705	\$805,629	\$716,738	\$561,256
Full Market Value	\$3,896,000	\$6,082,000	\$5,401,000	\$4,151,000
Market Value per SqFt	\$170.79	\$247.52	\$234.93	\$193.07
Distance from Cooperative in miles		0.25	0.53	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0033	1-01580-0038	1-01581-0037	
Address	526 EAST 84 STREET	518 EAST 84 STREET	532 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR	
Total Units	80	60	36	
Year Built	1920	1940	1900	
Gross SqFt	42,250	33,000	21,500	
Estimated Gross Income	\$1,434,388	\$1,078,000	\$757,419	
Gross Income per SqFt	\$33.95	\$32.67	\$35.23	
Estimated Expense	\$363,350	\$266,379	\$196,163	
Expense SqFt	\$8.60	\$8.07	\$9.12	
Net Operating Income	\$1,071,038	\$811,621	\$561,256	
Full Market Value	\$7,947,000	\$6,038,000	\$4,151,000	
Market Value per SqFt	\$188.09	\$182.97	\$193.07	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01580-0043	1-01581-0037	1-01580-0038	
Address	512 EAST 84 STREET	532 EAST 85 STREET	518 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR	
Total Units	24	36	60	
Year Built	1910	1900	1940	
Gross SqFt	29,910	21,500	33,000	
Estimated Gross Income	\$1,015,445	\$757,419	\$1,078,000	
Gross Income per SqFt	\$33.95	\$35.23	\$32.67	
Estimated Expense	\$257,226	\$196,163	\$266,379	
Expense SqFt	\$8.60	\$9.12	\$8.07	
Net Operating Income	\$758,219	\$561,256	\$811,621	
Full Market Value	\$5,626,000	\$4,151,000	\$6,038,000	
Market Value per SqFt	\$188.10	\$193.07	\$182.97	
Distance from Cooperative in miles		0.05	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01581-0012	1-01581-0043	1-01580-0148	1-01580-0049
Address	523 EAST 84 STREET	522 EAST 85 STREET	500 EAST 84 STREET	1592 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	C6-WALK-UP	C4-WALK-UP	D9-ELEVATOR	C7-WALK-UP
Total Units	60	9	14	14
Year Built	1910	1910	1910	1910
Gross SqFt	43,080	8,145	9,250	8,480
Estimated Gross Income	\$1,484,106	\$172,140	\$405,000	\$359,109
Gross Income per SqFt	\$34.45	\$21.13	\$43.78	\$42.35
Estimated Expense	\$398,490	\$81,569	\$141,560	\$71,717
Expense SqFt	\$9.25	\$10.01	\$15.30	\$8.46
Net Operating Income	\$1,085,616	\$90,571	\$263,440	\$287,392
Full Market Value	\$8,041,000	\$1,560,000	\$1,984,000	\$2,169,000
Market Value per SqFt	\$186.65	\$191.53	\$214.49	\$255.78
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01581-0039	1-01581-0040	1-01580-0010	1-01581-0035
Address	530 EAST 85 STREET	528 EAST 85 STREET	513 EAST 83 STREET	538 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	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	18	15	20
Year Built	1925	1925	1925	1910
Gross SqFt	8,145	8,145	9,190	7,770
Estimated Gross Income	\$311,383	\$315,400	\$305,527	\$297,011
Gross Income per SqFt	\$38.23	\$38.72	\$33.25	\$38.23
Estimated Expense	\$102,383	\$80,676	\$87,746	\$97,691
Expense SqFt	\$12.57	\$9.90	\$9.55	\$12.57
Net Operating Income	\$209,000	\$234,724	\$217,781	\$199,320
Full Market Value	\$1,582,000	\$1,776,000	\$1,618,000	\$1,508,000
Market Value per SqFt	\$194.23	\$218.05	\$176.06	\$194.08
Distance from Cooperative in miles		0.00	0.05	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0005	1-01581-0045	1-01490-0122	1-01472-0022
Address	515 EAST 85 STREET	510 EAST 85 STREET	555 EAST 78 STREET	1453 YORK AVENUE
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	83	97	87	96
Year Built	1962	1956	1940	1958
Gross SqFt	81,215	77,768	75,854	75,936
Estimated Gross Income	\$2,812,475	\$2,333,760	\$2,626,762	\$2,695,740
Gross Income per SqFt	\$34.63	\$30.01	\$34.63	\$35.50
Estimated Expense	\$718,753	\$648,284	\$919,472	\$795,061
Expense SqFt	\$8.85	\$8.34	\$12.12	\$10.47
Net Operating Income	\$2,093,722	\$1,685,476	\$1,707,290	\$1,900,679
Full Market Value	\$15,502,000	\$12,625,000	\$12,641,000	\$14,049,000
Market Value per SqFt	\$190.88	\$162.34	\$166.65	\$185.01
Distance from Cooperative in miles		0.05	0.35	0.43

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0023	1-01565-0035	1-01547-0023	
Address	120 EAST END AVENUE	430 EAST 86 STREET	351 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	34	133	187	
Year Built	1931	1931	1970	
Gross SqFt	211,270	205,967	261,150	
Estimated Gross Income	\$6,439,510	\$6,202,875	\$8,168,036	
Gross Income per SqFt	\$30.48	\$30.12	\$31.28	
Estimated Expense	\$2,345,097	\$2,207,926	\$2,589,964	
Expense SqFt	\$11.10	\$10.72	\$9.92	
Net Operating Income	\$4,094,413	\$3,994,949	\$5,578,072	
Full Market Value	\$30,617,000	\$29,918,000	\$41,643,000	
Market Value per SqFt	\$144.92	\$145.26	\$159.46	
Distance from Cooperative in miles		0.14	0.28	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0030	1-01581-0045	1-01577-0027	1-01490-0122
Address	130 EAST END AVENUE	510 EAST 85 STREET	28 EAST END AVENUE	555 EAST 78 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	46	97	103	87
Year Built	1929	1956	1950	1940
Gross SqFt	94,409	77,768	109,723	75,854
Estimated Gross Income	\$2,833,214	\$2,333,760	\$3,042,380	\$2,626,762
Gross Income per SqFt	\$30.01	\$30.01	\$27.73	\$34.63
Estimated Expense	\$787,371	\$648,284	\$760,193	\$919,472
Expense SqFt	\$8.34	\$8.34	\$6.93	\$12.12
Net Operating Income	\$2,045,843	\$1,685,476	\$2,282,187	\$1,707,290
Full Market Value	\$15,325,000	\$12,625,000	\$16,442,000	\$12,641,000
Market Value per SqFt	\$162.33	\$162.34	\$149.85	\$166.65
Distance from Cooperative in miles		0.05	0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0034	1-01581-0030	1-01559-0033	
Address	530 EAST 86 STREET	110 EAST END AVENUE	420 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	46	146	157	
Year Built	1928	1951	1961	
Gross SqFt	120,835	150,754	137,238	
Estimated Gross Income	\$3,753,135	\$4,683,033	\$4,261,263	
Gross Income per SqFt	\$31.06	\$31.06	\$31.05	
Estimated Expense	\$1,306,226	\$1,522,482	\$1,579,404	
Expense SqFt	\$10.81	\$10.10	\$11.51	
Net Operating Income	\$2,446,909	\$3,160,551	\$2,681,859	
Full Market Value	\$18,276,000	\$23,606,000	\$20,032,000	
Market Value per SqFt	\$151.25	\$156.59	\$145.97	
Distance from Cooperative in miles		0.05	0.33	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0040	1-01581-0030	1-01473-0038	
Address	520 EAST 86 STREET	110 EAST END AVENUE	420 EAST 79 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	46	146	112	
Year Built	1929	1951	1959	
Gross SqFt	114,640	150,754	113,820	
Estimated Gross Income	\$3,518,302	\$4,683,033	\$3,455,427	
Gross Income per SqFt	\$30.69	\$31.06	\$30.36	
Estimated Expense	\$1,227,794	\$1,522,482	\$1,286,283	
Expense SqFt	\$10.71	\$10.10	\$11.30	
Net Operating Income	\$2,290,508	\$3,160,551	\$2,169,144	
Full Market Value	\$17,120,000	\$23,606,000	\$16,224,000	
Market Value per SqFt	\$149.34	\$156.59	\$142.54	
Distance from Cooperative in miles		0.05	0.38	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01582-0046	1-01581-0030	1-01559-0033	1-01473-0038
Address	510 EAST 86 STREET	110 EAST END AVENUE	420 EAST 80 STREET	420 EAST 79 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	94	146	157	112
Year Built	1958	1951	1961	1959
Gross SqFt	123,333	150,754	137,238	113,820
Estimated Gross Income	\$3,829,490	\$4,683,033	\$4,261,263	\$3,455,427
Gross Income per SqFt	\$31.05	\$31.06	\$31.05	\$30.36
Estimated Expense	\$1,419,563	\$1,522,482	\$1,579,404	\$1,286,283
Expense SqFt	\$11.51	\$10.10	\$11.51	\$11.30
Net Operating Income	\$2,409,927	\$3,160,551	\$2,681,859	\$2,169,144
Full Market Value	\$18,001,000	\$23,606,000	\$20,032,000	\$16,224,000
Market Value per SqFt	\$145.95	\$156.59	\$145.97	\$142.54
Distance from Cooperative in miles		0.05	0.33	0.38

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01583-0009	1-01585-0036	1-01563-0020	
Address	517 EAST 86 STREET	530 EAST 89 STREET	449 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	36	80	74	
Year Built	1939	1920	1985	
Gross SqFt	48,000	48,600	53,130	
Estimated Gross Income	\$1,523,040	\$1,507,428	\$1,722,823	
Gross Income per SqFt	\$31.73	\$31.02	\$32.43	
Estimated Expense	\$402,240	\$318,100	\$541,786	
Expense SqFt	\$8.38	\$6.55	\$10.20	
Net Operating Income	\$1,120,800	\$1,189,328	\$1,181,037	
Full Market Value	\$8,360,000	\$8,884,000	\$8,790,000	
Market Value per SqFt	\$174.17	\$182.80	\$165.44	
Distance from Cooperative in miles		0.10	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01583-0012	1-01581-0049	1-01565-0035	
Address	525 EAST 86 STREET	1596 YORK AVENUE	430 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	
Total Units	139	237	133	
Year Built	1962	1968	1931	
Gross SqFt	223,473	241,983	205,967	
Estimated Gross Income	\$7,200,300	\$8,305,726	\$6,202,875	
Gross Income per SqFt	\$32.22	\$34.32	\$30.12	
Estimated Expense	\$2,417,978	\$2,640,206	\$2,207,926	
Expense SqFt	\$10.82	\$10.91	\$10.72	
Net Operating Income	\$4,782,322	\$5,665,520	\$3,994,949	
Full Market Value	\$35,609,000	\$41,976,000	\$29,918,000	
Market Value per SqFt	\$159.34	\$173.47	\$145.26	
Distance from Cooperative in miles		0.11	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01583-0015	1-01581-0049	1-01565-0035	
Address	535 EAST 86 STREET	1596 YORK AVENUE	430 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	
Total Units	143	237	133	
Year Built	1960	1968	1931	
Gross SqFt	320,600	241,983	205,967	
Estimated Gross Income	\$10,329,732	\$8,305,726	\$6,202,875	
Gross Income per SqFt	\$32.22	\$34.32	\$30.12	
Estimated Expense	\$3,468,892	\$2,640,206	\$2,207,926	
Expense SqFt	\$10.82	\$10.91	\$10.72	
Net Operating Income	\$6,860,840	\$5,665,520	\$3,994,949	
Full Market Value	\$51,086,000	\$41,976,000	\$29,918,000	
Market Value per SqFt	\$159.34	\$173.47	\$145.26	
Distance from Cooperative in miles		0.11	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01584-0013	1-01584-0009	1-01584-0044	
Address	519 EAST 87 STREET	511 EAST 87 STREET	512 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	20	
Year Built	1910	1910	1910	
Gross SqFt	9,040	9,060	8,935	
Estimated Gross Income	\$305,281	\$297,969	\$309,502	
Gross Income per SqFt	\$33.77	\$32.89	\$34.64	
Estimated Expense	\$69,789	\$59,957	\$78,844	
Expense SqFt	\$7.72	\$6.62	\$8.82	
Net Operating Income	\$235,492	\$238,012	\$230,658	
Full Market Value	\$1,748,000	\$1,770,000	\$1,708,000	
Market Value per SqFt	\$193.36	\$195.36	\$191.16	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01584-0016	1-01584-0044	1-01584-0048	
Address	531 EAST 87 STREET	512 EAST 88 STREET	504 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	20	
Year Built	1910	1910	1939	
Gross SqFt	8,745	8,935	8,420	
Estimated Gross Income	\$296,193	\$309,502	\$291,669	
Gross Income per SqFt	\$33.87	\$34.64	\$34.64	
Estimated Expense	\$87,887	\$78,844	\$74,264	
Expense SqFt	\$10.05	\$8.82	\$8.82	
Net Operating Income	\$208,306	\$230,658	\$217,405	
Full Market Value	\$1,546,000	\$1,708,000	\$1,610,000	
Market Value per SqFt	\$176.79	\$191.16	\$191.21	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01584-0039	1-01584-0044	1-01584-0009	1-01584-0006
Address	522 EAST 88 STREET	512 EAST 88 STREET	511 EAST 87 STREET	505 EAST 87 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	16	20	20	20
Year Built	1910	1910	1910	1910
Gross SqFt	8,935	8,935	9,060	9,795
Estimated Gross Income	\$293,872	\$309,502	\$297,969	\$316,773
Gross Income per SqFt	\$32.89	\$34.64	\$32.89	\$32.34
Estimated Expense	\$59,150	\$78,844	\$59,957	\$80,248
Expense SqFt	\$6.62	\$8.82	\$6.62	\$8.19
Net Operating Income	\$234,722	\$230,658	\$238,012	\$236,525
Full Market Value	\$1,745,000	\$1,708,000	\$1,770,000	\$1,761,000
Market Value per SqFt	\$195.30	\$191.16	\$195.36	\$179.79
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01585-0007	1-01584-0044	1-01584-0009	
Address	509 EAST 88 STREET	512 EAST 88 STREET	511 EAST 87 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	20	
Year Built	1910	1910	1910	
Gross SqFt	8,825	8,935	9,060	
Estimated Gross Income	\$298,020	\$309,502	\$297,969	
Gross Income per SqFt	\$33.77	\$34.64	\$32.89	
Estimated Expense	\$68,129	\$78,844	\$59,957	
Expense SqFt	\$7.72	\$8.82	\$6.62	
Net Operating Income	\$229,891	\$230,658	\$238,012	
Full Market Value	\$1,706,000	\$1,708,000	\$1,770,000	
Market Value per SqFt	\$193.31	\$191.16	\$195.36	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01585-0008	1-01585-0014	1-01584-0049	1-01585-0005
Address	515 EAST 88 STREET	525 EAST 88 STREET	1670 YORK AVENUE	505 EAST 88 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D9-ELEVATOR	C7-WALK-UP	D9-ELEVATOR
Total Units	69	39	35	39
Year Built	1920	1910	1910	1957
Gross SqFt	42,286	21,500	17,540	17,750
Estimated Gross Income	\$1,441,953	\$598,540	\$598,114	\$645,081
Gross Income per SqFt	\$34.10	\$27.84	\$34.10	\$36.34
Estimated Expense	\$391,146	\$177,487	\$209,428	\$162,068
Expense SqFt	\$9.25	\$8.26	\$11.94	\$9.13
Net Operating Income	\$1,050,807	\$421,053	\$388,686	\$483,013
Full Market Value	\$7,789,000	\$3,033,000	\$2,881,000	\$3,561,000
Market Value per SqFt	\$184.20	\$141.07	\$164.25	\$200.62
Distance from Cooperative in miles		0.00	0.05	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01585-0013	1-01585-0016	1-01584-0044	
Address	521 EAST 88 STREET	527 EAST 88 STREET	512 EAST 88 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	20	20	
Year Built	1920	1920	1910	
Gross SqFt	8,805	8,805	8,935	
Estimated Gross Income	\$328,338	\$351,636	\$309,502	
Gross Income per SqFt	\$37.29	\$39.94	\$34.64	
Estimated Expense	\$82,591	\$87,454	\$78,844	
Expense SqFt	\$9.38	\$9.93	\$8.82	
Net Operating Income	\$245,747	\$264,182	\$230,658	
Full Market Value	\$1,807,000	\$1,997,000	\$1,708,000	
Market Value per SqFt	\$205.22	\$226.80	\$191.16	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01585-0017	1-01585-0016	1-01585-0051	1-01585-0147
Address	529 EAST 88 STREET	527 EAST 88 STREET	1688 YORK AVENUE	502 EAST 89 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	20	13	23
Year Built	1920	1920	1920	1920
Gross SqFt	8,805	8,805	8,000	10,080
Estimated Gross Income	\$351,672	\$351,636	\$383,477	\$348,206
Gross Income per SqFt	\$39.94	\$39.94	\$47.93	\$34.54
Estimated Expense	\$87,434	\$87,454	\$60,533	\$81,575
Expense SqFt	\$9.93	\$9.93	\$7.57	\$8.09
Net Operating Income	\$264,238	\$264,182	\$322,944	\$266,631
Full Market Value	\$1,997,000	\$1,997,000	\$1,635,000	\$1,815,000
Market Value per SqFt	\$226.80	\$226.80	\$204.38	\$180.06
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01585-0018	1-01584-0046	1-01568-0037	
Address	531 EAST 88 STREET	506 EAST 88 STREET	422 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	26	39	24	
Year Built	1905	1915	1920	
Gross SqFt	25,800	21,500	29,459	
Estimated Gross Income	\$870,492	\$726,575	\$992,119	
Gross Income per SqFt	\$33.74	\$33.79	\$33.68	
Estimated Expense	\$195,564	\$154,536	\$234,611	
Expense SqFt	\$7.58	\$7.19	\$7.96	
Net Operating Income	\$674,928	\$572,039	\$757,508	
Full Market Value	\$5,010,000	\$4,246,000	\$5,624,000	
Market Value per SqFt	\$194.19	\$197.49	\$190.91	
Distance from Cooperative in miles		0.05	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01585-0023	1-01561-0021	1-01468-0021	
Address	180 EAST END AVENUE	1533 YORK AVENUE	1385 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	152	415	293	
Year Built	1960	1966	1969	
Gross SqFt	416,668	502,595	409,942	
Estimated Gross Income	\$12,287,539	\$12,761,425	\$13,766,750	
Gross Income per SqFt	\$29.49	\$25.39	\$33.58	
Estimated Expense	\$3,512,511	\$3,836,520	\$3,783,012	
Expense SqFt	\$8.43	\$7.63	\$9.23	
Net Operating Income	\$8,775,028	\$8,924,905	\$9,983,738	
Full Market Value	\$65,800,000	\$60,809,000	\$74,135,000	
Market Value per SqFt	\$157.92	\$120.99	\$180.84	
Distance from Cooperative in miles		0.39	0.78	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01586-0005	1-01585-0036	1-01518-0009	
Address	515 EAST 89 STREET	530 EAST 89 STREET	115 EAST 89 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	70	80	45	
Year Built	1942	1920	1924	
Gross SqFt	71,000	48,600	52,848	
Estimated Gross Income	\$1,894,280	\$1,507,428	\$1,722,738	
Gross Income per SqFt	\$26.68	\$31.02	\$32.60	
Estimated Expense	\$452,270	\$318,100	\$596,541	
Expense SqFt	\$6.37	\$6.55	\$11.29	
Net Operating Income	\$1,442,010	\$1,189,328	\$1,126,197	
Full Market Value	\$10,426,000	\$8,884,000	\$8,379,000	
Market Value per SqFt	\$146.85	\$182.80	\$158.55	
Distance from Cooperative in miles		0.05	0.62	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01586-0013	1-01585-0001	1-01581-0045	
Address	525 EAST 89 STREET	1680 YORK AVENUE	510 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	70	67	97	
Year Built	1942	1949	1956	
Gross SqFt	71,000	67,425	77,768	
Estimated Gross Income	\$1,981,610	\$1,740,401	\$2,333,760	
Gross Income per SqFt	\$27.91	\$25.81	\$30.01	
Estimated Expense	\$623,380	\$621,027	\$648,284	
Expense SqFt	\$8.78	\$9.21	\$8.34	
Net Operating Income	\$1,358,230	\$1,119,374	\$1,685,476	
Full Market Value	\$9,781,000	\$8,109,000	\$12,625,000	
Market Value per SqFt	\$137.76	\$120.27	\$162.34	
Distance from Cooperative in miles		0.05	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01586-0021	1-01568-0001	1-01581-0049	1-01547-0023
Address	200 EAST END AVENUE	1700 1 AVENUE	1596 YORK 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	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	191	213	237	187
Year Built	1952	1964	1968	1970
Gross SqFt	254,928	227,259	241,983	261,150
Estimated Gross Income	\$7,859,430	\$5,822,376	\$8,305,726	\$8,168,036
Gross Income per SqFt	\$30.83	\$25.62	\$34.32	\$31.28
Estimated Expense	\$2,924,024	\$2,445,307	\$2,640,206	\$2,589,964
Expense SqFt	\$11.47	\$10.76	\$10.91	\$9.92
Net Operating Income	\$4,935,406	\$3,377,069	\$5,665,520	\$5,578,072
Full Market Value	\$36,881,000	\$24,475,000	\$41,976,000	\$41,643,000
Market Value per SqFt	\$144.67	\$107.70	\$173.47	\$159.46
Distance from Cooperative in miles		0.15	0.26	0.38

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01586-0035	1-01585-0001	1-01581-0045	
Address	530 EAST 90 STREET	1680 YORK AVENUE	510 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	68	67	97	
Year Built	1942	1949	1956	
Gross SqFt	71,000	67,425	77,768	
Estimated Gross Income	\$1,981,610	\$1,740,401	\$2,333,760	
Gross Income per SqFt	\$27.91	\$25.81	\$30.01	
Estimated Expense	\$623,380	\$621,027	\$648,284	
Expense SqFt	\$8.78	\$9.21	\$8.34	
Net Operating Income	\$1,358,230	\$1,119,374	\$1,685,476	
Full Market Value	\$9,781,000	\$8,109,000	\$12,625,000	
Market Value per SqFt	\$137.76	\$120.27	\$162.34	
Distance from Cooperative in miles		0.05	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01586-0043	1-01585-0001	1-01581-0045	
Address	504 EAST 90 STREET	1680 YORK AVENUE	510 EAST 85 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	68	67	97	
Year Built	1942	1949	1956	
Gross SqFt	71,000	67,425	77,768	
Estimated Gross Income	\$1,981,610	\$1,740,401	\$2,333,760	
Gross Income per SqFt	\$27.91	\$25.81	\$30.01	
Estimated Expense	\$623,380	\$621,027	\$648,284	
Expense SqFt	\$8.78	\$9.21	\$8.34	
Net Operating Income	\$1,358,230	\$1,119,374	\$1,685,476	
Full Market Value	\$9,781,000	\$8,109,000	\$12,625,000	
Market Value per SqFt	\$137.76	\$120.27	\$162.34	
Distance from Cooperative in miles		0.05	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01589-0002	1-01577-0027	1-01447-0005	
Address	1 EAST END AVENUE	28 EAST END AVENUE	311 EAST 72 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	33	103	131	
Year Built	1929	1950	1929	
Gross SqFt	115,835	109,723	121,234	
Estimated Gross Income	\$3,397,441	\$3,042,380	\$3,749,269	
Gross Income per SqFt	\$29.33	\$27.73	\$30.93	
Estimated Expense	\$1,067,999	\$760,193	\$1,393,762	
Expense SqFt	\$9.22	\$6.93	\$11.50	
Net Operating Income	\$2,329,442	\$2,282,187	\$2,355,507	
Full Market Value	\$17,473,000	\$16,442,000	\$17,598,000	
Market Value per SqFt	\$150.84	\$149.85	\$145.16	
Distance from Cooperative in miles		0.10	0.51	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01589-0019	1-01490-0122	1-01559-0033	
Address	25 EAST END AVENUE	555 EAST 78 STREET	420 EAST 80 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	
Total Units	39	87	157	
Year Built	1928	1940	1961	
Gross SqFt	89,264	75,854	137,238	
Estimated Gross Income	\$2,931,430	\$2,626,762	\$4,261,263	
Gross Income per SqFt	\$32.84	\$34.63	\$31.05	
Estimated Expense	\$908,708	\$919,472	\$1,579,404	
Expense SqFt	\$10.18	\$12.12	\$11.51	
Net Operating Income	\$2,022,722	\$1,707,290	\$2,681,859	
Full Market Value	\$15,042,000	\$12,641,000	\$20,032,000	
Market Value per SqFt	\$168.51	\$166.65	\$145.97	
Distance from Cooperative in miles		0.13	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01589-0023	1-01577-0027	1-01490-0122	1-01581-0045
Address	33 EAST END AVENUE	28 EAST END AVENUE	555 EAST 78 STREET	510 EAST 85 STREET
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	75	103	87	97
Year Built	1942	1950	1940	1956
Gross SqFt	89,400	109,723	75,854	77,768
Estimated Gross Income	\$2,682,894	\$3,042,380	\$2,626,762	\$2,333,760
Gross Income per SqFt	\$30.01	\$27.73	\$34.63	\$30.01
Estimated Expense	\$745,596	\$760,193	\$919,472	\$648,284
Expense SqFt	\$8.34	\$6.93	\$12.12	\$8.34
Net Operating Income	\$1,937,298	\$2,282,187	\$1,707,290	\$1,685,476
Full Market Value	\$14,512,000	\$16,442,000	\$12,641,000	\$12,625,000
Market Value per SqFt	\$162.33	\$149.85	\$166.65	\$162.34
Distance from Cooperative in miles		0.09	0.13	0.21

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01589-0034	1-01584-0001	1-01565-0035	
Address	45 EAST END AVENUE	1658 YORK AVENUE	430 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	153	180	133	
Year Built	1951	1963	1931	
Gross SqFt	195,000	202,322	205,967	
Estimated Gross Income	\$6,396,000	\$7,177,457	\$6,202,875	
Gross Income per SqFt	\$32.80	\$35.48	\$30.12	
Estimated Expense	\$2,041,650	\$2,066,963	\$2,207,926	
Expense SqFt	\$10.47	\$10.22	\$10.72	
Net Operating Income	\$4,354,350	\$5,110,494	\$3,994,949	
Full Market Value	\$32,384,000	\$37,774,000	\$29,918,000	
Market Value per SqFt	\$166.07	\$186.70	\$145.26	
Distance from Cooperative in miles		0.32	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01589-0041	1-01561-0001	1-01581-0049	
Address	55 EAST END AVENUE	1562 1 AVENUE	1596 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D8-ELEVATOR	
Total Units	185	205	237	
Year Built	1951	1964	1968	
Gross SqFt	210,000	210,428	241,983	
Estimated Gross Income	\$6,369,300	\$5,543,022	\$8,305,726	
Gross Income per SqFt	\$30.33	\$26.34	\$34.32	
Estimated Expense	\$2,003,400	\$1,716,427	\$2,640,206	
Expense SqFt	\$9.54	\$8.16	\$10.91	
Net Operating Income	\$4,365,900	\$3,826,595	\$5,665,520	
Full Market Value	\$32,681,000	\$27,687,000	\$41,976,000	
Market Value per SqFt	\$155.62	\$131.57	\$173.47	
Distance from Cooperative in miles		0.24	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01590-0007	1-01561-0001	1-01584-0001	
Address	605 EAST 82 STREET	1562 1 AVENUE	1658 YORK AVENUE	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	160	205	180	
Year Built	1953	1964	1963	
Gross SqFt	222,200	210,428	202,322	
Estimated Gross Income	\$6,868,202	\$5,543,022	\$7,177,457	
Gross Income per SqFt	\$30.91	\$26.34	\$35.48	
Estimated Expense	\$2,042,018	\$1,716,427	\$2,066,963	
Expense SqFt	\$9.19	\$8.16	\$10.22	
Net Operating Income	\$4,826,184	\$3,826,595	\$5,110,494	
Full Market Value	\$36,057,000	\$27,687,000	\$37,774,000	
Market Value per SqFt	\$162.27	\$131.57	\$186.70	
Distance from Cooperative in miles		0.25	0.27	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01590-0008	1-01581-0049	1-01547-0023	
Address	75 EAST END AVENUE	1596 YORK AVENUE	351 EAST 84 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	
Total Units	192	237	187	
Year Built	1963	1968	1970	
Gross SqFt	296,940	241,983	261,150	
Estimated Gross Income	\$9,674,305	\$8,305,726	\$8,168,036	
Gross Income per SqFt	\$32.58	\$34.32	\$31.28	
Estimated Expense	\$3,322,759	\$2,640,206	\$2,589,964	
Expense SqFt	\$11.19	\$10.91	\$9.92	
Net Operating Income	\$6,351,546	\$5,665,520	\$5,578,072	
Full Market Value	\$47,259,000	\$41,976,000	\$41,643,000	
Market Value per SqFt	\$159.15	\$173.47	\$159.46	
Distance from Cooperative in miles		0.14	0.39	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01590-0030	1-01581-0049	1-01565-0035	
Address	10 GRACIE SQUARE	1596 YORK AVENUE	430 EAST 86 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR	
Total Units	42	237	133	
Year Built	1930	1968	1931	
Gross SqFt	230,940	241,983	205,967	
Estimated Gross Income	\$7,440,887	\$8,305,726	\$6,202,875	
Gross Income per SqFt	\$32.22	\$34.32	\$30.12	
Estimated Expense	\$2,498,771	\$2,640,206	\$2,207,926	
Expense SqFt	\$10.82	\$10.91	\$10.72	
Net Operating Income	\$4,942,116	\$5,665,520	\$3,994,949	
Full Market Value	\$36,799,000	\$41,976,000	\$29,918,000	
Market Value per SqFt	\$159.34	\$173.47	\$145.26	
Distance from Cooperative in miles		0.12	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01590-0042	1-01585-0036	1-01563-0020	
Address	93 EAST END AVENUE	530 EAST 89 STREET	449 EAST 83 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR	
Total Units	22	80	74	
Year Built	1929	1920	1985	
Gross SqFt	53,736	48,600	53,130	
Estimated Gross Income	\$1,705,043	\$1,507,428	\$1,722,823	
Gross Income per SqFt	\$31.73	\$31.02	\$32.43	
Estimated Expense	\$450,308	\$318,100	\$541,786	
Expense SqFt	\$8.38	\$6.55	\$10.20	
Net Operating Income	\$1,254,735	\$1,189,328	\$1,181,037	
Full Market Value	\$9,359,000	\$8,884,000	\$8,790,000	
Market Value per SqFt	\$174.17	\$182.80	\$165.44	
Distance from Cooperative in miles		0.28	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01590-0044	1-01581-0045	1-01490-0122	
Address	5 GRACIE SQUARE	510 EAST 85 STREET	555 EAST 78 STREET	
Neighborhood	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	43	97	87	
Year Built	1929	1956	1940	
Gross SqFt	87,869	77,768	75,854	
Estimated Gross Income	\$2,839,926	\$2,333,760	\$2,626,762	
Gross Income per SqFt	\$32.32	\$30.01	\$34.63	
Estimated Expense	\$755,673	\$648,284	\$919,472	
Expense SqFt	\$8.60	\$8.34	\$12.12	
Net Operating Income	\$2,084,253	\$1,685,476	\$1,707,290	
Full Market Value	\$15,516,000	\$12,625,000	\$12,641,000	
Market Value per SqFt	\$176.58	\$162.34	\$166.65	
Distance from Cooperative in miles		0.12	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0001	1-01602-0066	1-01602-0050	1-01602-0027
Address	1150 5 AVENUE	6 EAST 97 STREET	1391 MADISON AVENUE	59 EAST 96 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	77	24	48	24
Year Built	1924	1930	1920	1920
Gross SqFt	163,969	14,952	44,184	21,600
Estimated Gross Income	\$4,479,633	\$409,857	\$1,206,931	\$568,080
Gross Income per SqFt	\$27.32	\$27.41	\$27.32	\$26.30
Estimated Expense	\$1,264,201	\$129,092	\$340,829	\$238,680
Expense SqFt	\$7.71	\$8.63	\$7.71	\$11.05
Net Operating Income	\$3,215,432	\$280,765	\$866,102	\$329,400
Full Market Value	\$23,193,000	\$2,025,000	\$6,247,000	\$2,384,000
Market Value per SqFt	\$141.45	\$135.43	\$141.39	\$110.37
Distance from Cooperative in miles		0.00	0.09	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0009	1-01602-0033	1-01522-0158	
Address	9 EAST 96 STREET	1240 PARK AVENUE	1442 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	48	39	17	
Year Built	1927	1920	1920	
Gross SqFt	73,125	47,822	15,596	
Estimated Gross Income	\$2,245,669	\$1,628,817	\$553,034	
Gross Income per SqFt	\$30.71	\$34.06	\$35.46	
Estimated Expense	\$516,263	\$570,038	\$193,546	
Expense SqFt	\$7.06	\$11.92	\$12.41	
Net Operating Income	\$1,729,406	\$1,058,779	\$359,488	
Full Market Value	\$12,926,000	\$7,849,000	\$2,657,000	
Market Value per SqFt	\$176.77	\$164.13	\$170.36	
Distance from Cooperative in miles		0.09	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0013	1-01602-0066	1-01603-0025	1-01521-0007
Address	17 EAST 96 STREET	6 EAST 97 STREET	53 EAST 97 STREET	115 EAST 92 STREET
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	67	24	24	54
Year Built	1923	1930	1920	1927
Gross SqFt	85,290	14,952	27,500	65,692
Estimated Gross Income	\$2,337,799	\$409,857	\$549,485	\$2,557,031
Gross Income per SqFt	\$27.41	\$27.41	\$19.98	\$38.92
Estimated Expense	\$736,053	\$129,092	\$166,357	\$964,819
Expense SqFt	\$8.63	\$8.63	\$6.05	\$14.69
Net Operating Income	\$1,601,746	\$280,765	\$383,128	\$1,592,212
Full Market Value	\$11,551,000	\$2,025,000	\$2,740,000	\$12,043,000
Market Value per SqFt	\$135.43	\$135.43	\$99.64	\$183.33
Distance from Cooperative in miles		0.00	0.11	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0020	1-01603-0025	1-01624-0015	
Address	1381 MADISON AVENUE	53 EAST 97 STREET	1490 LEXINGTON AVENUE	
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	HARLEM-EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	79	24	213	
Year Built	1930	1920	2002	
Gross SqFt	141,058	27,500	308,000	
Estimated Gross Income	\$2,828,213	\$549,485	\$6,195,763	
Gross Income per SqFt	\$20.05	\$19.98	\$20.12	
Estimated Expense	\$870,328	\$166,357	\$1,938,320	
Expense SqFt	\$6.17	\$6.05	\$6.29	
Net Operating Income	\$1,957,885	\$383,128	\$4,257,443	
Full Market Value	\$14,000,000	\$2,740,000	\$24,970,000	
Market Value per SqFt	\$99.25	\$99.64	\$81.07	
Distance from Cooperative in miles		0.05	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0060	1-01607-0069	1-01602-0066	1-01602-0033
Address	12 EAST 97 STREET	1212 5 AVENUE	6 EAST 97 STREET	1240 PARK AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	113	72	24	39
Year Built	1928	1925	1930	1920
Gross SqFt	121,369	120,942	14,952	47,822
Estimated Gross Income	\$3,855,893	\$4,549,177	\$409,857	\$1,628,817
Gross Income per SqFt	\$31.77	\$37.61	\$27.41	\$34.06
Estimated Expense	\$856,865	\$1,277,622	\$129,092	\$570,038
Expense SqFt	\$7.06	\$10.56	\$8.63	\$11.92
Net Operating Income	\$2,999,028	\$3,271,555	\$280,765	\$1,058,779
Full Market Value	\$17,400,000	\$24,045,000	\$2,025,000	\$7,849,000
Market Value per SqFt	\$143.36	\$198.81	\$135.43	\$164.13
Distance from Cooperative in miles		0.25	0.00	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01602-0069	1-01602-0066	1-01524-0001	1-01522-0158
Address	1158 5 AVENUE	6 EAST 97 STREET	1225 PARK AVENUE	1442 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	58	24	86	17
Year Built	1927	1930	1925	1920
Gross SqFt	157,824	14,952	165,834	15,596
Estimated Gross Income	\$4,325,956	\$409,857	\$4,358,929	\$553,034
Gross Income per SqFt	\$27.41	\$27.41	\$26.28	\$35.46
Estimated Expense	\$1,362,021	\$129,092	\$1,514,748	\$193,546
Expense SqFt	\$8.63	\$8.63	\$9.13	\$12.41
Net Operating Income	\$2,963,935	\$280,765	\$2,844,181	\$359,488
Full Market Value	\$21,374,000	\$2,025,000	\$20,582,000	\$2,657,000
Market Value per SqFt	\$135.43	\$135.43	\$124.11	\$170.36
Distance from Cooperative in miles		0.00	0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01603-0060	1-01607-0069	1-01521-0007	
Address	16 EAST 98 STREET	1212 5 AVENUE	115 EAST 92 STREET	
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	53	72	54	
Year Built	1925	1925	1927	
Gross SqFt	52,000	120,942	65,692	
Estimated Gross Income	\$1,840,800	\$4,549,177	\$2,557,031	
Gross Income per SqFt	\$35.40	\$37.61	\$38.92	
Estimated Expense	\$764,400	\$1,277,622	\$964,819	
Expense SqFt	\$14.70	\$10.56	\$14.69	
Net Operating Income	\$1,076,400	\$3,271,555	\$1,592,212	
Full Market Value	\$7,957,000	\$24,045,000	\$12,043,000	
Market Value per SqFt	\$153.02	\$198.81	\$183.33	
Distance from Cooperative in miles		0.20	0.32	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01603-0069	1-01602-0066	1-01602-0050	1-01522-0158
Address	1165 5 AVENUE	6 EAST 97 STREET	1391 MADISON AVENUE	1442 LEXINGTON AVENUE
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (79-96)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	24	48	17
Year Built	1926	1930	1920	1920
Gross SqFt	155,979	14,952	44,184	15,596
Estimated Gross Income	\$4,275,384	\$409,857	\$1,206,931	\$553,034
Gross Income per SqFt	\$27.41	\$27.41	\$27.32	\$35.46
Estimated Expense	\$1,346,099	\$129,092	\$340,829	\$193,546
Expense SqFt	\$8.63	\$8.63	\$7.71	\$12.41
Net Operating Income	\$2,929,285	\$280,765	\$866,102	\$359,488
Full Market Value	\$21,124,000	\$2,025,000	\$6,247,000	\$2,657,000
Market Value per SqFt	\$135.43	\$135.43	\$141.39	\$170.36
Distance from Cooperative in miles		0.05	0.10	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01604-0001	1-01602-0066	1-01602-0050	
Address	1170 5 AVENUE	6 EAST 97 STREET	1391 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	60	24	48	
Year Built	1926	1930	1920	
Gross SqFt	153,064	14,952	44,184	
Estimated Gross Income	\$4,189,362	\$409,857	\$1,206,931	
Gross Income per SqFt	\$27.37	\$27.41	\$27.32	
Estimated Expense	\$1,250,533	\$129,092	\$340,829	
Expense SqFt	\$8.17	\$8.63	\$7.71	
Net Operating Income	\$2,938,829	\$280,765	\$866,102	
Full Market Value	\$21,194,000	\$2,025,000	\$6,247,000	
Market Value per SqFt	\$138.46	\$135.43	\$141.39	
Distance from Cooperative in miles		0.15	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01608-0001	1-01631-0065	1-01631-0066	
Address	1215 5 AVENUE	118 EAST 104 STREET	114 EAST 104 STREET	
Neighborhood	UPPER EAST SIDE (96-110)	HARLEM-EAST	HARLEM-EAST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	62	23	24	
Year Built	1926	1915	1915	
Gross SqFt	124,081	17,000	17,000	
Estimated Gross Income	\$2,903,495	\$389,948	\$405,521	
Gross Income per SqFt	\$23.40	\$22.94	\$23.85	
Estimated Expense	\$1,354,965	\$179,951	\$187,137	
Expense SqFt	\$10.92	\$10.59	\$11.01	
Net Operating Income	\$1,548,530	\$209,997	\$218,384	
Full Market Value	\$11,297,000	\$1,533,000	\$1,590,000	
Market Value per SqFt	\$91.05	\$90.18	\$93.53	
Distance from Cooperative in miles		0.20	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01614-0001	1-01614-0069	1-01615-0014	
Address	1270 5 AVENUE	1274 5 AVENUE	1632 MADISON AVENUE	
Neighborhood	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	UPPER EAST SIDE (96-110)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	201	54	61	
Year Built	1959	1935	1920	
Gross SqFt	212,000	56,670	59,280	
Estimated Gross Income	\$4,428,680	\$1,192,550	\$1,228,982	
Gross Income per SqFt	\$20.89	\$21.04	\$20.73	
Estimated Expense	\$1,545,480	\$482,352	\$359,745	
Expense SqFt	\$7.29	\$8.51	\$6.07	
Net Operating Income	\$2,883,200	\$710,198	\$869,237	
Full Market Value	\$21,170,000	\$5,213,000	\$5,985,000	
Market Value per SqFt	\$99.86	\$91.99	\$100.96	
Distance from Cooperative in miles		0.00	0.04	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01622-0051	1-01623-0030	1-01623-0035	1-01768-0006
Address	1779 MADISON AVENUE	61 EAST 117 STREET	1664 PARK AVENUE	113 EAST 119 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	22	30	11
Year Built	1910	1920	1920	1910
Gross SqFt	8,530	13,355	19,445	10,375
Estimated Gross Income	\$124,112	\$194,330	\$255,405	\$164,350
Gross Income per SqFt	\$14.55	\$14.55	\$13.13	\$15.84
Estimated Expense	\$74,552	\$116,732	\$145,852	\$83,410
Expense SqFt	\$8.74	\$8.74	\$7.50	\$8.04
Net Operating Income	\$49,560	\$77,598	\$109,553	\$80,940
Full Market Value	\$342,000	\$536,000	\$729,000	\$415,000
Market Value per SqFt	\$40.09	\$40.13	\$37.49	\$40.00
Distance from Cooperative in miles		0.05	0.05	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01622-0052	1-01623-0030	1-01623-0035	1-01768-0006
Address	1777 MADISON AVENUE	61 EAST 117 STREET	1664 PARK AVENUE	113 EAST 119 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	20	22	30	11
Year Built	1910	1920	1920	1910
Gross SqFt	8,530	13,355	19,445	10,375
Estimated Gross Income	\$124,112	\$194,330	\$255,405	\$164,350
Gross Income per SqFt	\$14.55	\$14.55	\$13.13	\$15.84
Estimated Expense	\$74,552	\$116,732	\$145,852	\$83,410
Expense SqFt	\$8.74	\$8.74	\$7.50	\$8.04
Net Operating Income	\$49,560	\$77,598	\$109,553	\$80,940
Full Market Value	\$342,000	\$536,000	\$729,000	\$415,000
Market Value per SqFt	\$40.09	\$40.13	\$37.49	\$40.00
Distance from Cooperative in miles		0.05	0.05	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01622-0053	1-01623-0030	1-01623-0035	1-01768-0006
Address	1775 MADISON AVENUE	61 EAST 117 STREET	1664 PARK AVENUE	113 EAST 119 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	19	22	30	11
Year Built	1910	1920	1920	1910
Gross SqFt	8,530	13,355	19,445	10,375
Estimated Gross Income	\$124,112	\$194,330	\$255,405	\$164,350
Gross Income per SqFt	\$14.55	\$14.55	\$13.13	\$15.84
Estimated Expense	\$74,552	\$116,732	\$145,852	\$83,410
Expense SqFt	\$8.74	\$8.74	\$7.50	\$8.04
Net Operating Income	\$49,560	\$77,598	\$109,553	\$80,940
Full Market Value	\$342,000	\$536,000	\$729,000	\$415,000
Market Value per SqFt	\$40.09	\$40.13	\$37.49	\$40.00
Distance from Cooperative in miles		0.05	0.05	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01624-0043	1-01624-0066	1-01627-0024	1-01627-0026
Address	156 EAST 97 STREET	108 EAST 97 STREET	155 EAST 99 STREET	159 EAST 99 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	15	20	20
Year Built	1930	1910	1910	1910
Gross SqFt	8,635	9,560	8,925	8,925
Estimated Gross Income	\$237,463	\$289,177	\$245,429	\$250,807
Gross Income per SqFt	\$27.50	\$30.25	\$27.50	\$28.10
Estimated Expense	\$90,581	\$88,350	\$93,647	\$93,578
Expense SqFt	\$10.49	\$9.24	\$10.49	\$10.48
Net Operating Income	\$146,882	\$200,827	\$151,782	\$157,229
Full Market Value	\$703,000	\$1,504,000	\$1,094,000	\$1,132,000
Market Value per SqFt	\$81.41	\$157.32	\$122.58	\$126.83
Distance from Cooperative in miles		0.09	0.15	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01624-0044	1-01624-0066	1-01627-0024	1-01627-0026
Address	154 EAST 97 STREET	108 EAST 97 STREET	155 EAST 99 STREET	159 EAST 99 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	15	20	20
Year Built	1930	1910	1910	1910
Gross SqFt	8,640	9,560	8,925	8,925
Estimated Gross Income	\$237,600	\$289,177	\$245,429	\$250,807
Gross Income per SqFt	\$27.50	\$30.25	\$27.50	\$28.10
Estimated Expense	\$90,634	\$88,350	\$93,647	\$93,578
Expense SqFt	\$10.49	\$9.24	\$10.49	\$10.48
Net Operating Income	\$146,966	\$200,827	\$151,782	\$157,229
Full Market Value	\$703,000	\$1,504,000	\$1,094,000	\$1,132,000
Market Value per SqFt	\$81.37	\$157.32	\$122.58	\$126.83
Distance from Cooperative in miles		0.09	0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01625-0006	1-01655-0005	1-01682-0050	
Address	105 EAST 97 STREET	207 EAST 105 STREET	2158 2 AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	15	24	14	
Year Built	1910	1920	1900	
Gross SqFt	9,245	15,690	9,825	
Estimated Gross Income	\$113,714	\$157,359	\$145,508	
Gross Income per SqFt	\$12.30	\$10.03	\$14.81	
Estimated Expense	\$46,687	\$91,584	\$69,758	
Expense SqFt	\$5.05	\$5.84	\$7.10	
Net Operating Income	\$67,027	\$65,775	\$75,750	
Full Market Value	\$425,000	\$411,000	\$389,000	
Market Value per SqFt	\$45.97	\$26.20	\$39.59	
Distance from Cooperative in miles		0.46	0.75	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01625-0050	1-01655-0005	1-01682-0050	
Address	138 EAST 98 STREET	207 EAST 105 STREET	2158 2 AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	14	24	14	
Year Built	1910	1920	1900	
Gross SqFt	11,275	15,690	9,825	
Estimated Gross Income	\$138,683	\$157,359	\$145,508	
Gross Income per SqFt	\$12.30	\$10.03	\$14.81	
Estimated Expense	\$56,939	\$91,584	\$69,758	
Expense SqFt	\$5.05	\$5.84	\$7.10	
Net Operating Income	\$81,744	\$65,775	\$75,750	
Full Market Value	\$474,000	\$411,000	\$389,000	
Market Value per SqFt	\$42.04	\$26.20	\$39.59	
Distance from Cooperative in miles		0.42	0.71	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01625-0067	1-01655-0005	1-01682-0050	
Address	114 EAST 98 STREET	207 EAST 105 STREET	2158 2 AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	15	24	14	
Year Built	1910	1920	1900	
Gross SqFt	9,600	15,690	9,825	
Estimated Gross Income	\$118,080	\$157,359	\$145,508	
Gross Income per SqFt	\$12.30	\$10.03	\$14.81	
Estimated Expense	\$48,480	\$91,584	\$69,758	
Expense SqFt	\$5.05	\$5.84	\$7.10	
Net Operating Income	\$69,600	\$65,775	\$75,750	
Full Market Value	\$441,000	\$411,000	\$389,000	
Market Value per SqFt	\$45.94	\$26.20	\$39.59	
Distance from Cooperative in miles		0.46	0.75	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01625-0068	1-01655-0005	1-01682-0050	
Address	112 EAST 98 STREET	207 EAST 105 STREET	2158 2 AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	15	24	14	
Year Built	1910	1920	1900	
Gross SqFt	9,335	15,690	9,825	
Estimated Gross Income	\$114,821	\$157,359	\$145,508	
Gross Income per SqFt	\$12.30	\$10.03	\$14.81	
Estimated Expense	\$47,142	\$91,584	\$69,758	
Expense SqFt	\$5.05	\$5.84	\$7.10	
Net Operating Income	\$67,679	\$65,775	\$75,750	
Full Market Value	\$429,000	\$411,000	\$389,000	
Market Value per SqFt	\$45.96	\$26.20	\$39.59	
Distance from Cooperative in miles		0.46	0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01629-0008	1-01629-0011	1-01629-0062	1-01630-0007
Address	121 EAST 101 STREET	127 EAST 101 STREET	120 EAST 102 STREET	113 EAST 102 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	20	20	16
Year Built	1910	1910	1910	1910
Gross SqFt	9,980	8,810	8,705	8,910
Estimated Gross Income	\$324,450	\$291,965	\$249,413	\$289,664
Gross Income per SqFt	\$32.51	\$33.14	\$28.65	\$32.51
Estimated Expense	\$120,059	\$82,814	\$86,093	\$107,187
Expense SqFt	\$12.03	\$9.40	\$9.89	\$12.03
Net Operating Income	\$204,391	\$209,151	\$163,320	\$182,477
Full Market Value	\$636,000	\$1,554,000	\$1,227,000	\$1,358,000
Market Value per SqFt	\$63.73	\$176.39	\$140.95	\$152.41
Distance from Cooperative in miles		0.00	0.00	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01630-0012	1-01629-0030	1-01655-0005	1-01674-0001
Address	123 EAST 102 STREET	177 EAST 101 STREET	207 EAST 105 STREET	1984 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	32	60	24	13
Year Built	1930	1910	1920	1910
Gross SqFt	20,190	38,164	15,690	9,070
Estimated Gross Income	\$259,038	\$489,534	\$157,359	\$139,326
Gross Income per SqFt	\$12.83	\$12.83	\$10.03	\$15.36
Estimated Expense	\$154,857	\$292,655	\$91,584	\$76,007
Expense SqFt	\$7.67	\$7.67	\$5.84	\$8.38
Net Operating Income	\$104,181	\$196,879	\$65,775	\$63,319
Full Market Value	\$696,000	\$1,314,000	\$411,000	\$435,000
Market Value per SqFt	\$34.47	\$34.43	\$26.20	\$47.96
Distance from Cooperative in miles		0.10	0.26	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01630-0016	1-01631-0025	1-01629-0030	1-01655-0005
Address	1620 LEXINGTON AVENUE	155 EAST 103 STREET	177 EAST 101 STREET	207 EAST 105 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	D5-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	36	63	60	24
Year Built	1930	1910	1910	1920
Gross SqFt	19,134	34,995	38,164	15,690
Estimated Gross Income	\$245,489	\$483,451	\$489,534	\$157,359
Gross Income per SqFt	\$12.83	\$13.81	\$12.83	\$10.03
Estimated Expense	\$146,758	\$249,272	\$292,655	\$91,584
Expense SqFt	\$7.67	\$7.12	\$7.67	\$5.84
Net Operating Income	\$98,731	\$234,179	\$196,879	\$65,775
Full Market Value	\$659,000	\$1,177,000	\$1,314,000	\$411,000
Market Value per SqFt	\$34.44	\$33.63	\$34.43	\$26.20
Distance from Cooperative in miles		0.11	0.10	0.26

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01630-0038	1-01629-0030	1-01655-0005	1-01682-0050
Address	1862 3 AVENUE	177 EAST 101 STREET	207 EAST 105 STREET	2158 2 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	38	60	24	14
Year Built	1900	1910	1920	1900
Gross SqFt	32,025	38,164	15,690	9,825
Estimated Gross Income	\$410,881	\$489,534	\$157,359	\$145,508
Gross Income per SqFt	\$12.83	\$12.83	\$10.03	\$14.81
Estimated Expense	\$245,632	\$292,655	\$91,584	\$69,758
Expense SqFt	\$7.67	\$7.67	\$5.84	\$7.10
Net Operating Income	\$165,249	\$196,879	\$65,775	\$75,750
Full Market Value	\$1,103,000	\$1,314,000	\$411,000	\$389,000
Market Value per SqFt	\$34.44	\$34.43	\$26.20	\$39.59
Distance from Cooperative in miles		0.05	0.19	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01631-0041	1-01629-0030	1-01655-0005	
Address	180 EAST 104 STREET	177 EAST 101 STREET	207 EAST 105 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	36	60	24	
Year Built	1910	1910	1920	
Gross SqFt	24,365	38,164	15,690	
Estimated Gross Income	\$285,558	\$489,534	\$157,359	
Gross Income per SqFt	\$11.72	\$12.83	\$10.03	
Estimated Expense	\$176,890	\$292,655	\$91,584	
Expense SqFt	\$7.26	\$7.67	\$5.84	
Net Operating Income	\$108,668	\$196,879	\$65,775	
Full Market Value	\$695,000	\$1,314,000	\$411,000	
Market Value per SqFt	\$28.52	\$34.43	\$26.20	
Distance from Cooperative in miles		0.10	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01634-0062	1-01655-0032	1-01660-0025	1-01639-0034
Address	120 EAST 107 STREET	236 EAST 106 STREET	2149 2 AVENUE	2022 3 AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	11	9	8	16
Year Built	1910	1920	1910	1910
Gross SqFt	4,578	6,404	5,120	13,000
Estimated Gross Income	\$69,357	\$122,627	\$77,588	\$148,404
Gross Income per SqFt	\$15.15	\$19.15	\$15.15	\$11.42
Estimated Expense	\$36,166	\$62,469	\$40,470	\$88,433
Expense SqFt	\$7.90	\$9.75	\$7.90	\$6.80
Net Operating Income	\$33,191	\$60,158	\$37,118	\$59,971
Full Market Value	\$191,000	\$1,236,000	\$679,000	\$385,000
Market Value per SqFt	\$41.72	\$193.00	\$132.62	\$29.62
Distance from Cooperative in miles		0.22	0.29	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01645-0015	1-01681-0017	1-01644-0001	1-01783-0041
Address	1894 LEXINGTON AVENUE	333 EAST 109 STREET	101 EAST 116 STREET	212 EAST 119 STREET
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	64	35	47	30
Year Built	1972	2007	1920	1910
Gross SqFt	36,000	30,327	42,570	31,796
Estimated Gross Income	\$716,760	\$793,051	\$847,569	\$485,573
Gross Income per SqFt	\$19.91	\$26.15	\$19.91	\$15.27
Estimated Expense	\$322,560	\$294,172	\$381,427	\$263,343
Expense SqFt	\$8.96	\$9.70	\$8.96	\$8.28
Net Operating Income	\$394,200	\$498,879	\$466,142	\$222,230
Full Market Value	\$2,178,000	\$4,464,000	\$3,335,000	\$1,049,000
Market Value per SqFt	\$60.50	\$147.20	\$78.34	\$32.99
Distance from Cooperative in miles		0.53	0.05	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01678-0001	1-01613-0006	1-01601-0027	1-01736-0001
Address	2086 2 AVENUE	1 EAST 107 STREET	1 WEST 117 STREET	560 LENOX AVENUE
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	936	273	148	216
Year Built	1961	1930	1976	1940
Gross SqFt	992,000	245,000	162,530	384,164
Estimated Gross Income	\$16,606,080	\$5,460,250	\$2,066,951	\$3,554,670
Gross Income per SqFt	\$16.74	\$22.29	\$12.72	\$9.25
Estimated Expense	\$9,711,680	\$2,671,542	\$1,038,525	\$2,184,641
Expense SqFt	\$9.79	\$10.90	\$6.39	\$5.69
Net Operating Income	\$6,894,400	\$2,788,708	\$1,028,426	\$1,370,029
Full Market Value	\$49,880,000	\$17,550,000	\$6,435,000	\$8,149,000
Market Value per SqFt	\$50.28	\$71.63	\$39.59	\$21.21
Distance from Cooperative in miles		0.54	0.86	1.72

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01683-0027	1-01645-0012	1-01724-0050	
Address	2159 1 AVENUE	127 EAST 117 STREET	28 WEST 127 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	30	35	24	
Year Built	1920	1920	1910	
Gross SqFt	22,068	29,500	22,668	
Estimated Gross Income	\$349,998	\$677,536	\$198,185	
Gross Income per SqFt	\$15.86	\$22.97	\$8.74	
Estimated Expense	\$180,296	\$312,419	\$130,321	
Expense SqFt	\$8.17	\$10.59	\$5.75	
Net Operating Income	\$169,702	\$365,117	\$67,864	
Full Market Value	\$1,160,000	\$2,145,000	\$405,000	
Market Value per SqFt	\$52.56	\$72.71	\$17.87	
Distance from Cooperative in miles		0.46	1.02	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01701-0001	1-01613-0006	1-01675-0011	1-01672-0001
Address	2070 1 AVENUE	1 EAST 107 STREET	324 EAST 104 STREET	1952 2 AVENUE
Neighborhood	HARLEM-EAST	UPPER EAST SIDE (96-110)	HARLEM-EAST	HARLEM-EAST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	1,604	273	100	91
Year Built	1974	1930	1971	1985
Gross SqFt	2,046,455	245,000	49,203	93,939
Estimated Gross Income	\$42,013,721	\$5,460,250	\$1,010,236	\$2,099,721
Gross Income per SqFt	\$20.53	\$22.29	\$20.53	\$22.35
Estimated Expense	\$23,431,910	\$2,671,542	\$563,592	\$915,653
Expense SqFt	\$11.45	\$10.90	\$11.45	\$9.75
Net Operating Income	\$18,581,811	\$2,788,708	\$446,644	\$1,184,068
Full Market Value	\$101,700,000	\$17,550,000	\$3,188,000	\$6,660,000
Market Value per SqFt	\$49.70	\$71.63	\$64.79	\$70.90
Distance from Cooperative in miles		0.69	0.30	0.44

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01708-0038	1-01783-0042	1-01788-0043	
Address	424 EAST 115 STREET	210 EAST 119 STREET	210 EAST 124 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	15	14	15	
Year Built	1910	1900	1910	
Gross SqFt	6,032	9,590	10,610	
Estimated Gross Income	\$92,109	\$119,640	\$191,636	
Gross Income per SqFt	\$15.27	\$12.48	\$18.06	
Estimated Expense	\$47,532	\$62,000	\$98,510	
Expense SqFt	\$7.88	\$6.47	\$9.28	
Net Operating Income	\$44,577	\$57,640	\$93,126	
Full Market Value	\$253,000	\$386,000	\$671,000	
Market Value per SqFt	\$41.94	\$40.25	\$63.24	
Distance from Cooperative in miles		0.35	0.53	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01717-0002	1-01823-0058	1-01925-0029	1-01726-0039
Address	162 LENOX AVENUE	124 WEST 114 STREET	1980 ADAM C POWELL BOULEV	2096 5 AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	35	27	42	34
Year Built	1930	1920	1921	1921
Gross SqFt	27,709	27,141	46,692	35,952
Estimated Gross Income	\$377,951	\$482,263	\$521,375	\$490,292
Gross Income per SqFt	\$13.64	\$17.77	\$11.17	\$13.64
Estimated Expense	\$184,819	\$248,359	\$249,021	\$239,780
Expense SqFt	\$6.67	\$9.15	\$5.33	\$6.67
Net Operating Income	\$193,132	\$233,904	\$272,354	\$250,512
Full Market Value	\$1,041,000	\$1,687,000	\$1,756,000	\$1,650,000
Market Value per SqFt	\$37.57	\$62.16	\$37.61	\$45.89
Distance from Cooperative in miles		0.35	0.33	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01717-0041	1-01717-0042	1-01717-0019	1-01623-0030
Address	8 WEST 119 STREET	10 WEST 119 STREET	29 WEST 118 STREET	61 EAST 117 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	20	22
Year Built	1920	1920	1909	1920
Gross SqFt	11,180	11,180	10,750	13,355
Estimated Gross Income	\$160,545	\$160,519	\$147,936	\$194,330
Gross Income per SqFt	\$14.36	\$14.36	\$13.76	\$14.55
Estimated Expense	\$97,713	\$97,691	\$76,370	\$116,732
Expense SqFt	\$8.74	\$8.74	\$7.10	\$8.74
Net Operating Income	\$62,832	\$62,828	\$71,566	\$77,598
Full Market Value	\$334,000	\$398,000	\$472,000	\$536,000
Market Value per SqFt	\$29.87	\$35.60	\$43.91	\$40.13
Distance from Cooperative in miles		0.00	0.00	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01717-0045	1-01717-0042	1-01717-0019	1-01623-0030
Address	16 WEST 119 STREET	10 WEST 119 STREET	29 WEST 118 STREET	61 EAST 117 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	20	20	20	22
Year Built	1930	1920	1909	1920
Gross SqFt	13,925	11,180	10,750	13,355
Estimated Gross Income	\$199,963	\$160,519	\$147,936	\$194,330
Gross Income per SqFt	\$14.36	\$14.36	\$13.76	\$14.55
Estimated Expense	\$121,705	\$97,691	\$76,370	\$116,732
Expense SqFt	\$8.74	\$8.74	\$7.10	\$8.74
Net Operating Income	\$78,258	\$62,828	\$71,566	\$77,598
Full Market Value	\$542,000	\$398,000	\$472,000	\$536,000
Market Value per SqFt	\$38.92	\$35.60	\$43.91	\$40.13
Distance from Cooperative in miles		0.00	0.00	0.24

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01717-0058	1-01767-0047	1-01718-0053	
Address	56 WEST 119 STREET	166 EAST 119 STREET	42 WEST 120 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	
Total Units	44	24	28	
Year Built	1920	1920	1909	
Gross SqFt	29,715	26,400	25,802	
Estimated Gross Income	\$417,793	\$390,321	\$558,013	
Gross Income per SqFt	\$14.06	\$14.78	\$21.63	
Estimated Expense	\$235,343	\$230,233	\$189,288	
Expense SqFt	\$7.92	\$8.72	\$7.34	
Net Operating Income	\$182,450	\$160,088	\$368,725	
Full Market Value	\$771,000	\$841,000	\$2,703,000	
Market Value per SqFt	\$25.95	\$31.86	\$104.76	
Distance from Cooperative in miles		0.43	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01718-0035	1-01902-0062	1-01902-0061	1-01927-0021
Address	1486 5 AVENUE	1949 ADAM C POWELL BOULEV	1951 ADAM C POWELL BOULEV	219 WEST 121 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	12	18	19	10
Year Built	1909	1920	1920	1910
Gross SqFt	10,005	15,145	19,000	10,030
Estimated Gross Income	\$141,671	\$341,217	\$417,050	\$141,986
Gross Income per SqFt	\$14.16	\$22.53	\$21.95	\$14.16
Estimated Expense	\$96,948	\$153,570	\$191,900	\$97,207
Expense SqFt	\$9.69	\$10.14	\$10.10	\$9.69
Net Operating Income	\$44,723	\$187,647	\$225,150	\$44,779
Full Market Value	\$310,000	\$1,372,000	\$1,649,000	\$1,242,000
Market Value per SqFt	\$30.98	\$90.59	\$86.79	\$123.83
Distance from Cooperative in miles		0.21	0.21	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01721-0056	1-01912-0008	1-01726-0039	1-01725-0009
Address	35 MT MORRIS PARK WEST	147 WEST 127 STREET	2096 5 AVENUE	65 WEST 127 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	32	24	34	18
Year Built	1900	1910	1921	1920
Gross SqFt	50,500	21,096	35,952	19,470
Estimated Gross Income	\$593,375	\$193,757	\$490,292	\$228,780
Gross Income per SqFt	\$11.75	\$9.18	\$13.64	\$11.75
Estimated Expense	\$322,190	\$114,813	\$239,780	\$124,301
Expense SqFt	\$6.38	\$5.44	\$6.67	\$6.38
Net Operating Income	\$271,185	\$78,944	\$250,512	\$104,479
Full Market Value	\$1,734,000	\$470,000	\$1,650,000	\$668,000
Market Value per SqFt	\$34.34	\$22.28	\$45.89	\$34.31
Distance from Cooperative in miles		0.25	0.26	0.21

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01722-0033	1-01831-0056	1-02034-0029	
Address	2000 5 AVENUE	246 WEST 116 STREET	2560 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	26	33	26	
Year Built	2004	2005	2005	
Gross SqFt	29,387	37,491	30,632	
Estimated Gross Income	\$377,035	\$523,908	\$357,782	
Gross Income per SqFt	\$12.83	\$13.97	\$11.68	
Estimated Expense	\$164,861	\$231,685	\$196,657	
Expense SqFt	\$5.61	\$6.18	\$6.42	
Net Operating Income	\$212,174	\$292,223	\$161,125	
Full Market Value	\$1,416,000	\$1,923,000	\$910,800	
Market Value per SqFt	\$48.18	\$51.29	\$29.73	
Distance from Cooperative in miles		0.58	1.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01724-0033	1-01912-0008	1-01729-0052	
Address	2042 5 AVENUE	147 WEST 127 STREET	50 WEST 132 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	48	24	47	
Year Built	1940	1910	1972	
Gross SqFt	39,888	21,096	38,680	
Estimated Gross Income	\$442,358	\$193,757	\$502,543	
Gross Income per SqFt	\$11.09	\$9.18	\$12.99	
Estimated Expense	\$260,868	\$114,813	\$295,395	
Expense SqFt	\$6.54	\$5.44	\$7.64	
Net Operating Income	\$181,490	\$78,944	\$207,148	
Full Market Value	\$1,120,000	\$470,000	\$1,381,000	
Market Value per SqFt	\$28.08	\$22.28	\$35.70	
Distance from Cooperative in miles		0.19	0.24	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01725-0055	1-01725-0009	1-01728-0006	1-01772-0017
Address	38 WEST 128 STREET	65 WEST 127 STREET	69 WEST 130 STREET	2022 LEXINGTON AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	C4-WALK-UP
Total Units	12	18	14	21
Year Built	1920	1920	1920	1920
Gross SqFt	16,695	19,470	17,668	12,746
Estimated Gross Income	\$196,166	\$228,780	\$145,210	\$202,459
Gross Income per SqFt	\$11.75	\$11.75	\$8.22	\$15.88
Estimated Expense	\$106,514	\$124,301	\$94,576	\$104,705
Expense SqFt	\$6.38	\$6.38	\$5.35	\$8.21
Net Operating Income	\$89,652	\$104,479	\$50,634	\$97,754
Full Market Value	\$573,000	\$668,000	\$298,000	\$508,000
Market Value per SqFt	\$34.32	\$34.31	\$16.87	\$39.86
Distance from Cooperative in miles		0.00	0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01735-0056	1-01735-0033	1-02006-0038	
Address	42 WEST 138 STREET	3 WEST 137 STREET	104 WEST 138 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	35	21	24	
Year Built	1925	1920	1910	
Gross SqFt	31,746	14,731	17,910	
Estimated Gross Income	\$331,428	\$168,568	\$168,959	
Gross Income per SqFt	\$10.44	\$11.44	\$9.43	
Estimated Expense	\$181,587	\$82,559	\$104,634	
Expense SqFt	\$5.72	\$5.60	\$5.84	
Net Operating Income	\$149,841	\$86,009	\$64,325	
Full Market Value	\$931,000	\$514,000	\$382,000	
Market Value per SqFt	\$29.33	\$34.89	\$21.33	
Distance from Cooperative in miles		0.00	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01744-0001	1-01736-0001	1-01959-0001	
Address	700 ESPLANADE GDNS PLAZA	560 LENOX AVENUE	2491 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR	
Total Units	584	216	261	
Year Built	1966	1940	1975	
Gross SqFt	756,400	384,164	331,448	
Estimated Gross Income	\$9,190,260	\$3,554,670	\$4,986,929	
Gross Income per SqFt	\$12.15	\$9.25	\$15.05	
Estimated Expense	\$4,644,296	\$2,184,641	\$2,183,611	
Expense SqFt	\$6.14	\$5.69	\$6.59	
Net Operating Income	\$4,545,964	\$1,370,029	\$2,803,318	
Full Market Value	\$28,898,000	\$8,149,000	\$11,460,000	
Market Value per SqFt	\$38.20	\$21.21	\$34.58	
Distance from Cooperative in miles		0.50	0.86	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01746-0021	1-01600-0026	1-01821-0055	1-01694-0003
Address	1831 MADISON AVENUE	19 WEST 116 STREET	132 WEST 112 STREET	455 EAST 102 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	129	38	29	116
Year Built	2001	2008	2004	1973
Gross SqFt	138,050	46,774	35,987	175,885
Estimated Gross Income	\$2,651,941	\$845,710	\$693,290	\$3,378,751
Gross Income per SqFt	\$19.21	\$18.08	\$19.27	\$19.21
Estimated Expense	\$1,130,630	\$234,501	\$166,916	\$1,588,242
Expense SqFt	\$8.19	\$5.01	\$4.64	\$9.03
Net Operating Income	\$1,521,311	\$611,209	\$526,374	\$1,790,509
Full Market Value	\$10,912,000	\$4,400,000	\$3,405,000	\$12,843,000
Market Value per SqFt	\$79.04	\$94.07	\$94.62	\$73.02
Distance from Cooperative in miles		0.28	0.60	1.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01748-0001	1-01600-0026	1-01821-0055	1-01694-0003
Address	51 EAST 122 STREET	19 WEST 116 STREET	132 WEST 112 STREET	455 EAST 102 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	135	38	29	116
Year Built	1994	2008	2004	1973
Gross SqFt	168,963	46,774	35,987	175,885
Estimated Gross Income	\$3,245,779	\$845,710	\$693,290	\$3,378,751
Gross Income per SqFt	\$19.21	\$18.08	\$19.27	\$19.21
Estimated Expense	\$1,383,807	\$234,501	\$166,916	\$1,588,242
Expense SqFt	\$8.19	\$5.01	\$4.64	\$9.03
Net Operating Income	\$1,861,972	\$611,209	\$526,374	\$1,790,509
Full Market Value	\$13,356,000	\$4,400,000	\$3,405,000	\$12,843,000
Market Value per SqFt	\$79.05	\$94.07	\$94.62	\$73.02
Distance from Cooperative in miles		0.38	0.71	1.23

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01749-0021	1-01726-0037	1-01726-0039	1-01645-0059
Address	1931 MADISON AVENUE	2094 5 AVENUE	2096 5 AVENUE	126 EAST 118 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	28	27	34	18
Year Built	1920	1921	1921	1950
Gross SqFt	23,380	25,263	35,952	16,160
Estimated Gross Income	\$318,903	\$219,432	\$490,292	\$327,906
Gross Income per SqFt	\$13.64	\$8.69	\$13.64	\$20.29
Estimated Expense	\$155,945	\$142,361	\$239,780	\$138,929
Expense SqFt	\$6.67	\$5.64	\$6.67	\$8.60
Net Operating Income	\$162,958	\$77,071	\$250,512	\$188,977
Full Market Value	\$773,000	\$460,000	\$1,650,000	\$1,002,000
Market Value per SqFt	\$33.06	\$18.21	\$45.89	\$62.00
Distance from Cooperative in miles		0.31	0.31	0.36

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01751-0044	1-01752-0070	1-01772-0055	1-01756-0008
Address	70 EAST 127 STREET	2071 5 AVENUE	2026 LEXINGTON AVENUE	9 EAST 131 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	18	24	18	20
Year Built	1921	1921	1920	1926
Gross SqFt	10,962	23,082	18,000	10,070
Estimated Gross Income	\$119,815	\$239,143	\$196,683	\$190,812
Gross Income per SqFt	\$10.93	\$10.36	\$10.93	\$18.95
Estimated Expense	\$72,020	\$152,894	\$118,217	\$91,404
Expense SqFt	\$6.57	\$6.62	\$6.57	\$9.08
Net Operating Income	\$47,795	\$86,249	\$78,466	\$99,408
Full Market Value	\$296,000	\$537,000	\$485,000	\$714,000
Market Value per SqFt	\$27.00	\$23.26	\$26.94	\$70.90
Distance from Cooperative in miles		0.11	0.19	0.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01756-0056	1-01729-0047	1-01727-0014	1-01727-0010
Address	2090 MADISON AVENUE	28 WEST 132 STREET	43 WEST 129 STREET	53 WEST 129 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	24	24
Year Built	1900	1910	1910	1910
Gross SqFt	25,893	12,150	21,006	21,006
Estimated Gross Income	\$307,091	\$205,574	\$244,214	\$249,172
Gross Income per SqFt	\$11.86	\$16.92	\$11.63	\$11.86
Estimated Expense	\$184,358	\$113,267	\$153,378	\$149,485
Expense SqFt	\$7.12	\$9.32	\$7.30	\$7.12
Net Operating Income	\$122,733	\$92,307	\$90,836	\$99,687
Full Market Value	\$783,000	\$592,000	\$582,000	\$636,000
Market Value per SqFt	\$30.24	\$48.72	\$27.71	\$30.28
Distance from Cooperative in miles		0.15	0.18	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01756-0060	1-01914-0023	1-01918-0008	1-02026-0020
Address	18 EAST 132 STREET	119 WEST 129 STREET	163 WEST 133 STREET	215 WEST 140 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	11	20	15
Year Built	1900	1910	1926	1920
Gross SqFt	10,460	9,535	9,430	10,703
Estimated Gross Income	\$128,344	\$117,004	\$147,821	\$136,246
Gross Income per SqFt	\$12.27	\$12.27	\$15.68	\$12.73
Estimated Expense	\$59,308	\$69,756	\$57,662	\$100,361
Expense SqFt	\$5.67	\$7.32	\$6.11	\$9.38
Net Operating Income	\$69,036	\$47,248	\$90,159	\$35,885
Full Market Value	\$426,000	\$300,000	\$448,000	\$240,000
Market Value per SqFt	\$40.73	\$31.46	\$47.51	\$22.42
Distance from Cooperative in miles		0.34	0.34	0.67

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01763-0001	1-01959-0001	1-01958-0001	1-01740-0007
Address	2289 5 AVENUE	2491 FRED DOUGLASS BOULEV	410 ST NICHOLAS AVENUE	646 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	634	261	316	134
Year Built	1970	1975	1926	1970
Gross SqFt	370,814	331,448	336,334	129,386
Estimated Gross Income	\$5,580,751	\$4,986,929	\$5,375,807	\$1,538,832
Gross Income per SqFt	\$15.05	\$15.05	\$15.98	\$11.89
Estimated Expense	\$2,443,664	\$2,183,611	\$2,484,244	\$926,587
Expense SqFt	\$6.59	\$6.59	\$7.39	\$7.16
Net Operating Income	\$3,137,087	\$2,803,318	\$2,891,563	\$612,245
Full Market Value	\$16,800,000	\$11,460,000	\$18,419,000	\$3,907,000
Market Value per SqFt	\$45.31	\$34.58	\$54.76	\$30.20
Distance from Cooperative in miles		0.67	0.71	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01764-0001	1-01959-0001	1-01740-0007	1-01958-0001
Address	2301 5 AVENUE	2491 FRED DOUGLASS BOULEV	646 LENOX AVENUE	410 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	329	261	134	316
Year Built	1970	1975	1970	1926
Gross SqFt	449,973	331,448	129,386	336,334
Estimated Gross Income	\$6,772,094	\$4,986,929	\$1,538,832	\$5,375,807
Gross Income per SqFt	\$15.05	\$15.05	\$11.89	\$15.98
Estimated Expense	\$2,965,322	\$2,183,611	\$926,587	\$2,484,244
Expense SqFt	\$6.59	\$6.59	\$7.16	\$7.39
Net Operating Income	\$3,806,772	\$2,803,318	\$612,245	\$2,891,563
Full Market Value	\$19,350,000	\$11,460,000	\$3,907,000	\$18,419,000
Market Value per SqFt	\$43.00	\$34.58	\$30.20	\$54.76
Distance from Cooperative in miles		0.68	0.16	0.73

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01786-0017	1-01783-0042	1-01667-0025	
Address	237 EAST 121 STREET	210 EAST 119 STREET	2291 2 AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	12	14	12	
Year Built	1920	1900	1910	
Gross SqFt	8,000	9,590	14,550	
Estimated Gross Income	\$112,240	\$119,640	\$215,486	
Gross Income per SqFt	\$14.03	\$12.48	\$14.81	
Estimated Expense	\$58,720	\$62,000	\$114,218	
Expense SqFt	\$7.34	\$6.47	\$7.85	
Net Operating Income	\$53,520	\$57,640	\$101,268	
Full Market Value	\$352,000	\$386,000	\$698,000	
Market Value per SqFt	\$44.00	\$40.25	\$47.97	
Distance from Cooperative in miles		0.15	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01789-0005	1-01786-0041	1-01772-0020	1-01772-0055
Address	205 EAST 124 STREET	216 EAST 122 STREET	149 EAST 123 STREET	2026 LEXINGTON AVENUE
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	20	24	17	18
Year Built	1930	1920	1900	1920
Gross SqFt	17,400	26,400	15,050	18,000
Estimated Gross Income	\$230,550	\$329,472	\$199,355	\$196,683
Gross Income per SqFt	\$13.25	\$12.48	\$13.25	\$10.93
Estimated Expense	\$131,718	\$170,808	\$113,919	\$118,217
Expense SqFt	\$7.57	\$6.47	\$7.57	\$6.57
Net Operating Income	\$98,832	\$158,664	\$85,436	\$78,466
Full Market Value	\$656,000	\$913,000	\$567,000	\$485,000
Market Value per SqFt	\$37.70	\$34.58	\$37.67	\$26.94
Distance from Cooperative in miles		0.15	0.13	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01795-0035	1-01600-0026	1-01821-0055	
Address	342 EAST 119 STREET	19 WEST 116 STREET	132 WEST 112 STREET	
Neighborhood	HARLEM-EAST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	41	38	29	
Year Built	2004	2008	2004	
Gross SqFt	59,411	46,774	35,987	
Estimated Gross Income	\$1,099,104	\$845,710	\$693,290	
Gross Income per SqFt	\$18.50	\$18.08	\$19.27	
Estimated Expense	\$286,955	\$234,501	\$166,916	
Expense SqFt	\$4.83	\$5.01	\$4.64	
Net Operating Income	\$812,149	\$611,209	\$526,374	
Full Market Value	\$5,841,000	\$4,400,000	\$3,405,000	
Market Value per SqFt	\$98.32	\$94.07	\$94.62	
Distance from Cooperative in miles		0.69	0.96	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01796-0020	1-01617-0001	1-01635-0017	
Address	333 EAST 119 STREET	1321 5 AVENUE	127 EAST 107 STREET	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	70	77	108	
Year Built	2005	1989	1985	
Gross SqFt	98,107	102,811	108,000	
Estimated Gross Income	\$2,156,392	\$1,706,965	\$2,955,292	
Gross Income per SqFt	\$21.98	\$16.60	\$27.36	
Estimated Expense	\$887,868	\$798,735	\$1,114,332	
Expense SqFt	\$9.05	\$7.77	\$10.32	
Net Operating Income	\$1,268,524	\$908,230	\$1,840,960	
Full Market Value	\$9,290,000	\$6,573,000	\$13,277,000	
Market Value per SqFt	\$94.69	\$63.93	\$122.94	
Distance from Cooperative in miles		0.68	0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01806-0039	1-01795-0053	1-01795-0024	
Address	420 EAST 119 STREET	2310 2 AVENUE	2295 1 AVENUE	
Neighborhood	HARLEM-EAST	HARLEM-EAST	HARLEM-EAST	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	17	19	29	
Year Built	1900	1900	1900	
Gross SqFt	12,876	15,335	15,400	
Estimated Gross Income	\$205,758	\$226,733	\$264,257	
Gross Income per SqFt	\$15.98	\$14.79	\$17.16	
Estimated Expense	\$102,235	\$133,006	\$111,024	
Expense SqFt	\$7.94	\$8.67	\$7.21	
Net Operating Income	\$103,523	\$93,727	\$153,233	
Full Market Value	\$706,000	\$646,000	\$1,107,000	
Market Value per SqFt	\$54.83	\$42.13	\$71.88	
Distance from Cooperative in miles		0.14	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01820-0061	1-01823-0061	1-01902-0056	1-01925-0029
Address	1809 ADAM C POWELL BOULEV	1871 ADAM C POWELL BOULEV	152 WEST 118 STREET	1980 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	36	35	30	42
Year Built	1904	1925	1920	1921
Gross SqFt	51,456	31,220	31,516	46,692
Estimated Gross Income	\$574,764	\$660,353	\$202,260	\$521,375
Gross Income per SqFt	\$11.17	\$21.15	\$6.42	\$11.17
Estimated Expense	\$274,260	\$325,813	\$126,619	\$249,021
Expense SqFt	\$5.33	\$10.44	\$4.02	\$5.33
Net Operating Income	\$300,504	\$334,540	\$75,641	\$272,354
Full Market Value	\$1,770,000	\$2,455,000	\$450,000	\$1,756,000
Market Value per SqFt	\$34.40	\$78.64	\$14.28	\$37.61
Distance from Cooperative in miles		0.15	0.35	0.48

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01821-0022	1-01821-0052	1-01822-0008	1-01822-0014
Address	103 WEST 111 STREET	128 WEST 112 STREET	135 WEST 112 STREET	125 WEST 112 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	15	16
Year Built	1900	1900	1900	1900
Gross SqFt	13,493	11,520	12,330	10,740
Estimated Gross Income	\$149,772	\$127,911	\$127,911	\$136,438
Gross Income per SqFt	\$11.10	\$11.10	\$10.37	\$12.70
Estimated Expense	\$84,601	\$72,210	\$85,043	\$81,845
Expense SqFt	\$6.27	\$6.27	\$6.90	\$7.62
Net Operating Income	\$65,171	\$55,701	\$42,868	\$54,593
Full Market Value	\$402,000	\$344,000	\$267,000	\$365,000
Market Value per SqFt	\$29.79	\$29.86	\$21.65	\$33.99
Distance from Cooperative in miles		0.00	0.05	0.05

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01822-0042	1-01822-0024	1-01820-0041	1-01828-0030
Address	52 ST NICHOLAS AVENUE	40 ST NICHOLAS AVENUE	108 WEST 111 STREET	1854 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	53	24	28
Year Built	1925	1915	1915	1920
Gross SqFt	24,355	45,956	21,588	27,510
Estimated Gross Income	\$341,214	\$816,744	\$302,539	\$347,428
Gross Income per SqFt	\$14.01	\$17.77	\$14.01	\$12.63
Estimated Expense	\$160,256	\$280,417	\$141,955	\$242,332
Expense SqFt	\$6.58	\$6.10	\$6.58	\$8.81
Net Operating Income	\$180,958	\$536,327	\$160,584	\$105,096
Full Market Value	\$1,191,000	\$3,825,000	\$1,056,000	\$704,000
Market Value per SqFt	\$48.90	\$83.23	\$48.92	\$25.59
Distance from Cooperative in miles		0.00	0.12	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01823-0001	1-01823-0061	1-01902-0056	1-01925-0029
Address	1855 ADAM C POWELL BOULEV	1871 ADAM C POWELL BOULEV	152 WEST 118 STREET	1980 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	24	35	30	42
Year Built	1915	1925	1920	1921
Gross SqFt	47,534	31,220	31,516	46,692
Estimated Gross Income	\$530,955	\$660,353	\$202,260	\$521,375
Gross Income per SqFt	\$11.17	\$21.15	\$6.42	\$11.17
Estimated Expense	\$253,356	\$325,813	\$126,619	\$249,021
Expense SqFt	\$5.33	\$10.44	\$4.02	\$5.33
Net Operating Income	\$277,599	\$334,540	\$75,641	\$272,354
Full Market Value	\$1,790,000	\$2,455,000	\$450,000	\$1,756,000
Market Value per SqFt	\$37.66	\$78.64	\$14.28	\$37.61
Distance from Cooperative in miles		0.00	0.21	0.33

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01823-0010	1-01823-0018	1-01925-0036	1-01845-0014
Address	133 WEST 113 STREET	60 ST NICHOLAS AVENUE	1990 ADAM C POWELL BOULEV	350 CATHEDRAL PARKWAY
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	54	45	35
Year Built	1904	1915	1940	1906
Gross SqFt	57,516	65,048	52,680	31,596
Estimated Gross Income	\$762,662	\$480,235	\$698,668	\$503,596
Gross Income per SqFt	\$13.26	\$7.38	\$13.26	\$15.94
Estimated Expense	\$473,357	\$324,226	\$433,660	\$184,294
Expense SqFt	\$8.23	\$4.98	\$8.23	\$5.83
Net Operating Income	\$289,305	\$156,009	\$265,008	\$319,302
Full Market Value	\$1,922,000	\$925,000	\$1,760,000	\$1,545,000
Market Value per SqFt	\$33.42	\$14.22	\$33.41	\$48.90
Distance from Cooperative in miles		0.09	0.33	0.39

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01823-0056	1-01823-0058	1-01823-0018	
Address	67 ST NICHOLAS AVENUE	124 WEST 114 STREET	60 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	28	27	54	
Year Built	1904	1920	1915	
Gross SqFt	31,752	27,141	65,048	
Estimated Gross Income	\$399,440	\$482,263	\$480,235	
Gross Income per SqFt	\$12.58	\$17.77	\$7.38	
Estimated Expense	\$224,487	\$248,359	\$324,226	
Expense SqFt	\$7.07	\$9.15	\$4.98	
Net Operating Income	\$174,953	\$233,904	\$156,009	
Full Market Value	\$1,050,000	\$1,687,000	\$925,000	
Market Value per SqFt	\$33.07	\$62.16	\$14.22	
Distance from Cooperative in miles		0.00	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01823-0063	1-01823-0061	1-01902-0056	
Address	1867 ADAM C POWELL BOULEV	1871 ADAM C POWELL BOULEV	152 WEST 118 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	34	35	30	
Year Built	1925	1925	1920	
Gross SqFt	26,059	31,220	31,516	
Estimated Gross Income	\$359,354	\$660,353	\$202,260	
Gross Income per SqFt	\$13.79	\$21.15	\$6.42	
Estimated Expense	\$188,407	\$325,813	\$126,619	
Expense SqFt	\$7.23	\$10.44	\$4.02	
Net Operating Income	\$170,947	\$334,540	\$75,641	
Full Market Value	\$1,128,000	\$2,455,000	\$450,000	
Market Value per SqFt	\$43.29	\$78.64	\$14.28	
Distance from Cooperative in miles		0.00	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01824-0003	1-01823-0018	1-01822-0029	
Address	1885 ADAM C POWELL BOULEV	60 ST NICHOLAS AVENUE	45 LENOX AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	35	54	60	
Year Built	1900	1915	1920	
Gross SqFt	50,760	65,048	65,681	
Estimated Gross Income	\$586,786	\$480,235	\$1,033,144	
Gross Income per SqFt	\$11.56	\$7.38	\$15.73	
Estimated Expense	\$329,432	\$324,226	\$525,125	
Expense SqFt	\$6.49	\$4.98	\$8.00	
Net Operating Income	\$257,354	\$156,009	\$508,019	
Full Market Value	\$1,628,000	\$925,000	\$3,475,000	
Market Value per SqFt	\$32.07	\$14.22	\$52.91	
Distance from Cooperative in miles		0.11	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01824-0014	1-01823-0058	1-01902-0056	1-01822-0029
Address	80 ST NICHOLAS AVENUE	124 WEST 114 STREET	152 WEST 118 STREET	45 LENOX AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	27	30	60
Year Built	1921	1920	1920	1920
Gross SqFt	33,873	27,141	31,516	65,681
Estimated Gross Income	\$532,822	\$482,263	\$202,260	\$1,033,144
Gross Income per SqFt	\$15.73	\$17.77	\$6.42	\$15.73
Estimated Expense	\$270,984	\$248,359	\$126,619	\$525,125
Expense SqFt	\$8.00	\$9.15	\$4.02	\$8.00
Net Operating Income	\$261,838	\$233,904	\$75,641	\$508,019
Full Market Value	\$902,000	\$1,687,000	\$450,000	\$3,475,000
Market Value per SqFt	\$26.63	\$62.16	\$14.28	\$52.91
Distance from Cooperative in miles		0.09	0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01824-0055	1-01822-0029	1-01902-0056	
Address	92 ST NICHOLAS AVENUE	45 LENOX AVENUE	152 WEST 118 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	56	60	30	
Year Built	1926	1920	1920	
Gross SqFt	64,869	65,681	31,516	
Estimated Gross Income	\$749,886	\$1,033,144	\$202,260	
Gross Income per SqFt	\$11.56	\$15.73	\$6.42	
Estimated Expense	\$421,000	\$525,125	\$126,619	
Expense SqFt	\$6.49	\$8.00	\$4.02	
Net Operating Income	\$328,886	\$508,019	\$75,641	
Full Market Value	\$2,109,000	\$3,475,000	\$450,000	
Market Value per SqFt	\$32.51	\$52.91	\$14.28	
Distance from Cooperative in miles		0.10	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01825-0001	1-01823-0018	1-01823-0058	
Address	100 ST NICHOLAS AVENUE	60 ST NICHOLAS AVENUE	124 WEST 114 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	37	54	27	
Year Built	1921	1915	1920	
Gross SqFt	49,951	65,048	27,141	
Estimated Gross Income	\$628,384	\$480,235	\$482,263	
Gross Income per SqFt	\$12.58	\$7.38	\$17.77	
Estimated Expense	\$353,154	\$324,226	\$248,359	
Expense SqFt	\$7.07	\$4.98	\$9.15	
Net Operating Income	\$275,230	\$156,009	\$233,904	
Full Market Value	\$1,606,000	\$925,000	\$1,687,000	
Market Value per SqFt	\$32.15	\$14.22	\$62.16	
Distance from Cooperative in miles		0.10	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01825-0010	1-01822-0014	1-01717-0042	1-01828-0038
Address	135 WEST 115 STREET	125 WEST 112 STREET	10 WEST 119 STREET	218 WEST 113 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C4-WALK-UP	C1-WALK-UP
Total Units	21	16	20	24
Year Built	1920	1900	1920	1910
Gross SqFt	18,530	10,740	11,180	21,504
Estimated Gross Income	\$235,331	\$136,438	\$160,519	\$214,991
Gross Income per SqFt	\$12.70	\$12.70	\$14.36	\$10.00
Estimated Expense	\$141,199	\$81,845	\$97,691	\$131,275
Expense SqFt	\$7.62	\$7.62	\$8.74	\$6.10
Net Operating Income	\$94,132	\$54,593	\$62,828	\$83,716
Full Market Value	\$630,000	\$365,000	\$398,000	\$523,000
Market Value per SqFt	\$34.00	\$33.99	\$35.60	\$24.32
Distance from Cooperative in miles		0.16	0.24	0.23

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01827-0012	1-01823-0058	1-01902-0056	
Address	241 WEST 111 STREET	124 WEST 114 STREET	152 WEST 118 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	18	27	30	
Year Built	1920	1920	1920	
Gross SqFt	21,408	27,141	31,516	
Estimated Gross Income	\$259,037	\$482,263	\$202,260	
Gross Income per SqFt	\$12.10	\$17.77	\$6.42	
Estimated Expense	\$141,079	\$248,359	\$126,619	
Expense SqFt	\$6.59	\$9.15	\$4.02	
Net Operating Income	\$117,958	\$233,904	\$75,641	
Full Market Value	\$750,000	\$1,687,000	\$450,000	
Market Value per SqFt	\$35.03	\$62.16	\$14.28	
Distance from Cooperative in miles		0.15	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01827-0018	1-01845-0014	1-01843-0003	
Address	229 WEST 111 STREET	350 CATHEDRAL PARKWAY	965 COLUMBUS AVENUE	
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	18	35	19	
Year Built	1920	1906	1996	
Gross SqFt	21,024	31,596	17,180	
Estimated Gross Income	\$267,846	\$503,596	\$163,651	
Gross Income per SqFt	\$12.74	\$15.94	\$9.53	
Estimated Expense	\$119,206	\$184,294	\$94,579	
Expense SqFt	\$5.67	\$5.83	\$5.51	
Net Operating Income	\$148,640	\$319,302	\$69,072	
Full Market Value	\$994,000	\$1,545,000	\$410,000	
Market Value per SqFt	\$47.28	\$48.90	\$23.86	
Distance from Cooperative in miles		0.23	0.29	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01827-0032	1-01822-0008	1-01822-0014	1-01847-0061
Address	1840 ADAM C POWELL BOULEV	135 WEST 112 STREET	125 WEST 112 STREET	302 WEST 114 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	16	15	16	20
Year Built	1925	1900	1900	1900
Gross SqFt	12,985	12,330	10,740	8,915
Estimated Gross Income	\$164,910	\$127,911	\$136,438	\$124,619
Gross Income per SqFt	\$12.70	\$10.37	\$12.70	\$13.98
Estimated Expense	\$98,946	\$85,043	\$81,845	\$77,445
Expense SqFt	\$7.62	\$6.90	\$7.62	\$8.69
Net Operating Income	\$65,964	\$42,868	\$54,593	\$47,174
Full Market Value	\$441,000	\$267,000	\$365,000	\$298,000
Market Value per SqFt	\$33.96	\$21.65	\$33.99	\$33.43
Distance from Cooperative in miles		0.14	0.14	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01827-0036	1-01826-0046	1-01843-0016	
Address	200 WEST 112 STREET	216 WEST 111 STREET	161 MANHATTAN AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	21	30	24	
Year Built	1900	1910	1929	
Gross SqFt	29,269	20,826	16,308	
Estimated Gross Income	\$352,399	\$262,762	\$186,937	
Gross Income per SqFt	\$12.04	\$12.62	\$11.46	
Estimated Expense	\$193,761	\$133,325	\$111,546	
Expense SqFt	\$6.62	\$6.40	\$6.84	
Net Operating Income	\$158,638	\$129,437	\$75,391	
Full Market Value	\$1,010,000	\$773,000	\$484,000	
Market Value per SqFt	\$34.51	\$37.12	\$29.68	
Distance from Cooperative in miles		0.05	0.29	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01827-0052	1-01821-0052	1-01847-0061	
Address	242 WEST 112 STREET	128 WEST 112 STREET	302 WEST 114 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	16	16	20	
Year Built	1900	1900	1900	
Gross SqFt	11,630	11,520	8,915	
Estimated Gross Income	\$138,397	\$127,911	\$124,619	
Gross Income per SqFt	\$11.90	\$11.10	\$13.98	
Estimated Expense	\$80,829	\$72,210	\$77,445	
Expense SqFt	\$6.95	\$6.27	\$8.69	
Net Operating Income	\$57,568	\$55,701	\$47,174	
Full Market Value	\$367,000	\$344,000	\$298,000	
Market Value per SqFt	\$31.56	\$29.86	\$33.43	
Distance from Cooperative in miles		0.15	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01828-0040	1-01845-0014	1-01843-0003	
Address	226 WEST 113 STREET	350 CATHEDRAL PARKWAY	965 COLUMBUS AVENUE	
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
Total Units	18	35	19	
Year Built	1920	1906	1996	
Gross SqFt	23,050	31,596	17,180	
Estimated Gross Income	\$293,657	\$503,596	\$163,651	
Gross Income per SqFt	\$12.74	\$15.94	\$9.53	
Estimated Expense	\$130,694	\$184,294	\$94,579	
Expense SqFt	\$5.67	\$5.83	\$5.51	
Net Operating Income	\$162,963	\$319,302	\$69,072	
Full Market Value	\$1,047,000	\$1,545,000	\$410,000	
Market Value per SqFt	\$45.42	\$48.90	\$23.86	
Distance from Cooperative in miles		0.26	0.32	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01829-0029	1-01823-0018	1-01822-0029	1-01925-0036
Address	1864 ADAM C POWELL BOULEV	60 ST NICHOLAS AVENUE	45 LENOX AVENUE	1990 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	54	60	45
Year Built	1920	1915	1920	1940
Gross SqFt	55,917	65,048	65,681	52,680
Estimated Gross Income	\$741,459	\$480,235	\$1,033,144	\$698,668
Gross Income per SqFt	\$13.26	\$7.38	\$15.73	\$13.26
Estimated Expense	\$460,197	\$324,226	\$525,125	\$433,660
Expense SqFt	\$8.23	\$4.98	\$8.00	\$8.23
Net Operating Income	\$281,262	\$156,009	\$508,019	\$265,008
Full Market Value	\$1,868,000	\$925,000	\$3,475,000	\$1,760,000
Market Value per SqFt	\$33.41	\$14.22	\$52.91	\$33.41
Distance from Cooperative in miles		0.21	0.23	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01829-0033	1-01822-0029	1-01925-0036	
Address	1878 ADAM C POWELL BOULEV	45 LENOX AVENUE	1990 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	51	60	45	
Year Built	1925	1920	1940	
Gross SqFt	61,710	65,681	52,680	
Estimated Gross Income	\$894,795	\$1,033,144	\$698,668	
Gross Income per SqFt	\$14.50	\$15.73	\$13.26	
Estimated Expense	\$501,085	\$525,125	\$433,660	
Expense SqFt	\$8.12	\$8.00	\$8.23	
Net Operating Income	\$393,710	\$508,019	\$265,008	
Full Market Value	\$2,220,000	\$3,475,000	\$1,760,000	
Market Value per SqFt	\$35.97	\$52.91	\$33.41	
Distance from Cooperative in miles		0.23	0.31	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01832-0006	1-01832-0013	1-01836-0047	1-01870-0042
Address	49 WEST 96 STREET	35 WEST 96 STREET	10 MANHATTAN AVENUE	216 WEST 99 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	40	128	46	24
Year Built	1941	1907	1940	1925
Gross SqFt	34,692	36,264	44,160	26,040
Estimated Gross Income	\$679,269	\$1,205,218	\$510,326	\$509,899
Gross Income per SqFt	\$19.58	\$33.23	\$11.56	\$19.58
Estimated Expense	\$226,886	\$228,669	\$317,347	\$170,197
Expense SqFt	\$6.54	\$6.31	\$7.19	\$6.54
Net Operating Income	\$452,383	\$976,549	\$192,979	\$339,702
Full Market Value	\$3,242,000	\$7,256,000	\$1,237,000	\$1,914,000
Market Value per SqFt	\$93.45	\$200.09	\$28.01	\$73.50
Distance from Cooperative in miles		0.00	0.20	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01832-0010	1-01851-0005	1-01839-0029	
Address	41 WEST 96 STREET	143 WEST 96 STREET	431 CENTRAL PARK WEST	
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	61	92	124	
Year Built	1926	1927	1930	
Gross SqFt	93,857	96,000	115,776	
Estimated Gross Income	\$1,686,610	\$1,939,200	\$1,822,271	
Gross Income per SqFt	\$17.97	\$20.20	\$15.74	
Estimated Expense	\$626,965	\$872,640	\$844,049	
Expense SqFt	\$6.68	\$9.09	\$7.29	
Net Operating Income	\$1,059,645	\$1,066,560	\$978,222	
Full Market Value	\$7,637,000	\$7,623,000	\$6,691,000	
Market Value per SqFt	\$81.37	\$79.41	\$57.79	
Distance from Cooperative in miles		0.17	0.35	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01832-0025	1-01851-0005	1-01839-0029	1-01871-0061
Address	7 WEST 96 STREET	143 WEST 96 STREET	431 CENTRAL PARK WEST	814 WEST END AVENUE
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	80	92	124	96
Year Built	1931	1927	1930	1926
Gross SqFt	100,316	96,000	115,776	107,869
Estimated Gross Income	\$1,739,479	\$1,939,200	\$1,822,271	\$1,870,980
Gross Income per SqFt	\$17.34	\$20.20	\$15.74	\$17.34
Estimated Expense	\$652,054	\$872,640	\$844,049	\$701,389
Expense SqFt	\$6.50	\$9.09	\$7.29	\$6.50
Net Operating Income	\$1,087,425	\$1,066,560	\$978,222	\$1,169,591
Full Market Value	\$7,850,000	\$7,623,000	\$6,691,000	\$8,443,000
Market Value per SqFt	\$78.25	\$79.41	\$57.79	\$78.27
Distance from Cooperative in miles		0.17	0.35	0.41

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01832-0036	1-01851-0005	1-01838-0021	
Address	370 CENTRAL PARK WEST	143 WEST 96 STREET	50 MANHATTAN AVENUE	
Neighborhood	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	74	92	49	
Year Built	1918	1927	1925	
Gross SqFt	84,612	96,000	42,783	
Estimated Gross Income	\$1,526,400	\$1,939,200	\$525,813	
Gross Income per SqFt	\$18.04	\$20.20	\$12.29	
Estimated Expense	\$571,977	\$872,640	\$315,793	
Expense SqFt	\$6.76	\$9.09	\$7.38	
Net Operating Income	\$954,423	\$1,066,560	\$210,020	
Full Market Value	\$6,710,000	\$7,623,000	\$1,332,000	
Market Value per SqFt	\$79.30	\$79.41	\$31.13	
Distance from Cooperative in miles		0.17	0.30	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01836-0031	1-01838-0021	1-01839-0018	1-01840-0003
Address	407 CENTRAL PARK WEST	50 MANHATTAN AVENUE	78 MANHATTAN AVENUE	77 WEST 104 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	28	49	58	26
Year Built	1900	1925	1920	1926
Gross SqFt	31,500	42,783	34,535	32,981
Estimated Gross Income	\$666,855	\$525,813	\$919,760	\$698,246
Gross Income per SqFt	\$21.17	\$12.29	\$26.63	\$21.17
Estimated Expense	\$220,500	\$315,793	\$349,631	\$230,706
Expense SqFt	\$7.00	\$7.38	\$10.12	\$7.00
Net Operating Income	\$446,355	\$210,020	\$570,129	\$467,540
Full Market Value	\$3,275,000	\$1,332,000	\$4,122,000	\$3,431,000
Market Value per SqFt	\$103.97	\$31.13	\$119.36	\$104.03
Distance from Cooperative in miles		0.10	0.15	0.22

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01836-0036	1-01839-0029	1-01878-0021	
Address	410 CENTRAL PARK WEST	431 CENTRAL PARK WEST	209 WEST 106 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	99	124	77	
Year Built	1929	1930	1925	
Gross SqFt	100,530	115,776	106,149	
Estimated Gross Income	\$1,763,296	\$1,822,271	\$2,051,860	
Gross Income per SqFt	\$17.54	\$15.74	\$19.33	
Estimated Expense	\$640,376	\$844,049	\$963,833	
Expense SqFt	\$6.37	\$7.29	\$9.08	
Net Operating Income	\$1,122,920	\$978,222	\$1,088,027	
Full Market Value	\$7,975,000	\$6,691,000	\$7,802,000	
Market Value per SqFt	\$79.33	\$57.79	\$73.50	
Distance from Cooperative in miles		0.15	0.48	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01836-0037	1-01839-0018	1-01840-0003	1-01843-0022
Address	4 WEST 101 STREET	78 MANHATTAN AVENUE	77 WEST 104 STREET	15 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	60	58	26	30
Year Built	1904	1920	1926	1905
Gross SqFt	35,568	34,535	32,981	31,818
Estimated Gross Income	\$752,975	\$919,760	\$698,246	\$478,355
Gross Income per SqFt	\$21.17	\$26.63	\$21.17	\$15.03
Estimated Expense	\$248,976	\$349,631	\$230,706	\$265,941
Expense SqFt	\$7.00	\$10.12	\$7.00	\$8.36
Net Operating Income	\$503,999	\$570,129	\$467,540	\$212,414
Full Market Value	\$3,698,000	\$4,122,000	\$3,431,000	\$1,462,000
Market Value per SqFt	\$103.97	\$119.36	\$104.03	\$45.95
Distance from Cooperative in miles		0.15	0.22	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01837-0029	1-01839-0029	1-01851-0005	1-01871-0061
Address	413 CENTRAL PARK WEST	431 CENTRAL PARK WEST	143 WEST 96 STREET	814 WEST END AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	93	124	92	96
Year Built	1926	1930	1927	1926
Gross SqFt	132,877	115,776	96,000	107,869
Estimated Gross Income	\$2,304,087	\$1,822,271	\$1,939,200	\$1,870,980
Gross Income per SqFt	\$17.34	\$15.74	\$20.20	\$17.34
Estimated Expense	\$863,701	\$844,049	\$872,640	\$701,389
Expense SqFt	\$6.50	\$7.29	\$9.09	\$6.50
Net Operating Income	\$1,440,386	\$978,222	\$1,066,560	\$1,169,591
Full Market Value	\$10,398,000	\$6,691,000	\$7,623,000	\$8,443,000
Market Value per SqFt	\$78.25	\$57.79	\$79.41	\$78.27
Distance from Cooperative in miles		0.10	0.32	0.44

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01840-0029	1-01839-0029	1-01876-0001	
Address	441 CENTRAL PARK WEST	431 CENTRAL PARK WEST	900 WEST END AVENUE	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	120	124	128	
Year Built	1930	1930	1927	
Gross SqFt	201,723	115,776	172,176	
Estimated Gross Income	\$3,675,393	\$1,822,271	\$3,561,865	
Gross Income per SqFt	\$18.22	\$15.74	\$20.69	
Estimated Expense	\$1,607,732	\$844,049	\$1,488,206	
Expense SqFt	\$7.97	\$7.29	\$8.64	
Net Operating Income	\$2,067,661	\$978,222	\$2,073,659	
Full Market Value	\$14,881,000	\$6,691,000	\$15,233,000	
Market Value per SqFt	\$73.77	\$57.79	\$88.47	
Distance from Cooperative in miles		0.05	0.44	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01840-0033	1-01842-0039	1-01842-0053	
Address	446 CENTRAL PARK WEST	6 WEST 107 STREET	60 WEST 107 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	35	20	25	
Year Built	1920	1901	1940	
Gross SqFt	28,020	25,452	25,144	
Estimated Gross Income	\$580,855	\$473,077	\$574,705	
Gross Income per SqFt	\$20.73	\$18.59	\$22.86	
Estimated Expense	\$217,715	\$214,117	\$179,318	
Expense SqFt	\$7.77	\$8.41	\$7.13	
Net Operating Income	\$363,140	\$258,960	\$395,387	
Full Market Value	\$2,667,000	\$1,862,000	\$1,573,000	
Market Value per SqFt	\$95.18	\$73.16	\$62.56	
Distance from Cooperative in miles		0.11	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01840-0035	1-01842-0039	1-01842-0055	
Address	448 CENTRAL PARK WEST	6 WEST 107 STREET	64 WEST 107 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	42	20	25	
Year Built	1900	1901	1940	
Gross SqFt	33,058	25,452	25,144	
Estimated Gross Income	\$678,350	\$473,077	\$564,560	
Gross Income per SqFt	\$20.52	\$18.59	\$22.45	
Estimated Expense	\$256,861	\$214,117	\$179,318	
Expense SqFt	\$7.77	\$8.41	\$7.13	
Net Operating Income	\$421,489	\$258,960	\$385,242	
Full Market Value	\$3,009,000	\$1,862,000	\$1,573,000	
Market Value per SqFt	\$91.02	\$73.16	\$62.56	
Distance from Cooperative in miles		0.11	0.14	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01840-0037	1-01842-0042	1-01845-0014	1-01823-0058
Address	4 WEST 105 STREET	14 WEST 107 STREET	350 CATHEDRAL PARKWAY	124 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	35	89	35	27
Year Built	1900	1910	1906	1920
Gross SqFt	21,168	68,200	31,596	27,141
Estimated Gross Income	\$376,155	\$1,292,494	\$503,596	\$482,263
Gross Income per SqFt	\$17.77	\$18.95	\$15.94	\$17.77
Estimated Expense	\$193,687	\$436,064	\$184,294	\$248,359
Expense SqFt	\$9.15	\$6.39	\$5.83	\$9.15
Net Operating Income	\$182,468	\$856,430	\$319,302	\$233,904
Full Market Value	\$1,285,000	\$6,147,000	\$1,545,000	\$1,687,000
Market Value per SqFt	\$60.70	\$90.13	\$48.90	\$62.16
Distance from Cooperative in miles		0.11	0.27	0.51

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01840-0057	1-01845-0005	1-01843-0016	1-01847-0061
Address	58 WEST 105 STREET	63 WEST 109 STREET	161 MANHATTAN AVENUE	302 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	20	13	24	20
Year Built	1900	1900	1929	1900
Gross SqFt	11,695	16,900	16,308	8,915
Estimated Gross Income	\$163,496	\$295,581	\$186,937	\$124,619
Gross Income per SqFt	\$13.98	\$17.49	\$11.46	\$13.98
Estimated Expense	\$80,696	\$147,875	\$111,546	\$77,445
Expense SqFt	\$6.90	\$8.75	\$6.84	\$8.69
Net Operating Income	\$82,800	\$147,706	\$75,391	\$47,174
Full Market Value	\$545,000	\$1,066,000	\$484,000	\$298,000
Market Value per SqFt	\$46.60	\$63.08	\$29.68	\$33.43
Distance from Cooperative in miles		0.25	0.16	0.46

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01841-0009	1-01841-0055	1-01840-0056	
Address	57 WEST 105 STREET	56 WEST 106 STREET	56 WEST 105 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	20	15	15	
Year Built	1900	1900	1925	
Gross SqFt	9,645	9,980	12,550	
Estimated Gross Income	\$202,545	\$236,518	\$229,586	
Gross Income per SqFt	\$21.00	\$23.70	\$18.29	
Estimated Expense	\$77,160	\$65,480	\$118,418	
Expense SqFt	\$8.00	\$6.56	\$9.44	
Net Operating Income	\$125,385	\$171,038	\$111,168	
Full Market Value	\$728,000	\$844,000	\$800,000	
Market Value per SqFt	\$75.48	\$84.57	\$63.75	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01841-0023	1-01843-0016	1-01842-0051	
Address	19 WEST 105 STREET	161 MANHATTAN AVENUE	50 WEST 107 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	C1-WALK-UP	D1-ELEVATOR	
Total Units	18	24	84	
Year Built	1925	1929	1920	
Gross SqFt	6,850	16,308	27,521	
Estimated Gross Income	\$122,410	\$186,937	\$670,714	
Gross Income per SqFt	\$17.87	\$11.46	\$24.37	
Estimated Expense	\$51,923	\$111,546	\$291,538	
Expense SqFt	\$7.58	\$6.84	\$10.59	
Net Operating Income	\$70,487	\$75,391	\$379,176	
Full Market Value	\$255,000	\$484,000	\$2,280,000	
Market Value per SqFt	\$37.23	\$29.68	\$82.85	
Distance from Cooperative in miles		0.14	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01841-0052	1-01845-0014	1-01838-0022	
Address	50 WEST 106 STREET	350 CATHEDRAL PARKWAY	17 WEST 102 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	63	35	54	
Year Built	1930	1906	1998	
Gross SqFt	46,416	31,596	46,240	
Estimated Gross Income	\$705,059	\$503,596	\$667,353	
Gross Income per SqFt	\$15.19	\$15.94	\$14.43	
Estimated Expense	\$337,444	\$184,294	\$402,764	
Expense SqFt	\$7.27	\$5.83	\$8.71	
Net Operating Income	\$367,615	\$319,302	\$264,589	
Full Market Value	\$2,526,000	\$1,545,000	\$1,740,000	
Market Value per SqFt	\$54.42	\$48.90	\$37.63	
Distance from Cooperative in miles		0.20	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01842-0013	1-01845-0014	1-01838-0022	
Address	143 WEST 106 STREET	350 CATHEDRAL PARKWAY	17 WEST 102 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	23	35	54	
Year Built	1920	1906	1998	
Gross SqFt	21,158	31,596	46,240	
Estimated Gross Income	\$321,390	\$503,596	\$667,353	
Gross Income per SqFt	\$15.19	\$15.94	\$14.43	
Estimated Expense	\$153,819	\$184,294	\$402,764	
Expense SqFt	\$7.27	\$5.83	\$8.71	
Net Operating Income	\$167,571	\$319,302	\$264,589	
Full Market Value	\$1,152,000	\$1,545,000	\$1,740,000	
Market Value per SqFt	\$54.45	\$48.90	\$37.63	
Distance from Cooperative in miles		0.15	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01842-0022	1-01843-0016	1-01845-0005	1-01847-0061
Address	19 WEST 106 STREET	161 MANHATTAN AVENUE	63 WEST 109 STREET	302 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	24	13	20
Year Built	1920	1929	1900	1900
Gross SqFt	11,670	16,308	16,900	8,915
Estimated Gross Income	\$163,147	\$186,937	\$295,581	\$124,619
Gross Income per SqFt	\$13.98	\$11.46	\$17.49	\$13.98
Estimated Expense	\$80,523	\$111,546	\$147,875	\$77,445
Expense SqFt	\$6.90	\$6.84	\$8.75	\$8.69
Net Operating Income	\$82,624	\$75,391	\$147,706	\$47,174
Full Market Value	\$544,000	\$484,000	\$1,066,000	\$298,000
Market Value per SqFt	\$46.62	\$29.68	\$63.08	\$33.43
Distance from Cooperative in miles		0.10	0.17	0.35

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01842-0023	1-01843-0016	1-01845-0005	1-01847-0061
Address	17 WEST 106 STREET	161 MANHATTAN AVENUE	63 WEST 109 STREET	302 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	16	24	13	20
Year Built	1920	1929	1900	1900
Gross SqFt	11,670	16,308	16,900	8,915
Estimated Gross Income	\$163,147	\$186,937	\$295,581	\$124,619
Gross Income per SqFt	\$13.98	\$11.46	\$17.49	\$13.98
Estimated Expense	\$80,523	\$111,546	\$147,875	\$77,445
Expense SqFt	\$6.90	\$6.84	\$8.75	\$8.69
Net Operating Income	\$82,624	\$75,391	\$147,706	\$47,174
Full Market Value	\$544,000	\$484,000	\$1,066,000	\$298,000
Market Value per SqFt	\$46.62	\$29.68	\$63.08	\$33.43
Distance from Cooperative in miles		0.10	0.17	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01842-0024	1-01845-0005	1-01838-0045	1-01847-0061
Address	15 WEST 106 STREET	63 WEST 109 STREET	60 MANHATTAN AVENUE	302 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	13	20	20
Year Built	1920	1900	1940	1900
Gross SqFt	8,800	16,900	12,840	8,915
Estimated Gross Income	\$123,024	\$295,581	\$142,640	\$124,619
Gross Income per SqFt	\$13.98	\$17.49	\$11.11	\$13.98
Estimated Expense	\$60,720	\$147,875	\$80,443	\$77,445
Expense SqFt	\$6.90	\$8.75	\$6.27	\$8.69
Net Operating Income	\$62,304	\$147,706	\$62,197	\$47,174
Full Market Value	\$410,000	\$1,066,000	\$338,000	\$298,000
Market Value per SqFt	\$46.59	\$63.08	\$26.32	\$33.43
Distance from Cooperative in miles		0.17	0.21	0.35

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01842-0025	1-01845-0005	1-01838-0045	1-01847-0061
Address	13 WEST 106 STREET	63 WEST 109 STREET	60 MANHATTAN AVENUE	302 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	13	20	20
Year Built	1920	1900	1940	1900
Gross SqFt	8,800	16,900	12,840	8,915
Estimated Gross Income	\$123,024	\$295,581	\$142,640	\$124,619
Gross Income per SqFt	\$13.98	\$17.49	\$11.11	\$13.98
Estimated Expense	\$60,720	\$147,875	\$80,443	\$77,445
Expense SqFt	\$6.90	\$8.75	\$6.27	\$8.69
Net Operating Income	\$62,304	\$147,706	\$62,197	\$47,174
Full Market Value	\$410,000	\$1,066,000	\$338,000	\$298,000
Market Value per SqFt	\$46.59	\$63.08	\$26.32	\$33.43
Distance from Cooperative in miles		0.17	0.21	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01842-0040	1-01845-0005	1-01843-0016	1-01822-0014
Address	10 WEST 107 STREET	63 WEST 109 STREET	161 MANHATTAN AVENUE	125 WEST 112 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	13	24	16
Year Built	1900	1900	1929	1900
Gross SqFt	19,200	16,900	16,308	10,740
Estimated Gross Income	\$243,840	\$295,581	\$186,937	\$136,438
Gross Income per SqFt	\$12.70	\$17.49	\$11.46	\$12.70
Estimated Expense	\$146,304	\$147,875	\$111,546	\$81,845
Expense SqFt	\$7.62	\$8.75	\$6.84	\$7.62
Net Operating Income	\$97,536	\$147,706	\$75,391	\$54,593
Full Market Value	\$652,000	\$1,066,000	\$484,000	\$365,000
Market Value per SqFt	\$33.96	\$63.08	\$29.68	\$33.99
Distance from Cooperative in miles		0.17	0.10	0.39

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01843-0027	1-01842-0039	1-01844-0032	1-01842-0057
Address	7 WEST 107 STREET	6 WEST 107 STREET	480 CENTRAL PARK WEST	66 WEST 107 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	20	26	25
Year Built	1920	1901	1900	1940
Gross SqFt	19,690	25,452	25,000	25,144
Estimated Gross Income	\$402,661	\$473,077	\$511,214	\$564,728
Gross Income per SqFt	\$20.45	\$18.59	\$20.45	\$22.46
Estimated Expense	\$129,363	\$214,117	\$164,140	\$179,370
Expense SqFt	\$6.57	\$8.41	\$6.57	\$7.13
Net Operating Income	\$273,298	\$258,960	\$347,074	\$385,358
Full Market Value	\$1,952,000	\$1,862,000	\$2,478,000	\$1,573,000
Market Value per SqFt	\$99.14	\$73.16	\$99.12	\$62.56
Distance from Cooperative in miles		0.05	0.05	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01843-0036	1-01771-0056	1-01467-0018	
Address	477 CENTRAL PARK WEST	2010 LEXINGTON AVENUE	425 EAST 72 STREET	
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	UPPER EAST SIDE (59-79)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR	
Total Units	31	35	49	
Year Built	1913	1920	1938	
Gross SqFt	17,875	28,734	57,375	
Estimated Gross Income	\$359,466	\$556,558	\$1,195,707	
Gross Income per SqFt	\$20.11	\$19.37	\$20.84	
Estimated Expense	\$110,825	\$257,364	\$223,277	
Expense SqFt	\$6.20	\$8.96	\$3.89	
Net Operating Income	\$248,641	\$299,194	\$972,430	
Full Market Value	\$1,778,000	\$1,210,000	\$6,570,000	
Market Value per SqFt	\$99.47	\$42.11	\$114.51	
Distance from Cooperative in miles		1.11	2.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01843-0059	1-01838-0047	1-01838-0038	1-01847-0061
Address	70 WEST 108 STREET	58 MANHATTAN AVENUE	6 WEST 103 STREET	302 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	C4-WALK-UP
Total Units	16	20	20	20
Year Built	1940	1940	1910	1900
Gross SqFt	9,540	12,240	13,030	8,915
Estimated Gross Income	\$133,369	\$142,640	\$254,116	\$124,619
Gross Income per SqFt	\$13.98	\$11.65	\$19.50	\$13.98
Estimated Expense	\$65,826	\$90,627	\$110,852	\$77,445
Expense SqFt	\$6.90	\$7.40	\$8.51	\$8.69
Net Operating Income	\$67,543	\$52,013	\$143,264	\$47,174
Full Market Value	\$445,000	\$333,000	\$792,000	\$298,000
Market Value per SqFt	\$46.65	\$27.21	\$60.78	\$33.43
Distance from Cooperative in miles		0.27	0.27	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01844-0018	1-01845-0005	1-01826-0046	1-01843-0015
Address	17 WEST 108 STREET	63 WEST 109 STREET	216 WEST 111 STREET	157 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	HARLEM-CENTRAL	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	13	30	24
Year Built	1900	1900	1910	1941
Gross SqFt	23,142	16,900	20,826	16,308
Estimated Gross Income	\$292,052	\$295,581	\$262,762	\$186,937
Gross Income per SqFt	\$12.62	\$17.49	\$12.62	\$11.46
Estimated Expense	\$148,109	\$147,875	\$133,325	\$111,546
Expense SqFt	\$6.40	\$8.75	\$6.40	\$6.84
Net Operating Income	\$143,943	\$147,706	\$129,437	\$75,391
Full Market Value	\$786,000	\$1,066,000	\$773,000	\$484,000
Market Value per SqFt	\$33.96	\$63.08	\$37.12	\$29.68
Distance from Cooperative in miles		0.10	0.17	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01844-0024	1-01845-0005	1-01847-0061	1-01838-0047
Address	11 WEST 108 STREET	63 WEST 109 STREET	302 WEST 114 STREET	58 MANHATTAN AVENUE
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	12	13	20	20
Year Built	1900	1900	1900	1940
Gross SqFt	11,052	16,900	8,915	12,240
Estimated Gross Income	\$154,507	\$295,581	\$124,619	\$142,640
Gross Income per SqFt	\$13.98	\$17.49	\$13.98	\$11.65
Estimated Expense	\$76,259	\$147,875	\$77,445	\$90,627
Expense SqFt	\$6.90	\$8.75	\$8.69	\$7.40
Net Operating Income	\$78,248	\$147,706	\$47,174	\$52,013
Full Market Value	\$515,000	\$1,066,000	\$298,000	\$333,000
Market Value per SqFt	\$46.60	\$63.08	\$33.43	\$27.21
Distance from Cooperative in miles		0.10	0.25	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01844-0033	1-01844-0029	1-01843-0022	
Address	482 CENTRAL PARK WEST	478 CENTRAL PARK WEST	15 WEST 107 STREET	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	68	26	30	
Year Built	1900	1900	1905	
Gross SqFt	54,824	40,000	31,818	
Estimated Gross Income	\$862,382	\$656,653	\$478,355	
Gross Income per SqFt	\$15.73	\$16.42	\$15.03	
Estimated Expense	\$423,790	\$283,597	\$265,941	
Expense SqFt	\$7.73	\$7.09	\$8.36	
Net Operating Income	\$438,592	\$373,056	\$212,414	
Full Market Value	\$3,000,000	\$2,387,000	\$1,462,000	
Market Value per SqFt	\$54.72	\$59.68	\$45.95	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01844-0037	1-01844-0029	1-01844-0032	
Address	4 WEST 109 STREET	478 CENTRAL PARK WEST	480 CENTRAL PARK WEST	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	41	26	26	
Year Built	1890	1900	1900	
Gross SqFt	35,376	40,000	25,000	
Estimated Gross Income	\$652,333	\$656,653	\$511,214	
Gross Income per SqFt	\$18.44	\$16.42	\$20.45	
Estimated Expense	\$241,618	\$283,597	\$164,140	
Expense SqFt	\$6.83	\$7.09	\$6.57	
Net Operating Income	\$410,715	\$373,056	\$347,074	
Full Market Value	\$2,954,000	\$2,387,000	\$2,478,000	
Market Value per SqFt	\$83.50	\$59.68	\$99.12	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01846-0027	1-01826-0046	1-01843-0016	1-01847-0061
Address	320 WEST 111 STREET	216 WEST 111 STREET	161 MANHATTAN AVENUE	302 WEST 114 STREET
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	22	30	24	20
Year Built	1920	1910	1929	1900
Gross SqFt	18,884	20,826	16,308	8,915
Estimated Gross Income	\$238,316	\$262,762	\$186,937	\$124,619
Gross Income per SqFt	\$12.62	\$12.62	\$11.46	\$13.98
Estimated Expense	\$120,858	\$133,325	\$111,546	\$77,445
Expense SqFt	\$6.40	\$6.40	\$6.84	\$8.69
Net Operating Income	\$117,458	\$129,437	\$75,391	\$47,174
Full Market Value	\$641,000	\$773,000	\$484,000	\$298,000
Market Value per SqFt	\$33.94	\$37.12	\$29.68	\$33.43
Distance from Cooperative in miles		0.13	0.18	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01849-0002	1-01845-0014	1-01925-0029	
Address	351 WEST 114 STREET	350 CATHEDRAL PARKWAY	1980 ADAM C POWELL BOULEV	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	36	35	42	
Year Built	1901	1906	1921	
Gross SqFt	49,721	31,596	46,692	
Estimated Gross Income	\$674,217	\$503,596	\$521,375	
Gross Income per SqFt	\$13.56	\$15.94	\$11.17	
Estimated Expense	\$277,443	\$184,294	\$249,021	
Expense SqFt	\$5.58	\$5.83	\$5.33	
Net Operating Income	\$396,774	\$319,302	\$272,354	
Full Market Value	\$2,130,000	\$1,545,000	\$1,756,000	
Market Value per SqFt	\$42.84	\$48.90	\$37.61	
Distance from Cooperative in miles		0.26	0.34	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01849-0023	1-01845-0014	1-01925-0036	
Address	14 MORNINGSIDE AVENUE	350 CATHEDRAL PARKWAY	1990 ADAM C POWELL BOULEV	
Neighborhood	MANHATTAN VALLEY	MANHATTAN VALLEY	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	35	45	
Year Built	1903	1906	1940	
Gross SqFt	55,458	31,596	52,680	
Estimated Gross Income	\$809,687	\$503,596	\$698,668	
Gross Income per SqFt	\$14.60	\$15.94	\$13.26	
Estimated Expense	\$389,870	\$184,294	\$433,660	
Expense SqFt	\$7.03	\$5.83	\$8.23	
Net Operating Income	\$419,817	\$319,302	\$265,008	
Full Market Value	\$2,370,000	\$1,545,000	\$1,760,000	
Market Value per SqFt	\$42.74	\$48.90	\$33.41	
Distance from Cooperative in miles		0.30	0.31	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01849-0038	1-01823-0058	1-01925-0029	
Address	375 MANHATTAN AVENUE	124 WEST 114 STREET	1980 ADAM C POWELL BOULEV	
Neighborhood	MANHATTAN VALLEY	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	22	27	42	
Year Built	1920	1920	1921	
Gross SqFt	19,066	27,141	46,692	
Estimated Gross Income	\$275,885	\$482,263	\$521,375	
Gross Income per SqFt	\$14.47	\$17.77	\$11.17	
Estimated Expense	\$138,038	\$248,359	\$249,021	
Expense SqFt	\$7.24	\$9.15	\$5.33	
Net Operating Income	\$137,847	\$233,904	\$272,354	
Full Market Value	\$954,000	\$1,687,000	\$1,756,000	
Market Value per SqFt	\$50.04	\$62.16	\$37.61	
Distance from Cooperative in miles		0.34	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01851-0012	1-01851-0005	1-01832-0016	1-01871-0061
Address	127 WEST 96 STREET	143 WEST 96 STREET	27 WEST 96 STREET	814 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	140	92	92	96
Year Built	1930	1927	1927	1926
Gross SqFt	121,713	96,000	133,915	107,869
Estimated Gross Income	\$2,458,603	\$1,939,200	\$3,051,647	\$1,870,980
Gross Income per SqFt	\$20.20	\$20.20	\$22.79	\$17.34
Estimated Expense	\$737,581	\$872,640	\$1,259,210	\$701,389
Expense SqFt	\$6.06	\$9.09	\$9.40	\$6.50
Net Operating Income	\$1,721,022	\$1,066,560	\$1,792,437	\$1,169,591
Full Market Value	\$12,300,000	\$7,623,000	\$13,094,000	\$8,443,000
Market Value per SqFt	\$101.06	\$79.41	\$97.78	\$78.27
Distance from Cooperative in miles		0.00	0.17	0.26

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01851-0016	1-01242-0128	1-01870-0056	
Address	119 WEST 96 STREET	203 WEST 94 STREET	250 WEST 99 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	60	24	43	
Year Built	1920	1925	1925	
Gross SqFt	46,810	22,800	54,520	
Estimated Gross Income	\$1,014,373	\$447,028	\$1,293,760	
Gross Income per SqFt	\$21.67	\$19.61	\$23.73	
Estimated Expense	\$390,864	\$197,439	\$582,274	
Expense SqFt	\$8.35	\$8.66	\$10.68	
Net Operating Income	\$623,509	\$249,589	\$711,486	
Full Market Value	\$4,570,000	\$1,788,000	\$5,186,000	
Market Value per SqFt	\$97.63	\$78.42	\$95.12	
Distance from Cooperative in miles		0.17	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01860-0005	1-01859-0046	1-01838-0038	
Address	161 WEST 105 STREET	140 WEST 105 STREET	6 WEST 103 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	D1-ELEVATOR	C5-WALK-UP	
Total Units	20	29	20	
Year Built	1930	1920	1910	
Gross SqFt	17,860	20,994	13,030	
Estimated Gross Income	\$393,813	\$516,307	\$254,116	
Gross Income per SqFt	\$22.05	\$24.59	\$19.50	
Estimated Expense	\$137,701	\$144,974	\$110,852	
Expense SqFt	\$7.71	\$6.91	\$8.51	
Net Operating Income	\$256,112	\$371,333	\$143,264	
Full Market Value	\$1,443,000	\$1,695,000	\$792,000	
Market Value per SqFt	\$80.80	\$80.74	\$60.78	
Distance from Cooperative in miles		0.05	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01860-0007	1-01859-0046	1-01838-0038	
Address	157 WEST 105 STREET	140 WEST 105 STREET	6 WEST 103 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	D1-ELEVATOR	C5-WALK-UP	
Total Units	20	29	20	
Year Built	1930	1920	1910	
Gross SqFt	17,860	20,994	13,030	
Estimated Gross Income	\$393,813	\$516,307	\$254,116	
Gross Income per SqFt	\$22.05	\$24.59	\$19.50	
Estimated Expense	\$137,701	\$144,974	\$110,852	
Expense SqFt	\$7.71	\$6.91	\$8.51	
Net Operating Income	\$256,112	\$371,333	\$143,264	
Full Market Value	\$1,443,000	\$1,695,000	\$792,000	
Market Value per SqFt	\$80.80	\$80.74	\$60.78	
Distance from Cooperative in miles		0.05	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01860-0013	1-01859-0035	1-01859-0033	
Address	145 WEST 105 STREET	914 COLUMBUS AVENUE	908 COLUMBUS AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	20	18	
Year Built	1900	1920	1920	
Gross SqFt	28,148	22,850	20,818	
Estimated Gross Income	\$589,701	\$423,992	\$485,812	
Gross Income per SqFt	\$20.95	\$18.56	\$23.34	
Estimated Expense	\$224,058	\$141,544	\$202,588	
Expense SqFt	\$7.96	\$6.19	\$9.73	
Net Operating Income	\$365,643	\$282,448	\$283,224	
Full Market Value	\$2,025,000	\$608,000	\$648,000	
Market Value per SqFt	\$71.94	\$26.61	\$31.13	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01861-0002	1-01859-0046	1-01838-0038	
Address	943 AMSTERDAM AVENUE	140 WEST 105 STREET	6 WEST 103 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	D1-ELEVATOR	C5-WALK-UP	
Total Units	15	29	20	
Year Built	1925	1920	1910	
Gross SqFt	9,546	20,994	13,030	
Estimated Gross Income	\$210,489	\$516,307	\$254,116	
Gross Income per SqFt	\$22.05	\$24.59	\$19.50	
Estimated Expense	\$73,600	\$144,974	\$110,852	
Expense SqFt	\$7.71	\$6.91	\$8.51	
Net Operating Income	\$136,889	\$371,333	\$143,264	
Full Market Value	\$577,000	\$1,695,000	\$792,000	
Market Value per SqFt	\$60.44	\$80.74	\$60.78	
Distance from Cooperative in miles		0.11	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01861-0007	1-01859-0046	1-01838-0038	
Address	155 WEST 106 STREET	140 WEST 105 STREET	6 WEST 103 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	D1-ELEVATOR	C5-WALK-UP	
Total Units	15	29	20	
Year Built	1910	1920	1910	
Gross SqFt	9,280	20,994	13,030	
Estimated Gross Income	\$204,624	\$516,307	\$254,116	
Gross Income per SqFt	\$22.05	\$24.59	\$19.50	
Estimated Expense	\$71,549	\$144,974	\$110,852	
Expense SqFt	\$7.71	\$6.91	\$8.51	
Net Operating Income	\$133,075	\$371,333	\$143,264	
Full Market Value	\$766,000	\$1,695,000	\$792,000	
Market Value per SqFt	\$82.54	\$80.74	\$60.78	
Distance from Cooperative in miles		0.11	0.30	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01861-0008	1-01859-0046	1-01838-0038	
Address	153 WEST 106 STREET	140 WEST 105 STREET	6 WEST 103 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	D1-ELEVATOR	C5-WALK-UP	
Total Units	15	29	20	
Year Built	1910	1920	1910	
Gross SqFt	8,735	20,994	13,030	
Estimated Gross Income	\$192,607	\$516,307	\$254,116	
Gross Income per SqFt	\$22.05	\$24.59	\$19.50	
Estimated Expense	\$67,347	\$144,974	\$110,852	
Expense SqFt	\$7.71	\$6.91	\$8.51	
Net Operating Income	\$125,260	\$371,333	\$143,264	
Full Market Value	\$705,000	\$1,695,000	\$792,000	
Market Value per SqFt	\$80.71	\$80.74	\$60.78	
Distance from Cooperative in miles		0.11	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01861-0026	1-01859-0046	1-01838-0038	
Address	111 WEST 106 STREET	140 WEST 105 STREET	6 WEST 103 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	
Building Classification	C6-WALK-UP	D1-ELEVATOR	C5-WALK-UP	
Total Units	15	29	20	
Year Built	1910	1920	1910	
Gross SqFt	9,755	20,994	13,030	
Estimated Gross Income	\$215,098	\$516,307	\$254,116	
Gross Income per SqFt	\$22.05	\$24.59	\$19.50	
Estimated Expense	\$75,211	\$144,974	\$110,852	
Expense SqFt	\$7.71	\$6.91	\$8.51	
Net Operating Income	\$139,887	\$371,333	\$143,264	
Full Market Value	\$805,000	\$1,695,000	\$792,000	
Market Value per SqFt	\$82.52	\$80.74	\$60.78	
Distance from Cooperative in miles		0.11	0.30	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01861-0028	1-01861-0060	1-01861-0059	
Address	107 WEST 106 STREET	172 WEST 107 STREET	170 WEST 107 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	16	15	15	
Year Built	1910	1910	1910	
Gross SqFt	9,155	9,130	9,130	
Estimated Gross Income	\$189,142	\$188,612	\$188,612	
Gross Income per SqFt	\$20.66	\$20.66	\$20.66	
Estimated Expense	\$64,909	\$64,754	\$64,754	
Expense SqFt	\$7.09	\$7.09	\$7.09	
Net Operating Income	\$124,233	\$123,858	\$123,858	
Full Market Value	\$913,000	\$910,000	\$910,000	
Market Value per SqFt	\$99.73	\$99.67	\$99.67	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01863-0048	1-01863-0045	1-01863-0058	1-01863-0057
Address	124 WEST 109 STREET	118 WEST 109 STREET	144 WEST 109 STREET	142 WEST 109 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C4-WALK-UP
Total Units	11	15	16	16
Year Built	1900	1900	1920	1920
Gross SqFt	9,705	9,435	8,940	8,940
Estimated Gross Income	\$215,742	\$160,574	\$214,956	\$198,728
Gross Income per SqFt	\$22.23	\$17.02	\$24.04	\$22.23
Estimated Expense	\$82,881	\$84,906	\$78,576	\$76,375
Expense SqFt	\$8.54	\$9.00	\$8.79	\$8.54
Net Operating Income	\$132,861	\$75,668	\$136,380	\$122,353
Full Market Value	\$928,000	\$547,000	\$993,000	\$867,000
Market Value per SqFt	\$95.62	\$57.98	\$111.07	\$96.98
Distance from Cooperative in miles		0.00	0.00	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01864-0009	1-01832-0001	1-01958-0001	
Address	141 WEST 109 STREET	741 WEST 96 STREET	410 ST NICHOLAS AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	317	221	316	
Year Built	1974	1971	1926	
Gross SqFt	362,400	303,585	336,334	
Estimated Gross Income	\$5,878,128	\$4,993,673	\$5,375,807	
Gross Income per SqFt	\$16.22	\$16.45	\$15.98	
Estimated Expense	\$2,812,224	\$2,293,310	\$2,484,244	
Expense SqFt	\$7.76	\$7.55	\$7.39	
Net Operating Income	\$3,065,904	\$2,700,363	\$2,891,563	
Full Market Value	\$20,872,000	\$15,750,000	\$18,419,000	
Market Value per SqFt	\$57.59	\$51.88	\$54.76	
Distance from Cooperative in miles		0.67	1.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01867-0059	1-01867-0049	1-01867-0046	
Address	401 WEST 115 STREET	415 WEST 115 STREET	419 WEST 115 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	24	24	
Year Built	1921	1920	1925	
Gross SqFt	35,040	28,188	28,188	
Estimated Gross Income	\$961,498	\$721,274	\$825,470	
Gross Income per SqFt	\$27.44	\$25.59	\$29.28	
Estimated Expense	\$340,589	\$262,152	\$285,774	
Expense SqFt	\$9.72	\$9.30	\$10.14	
Net Operating Income	\$620,909	\$459,122	\$539,696	
Full Market Value	\$4,477,000	\$3,328,000	\$4,049,000	
Market Value per SqFt	\$127.77	\$118.06	\$143.64	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01867-0060	1-01867-0046	1-01867-0049	
Address	54 MORNINGSIDE DRIVE	419 WEST 115 STREET	415 WEST 115 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	25	24	24	
Year Built	1925	1925	1920	
Gross SqFt	38,334	28,188	28,188	
Estimated Gross Income	\$1,051,885	\$825,470	\$721,274	
Gross Income per SqFt	\$27.44	\$29.28	\$25.59	
Estimated Expense	\$372,606	\$285,774	\$262,152	
Expense SqFt	\$9.72	\$10.14	\$9.30	
Net Operating Income	\$679,279	\$539,696	\$459,122	
Full Market Value	\$4,898,000	\$4,049,000	\$3,328,000	
Market Value per SqFt	\$127.77	\$143.64	\$118.06	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01869-0001	1-01888-0015	1-01851-0005	
Address	760 WEST END AVENUE	781 WEST END AVENUE	143 WEST 96 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	75	82	92	
Year Built	1926	1927	1927	
Gross SqFt	94,455	91,615	96,000	
Estimated Gross Income	\$1,971,276	\$1,972,242	\$1,939,200	
Gross Income per SqFt	\$20.87	\$21.53	\$20.20	
Estimated Expense	\$673,464	\$750,492	\$872,640	
Expense SqFt	\$7.13	\$8.19	\$9.09	
Net Operating Income	\$1,297,812	\$1,221,750	\$1,066,560	
Full Market Value	\$9,530,000	\$8,958,000	\$7,623,000	
Market Value per SqFt	\$100.89	\$97.78	\$79.41	
Distance from Cooperative in miles		0.10	0.22	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-0001	1-01870-0056	1-01873-0001	
Address	782 WEST END AVENUE	250 WEST 99 STREET	840 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	43	43	38	
Year Built	1930	1925	1910	
Gross SqFt	53,971	54,520	47,832	
Estimated Gross Income	\$1,274,795	\$1,293,760	\$1,124,713	
Gross Income per SqFt	\$23.62	\$23.73	\$23.51	
Estimated Expense	\$377,257	\$582,274	\$283,901	
Expense SqFt	\$6.99	\$10.68	\$5.94	
Net Operating Income	\$897,538	\$711,486	\$840,812	
Full Market Value	\$5,745,000	\$5,186,000	\$6,132,000	
Market Value per SqFt	\$106.45	\$95.12	\$128.20	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-0004	1-01888-0087	1-01871-0061	
Address	790 WEST END AVENUE	276 RIVERSIDE DRIVE	814 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	89	97	96	
Year Built	1926	1940	1926	
Gross SqFt	166,617	153,653	107,869	
Estimated Gross Income	\$2,937,458	\$2,753,462	\$1,870,980	
Gross Income per SqFt	\$17.63	\$17.92	\$17.34	
Estimated Expense	\$1,081,344	\$1,376,731	\$701,389	
Expense SqFt	\$6.49	\$8.96	\$6.50	
Net Operating Income	\$1,856,114	\$1,376,731	\$1,169,591	
Full Market Value	\$13,388,000	\$9,922,000	\$8,443,000	
Market Value per SqFt	\$80.35	\$64.57	\$78.27	
Distance from Cooperative in miles		0.11	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-0005	1-01873-0001	1-01873-0010	
Address	255 WEST 98 STREET	840 WEST END AVENUE	2659 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	34	38	40	
Year Built	1925	1910	1910	
Gross SqFt	45,340	47,832	37,633	
Estimated Gross Income	\$1,073,651	\$1,124,713	\$897,171	
Gross Income per SqFt	\$23.68	\$23.51	\$23.84	
Estimated Expense	\$356,372	\$283,901	\$385,738	
Expense SqFt	\$7.86	\$5.94	\$10.25	
Net Operating Income	\$717,279	\$840,812	\$511,433	
Full Market Value	\$4,830,000	\$6,132,000	\$3,201,000	
Market Value per SqFt	\$106.53	\$128.20	\$85.06	
Distance from Cooperative in miles		0.15	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01870-0028	1-01870-0037	1-01241-0038	
Address	203 WEST 98 STREET	206 WEST 99 STREET	204 WEST 94 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	25	30	
Year Built	1920	1925	1910	
Gross SqFt	20,272	23,964	17,760	
Estimated Gross Income	\$523,828	\$600,387	\$472,756	
Gross Income per SqFt	\$25.84	\$25.05	\$26.62	
Estimated Expense	\$166,636	\$156,619	\$175,787	
Expense SqFt	\$8.22	\$6.54	\$9.90	
Net Operating Income	\$357,192	\$443,768	\$296,969	
Full Market Value	\$2,587,000	\$3,223,000	\$2,147,000	
Market Value per SqFt	\$127.61	\$134.49	\$120.89	
Distance from Cooperative in miles		0.00	0.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01871-0020	1-01873-0020	1-01851-0005	
Address	233 WEST 99 STREET	2660 BROADWAY	143 WEST 96 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	91	93	92	
Year Built	1930	1907	1927	
Gross SqFt	94,674	95,400	96,000	
Estimated Gross Income	\$1,707,919	\$1,135,322	\$1,939,200	
Gross Income per SqFt	\$18.04	\$11.90	\$20.20	
Estimated Expense	\$639,996	\$643,329	\$872,640	
Expense SqFt	\$6.76	\$6.74	\$9.09	
Net Operating Income	\$1,067,923	\$491,993	\$1,066,560	
Full Market Value	\$7,695,000	\$2,893,000	\$7,623,000	
Market Value per SqFt	\$81.28	\$30.32	\$79.41	
Distance from Cooperative in miles		0.10	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01873-0052	1-01873-0010	1-01870-0056	
Address	2669 BROADWAY	2659 BROADWAY	250 WEST 99 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	34	40	43	
Year Built	1920	1910	1925	
Gross SqFt	61,400	37,633	54,520	
Estimated Gross Income	\$1,391,324	\$897,171	\$1,293,760	
Gross Income per SqFt	\$22.66	\$23.84	\$23.73	
Estimated Expense	\$450,676	\$385,738	\$582,274	
Expense SqFt	\$7.34	\$10.25	\$10.68	
Net Operating Income	\$940,648	\$511,433	\$711,486	
Full Market Value	\$3,652,000	\$3,201,000	\$5,186,000	
Market Value per SqFt	\$59.48	\$85.06	\$95.12	
Distance from Cooperative in miles		0.00	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01874-0037	1-01873-0042	1-01859-0024	1-01859-0015
Address	206 WEST 103 STREET	2670 BROADWAY	111 WEST 104 STREET	133 WEST 104 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	39	36	28
Year Built	1945	1920	1950	1950
Gross SqFt	37,572	45,209	37,932	30,608
Estimated Gross Income	\$878,809	\$1,408,031	\$767,128	\$715,903
Gross Income per SqFt	\$23.39	\$31.14	\$20.22	\$23.39
Estimated Expense	\$250,605	\$348,176	\$380,682	\$204,279
Expense SqFt	\$6.67	\$7.70	\$10.04	\$6.67
Net Operating Income	\$628,204	\$1,059,855	\$386,446	\$511,624
Full Market Value	\$4,583,000	\$7,915,000	\$2,762,000	\$2,250,000
Market Value per SqFt	\$121.98	\$175.08	\$72.81	\$73.51
Distance from Cooperative in miles		0.05	0.16	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01874-0058	1-01889-0040	1-01892-0016	
Address	246 WEST 103 STREET	290 RIVERSIDE DRIVE	949 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	78	63	60	
Year Built	1917	1924	1916	
Gross SqFt	77,465	106,763	83,805	
Estimated Gross Income	\$1,345,567	\$1,676,627	\$1,665,271	
Gross Income per SqFt	\$17.37	\$15.70	\$19.87	
Estimated Expense	\$536,058	\$629,623	\$582,470	
Expense SqFt	\$6.92	\$5.90	\$6.95	
Net Operating Income	\$809,509	\$1,047,004	\$1,082,801	
Full Market Value	\$5,412,000	\$7,163,000	\$4,763,000	
Market Value per SqFt	\$69.86	\$67.09	\$56.83	
Distance from Cooperative in miles		0.10	0.22	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01874-0061	1-01875-0036		
Address	878 WEST END AVENUE	892 AMSTERDAM AVENUE		
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)		
Building Classification	D4-ELEVATOR	D7-ELEVATOR		
Total Units	60	53		
Year Built	1923	1921		
Gross SqFt	61,779	59,096		
Estimated Gross Income	\$1,165,152	\$1,114,551		
Gross Income per SqFt	\$18.86	\$18.86		
Estimated Expense	\$333,607	\$535,410		
Expense SqFt	\$5.40	\$9.06		
Net Operating Income	\$831,545	\$579,141		
Full Market Value	\$3,674,000	\$4,161,000		
Market Value per SqFt	\$59.47	\$70.41		
Distance from Cooperative in miles		0.10		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01875-0026	1-01873-0042	1-01875-0053	
Address	205 WEST 103 STREET	2670 BROADWAY	2709 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	36	39	35	
Year Built	1920	1920	1910	
Gross SqFt	33,200	45,209	25,270	
Estimated Gross Income	\$953,836	\$1,408,031	\$665,148	
Gross Income per SqFt	\$28.73	\$31.14	\$26.32	
Estimated Expense	\$275,560	\$348,176	\$224,823	
Expense SqFt	\$8.30	\$7.70	\$8.90	
Net Operating Income	\$678,276	\$1,059,855	\$440,325	
Full Market Value	\$5,094,000	\$7,915,000	\$3,186,000	
Market Value per SqFt	\$153.43	\$175.08	\$126.08	
Distance from Cooperative in miles		0.10	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01875-0056	1-01875-0053	1-01877-0031	
Address	242 WEST 104 STREET	2709 BROADWAY	920 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	24	35	32	
Year Built	1925	1910	1925	
Gross SqFt	18,576	25,270	35,290	
Estimated Gross Income	\$493,750	\$665,148	\$946,896	
Gross Income per SqFt	\$26.58	\$26.32	\$26.83	
Estimated Expense	\$156,781	\$224,823	\$281,772	
Expense SqFt	\$8.44	\$8.90	\$7.98	
Net Operating Income	\$336,969	\$440,325	\$665,124	
Full Market Value	\$2,437,000	\$3,186,000	\$4,807,000	
Market Value per SqFt	\$131.19	\$126.08	\$136.21	
Distance from Cooperative in miles		0.00	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01875-0061	1-01878-0025	1-01878-0021	
Address	890 WEST END AVENUE	203 WEST 106 STREET	209 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	82	76	77	
Year Built	1926	1926	1925	
Gross SqFt	114,330	108,052	106,149	
Estimated Gross Income	\$2,145,974	\$1,966,546	\$2,051,860	
Gross Income per SqFt	\$18.77	\$18.20	\$19.33	
Estimated Expense	\$605,949	\$943,294	\$963,833	
Expense SqFt	\$5.30	\$8.73	\$9.08	
Net Operating Income	\$1,540,025	\$1,023,252	\$1,088,027	
Full Market Value	\$11,067,000	\$7,365,000	\$7,802,000	
Market Value per SqFt	\$96.80	\$68.16	\$73.50	
Distance from Cooperative in miles		0.17	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01876-0007	1-01874-0052	1-01888-0087	
Address	2721 BROADWAY	2689 BROADWAY	276 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	84	140	97	
Year Built	1926	1910	1940	
Gross SqFt	145,625	168,140	153,653	
Estimated Gross Income	\$2,631,444	\$3,061,009	\$2,753,462	
Gross Income per SqFt	\$18.07	\$18.21	\$17.92	
Estimated Expense	\$851,906	\$877,587	\$1,376,731	
Expense SqFt	\$5.85	\$5.22	\$8.96	
Net Operating Income	\$1,779,538	\$2,183,422	\$1,376,731	
Full Market Value	\$11,110,000	\$15,714,000	\$9,922,000	
Market Value per SqFt	\$76.29	\$93.46	\$64.57	
Distance from Cooperative in miles		0.10	0.26	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01876-0029	1-01875-0041	1-01878-0020	
Address	201 WEST 104 STREET	218 WEST 104 STREET	215 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	12	10	12	
Year Built	1926	1926	1925	
Gross SqFt	12,440	7,610	12,430	
Estimated Gross Income	\$297,814	\$148,699	\$336,605	
Gross Income per SqFt	\$23.94	\$19.54	\$27.08	
Estimated Expense	\$102,506		\$87,938	
Expense SqFt	\$8.24		\$7.07	
Net Operating Income	\$195,308	\$148,699	\$248,667	
Full Market Value	\$961,000	\$1,673,000	\$1,795,000	
Market Value per SqFt	\$77.25	\$219.84	\$144.41	
Distance from Cooperative in miles		0.05	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01876-0046	1-01878-0021	1-01890-0015	
Address	2730 BROADWAY	209 WEST 106 STREET	865 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	74	77	78	
Year Built	1920	1925	1925	
Gross SqFt	112,541	106,149	143,604	
Estimated Gross Income	\$2,143,906	\$2,051,860	\$2,694,011	
Gross Income per SqFt	\$19.05	\$19.33	\$18.76	
Estimated Expense	\$649,362	\$963,833	\$1,293,872	
Expense SqFt	\$5.77	\$9.08	\$9.01	
Net Operating Income	\$1,494,544	\$1,088,027	\$1,400,139	
Full Market Value	\$8,327,000	\$7,802,000	\$10,062,000	
Market Value per SqFt	\$73.99	\$73.50	\$70.07	
Distance from Cooperative in miles		0.11	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01877-0001	1-01876-0061	1-01890-0015	
Address	2745 BROADWAY	908 WEST END AVENUE	865 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	75	90	78	
Year Built	1913	1925	1925	
Gross SqFt	160,764	120,542	143,604	
Estimated Gross Income	\$3,337,461	\$2,742,209	\$2,694,011	
Gross Income per SqFt	\$20.76	\$22.75	\$18.76	
Estimated Expense	\$993,522	\$754,061	\$1,293,872	
Expense SqFt	\$6.18	\$6.26	\$9.01	
Net Operating Income	\$2,343,939	\$1,988,148	\$1,400,139	
Full Market Value	\$17,216,000	\$14,525,000	\$10,062,000	
Market Value per SqFt	\$107.09	\$120.50	\$70.07	
Distance from Cooperative in miles		0.05	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01877-0025	1-01877-0022	1-01877-0037	
Address	213 WEST 105 STREET	225 WEST 105 STREET	202 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	C4-WALK-UP	D9-ELEVATOR	
Total Units	32	53	39	
Year Built	1925	1925	1925	
Gross SqFt	33,750	27,465	18,930	
Estimated Gross Income	\$870,413	\$641,813	\$533,987	
Gross Income per SqFt	\$25.79	\$23.37	\$28.21	
Estimated Expense	\$283,500	\$194,384	\$183,826	
Expense SqFt	\$8.40	\$7.08	\$9.71	
Net Operating Income	\$586,913	\$447,429	\$350,161	
Full Market Value	\$4,252,000	\$3,264,000	\$2,520,000	
Market Value per SqFt	\$125.99	\$118.84	\$133.12	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01877-0042	1-01847-0021	1-01844-0020	1-01843-0020
Address	234 WEST 106 STREET	2075 FRED DOUGLASS BOULEV	200 MANHATTAN AVENUE	152 MANHATTAN AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	MANHATTAN VALLEY	MANHATTAN VALLEY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP	D3-ELEVATOR
Total Units	50	82	105	81
Year Built	1925	1988	1890	1900
Gross SqFt	66,492	54,675	112,493	75,164
Estimated Gross Income	\$1,554,583	\$1,517,231	\$2,629,613	\$1,734,597
Gross Income per SqFt	\$23.38	\$27.75	\$23.38	\$23.08
Estimated Expense	\$474,753	\$606,893	\$803,033	\$693,249
Expense SqFt	\$7.14	\$11.10	\$7.14	\$9.22
Net Operating Income	\$1,079,830	\$910,338	\$1,826,580	\$1,041,348
Full Market Value	\$7,877,000	\$4,515,000	\$8,235,000	\$5,460,000
Market Value per SqFt	\$118.47	\$82.58	\$73.20	\$72.64
Distance from Cooperative in miles		0.50	0.39	0.37

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01879-0001	1-01876-0001	1-01868-0061	1-01872-0043
Address	2780 BROADWAY	900 WEST END AVENUE	752 WEST END AVENUE	2644 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	119	128	210	176
Year Built	1929	1927	1931	1926
Gross SqFt	197,170	172,176	198,248	259,607
Estimated Gross Income	\$4,432,382	\$3,561,865	\$4,555,542	\$5,835,965
Gross Income per SqFt	\$22.48	\$20.69	\$22.98	\$22.48
Estimated Expense	\$1,285,548	\$1,488,206	\$1,691,988	\$2,624,627
Expense SqFt	\$6.52	\$8.64	\$8.53	\$10.11
Net Operating Income	\$3,146,834	\$2,073,659	\$2,863,554	\$3,211,338
Full Market Value	\$23,005,000	\$15,233,000	\$20,570,000	\$23,476,000
Market Value per SqFt	\$116.68	\$88.47	\$103.76	\$90.43
Distance from Cooperative in miles		0.17	0.56	0.36

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01879-0021	1-01878-0031	1-01878-0017	
Address	211 WEST 107 STREET	940 AMSTERDAM AVENUE	219 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	11	22	12	
Year Built	1920	1920	1925	
Gross SqFt	14,255	19,872	12,430	
Estimated Gross Income	\$318,742	\$476,276	\$257,815	
Gross Income per SqFt	\$22.36	\$23.97	\$20.74	
Estimated Expense	\$97,932	\$162,391	\$69,289	
Expense SqFt	\$6.87	\$8.17	\$5.57	
Net Operating Income	\$220,810	\$313,885	\$188,526	
Full Market Value	\$1,615,000	\$2,285,000	\$1,385,000	
Market Value per SqFt	\$113.29	\$114.99	\$111.42	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01879-0036	1-01878-0021	1-01878-0025	1-01876-0061
Address	968 AMSTERDAM AVENUE	209 WEST 106 STREET	203 WEST 106 STREET	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	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	118	77	76	90
Year Built	1930	1925	1926	1925
Gross SqFt	100,961	106,149	108,052	120,542
Estimated Gross Income	\$1,951,576	\$2,051,860	\$1,966,546	\$2,742,209
Gross Income per SqFt	\$19.33	\$19.33	\$18.20	\$22.75
Estimated Expense	\$550,237	\$963,833	\$943,294	\$754,061
Expense SqFt	\$5.45	\$9.08	\$8.73	\$6.26
Net Operating Income	\$1,401,339	\$1,088,027	\$1,023,252	\$1,988,148
Full Market Value	\$10,049,000	\$7,802,000	\$7,365,000	\$14,525,000
Market Value per SqFt	\$99.53	\$73.50	\$68.16	\$120.50
Distance from Cooperative in miles		0.05	0.05	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01879-0062	1-01879-0037	1-01877-0039	
Address	2788 BROADWAY	204 WEST 108 STREET	206 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	69	48	59	
Year Built	1930	1915	1910	
Gross SqFt	37,345	42,186	31,476	
Estimated Gross Income	\$949,310	\$1,093,822	\$784,190	
Gross Income per SqFt	\$25.42	\$25.93	\$24.91	
Estimated Expense	\$300,627	\$333,826	\$257,594	
Expense SqFt	\$8.05	\$7.91	\$8.18	
Net Operating Income	\$648,683	\$759,996	\$526,596	
Full Market Value	\$4,703,000	\$5,504,000	\$3,825,000	
Market Value per SqFt	\$125.93	\$130.47	\$121.52	
Distance from Cooperative in miles		0.00	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01880-0001	1-01878-0025	1-01878-0021	
Address	2800 BROADWAY	203 WEST 106 STREET	209 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	106	76	77	
Year Built	1910	1926	1925	
Gross SqFt	121,922	108,052	106,149	
Estimated Gross Income	\$2,288,476	\$1,966,546	\$2,051,860	
Gross Income per SqFt	\$18.77	\$18.20	\$19.33	
Estimated Expense	\$646,187	\$943,294	\$963,833	
Expense SqFt	\$5.30	\$8.73	\$9.08	
Net Operating Income	\$1,642,289	\$1,023,252	\$1,088,027	
Full Market Value	\$11,802,000	\$7,365,000	\$7,802,000	
Market Value per SqFt	\$96.80	\$68.16	\$73.50	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01880-0007	1-01880-0029	1-01882-0047	1-01883-0014
Address	241 WEST 108 STREET	976 AMSTERDAM AVENUE	526 WEST 111 STREET	529 WEST 111 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	50	44	37
Year Built	1911	1915	1925	1920
Gross SqFt	48,150	51,080	43,145	43,540
Estimated Gross Income	\$897,998	\$1,053,270	\$804,611	\$763,692
Gross Income per SqFt	\$18.65	\$20.62	\$18.65	\$17.54
Estimated Expense	\$276,863	\$484,238	\$247,886	\$381,846
Expense SqFt	\$5.75	\$9.48	\$5.75	\$8.77
Net Operating Income	\$621,135	\$569,032	\$556,725	\$381,846
Full Market Value	\$4,465,000	\$4,181,000	\$4,002,000	\$2,755,000
Market Value per SqFt	\$92.73	\$81.85	\$92.76	\$63.28
Distance from Cooperative in miles		0.00	0.10	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01880-0010	1-01880-0029	1-01879-0037	
Address	239 WEST 108 STREET	976 AMSTERDAM AVENUE	204 WEST 108 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	37	50	48	
Year Built	1925	1915	1915	
Gross SqFt	36,045	51,080	42,186	
Estimated Gross Income	\$839,128	\$1,053,270	\$1,093,822	
Gross Income per SqFt	\$23.28	\$20.62	\$25.93	
Estimated Expense	\$267,454	\$484,238	\$333,826	
Expense SqFt	\$7.42	\$9.48	\$7.91	
Net Operating Income	\$571,674	\$569,032	\$759,996	
Full Market Value	\$4,172,000	\$4,181,000	\$5,504,000	
Market Value per SqFt	\$115.74	\$81.85	\$130.47	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01881-0011	1-01881-0028	1-01881-0025	
Address	243 WEST 109 STREET	203 WEST 109 STREET	209 WEST 109 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	16	17	16	
Year Built	1915	1910	1900	
Gross SqFt	9,640	9,385	9,385	
Estimated Gross Income	\$199,355	\$193,616	\$194,565	
Gross Income per SqFt	\$20.68	\$20.63	\$20.73	
Estimated Expense	\$84,832	\$87,410	\$77,666	
Expense SqFt	\$8.80	\$9.31	\$8.28	
Net Operating Income	\$114,523	\$106,206	\$116,899	
Full Market Value	\$841,000	\$780,000	\$859,000	
Market Value per SqFt	\$87.24	\$83.11	\$91.53	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01881-0012	1-01881-0028	1-01881-0025	
Address	241 WEST 109 STREET	203 WEST 109 STREET	209 WEST 109 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	16	17	16	
Year Built	1920	1910	1900	
Gross SqFt	9,640	9,385	9,385	
Estimated Gross Income	\$199,355	\$193,616	\$194,565	
Gross Income per SqFt	\$20.68	\$20.63	\$20.73	
Estimated Expense	\$84,832	\$87,410	\$77,666	
Expense SqFt	\$8.80	\$9.31	\$8.28	
Net Operating Income	\$114,523	\$106,206	\$116,899	
Full Market Value	\$841,000	\$780,000	\$859,000	
Market Value per SqFt	\$87.24	\$83.11	\$91.53	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01881-0013	1-01880-0023	1-01881-0019	
Address	237 WEST 109 STREET	211 WEST 108 STREET	223 WEST 109 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	25	21	25	
Year Built	1925	1925	1910	
Gross SqFt	21,370	17,635	18,918	
Estimated Gross Income	\$432,315	\$384,219	\$352,948	
Gross Income per SqFt	\$20.23	\$21.79	\$18.66	
Estimated Expense	\$162,626	\$134,544	\$143,446	
Expense SqFt	\$7.61	\$7.63	\$7.58	
Net Operating Income	\$269,689	\$249,675	\$209,502	
Full Market Value	\$1,927,000	\$1,829,000	\$1,506,000	
Market Value per SqFt	\$90.17	\$103.71	\$79.61	
Distance from Cooperative in miles		0.05	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0008	1-01895-0055	1-01878-0021	
Address	535 CATHEDRAL PARKWAY	2901 BROADWAY	209 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR	
Total Units	140	141	77	
Year Built	1923	1910	1925	
Gross SqFt	150,429	178,897	106,149	
Estimated Gross Income	\$2,993,537	\$3,662,604	\$2,051,860	
Gross Income per SqFt	\$19.90	\$20.47	\$19.33	
Estimated Expense	\$1,098,132	\$1,635,541	\$963,833	
Expense SqFt	\$7.30	\$9.14	\$9.08	
Net Operating Income	\$1,895,405	\$2,027,063	\$1,088,027	
Full Market Value	\$12,100,000	\$14,474,000	\$7,802,000	
Market Value per SqFt	\$80.44	\$80.91	\$73.50	
Distance from Cooperative in miles		0.21	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0036	1-01882-0047	1-01884-0015	
Address	1028 AMSTERDAM AVENUE	526 WEST 111 STREET	523 WEST 112 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	42	44	49	
Year Built	1910	1925	1925	
Gross SqFt	55,868	43,145	54,567	
Estimated Gross Income	\$984,394	\$804,611	\$905,267	
Gross Income per SqFt	\$17.62	\$18.65	\$16.59	
Estimated Expense	\$362,025	\$247,886	\$461,637	
Expense SqFt	\$6.48	\$5.75	\$8.46	
Net Operating Income	\$622,369	\$556,725	\$443,630	
Full Market Value	\$4,489,000	\$4,002,000	\$3,211,000	
Market Value per SqFt	\$80.35	\$92.76	\$58.85	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0038	1-01882-0047	1-01880-0029	
Address	504 WEST 111 STREET	526 WEST 111 STREET	976 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	44	44	50	
Year Built	1910	1925	1915	
Gross SqFt	47,234	43,145	51,080	
Estimated Gross Income	\$927,676	\$804,611	\$1,053,270	
Gross Income per SqFt	\$19.64	\$18.65	\$20.62	
Estimated Expense	\$299,464	\$247,886	\$484,238	
Expense SqFt	\$6.34	\$5.75	\$9.48	
Net Operating Income	\$628,212	\$556,725	\$569,032	
Full Market Value	\$4,501,000	\$4,002,000	\$4,181,000	
Market Value per SqFt	\$95.29	\$92.76	\$81.85	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0051	1-01880-0029	1-01885-0024	
Address	528 WEST 111 STREET	976 AMSTERDAM AVENUE	511 WEST 113 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	41	50	44	
Year Built	1910	1915	1910	
Gross SqFt	53,085	51,080	42,360	
Estimated Gross Income	\$1,045,244	\$1,053,270	\$794,344	
Gross Income per SqFt	\$19.69	\$20.62	\$18.75	
Estimated Expense	\$404,508	\$484,238	\$352,002	
Expense SqFt	\$7.62	\$9.48	\$8.31	
Net Operating Income	\$640,736	\$569,032	\$442,342	
Full Market Value	\$4,590,000	\$4,181,000	\$3,179,000	
Market Value per SqFt	\$86.47	\$81.85	\$75.05	
Distance from Cooperative in miles		0.10	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0054	1-01880-0029	1-01885-0024	
Address	532 WEST 111 STREET	976 AMSTERDAM AVENUE	511 WEST 113 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
Total Units	40	50	44	
Year Built	1910	1915	1910	
Gross SqFt	53,093	51,080	42,360	
Estimated Gross Income	\$1,045,401	\$1,053,270	\$794,344	
Gross Income per SqFt	\$19.69	\$20.62	\$18.75	
Estimated Expense	\$404,569	\$484,238	\$352,002	
Expense SqFt	\$7.62	\$9.48	\$8.31	
Net Operating Income	\$640,832	\$569,032	\$442,342	
Full Market Value	\$4,591,000	\$4,181,000	\$3,179,000	
Market Value per SqFt	\$86.47	\$81.85	\$75.05	
Distance from Cooperative in miles		0.10	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01882-0058	1-01882-0047	1-01880-0029	
Address	536 WEST 111 STREET	526 WEST 111 STREET	976 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	40	44	50	
Year Built	1910	1925	1915	
Gross SqFt	47,020	43,145	51,080	
Estimated Gross Income	\$923,473	\$804,611	\$1,053,270	
Gross Income per SqFt	\$19.64	\$18.65	\$20.62	
Estimated Expense	\$298,107	\$247,886	\$484,238	
Expense SqFt	\$6.34	\$5.75	\$9.48	
Net Operating Income	\$625,366	\$556,725	\$569,032	
Full Market Value	\$4,481,000	\$4,002,000	\$4,181,000	
Market Value per SqFt	\$95.30	\$92.76	\$81.85	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01883-0025	1-01883-0022	1-01885-0027	1-01885-0015
Address	507 WEST 111 STREET	515 WEST 111 STREET	507 WEST 113 STREET	533 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	24	36	33	32
Year Built	1915	1925	1910	1915
Gross SqFt	26,424	26,310	27,184	27,509
Estimated Gross Income	\$549,883	\$933,514	\$580,015	\$573,083
Gross Income per SqFt	\$20.81	\$35.48	\$21.34	\$20.83
Estimated Expense	\$245,215	\$276,291	\$243,182	\$259,617
Expense SqFt	\$9.28	\$10.50	\$8.95	\$9.44
Net Operating Income	\$304,668	\$657,223	\$336,833	\$313,466
Full Market Value	\$2,237,000	\$4,858,000	\$2,471,000	\$2,302,000
Market Value per SqFt	\$84.66	\$184.64	\$90.90	\$83.68
Distance from Cooperative in miles		0.00	0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01883-0026	1-00754-0012	1-01859-0046	
Address	503 WEST 111 STREET	353 WEST 30 STREET	140 WEST 105 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	FASHION	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	30	32	29	
Year Built	1900	1920	1920	
Gross SqFt	18,960	14,000	20,994	
Estimated Gross Income	\$462,055	\$338,044	\$516,307	
Gross Income per SqFt	\$24.37	\$24.15	\$24.59	
Estimated Expense	\$209,887	\$114,917	\$144,974	
Expense SqFt	\$11.07	\$8.21	\$6.91	
Net Operating Income	\$252,168	\$223,127	\$371,333	
Full Market Value	\$1,800,000	\$1,624,000	\$1,695,000	
Market Value per SqFt	\$94.94	\$116.00	\$80.74	
Distance from Cooperative in miles		4.08	0.40	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01883-0030	1-01845-0005	1-01859-0046	
Address	1046 AMSTERDAM AVENUE	63 WEST 109 STREET	140 WEST 105 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	MANHATTAN VALLEY	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	C4-WALK-UP	D1-ELEVATOR	
Total Units	24	13	29	
Year Built	1915	1900	1920	
Gross SqFt	26,000	16,900	20,994	
Estimated Gross Income	\$547,040	\$295,581	\$516,307	
Gross Income per SqFt	\$21.04	\$17.49	\$24.59	
Estimated Expense	\$170,820	\$147,875	\$144,974	
Expense SqFt	\$6.57	\$8.75	\$6.91	
Net Operating Income	\$376,220	\$147,706	\$371,333	
Full Market Value	\$2,280,000	\$1,066,000	\$1,695,000	
Market Value per SqFt	\$87.69	\$63.08	\$80.74	
Distance from Cooperative in miles		0.32	0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0001	1-01253-0048	1-01870-0056	
Address	240 RIVERSIDE DRIVE	227 RIVERSIDE DRIVE	250 WEST 99 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	47	39	43	
Year Built	1918	1930	1925	
Gross SqFt	41,132	48,179	54,520	
Estimated Gross Income	\$843,206	\$970,895	\$1,293,760	
Gross Income per SqFt	\$20.50	\$20.15	\$23.73	
Estimated Expense	\$295,328	\$304,490	\$582,274	
Expense SqFt	\$7.18	\$6.32	\$10.68	
Net Operating Income	\$547,878	\$666,405	\$711,486	
Full Market Value	\$3,912,000	\$4,763,000	\$5,186,000	
Market Value per SqFt	\$95.11	\$98.86	\$95.12	
Distance from Cooperative in miles		0.11	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0015	1-01242-0003	1-01889-0128	1-01869-0033
Address	739 WEST END AVENUE	704 WEST END AVENUE	322 WEST 101 STREET	768 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C5-WALK-UP	C5-WALK-UP	C7-WALK-UP
Total Units	11	10	10	9
Year Built	1910	1920	1910	1920
Gross SqFt	21,900	8,175	6,355	8,795
Estimated Gross Income	\$519,249	\$239,855	\$124,177	\$232,157
Gross Income per SqFt	\$23.71	\$29.34	\$19.54	\$26.40
Estimated Expense	\$174,543			\$73,906
Expense SqFt	\$7.97			\$8.40
Net Operating Income	\$344,706	\$239,855	\$124,177	\$158,251
Full Market Value	\$2,513,000	\$1,740,000	\$1,397,000	\$2,355,000
Market Value per SqFt	\$114.75	\$212.84	\$219.83	\$267.77
Distance from Cooperative in miles		0.14	0.20	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0016	1-01253-0007	1-01870-0037	
Address	741 WEST END AVENUE	321 WEST 94 STREET	206 WEST 99 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	37	30	25	
Year Built	1929	1930	1925	
Gross SqFt	21,900	30,960	23,964	
Estimated Gross Income	\$521,439	\$698,471	\$600,387	
Gross Income per SqFt	\$23.81	\$22.56	\$25.05	
Estimated Expense	\$182,427	\$313,342	\$156,619	
Expense SqFt	\$8.33	\$10.12	\$6.54	
Net Operating Income	\$339,012	\$385,129	\$443,768	
Full Market Value	\$2,469,000	\$2,815,000	\$3,223,000	
Market Value per SqFt	\$112.74	\$90.92	\$134.49	
Distance from Cooperative in miles		0.11	0.21	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0019	1-01870-0056	1-01253-0007	
Address	747 WEST END AVENUE	250 WEST 99 STREET	321 WEST 94 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	35	43	30	
Year Built	1920	1925	1930	
Gross SqFt	48,000	54,520	30,960	
Estimated Gross Income	\$1,111,200	\$1,293,760	\$698,471	
Gross Income per SqFt	\$23.15	\$23.73	\$22.56	
Estimated Expense	\$435,840	\$582,274	\$313,342	
Expense SqFt	\$9.08	\$10.68	\$10.12	
Net Operating Income	\$675,360	\$711,486	\$385,129	
Full Market Value	\$4,930,000	\$5,186,000	\$2,815,000	
Market Value per SqFt	\$102.71	\$95.12	\$90.92	
Distance from Cooperative in miles		0.14	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0022	1-01241-0061	1-01888-0043	1-01872-0061
Address	755 WEST END AVENUE	698 WEST END AVENUE	270 RIVERSIDE DRIVE	832 WEST END AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	49	90	60	69
Year Built	1925	1925	1920	1913
Gross SqFt	98,097	91,494	119,315	108,377
Estimated Gross Income	\$1,956,054	\$2,411,754	\$2,379,124	\$1,955,096
Gross Income per SqFt	\$19.94	\$26.36	\$19.94	\$18.04
Estimated Expense	\$668,041	\$1,015,109	\$812,979	\$883,213
Expense SqFt	\$6.81	\$11.09	\$6.81	\$8.15
Net Operating Income	\$1,288,013	\$1,396,645	\$1,566,145	\$1,071,883
Full Market Value	\$9,213,000	\$10,105,000	\$11,203,000	\$7,723,000
Market Value per SqFt	\$93.92	\$110.44	\$93.89	\$71.26
Distance from Cooperative in miles		0.18	0.15	0.22

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0036	1-01887-0058	1-01253-0048	
Address	244 RIVERSIDE DRIVE	777 WEST END AVENUE	227 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	63	62	39	
Year Built	1900	1920	1930	
Gross SqFt	44,336	69,590	48,179	
Estimated Gross Income	\$888,493	\$1,588,223	\$970,895	
Gross Income per SqFt	\$20.04	\$22.82	\$20.15	
Estimated Expense	\$311,239	\$536,451	\$304,490	
Expense SqFt	\$7.02	\$7.71	\$6.32	
Net Operating Income	\$577,254	\$1,051,772	\$666,405	
Full Market Value	\$4,128,000	\$7,683,000	\$4,763,000	
Market Value per SqFt	\$93.11	\$110.40	\$98.86	
Distance from Cooperative in miles		0.05	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0045	1-01870-0043	1-01873-0010	
Address	311 WEST 97 STREET	2616 BROADWAY	2659 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	22	24	40	
Year Built	1915	1920	1910	
Gross SqFt	31,850	41,104	37,633	
Estimated Gross Income	\$754,527	\$967,177	\$897,171	
Gross Income per SqFt	\$23.69	\$23.53	\$23.84	
Estimated Expense	\$259,896	\$435,291	\$385,738	
Expense SqFt	\$8.16	\$10.59	\$10.25	
Net Operating Income	\$494,631	\$531,886	\$511,433	
Full Market Value	\$3,606,000	\$3,879,000	\$3,201,000	
Market Value per SqFt	\$113.22	\$94.37	\$85.06	
Distance from Cooperative in miles		0.18	0.21	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0050	1-01888-0043	1-01872-0061	
Address	771 WEST END AVENUE	270 RIVERSIDE DRIVE	832 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	65	60	69	
Year Built	1915	1920	1913	
Gross SqFt	116,520	119,315	108,377	
Estimated Gross Income	\$2,212,715	\$2,379,124	\$1,955,096	
Gross Income per SqFt	\$18.99	\$19.94	\$18.04	
Estimated Expense	\$871,570	\$812,979	\$883,213	
Expense SqFt	\$7.48	\$6.81	\$8.15	
Net Operating Income	\$1,341,145	\$1,566,145	\$1,071,883	
Full Market Value	\$9,108,000	\$11,203,000	\$7,723,000	
Market Value per SqFt	\$78.17	\$93.89	\$71.26	
Distance from Cooperative in miles		0.10	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01887-0065	1-01888-0043	1-01241-0001	
Address	258 RIVERSIDE DRIVE	270 RIVERSIDE DRIVE	680 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (79-96)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	52	60	63	
Year Built	1912	1920	1917	
Gross SqFt	141,460	119,315	154,800	
Estimated Gross Income	\$2,807,981	\$2,379,124	\$3,057,151	
Gross Income per SqFt	\$19.85	\$19.94	\$19.75	
Estimated Expense	\$889,783	\$812,979	\$891,230	
Expense SqFt	\$6.29	\$6.81	\$5.76	
Net Operating Income	\$1,918,198	\$1,566,145	\$2,165,921	
Full Market Value	\$13,725,000	\$11,203,000	\$15,503,000	
Market Value per SqFt	\$97.02	\$93.89	\$100.15	
Distance from Cooperative in miles		0.10	0.22	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0010	1-01871-0061	1-01890-0015	1-01891-0026
Address	305 WEST 98 STREET	814 WEST END AVENUE	865 WEST END AVENUE	915 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	88	96	78	94
Year Built	1930	1926	1925	1923
Gross SqFt	110,740	107,869	143,604	118,591
Estimated Gross Income	\$2,077,482	\$1,870,980	\$2,694,011	\$2,756,615
Gross Income per SqFt	\$18.76	\$17.34	\$18.76	\$23.24
Estimated Expense	\$674,407	\$701,389	\$1,293,872	\$884,289
Expense SqFt	\$6.09	\$6.50	\$9.01	\$7.46
Net Operating Income	\$1,403,075	\$1,169,591	\$1,400,139	\$1,872,326
Full Market Value	\$8,195,000	\$8,443,000	\$10,062,000	\$13,664,000
Market Value per SqFt	\$74.00	\$78.27	\$70.07	\$115.22
Distance from Cooperative in miles		0.10	0.20	0.29

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0025	1-01888-0043	1-01872-0061	
Address	789 WEST END AVENUE	270 RIVERSIDE DRIVE	832 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	65	60	69	
Year Built	1916	1920	1913	
Gross SqFt	106,704	119,315	108,377	
Estimated Gross Income	\$2,026,309	\$2,379,124	\$1,955,096	
Gross Income per SqFt	\$18.99	\$19.94	\$18.04	
Estimated Expense	\$798,146	\$812,979	\$883,213	
Expense SqFt	\$7.48	\$6.81	\$8.15	
Net Operating Income	\$1,228,163	\$1,566,145	\$1,071,883	
Full Market Value	\$7,678,000	\$11,203,000	\$7,723,000	
Market Value per SqFt	\$71.96	\$93.89	\$71.26	
Distance from Cooperative in miles		0.05	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0031	1-01888-0043	1-01887-0058	1-01890-0036
Address	310 WEST 99 STREET	270 RIVERSIDE DRIVE	777 WEST END AVENUE	305 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	66	60	62	63
Year Built	1920	1920	1920	1911
Gross SqFt	96,318	119,315	69,590	126,785
Estimated Gross Income	\$2,044,831	\$2,379,124	\$1,588,223	\$2,691,646
Gross Income per SqFt	\$21.23	\$19.94	\$22.82	\$21.23
Estimated Expense	\$743,575	\$812,979	\$536,451	\$1,237,422
Expense SqFt	\$7.72	\$6.81	\$7.71	\$9.76
Net Operating Income	\$1,301,256	\$1,566,145	\$1,051,772	\$1,454,224
Full Market Value	\$9,547,000	\$11,203,000	\$7,683,000	\$10,669,000
Market Value per SqFt	\$99.12	\$93.89	\$110.40	\$84.15
Distance from Cooperative in miles		0.05	0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0036	1-01887-0058	1-01872-0061	1-01889-0040
Address	264 RIVERSIDE DRIVE	777 WEST END AVENUE	832 WEST END AVENUE	290 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	64	62	69	63
Year Built	1912	1920	1913	1924
Gross SqFt	82,938	69,590	108,377	106,763
Estimated Gross Income	\$1,496,202	\$1,588,223	\$1,955,096	\$1,676,627
Gross Income per SqFt	\$18.04	\$22.82	\$18.04	\$15.70
Estimated Expense	\$675,945	\$536,451	\$883,213	\$629,623
Expense SqFt	\$8.15	\$7.71	\$8.15	\$5.90
Net Operating Income	\$820,257	\$1,051,772	\$1,071,883	\$1,047,004
Full Market Value	\$5,910,000	\$7,683,000	\$7,723,000	\$7,163,000
Market Value per SqFt	\$71.26	\$110.40	\$71.26	\$67.09
Distance from Cooperative in miles		0.05	0.13	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0059	1-01890-0064	1-01875-0058	
Address	313 WEST 99 STREET	306 WEST 104 STREET	250 WEST 104 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	33	37	40	
Year Built	1920	1927	1912	
Gross SqFt	47,851	51,414	47,673	
Estimated Gross Income	\$835,478	\$684,819	\$1,029,438	
Gross Income per SqFt	\$17.46	\$13.32	\$21.59	
Estimated Expense	\$312,467	\$329,320	\$316,344	
Expense SqFt	\$6.53	\$6.41	\$6.64	
Net Operating Income	\$523,011	\$355,499	\$713,094	
Full Market Value	\$2,849,000	\$2,360,000	\$5,228,000	
Market Value per SqFt	\$59.54	\$45.90	\$109.66	
Distance from Cooperative in miles		0.20	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0067	1-01872-0061	1-01890-0015	
Address	801 WEST END AVENUE	832 WEST END AVENUE	865 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	74	69	78	
Year Built	1940	1913	1925	
Gross SqFt	111,359	108,377	143,604	
Estimated Gross Income	\$2,049,006	\$1,955,096	\$2,694,011	
Gross Income per SqFt	\$18.40	\$18.04	\$18.76	
Estimated Expense	\$792,876	\$883,213	\$1,293,872	
Expense SqFt	\$7.12	\$8.15	\$9.01	
Net Operating Income	\$1,256,130	\$1,071,883	\$1,400,139	
Full Market Value	\$8,239,000	\$7,723,000	\$10,062,000	
Market Value per SqFt	\$73.99	\$71.26	\$70.07	
Distance from Cooperative in miles		0.10	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01888-0076	1-01870-0056	1-01873-0010	1-01870-0042
Address	306 WEST 100 STREET	250 WEST 99 STREET	2659 BROADWAY	216 WEST 99 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	32	43	40	24
Year Built	1940	1925	1910	1925
Gross SqFt	41,520	54,520	37,633	26,040
Estimated Gross Income	\$985,270	\$1,293,760	\$897,171	\$509,899
Gross Income per SqFt	\$23.73	\$23.73	\$23.84	\$19.58
Estimated Expense	\$333,406	\$582,274	\$385,738	\$170,197
Expense SqFt	\$8.03	\$10.68	\$10.25	\$6.54
Net Operating Income	\$651,864	\$711,486	\$511,433	\$339,702
Full Market Value	\$4,305,000	\$5,186,000	\$3,201,000	\$1,914,000
Market Value per SqFt	\$103.68	\$95.12	\$85.06	\$73.50
Distance from Cooperative in miles		0.11	0.13	0.19

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0022	1-01875-0058	1-01875-0036	
Address	839 WEST END AVENUE	250 WEST 104 STREET	892 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
Total Units	43	40	53	
Year Built	1925	1912	1921	
Gross SqFt	55,665	47,673	59,096	
Estimated Gross Income	\$1,126,103	\$1,029,438	\$1,114,551	
Gross Income per SqFt	\$20.23	\$21.59	\$18.86	
Estimated Expense	\$335,103	\$316,344	\$535,410	
Expense SqFt	\$6.02	\$6.64	\$9.06	
Net Operating Income	\$791,000	\$713,094	\$579,141	
Full Market Value	\$5,653,000	\$5,228,000	\$4,161,000	
Market Value per SqFt	\$101.55	\$109.66	\$70.41	
Distance from Cooperative in miles		0.17	0.24	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0036	1-01890-0015	1-01891-0026	1-01876-0061
Address	285 RIVERSIDE DRIVE	865 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	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	86	78	94	90
Year Built	1940	1925	1923	1925
Gross SqFt	159,770	143,604	118,591	120,542
Estimated Gross Income	\$3,634,768	\$2,694,011	\$2,756,615	\$2,742,209
Gross Income per SqFt	\$22.75	\$18.76	\$23.24	\$22.75
Estimated Expense	\$1,000,160	\$1,293,872	\$884,289	\$754,061
Expense SqFt	\$6.26	\$9.01	\$7.46	\$6.26
Net Operating Income	\$2,634,608	\$1,400,139	\$1,872,326	\$1,988,148
Full Market Value	\$19,248,000	\$10,062,000	\$13,664,000	\$14,525,000
Market Value per SqFt	\$120.47	\$70.07	\$115.22	\$120.50
Distance from Cooperative in miles		0.10	0.20	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0042	1-01891-0047	1-01875-0037	1-01892-0039
Address	292 RIVERSIDE DRIVE	313 WEST 105 STREET	208 WEST 104 STREET	317 WEST 107 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	C6-WALK-UP	C5-WALK-UP	C4-WALK-UP	C5-WALK-UP
Total Units	15	16	11	13
Year Built	1920	1900	1920	1920
Gross SqFt	8,323	7,260	7,170	7,160
Estimated Gross Income	\$281,701	\$244,766	\$231,253	\$246,089
Gross Income per SqFt	\$33.85	\$33.71	\$32.25	\$34.37
Estimated Expense	\$133,808	\$68,108	\$76,132	\$86,135
Expense SqFt	\$16.08	\$9.38	\$10.62	\$12.03
Net Operating Income	\$147,893	\$176,658	\$155,121	\$159,954
Full Market Value	\$1,098,000	\$803,000	\$1,155,000	\$584,000
Market Value per SqFt	\$131.92	\$110.61	\$161.09	\$81.56
Distance from Cooperative in miles		0.20	0.20	0.31

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0043	1-01872-0060	1-01891-0031	
Address	293 RIVERSIDE DRIVE	244 WEST 101 STREET	314 WEST 105 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	C6-WALK-UP	C4-WALK-UP	C5-WALK-UP	
Total Units	15	17	15	
Year Built	1915	1925	1923	
Gross SqFt	9,619	9,560	6,888	
Estimated Gross Income	\$239,609	\$207,304	\$193,805	
Gross Income per SqFt	\$24.91	\$21.68	\$28.14	
Estimated Expense	\$94,074	\$92,918	\$67,809	
Expense SqFt	\$9.78	\$9.72	\$9.84	
Net Operating Income	\$145,535	\$114,386	\$125,996	
Full Market Value	\$1,057,000	\$838,000	\$907,000	
Market Value per SqFt	\$109.89	\$87.66	\$131.68	
Distance from Cooperative in miles		0.10	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0061	1-01890-0007	1-01889-0055	
Address	853 WEST END AVENUE	315 WEST 102 STREET	841 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	24	37	91	
Year Built	1910	1922	1930	
Gross SqFt	26,997	36,252	200,981	
Estimated Gross Income	\$478,927	\$768,542	\$2,870,009	
Gross Income per SqFt	\$17.74	\$21.20	\$14.28	
Estimated Expense	\$169,541	\$353,457	\$1,549,564	
Expense SqFt	\$6.28	\$9.75	\$7.71	
Net Operating Income	\$309,386	\$415,085	\$1,320,445	
Full Market Value	\$2,231,000	\$3,046,000	\$9,149,000	
Market Value per SqFt	\$82.64	\$84.02	\$45.52	
Distance from Cooperative in miles		0.05	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01889-0072	1-01872-0061	1-01888-0043	
Address	295 RIVERSIDE DRIVE	832 WEST END AVENUE	270 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	57	69	60	
Year Built	1911	1913	1920	
Gross SqFt	94,804	108,377	119,315	
Estimated Gross Income	\$1,800,328	\$1,955,096	\$2,379,124	
Gross Income per SqFt	\$18.99	\$18.04	\$19.94	
Estimated Expense	\$709,134	\$883,213	\$812,979	
Expense SqFt	\$7.48	\$8.15	\$6.81	
Net Operating Income	\$1,091,194	\$1,071,883	\$1,566,145	
Full Market Value	\$7,018,000	\$7,723,000	\$11,203,000	
Market Value per SqFt	\$74.03	\$71.26	\$93.89	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0001	1-01876-0001	1-01889-0001	
Address	300 RIVERSIDE DRIVE	900 WEST END AVENUE	280 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	114	128	125	
Year Built	1923	1927	1940	
Gross SqFt	190,890	172,176	211,041	
Estimated Gross Income	\$4,041,141	\$3,561,865	\$4,567,254	
Gross Income per SqFt	\$21.17	\$20.69	\$21.64	
Estimated Expense	\$1,586,296	\$1,488,206	\$1,682,821	
Expense SqFt	\$8.31	\$8.64	\$7.97	
Net Operating Income	\$2,454,845	\$2,073,659	\$2,884,433	
Full Market Value	\$18,013,000	\$15,233,000	\$21,142,000	
Market Value per SqFt	\$94.36	\$88.47	\$100.18	
Distance from Cooperative in miles		0.12	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0024	1-01890-0015	1-01890-0036	
Address	871 WEST END AVENUE	865 WEST END AVENUE	305 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	76	78	63	
Year Built	1924	1925	1911	
Gross SqFt	158,615	143,604	126,785	
Estimated Gross Income	\$3,069,200	\$2,694,011	\$2,691,646	
Gross Income per SqFt	\$19.35	\$18.76	\$21.23	
Estimated Expense	\$1,023,067	\$1,293,872	\$1,237,422	
Expense SqFt	\$6.45	\$9.01	\$9.76	
Net Operating Income	\$2,046,133	\$1,400,139	\$1,454,224	
Full Market Value	\$14,672,000	\$10,062,000	\$10,669,000	
Market Value per SqFt	\$92.50	\$70.07	\$84.15	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0028	1-01890-0007	1-01890-0036	1-01875-0010
Address	308 WEST 103 STREET	315 WEST 102 STREET	305 RIVERSIDE DRIVE	2701 BROADWAY
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	73	37	63	59
Year Built	1964	1922	1911	1910
Gross SqFt	63,550	36,252	126,785	46,660
Estimated Gross Income	\$1,349,167	\$768,542	\$2,691,646	\$1,031,617
Gross Income per SqFt	\$21.23	\$21.20	\$21.23	\$22.11
Estimated Expense	\$490,606	\$353,457	\$1,237,422	\$416,968
Expense SqFt	\$7.72	\$9.75	\$9.76	\$8.94
Net Operating Income	\$858,561	\$415,085	\$1,454,224	\$614,649
Full Market Value	\$6,299,000	\$3,046,000	\$10,669,000	\$3,817,000
Market Value per SqFt	\$99.12	\$84.02	\$84.15	\$81.80
Distance from Cooperative in miles		0.00	0.00	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0040	1-01890-0064	1-01890-0015	1-01890-0036
Address	310 RIVERSIDE DRIVE	306 WEST 104 STREET	865 WEST END AVENUE	305 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	325	37	78	63
Year Built	1929	1927	1925	1911
Gross SqFt	204,463	51,414	143,604	126,785
Estimated Gross Income	\$3,835,726	\$684,819	\$2,694,011	\$2,691,646
Gross Income per SqFt	\$18.76	\$13.32	\$18.76	\$21.23
Estimated Expense	\$1,245,180	\$329,320	\$1,293,872	\$1,237,422
Expense SqFt	\$6.09	\$6.41	\$9.01	\$9.76
Net Operating Income	\$2,590,546	\$355,499	\$1,400,139	\$1,454,224
Full Market Value	\$18,617,000	\$2,360,000	\$10,062,000	\$10,669,000
Market Value per SqFt	\$91.05	\$45.90	\$70.07	\$84.15
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0053	1-01889-0040	1-01872-0061	
Address	885 WEST END AVENUE	290 RIVERSIDE DRIVE	832 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	55	63	69	
Year Built	1916	1924	1913	
Gross SqFt	97,857	106,763	108,377	
Estimated Gross Income	\$1,650,848	\$1,676,627	\$1,955,096	
Gross Income per SqFt	\$16.87	\$15.70	\$18.04	
Estimated Expense	\$687,935	\$629,623	\$883,213	
Expense SqFt	\$7.03	\$5.90	\$8.15	
Net Operating Income	\$962,913	\$1,047,004	\$1,071,883	
Full Market Value	\$6,964,000	\$7,163,000	\$7,723,000	
Market Value per SqFt	\$71.17	\$67.09	\$71.26	
Distance from Cooperative in miles		0.10	0.17	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0061	1-01889-0040	1-01872-0061	
Address	895 WEST END AVENUE	290 RIVERSIDE DRIVE	832 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	47	63	69	
Year Built	1916	1924	1913	
Gross SqFt	119,228	106,763	108,377	
Estimated Gross Income	\$2,011,376	\$1,676,627	\$1,955,096	
Gross Income per SqFt	\$16.87	\$15.70	\$18.04	
Estimated Expense	\$838,173	\$629,623	\$883,213	
Expense SqFt	\$7.03	\$5.90	\$8.15	
Net Operating Income	\$1,173,203	\$1,047,004	\$1,071,883	
Full Market Value	\$8,485,000	\$7,163,000	\$7,723,000	
Market Value per SqFt	\$71.17	\$67.09	\$71.26	
Distance from Cooperative in miles		0.10	0.17	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01890-0073	1-01878-0025	1-01888-0087	
Address	314 RIVERSIDE DRIVE	203 WEST 106 STREET	276 RIVERSIDE DRIVE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	93	76	97	
Year Built	1931	1926	1940	
Gross SqFt	128,461	108,052	153,653	
Estimated Gross Income	\$2,320,006	\$1,966,546	\$2,753,462	
Gross Income per SqFt	\$18.06	\$18.20	\$17.92	
Estimated Expense	\$746,358	\$943,294	\$1,376,731	
Expense SqFt	\$5.81	\$8.73	\$8.96	
Net Operating Income	\$1,573,648	\$1,023,252	\$1,376,731	
Full Market Value	\$11,330,000	\$7,365,000	\$9,922,000	
Market Value per SqFt	\$88.20	\$68.16	\$64.57	
Distance from Cooperative in miles		0.22	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01891-0001	1-01876-0001	1-01874-0052	
Address	320 RIVERSIDE DRIVE	900 WEST END AVENUE	2689 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	123	128	140	
Year Built	1929	1927	1910	
Gross SqFt	165,372	172,176	168,140	
Estimated Gross Income	\$3,216,485	\$3,561,865	\$3,061,009	
Gross Income per SqFt	\$19.45	\$20.69	\$18.21	
Estimated Expense	\$1,146,028	\$1,488,206	\$877,587	
Expense SqFt	\$6.93	\$8.64	\$5.22	
Net Operating Income	\$2,070,457	\$2,073,659	\$2,183,422	
Full Market Value	\$14,842,000	\$15,233,000	\$15,714,000	
Market Value per SqFt	\$89.75	\$88.47	\$93.46	
Distance from Cooperative in miles		0.08	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01891-0011	1-01891-0054	1-01891-0057	1-01875-0036
Address	305 WEST 104 STREET	921 WEST END AVENUE	300 WEST 106 STREET	892 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	40	54	62	53
Year Built	1926	1916	1920	1921
Gross SqFt	62,605	43,456	29,792	59,096
Estimated Gross Income	\$1,379,188	\$1,129,511	\$656,181	\$1,114,551
Gross Income per SqFt	\$22.03	\$25.99	\$22.03	\$18.86
Estimated Expense	\$512,735	\$453,443	\$243,882	\$535,410
Expense SqFt	\$8.19	\$10.43	\$8.19	\$9.06
Net Operating Income	\$866,453	\$676,068	\$412,299	\$579,141
Full Market Value	\$6,345,000	\$3,520,000	\$3,019,000	\$4,161,000
Market Value per SqFt	\$101.35	\$81.00	\$101.34	\$70.41
Distance from Cooperative in miles		0.05	0.05	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01891-0035	1-01892-0016	1-01892-0013	
Address	325 RIVERSIDE DRIVE	949 WEST END AVENUE	941 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	53	60	59	
Year Built	1920	1916	1907	
Gross SqFt	74,899	83,805	75,524	
Estimated Gross Income	\$1,450,794	\$1,665,271	\$1,424,495	
Gross Income per SqFt	\$19.37	\$19.87	\$18.86	
Estimated Expense	\$498,827	\$582,470	\$480,757	
Expense SqFt	\$6.66	\$6.95	\$6.37	
Net Operating Income	\$951,967	\$1,082,801	\$943,738	
Full Market Value	\$6,826,000	\$4,763,000	\$6,780,000	
Market Value per SqFt	\$91.14	\$56.83	\$89.77	
Distance from Cooperative in miles		0.11	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01891-0062	1-01892-0013	1-01878-0021	
Address	310 WEST 106 STREET	941 WEST END AVENUE	209 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	78	59	77	
Year Built	1927	1907	1925	
Gross SqFt	93,293	75,524	106,149	
Estimated Gross Income	\$1,781,896	\$1,424,495	\$2,051,860	
Gross Income per SqFt	\$19.10	\$18.86	\$19.33	
Estimated Expense	\$551,362	\$480,757	\$963,833	
Expense SqFt	\$5.91	\$6.37	\$9.08	
Net Operating Income	\$1,230,534	\$943,738	\$1,088,027	
Full Market Value	\$8,829,000	\$6,780,000	\$7,802,000	
Market Value per SqFt	\$94.64	\$89.77	\$73.50	
Distance from Cooperative in miles		0.06	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0001	1-01878-0025	1-01878-0021	
Address	340 RIVERSIDE DRIVE	203 WEST 106 STREET	209 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	62	76	77	
Year Built	1926	1926	1925	
Gross SqFt	124,351	108,052	106,149	
Estimated Gross Income	\$2,334,068	\$1,966,546	\$2,051,860	
Gross Income per SqFt	\$18.77	\$18.20	\$19.33	
Estimated Expense	\$659,060	\$943,294	\$963,833	
Expense SqFt	\$5.30	\$8.73	\$9.08	
Net Operating Income	\$1,675,008	\$1,023,252	\$1,088,027	
Full Market Value	\$12,037,000	\$7,365,000	\$7,802,000	
Market Value per SqFt	\$96.80	\$68.16	\$73.50	
Distance from Cooperative in miles		0.15	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0006	1-01892-0013	1-01878-0025	
Address	311 WEST 106 STREET	941 WEST END AVENUE	203 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	52	59	76	
Year Built	1926	1907	1926	
Gross SqFt	95,175	75,524	108,052	
Estimated Gross Income	\$1,763,593	\$1,424,495	\$1,966,546	
Gross Income per SqFt	\$18.53	\$18.86	\$18.20	
Estimated Expense	\$548,208	\$480,757	\$943,294	
Expense SqFt	\$5.76	\$6.37	\$8.73	
Net Operating Income	\$1,215,385	\$943,738	\$1,023,252	
Full Market Value	\$8,739,000	\$6,780,000	\$7,365,000	
Market Value per SqFt	\$91.82	\$89.77	\$68.16	
Distance from Cooperative in miles		0.00	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0025	1-01877-0036	1-01891-0044	
Address	312 WEST 107 STREET	934 AMSTERDAM AVENUE	319 WEST 105 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	C6-WALK-UP	C7-WALK-UP	C5-WALK-UP	
Total Units	15	16	13	
Year Built	1920	1920	1900	
Gross SqFt	12,792	15,120	9,045	
Estimated Gross Income	\$262,876	\$324,064	\$177,825	
Gross Income per SqFt	\$20.55	\$21.43	\$19.66	
Estimated Expense	\$86,730	\$106,509	\$83,576	
Expense SqFt	\$6.78	\$7.04	\$9.24	
Net Operating Income	\$176,146	\$217,555	\$94,249	
Full Market Value	\$894,000	\$1,595,000	\$638,000	
Market Value per SqFt	\$69.89	\$105.49	\$70.54	
Distance from Cooperative in miles		0.17	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0032	1-01892-0016	1-01892-0013	
Address	345 RIVERSIDE DRIVE	949 WEST END AVENUE	941 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	55	60	59	
Year Built	1951	1916	1907	
Gross SqFt	75,600	83,805	75,524	
Estimated Gross Income	\$1,464,372	\$1,665,271	\$1,424,495	
Gross Income per SqFt	\$19.37	\$19.87	\$18.86	
Estimated Expense	\$503,496	\$582,470	\$480,757	
Expense SqFt	\$6.66	\$6.95	\$6.37	
Net Operating Income	\$960,876	\$1,082,801	\$943,738	
Full Market Value	\$6,889,000	\$4,763,000	\$6,780,000	
Market Value per SqFt	\$91.12	\$56.83	\$89.77	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0049	1-01878-0021	1-01878-0025	
Address	300 WEST 108 STREET	209 WEST 106 STREET	203 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	78	77	76	
Year Built	1924	1925	1926	
Gross SqFt	109,845	106,149	108,052	
Estimated Gross Income	\$2,061,791	\$2,051,860	\$1,966,546	
Gross Income per SqFt	\$18.77	\$19.33	\$18.20	
Estimated Expense	\$582,179	\$963,833	\$943,294	
Expense SqFt	\$5.30	\$9.08	\$8.73	
Net Operating Income	\$1,479,612	\$1,088,027	\$1,023,252	
Full Market Value	\$10,633,000	\$7,802,000	\$7,365,000	
Market Value per SqFt	\$96.80	\$73.50	\$68.16	
Distance from Cooperative in miles		0.16	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01892-0064	1-01893-0039	1-01878-0042	
Address	355 RIVERSIDE DRIVE	309 WEST 109 STREET	220 WEST 107 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	40	60	61	
Year Built	1922	1921	1925	
Gross SqFt	61,344	31,670	50,820	
Estimated Gross Income	\$1,654,448	\$985,101	\$1,159,712	
Gross Income per SqFt	\$26.97	\$31.11	\$22.82	
Estimated Expense	\$478,483	\$268,485	\$521,921	
Expense SqFt	\$7.80	\$8.48	\$10.27	
Net Operating Income	\$1,175,965	\$716,616	\$637,791	
Full Market Value	\$8,490,000	\$5,352,000	\$4,659,000	
Market Value per SqFt	\$138.40	\$168.99	\$91.68	
Distance from Cooperative in miles		0.10	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01893-0001	1-01880-0029	1-01891-0054	1-01879-0037
Address	360 RIVERSIDE DRIVE	976 AMSTERDAM AVENUE	921 WEST END AVENUE	204 WEST 108 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	50	54	48
Year Built	1917	1915	1916	1915
Gross SqFt	53,297	51,080	43,456	42,186
Estimated Gross Income	\$1,381,991	\$1,053,270	\$1,129,511	\$1,093,822
Gross Income per SqFt	\$25.93	\$20.62	\$25.99	\$25.93
Estimated Expense	\$421,579	\$484,238	\$453,443	\$333,826
Expense SqFt	\$7.91	\$9.48	\$10.43	\$7.91
Net Operating Income	\$960,412	\$569,032	\$676,068	\$759,996
Full Market Value	\$6,955,000	\$4,181,000	\$3,520,000	\$5,504,000
Market Value per SqFt	\$130.50	\$81.85	\$81.00	\$130.47
Distance from Cooperative in miles		0.14	0.16	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01893-0006	1-01892-0046	1-01883-0011	
Address	329 WEST 108 STREET	2783 BROADWAY	535 WEST 111 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	24	71	30	
Year Built	1920	1900	1925	
Gross SqFt	31,590	27,818	30,460	
Estimated Gross Income	\$978,026	\$1,180,744	\$593,169	
Gross Income per SqFt	\$30.96	\$42.45	\$19.47	
Estimated Expense	\$341,488	\$363,193	\$260,888	
Expense SqFt	\$10.81	\$13.06	\$8.56	
Net Operating Income	\$636,538	\$817,551	\$332,281	
Full Market Value	\$4,755,000	\$6,168,000	\$2,382,000	
Market Value per SqFt	\$150.52	\$221.73	\$78.20	
Distance from Cooperative in miles		0.05	0.21	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01893-0032	1-01878-0025	1-01878-0021	
Address	370 RIVERSIDE DRIVE	203 WEST 106 STREET	209 WEST 106 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR	
Total Units	80	76	77	
Year Built	1922	1926	1925	
Gross SqFt	132,981	108,052	106,149	
Estimated Gross Income	\$2,496,053	\$1,966,546	\$2,051,860	
Gross Income per SqFt	\$18.77	\$18.20	\$19.33	
Estimated Expense	\$704,799	\$943,294	\$963,833	
Expense SqFt	\$5.30	\$8.73	\$9.08	
Net Operating Income	\$1,791,254	\$1,023,252	\$1,088,027	
Full Market Value	\$12,873,000	\$7,365,000	\$7,802,000	
Market Value per SqFt	\$96.80	\$68.16	\$73.50	
Distance from Cooperative in miles		0.21	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01893-0035	1-01890-0015	1-01876-0001	
Address	375 RIVERSIDE DRIVE	865 WEST END AVENUE	900 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	101	78	128	
Year Built	1922	1925	1927	
Gross SqFt	145,480	143,604	172,176	
Estimated Gross Income	\$2,870,320	\$2,694,011	\$3,561,865	
Gross Income per SqFt	\$19.73	\$18.76	\$20.69	
Estimated Expense	\$1,072,188	\$1,293,872	\$1,488,206	
Expense SqFt	\$7.37	\$9.01	\$8.64	
Net Operating Income	\$1,798,132	\$1,400,139	\$2,073,659	
Full Market Value	\$12,871,000	\$10,062,000	\$15,233,000	
Market Value per SqFt	\$88.47	\$70.07	\$88.47	
Distance from Cooperative in miles		0.35	0.27	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01894-0001	1-01895-0055	1-01876-0001	
Address	380 RIVERSIDE DRIVE	2901 BROADWAY	900 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
Total Units	146	141	128	
Year Built	1907	1910	1927	
Gross SqFt	187,588	178,897	172,176	
Estimated Gross Income	\$3,860,561	\$3,662,604	\$3,561,865	
Gross Income per SqFt	\$20.58	\$20.47	\$20.69	
Estimated Expense	\$1,667,657	\$1,635,541	\$1,488,206	
Expense SqFt	\$8.89	\$9.14	\$8.64	
Net Operating Income	\$2,192,904	\$2,027,063	\$2,073,659	
Full Market Value	\$16,114,000	\$14,474,000	\$15,233,000	
Market Value per SqFt	\$85.90	\$80.91	\$88.47	
Distance from Cooperative in miles		0.15	0.32	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01894-0031	1-01876-0001	1-01891-0026	
Address	390 RIVERSIDE DRIVE	900 WEST END AVENUE	915 WEST END AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	108	128	94	
Year Built	1924	1927	1923	
Gross SqFt	157,300	172,176	118,591	
Estimated Gross Income	\$3,455,881	\$3,561,865	\$2,756,615	
Gross Income per SqFt	\$21.97	\$20.69	\$23.24	
Estimated Expense	\$1,266,265	\$1,488,206	\$884,289	
Expense SqFt	\$8.05	\$8.64	\$7.46	
Net Operating Income	\$2,189,616	\$2,073,659	\$1,872,326	
Full Market Value	\$16,038,000	\$15,233,000	\$13,664,000	
Market Value per SqFt	\$101.96	\$88.47	\$115.22	
Distance from Cooperative in miles		0.37	0.36	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01894-0036	1-01895-0016	1-01880-0029	
Address	609 WEST 111 STREET	2881 BROADWAY	976 AMSTERDAM AVENUE	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	51	47	50	
Year Built	1900	1905	1915	
Gross SqFt	50,658	59,131	51,080	
Estimated Gross Income	\$1,069,897	\$1,278,298	\$1,053,270	
Gross Income per SqFt	\$21.12	\$21.62	\$20.62	
Estimated Expense	\$388,040	\$496,204	\$484,238	
Expense SqFt	\$7.66	\$8.39	\$9.48	
Net Operating Income	\$681,857	\$782,094	\$569,032	
Full Market Value	\$5,004,000	\$4,642,000	\$4,181,000	
Market Value per SqFt	\$98.78	\$78.50	\$81.85	
Distance from Cooperative in miles		0.05	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01894-0043	1-01885-0015	1-01883-0057	
Address	603 WEST 111 STREET	533 WEST 113 STREET	540 WEST 112 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	20	32	24	
Year Built	1908	1915	1920	
Gross SqFt	28,224	27,509	21,573	
Estimated Gross Income	\$587,341	\$573,083	\$448,448	
Gross Income per SqFt	\$20.81	\$20.83	\$20.79	
Estimated Expense	\$261,919	\$259,617	\$196,807	
Expense SqFt	\$9.28	\$9.44	\$9.12	
Net Operating Income	\$325,422	\$313,466	\$251,641	
Full Market Value	\$2,390,000	\$2,302,000	\$1,848,000	
Market Value per SqFt	\$84.68	\$83.68	\$85.66	
Distance from Cooperative in miles		0.17	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01894-0067	1-01895-0055	1-01876-0001	1-01876-0061
Address	395 RIVERSIDE DRIVE	2901 BROADWAY	900 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	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	115	141	128	90
Year Built	1929	1910	1927	1925
Gross SqFt	151,912	178,897	172,176	120,542
Estimated Gross Income	\$3,143,059	\$3,662,604	\$3,561,865	\$2,742,209
Gross Income per SqFt	\$20.69	\$20.47	\$20.69	\$22.75
Estimated Expense	\$1,312,520	\$1,635,541	\$1,488,206	\$754,061
Expense SqFt	\$8.64	\$9.14	\$8.64	\$6.26
Net Operating Income	\$1,830,539	\$2,027,063	\$2,073,659	\$1,988,148
Full Market Value	\$13,447,000	\$14,474,000	\$15,233,000	\$14,525,000
Market Value per SqFt	\$88.52	\$80.91	\$88.47	\$120.50
Distance from Cooperative in miles		0.10	0.37	0.37

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0001	1-01895-0016	1-01882-0028	1-01895-0028
Address	400 RIVERSIDE DRIVE	2881 BROADWAY	1020 AMSTERDAM AVENUE	610 WEST 113 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	58	47	69	18
Year Built	1920	1905	1910	1905
Gross SqFt	78,701	59,131	88,930	18,120
Estimated Gross Income	\$1,579,529	\$1,278,298	\$1,784,918	\$346,732
Gross Income per SqFt	\$20.07	\$21.62	\$20.07	\$19.14
Estimated Expense	\$397,440	\$496,204	\$449,536	\$157,468
Expense SqFt	\$5.05	\$8.39	\$5.05	\$8.69
Net Operating Income	\$1,182,089	\$782,094	\$1,335,382	\$189,264
Full Market Value	\$8,452,000	\$4,642,000	\$9,270,000	\$1,358,000
Market Value per SqFt	\$107.39	\$78.50	\$104.24	\$74.94
Distance from Cooperative in miles		0.00	0.18	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0025	1-01883-0057	1-01885-0027	
Address	606 WEST 113 STREET	540 WEST 112 STREET	507 WEST 113 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
Total Units	24	24	33	
Year Built	1925	1920	1910	
Gross SqFt	23,869	21,573	27,184	
Estimated Gross Income	\$503,397	\$448,448	\$580,015	
Gross Income per SqFt	\$21.09	\$20.79	\$21.34	
Estimated Expense	\$219,595	\$196,807	\$243,182	
Expense SqFt	\$9.20	\$9.12	\$8.95	
Net Operating Income	\$283,802	\$251,641	\$336,833	
Full Market Value	\$2,083,000	\$1,848,000	\$2,471,000	
Market Value per SqFt	\$87.27	\$85.66	\$90.90	
Distance from Cooperative in miles		0.15	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0038	1-01895-0023	1-01895-0016	1-01882-0028
Address	404 RIVERSIDE DRIVE	2891 BROADWAY	2881 BROADWAY	1020 AMSTERDAM AVENUE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	48	255	47	69
Year Built	1909	1911	1905	1910
Gross SqFt	102,951	88,332	59,131	88,930
Estimated Gross Income	\$2,225,801	\$2,692,154	\$1,278,298	\$1,784,918
Gross Income per SqFt	\$21.62	\$30.48	\$21.62	\$20.07
Estimated Expense	\$863,759	\$1,139,010	\$496,204	\$449,536
Expense SqFt	\$8.39	\$12.89	\$8.39	\$5.05
Net Operating Income	\$1,362,042	\$1,553,144	\$782,094	\$1,335,382
Full Market Value	\$9,984,000	\$11,614,000	\$4,642,000	\$9,270,000
Market Value per SqFt	\$96.98	\$131.48	\$78.50	\$104.24
Distance from Cooperative in miles		0.00	0.00	0.18

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0047	1-01896-0032	1-01885-0027	
Address	615 WEST 113 STREET	608 WEST 115 STREET	507 WEST 113 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	49	38	33	
Year Built	1907	1911	1910	
Gross SqFt	27,592	30,568	27,184	
Estimated Gross Income	\$568,395	\$607,080	\$580,015	
Gross Income per SqFt	\$20.60	\$19.86	\$21.34	
Estimated Expense	\$227,634	\$273,278	\$243,182	
Expense SqFt	\$8.25	\$8.94	\$8.95	
Net Operating Income	\$340,761	\$333,802	\$336,833	
Full Market Value	\$2,504,000	\$2,388,000	\$2,471,000	
Market Value per SqFt	\$90.75	\$78.12	\$90.90	
Distance from Cooperative in miles		0.05	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0069	1-01885-0027	1-01885-0015	
Address	622 WEST 114 STREET	507 WEST 113 STREET	533 WEST 113 STREET	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	39	33	32	
Year Built	1905	1910	1915	
Gross SqFt	32,575	27,184	27,509	
Estimated Gross Income	\$687,007	\$580,015	\$573,083	
Gross Income per SqFt	\$21.09	\$21.34	\$20.83	
Estimated Expense	\$299,690	\$243,182	\$259,617	
Expense SqFt	\$9.20	\$8.95	\$9.44	
Net Operating Income	\$387,317	\$336,833	\$313,466	
Full Market Value	\$2,843,000	\$2,471,000	\$2,302,000	
Market Value per SqFt	\$87.28	\$90.90	\$83.68	
Distance from Cooperative in miles		0.15	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01895-0076	1-01895-0052	1-01895-0016	1-01896-0074
Address	417 RIVERSIDE DRIVE	607 WEST 113 STREET	2881 BROADWAY	602 WEST 116 STREET
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	76	24	47	48
Year Built	1910	1910	1905	1908
Gross SqFt	69,485	41,884	59,131	73,800
Estimated Gross Income	\$1,095,778	\$660,511	\$1,278,298	\$852,604
Gross Income per SqFt	\$15.77	\$15.77	\$21.62	\$11.55
Estimated Expense	\$449,568	\$330,465	\$496,204	\$385,067
Expense SqFt	\$6.47	\$7.89	\$8.39	\$5.22
Net Operating Income	\$646,210	\$330,046	\$782,094	\$467,537
Full Market Value	\$4,419,000	\$1,903,000	\$4,642,000	\$2,670,000
Market Value per SqFt	\$63.60	\$45.44	\$78.50	\$36.18
Distance from Cooperative in miles		0.00	0.05	0.09

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01896-0001	1-01896-0065	1-01895-0055	
Address	420 RIVERSIDE DRIVE	2941 BROADWAY	2901 BROADWAY	
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	104	107	141	
Year Built	1920	1912	1910	
Gross SqFt	138,633	126,478	178,897	
Estimated Gross Income	\$2,574,415	\$2,108,388	\$3,662,604	
Gross Income per SqFt	\$18.57	\$16.67	\$20.47	
Estimated Expense	\$1,153,427	\$1,075,063	\$1,635,541	
Expense SqFt	\$8.32	\$8.50	\$9.14	
Net Operating Income	\$1,420,988	\$1,033,325	\$2,027,063	
Full Market Value	\$10,217,000	\$7,478,000	\$14,474,000	
Market Value per SqFt	\$73.70	\$59.12	\$80.91	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01896-0014	1-01895-0023	1-01895-0016	1-01990-0040
Address	605 WEST 114 STREET	2891 BROADWAY	2881 BROADWAY	468 RIVERSIDE DRIVE
Neighborhood	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	63	255	47	39
Year Built	1920	1911	1905	1910
Gross SqFt	76,500	88,332	59,131	67,518
Estimated Gross Income	\$1,702,890	\$2,692,154	\$1,278,298	\$1,503,076
Gross Income per SqFt	\$22.26	\$30.48	\$21.62	\$22.26
Estimated Expense	\$608,940	\$1,139,010	\$496,204	\$537,283
Expense SqFt	\$7.96	\$12.89	\$8.39	\$7.96
Net Operating Income	\$1,093,950	\$1,553,144	\$782,094	\$965,793
Full Market Value	\$8,001,000	\$11,614,000	\$4,642,000	\$7,064,000
Market Value per SqFt	\$104.59	\$131.48	\$78.50	\$104.62
Distance from Cooperative in miles		0.10	0.10	0.16

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01901-0013	1-01717-0042	1-01717-0019	
Address	139 WEST 116 STREET	10 WEST 119 STREET	29 WEST 118 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	12	20	20	
Year Built	1920	1920	1909	
Gross SqFt	10,870	11,180	10,750	
Estimated Gross Income	\$152,832	\$160,519	\$147,936	
Gross Income per SqFt	\$14.06	\$14.36	\$13.76	
Estimated Expense	\$86,090	\$97,691	\$76,370	
Expense SqFt	\$7.92	\$8.74	\$7.10	
Net Operating Income	\$66,742	\$62,828	\$71,566	
Full Market Value	\$439,000	\$398,000	\$472,000	
Market Value per SqFt	\$40.39	\$35.60	\$43.91	
Distance from Cooperative in miles		0.21	0.21	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01901-0014	1-01717-0042	1-01717-0019	
Address	137 WEST 116 STREET	10 WEST 119 STREET	29 WEST 118 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	
Total Units	12	20	20	
Year Built	1920	1920	1909	
Gross SqFt	10,870	11,180	10,750	
Estimated Gross Income	\$152,832	\$160,519	\$147,936	
Gross Income per SqFt	\$14.06	\$14.36	\$13.76	
Estimated Expense	\$86,090	\$97,691	\$76,370	
Expense SqFt	\$7.92	\$8.74	\$7.10	
Net Operating Income	\$66,742	\$62,828	\$71,566	
Full Market Value	\$439,000	\$398,000	\$472,000	
Market Value per SqFt	\$40.39	\$35.60	\$43.91	
Distance from Cooperative in miles		0.21	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01902-0064	1-01901-0021	1-01901-0017	
Address	1947 ADAM C POWELL BOULEV	121 WEST 116 STREET	131 WEST 116 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	11	23	20	
Year Built	1920	1920	1920	
Gross SqFt	15,645	17,910	9,785	
Estimated Gross Income	\$263,149	\$288,911	\$171,357	
Gross Income per SqFt	\$16.82	\$16.13	\$17.51	
Estimated Expense	\$72,749	\$73,681	\$50,806	
Expense SqFt	\$4.65	\$4.11	\$5.19	
Net Operating Income	\$190,400	\$215,230	\$120,551	
Full Market Value	\$1,377,000	\$1,386,000	\$870,000	
Market Value per SqFt	\$88.02	\$77.39	\$88.91	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01905-0036	1-01726-0039	1-01925-0036	
Address	100 WEST 121 STREET	2096 5 AVENUE	1990 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	D7-ELEVATOR	D1-ELEVATOR	
Total Units	26	34	45	
Year Built	1932	1921	1940	
Gross SqFt	34,689	35,952	52,680	
Estimated Gross Income	\$466,567	\$490,292	\$698,668	
Gross Income per SqFt	\$13.45	\$13.64	\$13.26	
Estimated Expense	\$258,433	\$239,780	\$433,660	
Expense SqFt	\$7.45	\$6.67	\$8.23	
Net Operating Income	\$208,134	\$250,512	\$265,008	
Full Market Value	\$1,379,000	\$1,650,000	\$1,760,000	
Market Value per SqFt	\$39.75	\$45.89	\$33.41	
Distance from Cooperative in miles		0.44	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01908-0001	1-01925-0029	1-01726-0039	
Address	157 WEST 123 STREET	1980 ADAM C POWELL BOULEV	2096 5 AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	54	42	34	
Year Built	1910	1921	1921	
Gross SqFt	37,875	46,692	35,952	
Estimated Gross Income	\$470,029	\$521,375	\$490,292	
Gross Income per SqFt	\$12.41	\$11.17	\$13.64	
Estimated Expense	\$227,250	\$249,021	\$239,780	
Expense SqFt	\$6.00	\$5.33	\$6.67	
Net Operating Income	\$242,779	\$272,354	\$250,512	
Full Market Value	\$1,474,000	\$1,756,000	\$1,650,000	
Market Value per SqFt	\$38.92	\$37.61	\$45.89	
Distance from Cooperative in miles		0.24	0.31	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01908-0056	1-01928-0059	1-01926-0061	
Address	152 WEST 124 STREET	266 WEST 123 STREET	208 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	20	20	25	
Year Built	1910	1910	1910	
Gross SqFt	9,423	9,680	20,854	
Estimated Gross Income	\$121,462	\$171,376	\$168,479	
Gross Income per SqFt	\$12.89	\$17.70	\$8.08	
Estimated Expense	\$50,978	\$68,974	\$77,009	
Expense SqFt	\$5.41	\$7.13	\$3.69	
Net Operating Income	\$70,484	\$102,402	\$91,470	
Full Market Value	\$470,000	\$683,000	\$539,000	
Market Value per SqFt	\$49.88	\$70.56	\$25.85	
Distance from Cooperative in miles		0.18	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01911-0032	1-01729-0047	1-01727-0020	
Address	327 LENOX AVENUE	28 WEST 132 STREET	31 WEST 129 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	14	30	22	
Year Built	1920	1910	1910	
Gross SqFt	10,484	12,150	17,280	
Estimated Gross Income	\$160,825	\$205,574	\$237,550	
Gross Income per SqFt	\$15.34	\$16.92	\$13.75	
Estimated Expense	\$86,178	\$113,267	\$123,072	
Expense SqFt	\$8.22	\$9.32	\$7.12	
Net Operating Income	\$74,647	\$92,307	\$114,478	
Full Market Value	\$512,000	\$592,000	\$741,000	
Market Value per SqFt	\$48.84	\$48.72	\$42.88	
Distance from Cooperative in miles		0.31	0.23	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01916-0029	1-01913-0048	1-01918-0060	
Address	421 LENOX AVENUE	134 WEST 129 STREET	2275 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	13	11	18	
Year Built	1910	1910	1926	
Gross SqFt	8,349	9,235	8,581	
Estimated Gross Income	\$127,573	\$117,004	\$153,453	
Gross Income per SqFt	\$15.28	\$12.67	\$17.88	
Estimated Expense	\$60,447	\$69,756	\$74,924	
Expense SqFt	\$7.24	\$7.55	\$8.73	
Net Operating Income	\$67,126	\$47,248	\$78,529	
Full Market Value	\$406,000	\$316,000	\$566,000	
Market Value per SqFt	\$48.63	\$34.22	\$65.96	
Distance from Cooperative in miles		0.15	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01918-0019	1-01756-0008	1-01918-0018	
Address	127 WEST 133 STREET	9 EAST 131 STREET	129 WEST 133 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	24	20	15	
Year Built	1926	1926	1910	
Gross SqFt	12,230	10,070	12,230	
Estimated Gross Income	\$178,069	\$190,812	\$124,315	
Gross Income per SqFt	\$14.56	\$18.95	\$10.16	
Estimated Expense	\$93,070	\$91,404	\$75,148	
Expense SqFt	\$7.61	\$9.08	\$6.14	
Net Operating Income	\$84,999	\$99,408	\$49,167	
Full Market Value	\$587,000	\$714,000	\$307,000	
Market Value per SqFt	\$48.00	\$70.90	\$25.10	
Distance from Cooperative in miles		0.34	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01919-0026	1-01601-0027	1-01959-0001	
Address	485 LENOX AVENUE	1 WEST 117 STREET	2491 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	160	148	261	
Year Built	1963	1976	1975	
Gross SqFt	157,728	162,530	331,448	
Estimated Gross Income	\$1,957,404	\$2,066,951	\$4,986,929	
Gross Income per SqFt	\$12.41	\$12.72	\$15.05	
Estimated Expense	\$1,066,241	\$1,038,525	\$2,183,611	
Expense SqFt	\$6.76	\$6.39	\$6.59	
Net Operating Income	\$891,163	\$1,028,426	\$2,803,318	
Full Market Value	\$5,640,000	\$6,435,000	\$11,460,000	
Market Value per SqFt	\$35.76	\$39.59	\$34.58	
Distance from Cooperative in miles		0.87	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01924-0021	1-01962-0056	1-01923-0001	
Address	208 WEST 119 STREET	90 MORNINGSIDE DRIVE	2170 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-CENTRAL	MORNINGSIDE HEIGHTS	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR	
Total Units	159	69	144	
Year Built	1900	1910	2003	
Gross SqFt	156,986	110,280	224,000	
Estimated Gross Income	\$2,021,980	\$1,370,803	\$2,986,267	
Gross Income per SqFt	\$12.88	\$12.43	\$13.33	
Estimated Expense	\$951,335	\$739,217	\$1,214,094	
Expense SqFt	\$6.06	\$6.70	\$5.42	
Net Operating Income	\$1,070,645	\$631,586	\$1,772,173	
Full Market Value	\$7,144,000	\$3,960,000	\$9,944,000	
Market Value per SqFt	\$45.51	\$35.91	\$44.39	
Distance from Cooperative in miles		0.42	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01925-0013	1-01925-0029	1-01925-0036	1-01823-0058
Address	180 ST NICHOLAS AVENUE	1980 ADAM C POWELL BOULEV	1990 ADAM C POWELL BOULEV	124 WEST 114 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	21	42	45	27
Year Built	1910	1921	1940	1920
Gross SqFt	33,230	46,692	52,680	27,141
Estimated Gross Income	\$440,630	\$521,375	\$698,668	\$482,263
Gross Income per SqFt	\$13.26	\$11.17	\$13.26	\$17.77
Estimated Expense	\$273,483	\$249,021	\$433,660	\$248,359
Expense SqFt	\$8.23	\$5.33	\$8.23	\$9.15
Net Operating Income	\$167,147	\$272,354	\$265,008	\$233,904
Full Market Value	\$1,110,000	\$1,756,000	\$1,760,000	\$1,687,000
Market Value per SqFt	\$33.40	\$37.61	\$33.41	\$62.16
Distance from Cooperative in miles		0.00	0.00	0.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01926-0037	1-01904-0006	1-01717-0019	1-01966-0042
Address	206 WEST 121 STREET	157 WEST 119 STREET	29 WEST 118 STREET	457 WEST 125 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-WEST
Building Classification	C6-WALK-UP	C4-WALK-UP	C4-WALK-UP	C7-WALK-UP
Total Units	30	20	20	19
Year Built	1910	1920	1909	1901
Gross SqFt	15,070	10,835	10,750	16,514
Estimated Gross Income	\$207,363	\$287,896	\$147,936	\$110,307
Gross Income per SqFt	\$13.76	\$26.57	\$13.76	\$6.68
Estimated Expense	\$106,997	\$86,494	\$76,370	\$67,459
Expense SqFt	\$7.10	\$7.98	\$7.10	\$4.08
Net Operating Income	\$100,366	\$201,402	\$71,566	\$42,848
Full Market Value	\$662,000	\$1,456,000	\$472,000	\$255,000
Market Value per SqFt	\$43.93	\$134.38	\$43.91	\$15.44
Distance from Cooperative in miles		0.17	0.36	0.45

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01928-0047	1-01927-0002	1-01927-0045	
Address	230 WEST 123 STREET	222 ST NICHOLAS AVENUE	224 WEST 122 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C7-WALK-UP	C4-WALK-UP	
Total Units	15	19	15	
Year Built	1910	1910	1910	
Gross SqFt	9,395	8,750	13,060	
Estimated Gross Income	\$116,498	\$108,418	\$162,075	
Gross Income per SqFt	\$12.40	\$12.39	\$12.41	
Estimated Expense	\$46,223	\$34,325	\$85,935	
Expense SqFt	\$4.92	\$3.92	\$6.58	
Net Operating Income	\$70,275	\$74,093	\$76,140	
Full Market Value	\$445,000	\$357,000	\$422,000	
Market Value per SqFt	\$47.37	\$40.80	\$32.31	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01932-0004	1-01953-0033	1-01953-0034	1-01929-0001
Address	2358 FRED DOUGLASS BOULEV	2359 FRED DOUGLASS BOULEV	2361 FRED DOUGLASS BOULEV	265 WEST 123 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	23	12	12	10
Year Built	1910	1910	1910	1910
Gross SqFt	20,660	8,239	8,239	11,765
Estimated Gross Income	\$317,131	\$154,942	\$154,942	\$163,597
Gross Income per SqFt	\$15.35	\$18.81	\$18.81	\$13.91
Estimated Expense	\$166,313	\$57,175	\$57,175	\$107,657
Expense SqFt	\$8.05	\$6.94	\$6.94	\$9.15
Net Operating Income	\$150,818	\$97,767	\$97,767	\$55,940
Full Market Value	\$1,035,000	\$703,000	\$703,000	\$1,431,000
Market Value per SqFt	\$50.10	\$85.33	\$85.33	\$121.63
Distance from Cooperative in miles		0.12	0.12	0.16

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01944-0010	1-01925-0029	1-01845-0014	1-01925-0036
Address	353 WEST 117 STREET	1980 ADAM C POWELL BOULEV	350 CATHEDRAL PARKWAY	1990 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	42	35	45
Year Built	1900	1921	1906	1940
Gross SqFt	33,953	46,692	31,596	52,680
Estimated Gross Income	\$450,217	\$521,375	\$503,596	\$698,668
Gross Income per SqFt	\$13.26	\$11.17	\$15.94	\$13.26
Estimated Expense	\$279,433	\$249,021	\$184,294	\$433,660
Expense SqFt	\$8.23	\$5.33	\$5.83	\$8.23
Net Operating Income	\$170,784	\$272,354	\$319,302	\$265,008
Full Market Value	\$1,134,000	\$1,756,000	\$1,545,000	\$1,760,000
Market Value per SqFt	\$33.40	\$37.61	\$48.90	\$33.41
Distance from Cooperative in miles		0.27	0.41	0.27

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01947-0001	1-01847-0061	1-01966-0047	
Address	371 WEST 120 STREET	302 WEST 114 STREET	445 WEST 125 STREET	
Neighborhood	HARLEM-CENTRAL	MANHATTAN VALLEY	HARLEM-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	15	20	25	
Year Built	1901	1900	1901	
Gross SqFt	17,255	8,915	18,977	
Estimated Gross Income	\$231,907	\$124,619	\$244,806	
Gross Income per SqFt	\$13.44	\$13.98	\$12.90	
Estimated Expense	\$126,479	\$77,445	\$147,091	
Expense SqFt	\$7.33	\$8.69	\$7.75	
Net Operating Income	\$105,428	\$47,174	\$97,715	
Full Market Value	\$698,000	\$298,000	\$652,000	
Market Value per SqFt	\$40.45	\$33.43	\$34.36	
Distance from Cooperative in miles		0.36	0.31	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01952-0043	1-01925-0029	1-01967-0069	1-01912-0008
Address	320 ST NICHOLAS AVENUE	1980 ADAM C POWELL BOULEV	405 WEST 127 STREET	147 WEST 127 STREET
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	48	42	36	24
Year Built	1900	1921	1926	1910
Gross SqFt	59,464	46,692	20,484	21,096
Estimated Gross Income	\$431,373	\$521,375	\$153,820	\$193,757
Gross Income per SqFt	\$7.25	\$11.17	\$7.51	\$9.18
Estimated Expense	\$256,339	\$249,021	\$86,131	\$114,813
Expense SqFt	\$4.31	\$5.33	\$4.20	\$5.44
Net Operating Income	\$175,034	\$272,354	\$67,689	\$78,944
Full Market Value	\$1,039,000	\$1,756,000	\$401,000	\$470,000
Market Value per SqFt	\$17.47	\$37.61	\$19.58	\$22.28
Distance from Cooperative in miles		0.34	0.24	0.31

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01963-0025	1-01963-0056	1-01962-0044	
Address	414 WEST 121 STREET	130 MORNINGSIDE DRIVE	421 WEST 119 STREET	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR	
Total Units	55	25	80	
Year Built	1912	1910	1920	
Gross SqFt	50,220	37,248	56,423	
Estimated Gross Income	\$1,033,025	\$709,410	\$1,246,356	
Gross Income per SqFt	\$20.57	\$19.05	\$22.09	
Estimated Expense	\$420,341	\$296,602	\$494,599	
Expense SqFt	\$8.37	\$7.96	\$8.77	
Net Operating Income	\$612,684	\$412,808	\$751,757	
Full Market Value	\$4,502,000	\$2,962,000	\$5,505,000	
Market Value per SqFt	\$89.65	\$79.52	\$97.57	
Distance from Cooperative in miles		0.05	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01963-0034	1-01976-0051	1-01976-0055	1-01962-0005
Address	431 WEST 121 STREET	524 WEST 122 STREET	530 WEST 122 STREET	421 WEST 118 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	23	24	24
Year Built	1920	1910	1905	1926
Gross SqFt	17,034	15,156	15,516	20,976
Estimated Gross Income	\$332,160	\$295,480	\$273,073	\$415,529
Gross Income per SqFt	\$19.50	\$19.50	\$17.60	\$19.81
Estimated Expense	\$139,340	\$114,888	\$134,583	\$171,629
Expense SqFt	\$8.18	\$7.58	\$8.67	\$8.18
Net Operating Income	\$192,820	\$180,592	\$138,490	\$243,900
Full Market Value	\$1,290,000	\$1,294,000	\$999,000	\$1,745,000
Market Value per SqFt	\$75.73	\$85.38	\$64.39	\$83.19
Distance from Cooperative in miles		0.12	0.12	0.14

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01963-0055	1-01962-0070	1-01962-0038	
Address	114 MORNINGSIDE DRIVE	1211 AMSTERDAM AVENUE	1201 AMSTERDAM AVENUE	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR	
Total Units	30	124	120	
Year Built	1910	1913	1912	
Gross SqFt	33,696	87,979	87,271	
Estimated Gross Income	\$802,302	\$2,144,043	\$2,028,144	
Gross Income per SqFt	\$23.81	\$24.37	\$23.24	
Estimated Expense	\$307,981	\$820,347	\$781,403	
Expense SqFt	\$9.14	\$9.32	\$8.95	
Net Operating Income	\$494,321	\$1,323,696	\$1,246,741	
Full Market Value	\$3,600,000	\$9,628,000	\$9,098,000	
Market Value per SqFt	\$106.84	\$109.44	\$104.25	
Distance from Cooperative in miles		0.10	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01968-0027	1-01928-0059	1-01966-0047	
Address	36 CONVENT AVENUE	266 WEST 123 STREET	445 WEST 125 STREET	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-WEST	
Building Classification	C6-WALK-UP	C4-WALK-UP	C7-WALK-UP	
Total Units	25	20	25	
Year Built	1926	1910	1901	
Gross SqFt	16,160	9,680	18,977	
Estimated Gross Income	\$247,248	\$171,376	\$244,806	
Gross Income per SqFt	\$15.30	\$17.70	\$12.90	
Estimated Expense	\$120,230	\$68,974	\$147,091	
Expense SqFt	\$7.44	\$7.13	\$7.75	
Net Operating Income	\$127,018	\$102,402	\$97,715	
Full Market Value	\$872,000	\$683,000	\$652,000	
Market Value per SqFt	\$53.96	\$70.56	\$34.36	
Distance from Cooperative in miles		0.47	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01976-0013	1-01993-0015	1-01976-0039	
Address	523 WEST 121 STREET	3105 BROADWAY	506 WEST 122 STREET	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	70	29	
Year Built	1926	1941	1910	
Gross SqFt	28,668	51,870	20,238	
Estimated Gross Income	\$556,446	\$1,049,028	\$376,164	
Gross Income per SqFt	\$19.41	\$20.22	\$18.59	
Estimated Expense	\$243,391	\$492,225	\$151,561	
Expense SqFt	\$8.49	\$9.49	\$7.49	
Net Operating Income	\$313,055	\$556,803	\$224,603	
Full Market Value	\$2,244,000	\$1,980,000	\$1,615,000	
Market Value per SqFt	\$78.28	\$38.17	\$79.80	
Distance from Cooperative in miles		0.16	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01977-0023	1-01977-0021	1-01976-0039	1-01976-0016
Address	511 WEST 122 STREET	515 WEST 122 STREET	506 WEST 122 STREET	519 WEST 121 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	33	29	34
Year Built	1907	1907	1910	1926
Gross SqFt	28,860	25,017	20,238	28,668
Estimated Gross Income	\$536,507	\$473,193	\$376,164	\$458,560
Gross Income per SqFt	\$18.59	\$18.91	\$18.59	\$16.00
Estimated Expense	\$216,161	\$207,024	\$151,561	\$204,357
Expense SqFt	\$7.49	\$8.28	\$7.49	\$7.13
Net Operating Income	\$320,346	\$266,169	\$224,603	\$254,203
Full Market Value	\$2,303,000	\$1,911,000	\$1,615,000	\$1,734,000
Market Value per SqFt	\$79.80	\$76.39	\$79.80	\$60.49
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01977-0029	1-01976-0053	1-01977-0048	
Address	1260 AMSTERDAM AVENUE	526 WEST 122 STREET	530 WEST 123 STREET	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP	
Total Units	31	23	11	
Year Built	1901	1905	1901	
Gross SqFt	24,248	14,856	12,775	
Estimated Gross Income	\$429,917	\$289,799	\$203,800	
Gross Income per SqFt	\$17.73	\$19.51	\$15.95	
Estimated Expense	\$153,732	\$112,171	\$65,553	
Expense SqFt	\$6.34	\$7.55	\$5.13	
Net Operating Income	\$276,185	\$177,628	\$138,247	
Full Market Value	\$1,992,000	\$1,273,000	\$943,000	
Market Value per SqFt	\$82.15	\$85.69	\$73.82	
Distance from Cooperative in miles		0.05	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01977-0031	1-01976-0053	1-01993-0083	1-01977-0048
Address	1264 AMSTERDAM AVENUE	526 WEST 122 STREET	3153 BROADWAY	530 WEST 123 STREET
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	24	23	24	11
Year Built	1901	1905	1905	1901
Gross SqFt	16,746	14,856	16,752	12,775
Estimated Gross Income	\$309,299	\$289,799	\$309,409	\$203,800
Gross Income per SqFt	\$18.47	\$19.51	\$18.47	\$15.95
Estimated Expense	\$136,312	\$112,171	\$148,423	\$65,553
Expense SqFt	\$8.14	\$7.55	\$8.86	\$5.13
Net Operating Income	\$172,987	\$177,628	\$160,986	\$138,247
Full Market Value	\$1,244,000	\$1,273,000	\$1,158,000	\$943,000
Market Value per SqFt	\$74.29	\$85.69	\$69.13	\$73.82
Distance from Cooperative in miles		0.05	0.22	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01977-0037	1-01963-0006	1-01993-0015	
Address	510 WEST 123 STREET	417 WEST 120 STREET	3105 BROADWAY	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	48	36	70	
Year Built	1926	1926	1941	
Gross SqFt	41,214	31,878	51,870	
Estimated Gross Income	\$946,686	\$819,652	\$1,049,028	
Gross Income per SqFt	\$22.97	\$25.71	\$20.22	
Estimated Expense	\$337,131	\$219,043	\$492,225	
Expense SqFt	\$8.18	\$6.87	\$9.49	
Net Operating Income	\$609,555	\$600,609	\$556,803	
Full Market Value	\$4,451,000	\$4,352,000	\$1,980,000	
Market Value per SqFt	\$108.00	\$136.52	\$38.17	
Distance from Cooperative in miles		0.16	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01978-0001	1-01976-0016	1-02001-9005	1-01993-0047
Address	80 LA SALLE STREET	519 WEST 121 STREET	3333 BROADWAY	160 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	HARLEM-WEST	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	997	34	1,193	72
Year Built	1956	1926	1975	1926
Gross SqFt	1,288,976	28,668	1,443,724	65,172
Estimated Gross Income	\$20,198,254	\$458,560	\$22,626,365	\$971,999
Gross Income per SqFt	\$15.67	\$16.00	\$15.67	\$14.91
Estimated Expense	\$7,579,179	\$204,357	\$8,486,537	\$362,639
Expense SqFt	\$5.88	\$7.13	\$5.88	\$5.56
Net Operating Income	\$12,619,075	\$254,203	\$14,139,828	\$609,360
Full Market Value	\$86,355,000	\$1,734,000	\$96,762,000	\$3,091,000
Market Value per SqFt	\$67.00	\$60.49	\$67.02	\$47.43
Distance from Cooperative in miles		0.13	0.52	0.12

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01990-0001	1-01896-0072	1-01896-0053	1-01896-0077
Address	440 RIVERSIDE DRIVE	2949 BROADWAY	629 WEST 115 STREET	610 WEST 116 STREET
Neighborhood	MORNINGSIDE HEIGHTS	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)	UPPER WEST SIDE (96-116)
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	106	76	32	49
Year Built	1910	1912	1909	1908
Gross SqFt	148,982	92,348	28,224	33,486
Estimated Gross Income	\$2,707,003	\$2,863,711	\$512,832	\$600,462
Gross Income per SqFt	\$18.17	\$31.01	\$18.17	\$17.93
Estimated Expense	\$1,118,855	\$1,087,859	\$211,896	\$303,202
Expense SqFt	\$7.51	\$11.78	\$7.51	\$9.05
Net Operating Income	\$1,588,148	\$1,775,852	\$300,936	\$297,260
Full Market Value	\$11,431,000	\$13,265,000	\$1,760,000	\$2,142,000
Market Value per SqFt	\$76.73	\$143.64	\$62.36	\$63.97
Distance from Cooperative in miles		0.11	0.11	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01993-0023	1-01994-0045	1-01993-0112	1-01994-0060
Address	3117 BROADWAY	528 RIVERSIDE DRIVE	180 CLAREMONT AVENUE	181 CLAREMONT AVENUE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	60	36	38	24
Year Built	1940	1926	1926	1926
Gross SqFt	60,642	29,274	44,622	20,484
Estimated Gross Income	\$1,194,041	\$590,794	\$878,484	\$389,499
Gross Income per SqFt	\$19.69	\$20.18	\$19.69	\$19.01
Estimated Expense	\$432,984	\$245,991	\$318,451	\$148,793
Expense SqFt	\$7.14	\$8.40	\$7.14	\$7.26
Net Operating Income	\$761,057	\$344,803	\$560,033	\$240,706
Full Market Value	\$5,452,000	\$2,464,000	\$3,487,000	\$1,727,000
Market Value per SqFt	\$89.90	\$84.17	\$78.15	\$84.31
Distance from Cooperative in miles		0.07	0.13	0.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01993-0043	1-01993-0106	1-01993-0083	1-01993-0037
Address	170 CLAREMONT AVENUE	186 CLAREMONT AVENUE	3153 BROADWAY	3137 BROADWAY
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	15	24	16
Year Built	1926	1926	1905	1901
Gross SqFt	20,988	13,680	16,752	12,980
Estimated Gross Income	\$387,648	\$267,071	\$309,409	\$222,082
Gross Income per SqFt	\$18.47	\$19.52	\$18.47	\$17.11
Estimated Expense	\$170,842	\$99,613	\$148,423	\$99,804
Expense SqFt	\$8.14	\$7.28	\$8.86	\$7.69
Net Operating Income	\$216,806	\$167,458	\$160,986	\$122,278
Full Market Value	\$1,559,000	\$1,077,000	\$1,158,000	\$884,000
Market Value per SqFt	\$74.28	\$78.73	\$69.13	\$68.10
Distance from Cooperative in miles		0.13	0.13	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01993-0057	1-01994-0066	1-01993-0112	
Address	140 CLAREMONT AVENUE	189 CLAREMONT AVENUE	180 CLAREMONT AVENUE	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	61	31	38	
Year Built	1905	1905	1926	
Gross SqFt	36,623	28,416	44,622	
Estimated Gross Income	\$799,480	\$680,847	\$878,484	
Gross Income per SqFt	\$21.83	\$23.96	\$19.69	
Estimated Expense	\$287,491	\$292,685	\$318,451	
Expense SqFt	\$7.85	\$10.30	\$7.14	
Net Operating Income	\$511,989	\$388,162	\$560,033	
Full Market Value	\$3,751,000	\$2,200,000	\$3,487,000	
Market Value per SqFt	\$102.42	\$77.42	\$78.15	
Distance from Cooperative in miles		0.07	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01993-0096	1-01943-0001	1-01955-0026	1-01937-0001
Address	200 CLAREMONT AVENUE	20 MORNINGSIDE AVENUE	2411 FRED DOUGLASS BOULEV	2450 FRED DOUGLASS BOULEV
Neighborhood	MORNINGSIDE HEIGHTS	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	45	109	205	48
Year Built	1926	1900	1980	1972
Gross SqFt	55,062	103,528	202,280	59,880
Estimated Gross Income	\$819,873	\$2,250,722	\$3,011,949	\$852,467
Gross Income per SqFt	\$14.89	\$21.74	\$14.89	\$14.24
Estimated Expense	\$400,301	\$788,008	\$1,595,989	\$462,036
Expense SqFt	\$7.27	\$7.61	\$7.89	\$7.72
Net Operating Income	\$419,572	\$1,462,714	\$1,415,960	\$390,431
Full Market Value	\$2,892,000	\$7,500,000	\$9,225,000	\$2,445,000
Market Value per SqFt	\$52.52	\$72.44	\$45.61	\$40.83
Distance from Cooperative in miles		0.63	0.54	0.68

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01995-0001	1-01994-0093	1-01994-0084	1-01994-0088
Address	550 RIVERSIDE DRIVE	530 RIVERSIDE DRIVE	548 RIVERSIDE DRIVE	547 RIVERSIDE DRIVE
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	52	25	36
Year Built	1926	1926	1926	1926
Gross SqFt	58,560	44,052	42,762	41,967
Estimated Gross Income	\$1,023,043	\$800,266	\$657,146	\$733,308
Gross Income per SqFt	\$17.47	\$18.17	\$15.37	\$17.47
Estimated Expense	\$484,291	\$431,729	\$286,192	\$347,021
Expense SqFt	\$8.27	\$9.80	\$6.69	\$8.27
Net Operating Income	\$538,752	\$368,537	\$370,954	\$386,287
Full Market Value	\$3,888,000	\$2,653,000	\$2,546,000	\$2,787,000
Market Value per SqFt	\$66.39	\$60.22	\$59.54	\$66.41
Distance from Cooperative in miles		0.18	0.18	0.18

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01995-0010	1-01994-0084	1-01993-0047	
Address	51 TIEMANN PLACE	548 RIVERSIDE DRIVE	160 CLAREMONT AVENUE	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	62	25	72	
Year Built	1926	1926	1926	
Gross SqFt	65,496	42,762	65,172	
Estimated Gross Income	\$991,609	\$657,146	\$971,999	
Gross Income per SqFt	\$15.14	\$15.37	\$14.91	
Estimated Expense	\$401,490	\$286,192	\$362,639	
Expense SqFt	\$6.13	\$6.69	\$5.56	
Net Operating Income	\$590,119	\$370,954	\$609,360	
Full Market Value	\$4,057,000	\$2,546,000	\$3,091,000	
Market Value per SqFt	\$61.94	\$59.54	\$47.43	
Distance from Cooperative in miles		0.18	0.24	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-01995-0077	1-01993-0053	1-01993-0047	
Address	552 RIVERSIDE DRIVE	146 CLAREMONT AVENUE	160 CLAREMONT AVENUE	
Neighborhood	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	MORNINGSIDE HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	68	48	72	
Year Built	1910	1940	1926	
Gross SqFt	64,068	43,560	65,172	
Estimated Gross Income	\$1,035,980	\$758,668	\$971,999	
Gross Income per SqFt	\$16.17	\$17.42	\$14.91	
Estimated Expense	\$407,472	\$311,983	\$362,639	
Expense SqFt	\$6.36	\$7.16	\$5.56	
Net Operating Income	\$628,508	\$446,685	\$609,360	
Full Market Value	\$4,281,000	\$3,224,000	\$3,091,000	
Market Value per SqFt	\$66.82	\$74.01	\$47.43	
Distance from Cooperative in miles		0.24	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02001-0060	1-02086-0011	1-02002-0069	
Address	575 RIVERSIDE DRIVE	600 RIVERSIDE DRIVE	590 RIVERSIDE DRIVE	
Neighborhood	HARLEM-WEST	HARLEM-UPPER	HARLEM-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	42	38	36	
Year Built	1926	1920	1905	
Gross SqFt	50,388	51,876	61,812	
Estimated Gross Income	\$539,152	\$643,781	\$554,928	
Gross Income per SqFt	\$10.70	\$12.41	\$8.98	
Estimated Expense	\$240,351	\$341,344	\$267,174	
Expense SqFt	\$4.77	\$6.58	\$4.32	
Net Operating Income	\$298,801	\$302,437	\$287,754	
Full Market Value	\$1,852,000	\$764,000	\$1,540,000	
Market Value per SqFt	\$36.75	\$14.73	\$24.91	
Distance from Cooperative in miles		0.18	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02002-0042	1-02002-0002	1-01967-0069	
Address	601 WEST 136 STREET	583 RIVERSIDE DRIVE	405 WEST 127 STREET	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP	
Total Units	43	70	36	
Year Built	1926	1930	1926	
Gross SqFt	46,841	67,350	20,484	
Estimated Gross Income	\$449,205	\$783,954	\$153,820	
Gross Income per SqFt	\$9.59	\$11.64	\$7.51	
Estimated Expense	\$219,216	\$446,531	\$86,131	
Expense SqFt	\$4.68	\$6.63	\$4.20	
Net Operating Income	\$229,989	\$337,423	\$67,689	
Full Market Value	\$1,298,000	\$2,161,000	\$401,000	
Market Value per SqFt	\$27.71	\$32.09	\$19.58	
Distance from Cooperative in miles		0.05	0.54	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02009-0033	1-02009-0012	1-02011-0038	1-02026-0029
Address	100 WEST 141 STREET	151 WEST 140 STREET	102 WEST 143 STREET	2400 ADAM C POWELL BOULEV
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	56	55	91	57
Year Built	1920	1903	1920	1905
Gross SqFt	65,036	70,509	103,248	58,569
Estimated Gross Income	\$738,159	\$439,165	\$1,578,753	\$672,372
Gross Income per SqFt	\$11.35	\$6.23	\$15.29	\$11.48
Estimated Expense	\$388,265	\$288,011	\$786,134	\$383,041
Expense SqFt	\$5.97	\$4.08	\$7.61	\$6.54
Net Operating Income	\$349,894	\$151,154	\$792,619	\$289,331
Full Market Value	\$2,251,000	\$899,000	\$4,935,000	\$1,397,000
Market Value per SqFt	\$34.61	\$12.75	\$47.80	\$23.85
Distance from Cooperative in miles		0.00	0.10	0.17

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02016-0050	1-01740-0007	1-02045-0036	
Address	2541 ADAM C POWELL BOULEV	646 LENOX AVENUE	2753 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	1,229	134	24	
Year Built	1968	1970	1910	
Gross SqFt	1,487,977	129,386	21,147	
Estimated Gross Income	\$15,757,676	\$1,538,832	\$196,462	
Gross Income per SqFt	\$10.59	\$11.89	\$9.29	
Estimated Expense	\$9,582,572	\$926,587	\$120,964	
Expense SqFt	\$6.44	\$7.16	\$5.72	
Net Operating Income	\$6,175,104	\$612,245	\$75,498	
Full Market Value	\$38,333,000	\$3,907,000	\$449,000	
Market Value per SqFt	\$25.76	\$30.20	\$21.23	
Distance from Cooperative in miles		0.43	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02031-0054	1-02053-0014	1-02053-0020	1-02053-0114
Address	250 WEST 146 STREET	281 EDGEcombe AVENUE	287 EDGEcombe AVENUE	772 ST NICHOLAS AVENUE
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	49	24	56
Year Built	1910	1920	1920	1910
Gross SqFt	79,932	58,596	27,870	67,980
Estimated Gross Income	\$688,215	\$584,861	\$239,961	\$582,821
Gross Income per SqFt	\$8.61	\$9.98	\$8.61	\$8.57
Estimated Expense	\$407,653	\$318,892	\$158,302	\$315,726
Expense SqFt	\$5.10	\$5.44	\$5.68	\$4.64
Net Operating Income	\$280,562	\$265,969	\$81,659	\$267,095
Full Market Value	\$1,496,000	\$1,661,000	\$483,000	\$1,342,000
Market Value per SqFt	\$18.72	\$28.35	\$17.33	\$19.74
Distance from Cooperative in miles		0.24	0.24	0.24

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02053-0001	1-02053-0026	1-02062-0041	
Address	385 WEST 145 STREET	313 EDGEcombe AVENUE	412 WEST 148 STREET	
Neighborhood	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	242	93	48	
Year Built	1957	1902	1907	
Gross SqFt	225,667	84,833	40,580	
Estimated Gross Income	\$3,008,141	\$1,165,795	\$524,209	
Gross Income per SqFt	\$13.33	\$13.74	\$12.92	
Estimated Expense	\$1,351,745	\$601,029	\$198,825	
Expense SqFt	\$5.99	\$7.08	\$4.90	
Net Operating Income	\$1,656,396	\$564,766	\$325,384	
Full Market Value	\$10,993,000	\$3,728,000	\$2,055,000	
Market Value per SqFt	\$48.71	\$43.95	\$50.64	
Distance from Cooperative in miles		0.00	0.07	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02057-0046	1-02002-0002	1-02026-0029	
Address	270 CONVENT AVENUE	583 RIVERSIDE DRIVE	2400 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	60	70	57	
Year Built	1916	1930	1905	
Gross SqFt	75,679	67,350	58,569	
Estimated Gross Income	\$870,309	\$783,954	\$672,372	
Gross Income per SqFt	\$11.50	\$11.64	\$11.48	
Estimated Expense	\$414,721	\$446,531	\$383,041	
Expense SqFt	\$5.48	\$6.63	\$6.54	
Net Operating Income	\$455,588	\$337,423	\$289,331	
Full Market Value	\$2,923,000	\$2,161,000	\$1,397,000	
Market Value per SqFt	\$38.62	\$32.09	\$23.85	
Distance from Cooperative in miles		0.38	0.38	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02058-0029	1-02073-0034	1-02076-0013	1-02051-0093
Address	477 WEST 142 STREET	1650 AMSTERDAM AVENUE	549 WEST 144 STREET	145 EDGEcombe AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	9	21	20
Year Built	1920	1920	1910	1910
Gross SqFt	13,191	10,252	14,190	12,360
Estimated Gross Income	\$176,496	\$136,703	\$189,917	\$202,038
Gross Income per SqFt	\$13.38	\$13.33	\$13.38	\$16.35
Estimated Expense	\$89,039	\$52,658	\$95,852	\$136,446
Expense SqFt	\$6.75	\$5.14	\$6.75	\$11.04
Net Operating Income	\$87,457	\$84,045	\$94,065	\$65,592
Full Market Value	\$580,000	\$1,094,000	\$624,000	\$446,000
Market Value per SqFt	\$43.97	\$106.71	\$43.97	\$36.08
Distance from Cooperative in miles		0.09	0.16	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02058-0040	1-02026-0029	1-01937-0001	
Address	302 CONVENT AVENUE	2400 ADAM C POWELL BOULEV	2450 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	42	57	48	
Year Built	1915	1905	1972	
Gross SqFt	59,196	58,569	59,880	
Estimated Gross Income	\$757,709	\$672,372	\$852,467	
Gross Income per SqFt	\$12.80	\$11.48	\$14.24	
Estimated Expense	\$405,493	\$383,041	\$462,036	
Expense SqFt	\$6.85	\$6.54	\$7.72	
Net Operating Income	\$352,216	\$289,331	\$390,431	
Full Market Value	\$2,352,000	\$1,397,000	\$2,445,000	
Market Value per SqFt	\$39.73	\$23.85	\$40.83	
Distance from Cooperative in miles		0.39	0.66	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02060-0044	1-02051-0083	1-02051-0081	
Address	420 WEST 146 STREET	165 EDGECOMBE AVENUE	169 EDGECOMBE AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	14	20	20	
Year Built	1926	1910	1910	
Gross SqFt	12,650	13,680	13,680	
Estimated Gross Income	\$171,408	\$185,307	\$185,307	
Gross Income per SqFt	\$13.55	\$13.55	\$13.55	
Estimated Expense	\$73,370	\$116,637	\$116,637	
Expense SqFt	\$5.80	\$8.53	\$8.53	
Net Operating Income	\$98,038	\$68,670	\$68,670	
Full Market Value	\$643,000	\$454,000	\$454,000	
Market Value per SqFt	\$50.83	\$33.19	\$33.19	
Distance from Cooperative in miles		0.16	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02060-0046	1-02051-0083	1-02051-0081	
Address	424 WEST 146 STREET	165 EDGECOMBE AVENUE	169 EDGECOMBE AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	14	20	20	
Year Built	1926	1910	1910	
Gross SqFt	12,650	13,680	13,680	
Estimated Gross Income	\$171,408	\$185,307	\$185,307	
Gross Income per SqFt	\$13.55	\$13.55	\$13.55	
Estimated Expense	\$73,370	\$116,637	\$116,637	
Expense SqFt	\$5.80	\$8.53	\$8.53	
Net Operating Income	\$98,038	\$68,670	\$68,670	
Full Market Value	\$643,000	\$454,000	\$454,000	
Market Value per SqFt	\$50.83	\$33.19	\$33.19	
Distance from Cooperative in miles		0.16	0.16	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02060-0058	1-02045-0036	1-02038-0005	
Address	470 WEST 146 STREET	2753 FRED DOUGLASS BOULEV	263 WEST 152 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP	
Total Units	25	24	35	
Year Built	1926	1910	1920	
Gross SqFt	22,224	21,147	20,772	
Estimated Gross Income	\$252,242	\$196,462	\$278,387	
Gross Income per SqFt	\$11.35	\$9.29	\$13.40	
Estimated Expense	\$137,122	\$120,964	\$174,469	
Expense SqFt	\$6.17	\$5.72	\$8.40	
Net Operating Income	\$115,120	\$75,498	\$103,918	
Full Market Value	\$740,000	\$449,000	\$689,000	
Market Value per SqFt	\$33.30	\$21.23	\$33.17	
Distance from Cooperative in miles		0.27	0.49	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02061-0032	1-02051-0083	1-02051-0081	1-02031-0053
Address	729 ST NICHOLAS AVENUE	165 EDGECOMBE AVENUE	169 EDGECOMBE AVENUE	238 WEST 146 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	20	20	13
Year Built	1920	1910	1910	1920
Gross SqFt	3,867	13,680	13,680	14,700
Estimated Gross Income	\$52,398	\$185,307	\$185,307	\$205,800
Gross Income per SqFt	\$13.55	\$13.55	\$13.55	\$14.00
Estimated Expense	\$22,429	\$116,637	\$116,637	\$47,219
Expense SqFt	\$5.80	\$8.53	\$8.53	\$3.21
Net Operating Income	\$29,969	\$68,670	\$68,670	\$158,581
Full Market Value	\$198,000	\$454,000	\$454,000	\$1,043,000
Market Value per SqFt	\$51.20	\$33.19	\$33.19	\$70.95
Distance from Cooperative in miles		0.20	0.20	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02061-0051	1-02080-0011	1-02053-0024	
Address	450 WEST 147 STREET	545 WEST 148 STREET	291 EDGECOMBE AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	32	36	31	
Year Built	1909	1920	1920	
Gross SqFt	33,220	39,845	27,306	
Estimated Gross Income	\$383,027	\$488,027	\$295,178	
Gross Income per SqFt	\$11.53	\$12.25	\$10.81	
Estimated Expense	\$183,707	\$232,978	\$168,205	
Expense SqFt	\$5.53	\$5.85	\$6.16	
Net Operating Income	\$199,320	\$255,049	\$126,973	
Full Market Value	\$1,278,000	\$1,618,000	\$786,000	
Market Value per SqFt	\$38.47	\$40.61	\$28.78	
Distance from Cooperative in miles		0.16	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02062-0014	1-02045-0036	1-02026-0029	
Address	400 CONVENT AVENUE	2753 FRED DOUGLASS BOULEV	2400 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	37	24	57	
Year Built	1926	1910	1905	
Gross SqFt	41,460	21,147	58,569	
Estimated Gross Income	\$427,867	\$196,462	\$672,372	
Gross Income per SqFt	\$10.32	\$9.29	\$11.48	
Estimated Expense	\$242,541	\$120,964	\$383,041	
Expense SqFt	\$5.85	\$5.72	\$6.54	
Net Operating Income	\$185,326	\$75,498	\$289,331	
Full Market Value	\$1,153,000	\$449,000	\$1,397,000	
Market Value per SqFt	\$27.81	\$21.23	\$23.85	
Distance from Cooperative in miles		0.27	0.52	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02062-0036	1-02066-0034	1-02051-0081	1-02051-0083
Address	400 WEST 148 STREET	830 ST NICHOLAS AVENUE	169 EDGECOMBE AVENUE	165 EDGECOMBE AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	21	20	20
Year Built	1926	1920	1910	1910
Gross SqFt	11,215	10,136	13,680	13,680
Estimated Gross Income	\$151,963	\$162,536	\$185,307	\$185,307
Gross Income per SqFt	\$13.55	\$16.04	\$13.55	\$13.55
Estimated Expense	\$65,047	\$62,608	\$116,637	\$116,637
Expense SqFt	\$5.80	\$6.18	\$8.53	\$8.53
Net Operating Income	\$86,916	\$99,928	\$68,670	\$68,670
Full Market Value	\$535,000	\$681,000	\$454,000	\$454,000
Market Value per SqFt	\$47.70	\$67.19	\$33.19	\$33.19
Distance from Cooperative in miles		0.20	0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02063-0046	1-02064-0036	1-02053-0101	1-02053-0024
Address	435 CONVENT AVENUE	795 ST NICHOLAS AVENUE	400 WEST 150 STREET	291 EDGECOMBE AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	56	30	31
Year Built	1902	1920	1926	1920
Gross SqFt	44,268	41,800	45,234	27,306
Estimated Gross Income	\$478,537	\$471,973	\$473,251	\$295,178
Gross Income per SqFt	\$10.81	\$11.29	\$10.46	\$10.81
Estimated Expense	\$230,194	\$259,877	\$213,751	\$168,205
Expense SqFt	\$5.20	\$6.22	\$4.73	\$6.16
Net Operating Income	\$248,343	\$212,096	\$259,500	\$126,973
Full Market Value	\$1,386,000	\$1,265,000	\$1,545,000	\$786,000
Market Value per SqFt	\$31.31	\$30.26	\$34.16	\$28.78
Distance from Cooperative in miles		0.05	0.09	0.09

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02066-0046	1-02045-0086	1-02045-0079	
Address	486 CONVENT AVENUE	305 WEST 149 STREET	304 WEST 149 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	20	24	24	
Year Built	1926	1910	1910	
Gross SqFt	22,220	21,588	21,180	
Estimated Gross Income	\$252,197	\$242,585	\$242,585	
Gross Income per SqFt	\$11.35	\$11.24	\$11.45	
Estimated Expense	\$129,987	\$149,985	\$128,493	
Expense SqFt	\$5.85	\$6.95	\$6.07	
Net Operating Income	\$122,210	\$92,600	\$114,092	
Full Market Value	\$786,000	\$596,000	\$733,000	
Market Value per SqFt	\$35.37	\$27.61	\$34.61	
Distance from Cooperative in miles		0.27	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02066-0051	1-02082-0040	1-02083-0040	1-02054-0022
Address	450 WEST 152 STREET	508 WEST 151 STREET	510 WEST 152 STREET	377 EDGEcombe AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	14	20	15
Year Built	1906	1905	1900	1920
Gross SqFt	17,380	12,040	13,680	12,905
Estimated Gross Income	\$178,666	\$117,390	\$140,592	\$128,814
Gross Income per SqFt	\$10.28	\$9.75	\$10.28	\$9.98
Estimated Expense	\$91,766	\$70,434	\$72,217	\$74,384
Expense SqFt	\$5.28	\$5.85	\$5.28	\$5.76
Net Operating Income	\$86,900	\$46,956	\$68,375	\$54,430
Full Market Value	\$541,000	\$278,000	\$404,000	\$340,000
Market Value per SqFt	\$31.13	\$23.09	\$29.53	\$26.35
Distance from Cooperative in miles		0.15	0.14	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02066-0054	1-02083-0040	1-02045-0079	
Address	454 WEST 152 STREET	510 WEST 152 STREET	304 WEST 149 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	24	
Year Built	1926	1900	1910	
Gross SqFt	17,380	13,680	21,180	
Estimated Gross Income	\$188,921	\$140,592	\$242,585	
Gross Income per SqFt	\$10.87	\$10.28	\$11.45	
Estimated Expense	\$98,718	\$72,217	\$128,493	
Expense SqFt	\$5.68	\$5.28	\$6.07	
Net Operating Income	\$90,203	\$68,375	\$114,092	
Full Market Value	\$558,000	\$404,000	\$733,000	
Market Value per SqFt	\$32.11	\$29.53	\$34.61	
Distance from Cooperative in miles		0.14	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02066-0057	1-02083-0040	1-02045-0079	
Address	464 WEST 152 STREET	510 WEST 152 STREET	304 WEST 149 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	24	
Year Built	1920	1900	1910	
Gross SqFt	17,895	13,680	21,180	
Estimated Gross Income	\$194,519	\$140,592	\$242,585	
Gross Income per SqFt	\$10.87	\$10.28	\$11.45	
Estimated Expense	\$101,644	\$72,217	\$128,493	
Expense SqFt	\$5.68	\$5.28	\$6.07	
Net Operating Income	\$92,875	\$68,375	\$114,092	
Full Market Value	\$575,000	\$404,000	\$733,000	
Market Value per SqFt	\$32.13	\$29.53	\$34.61	
Distance from Cooperative in miles		0.14	0.29	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02067-0029	1-02045-0086	1-02045-0079	
Address	401 WEST 152 STREET	305 WEST 149 STREET	304 WEST 149 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	36	24	24	
Year Built	1910	1910	1910	
Gross SqFt	17,500	21,588	21,180	
Estimated Gross Income	\$198,625	\$242,585	\$242,585	
Gross Income per SqFt	\$11.35	\$11.24	\$11.45	
Estimated Expense	\$102,375	\$149,985	\$128,493	
Expense SqFt	\$5.85	\$6.95	\$6.07	
Net Operating Income	\$96,250	\$92,600	\$114,092	
Full Market Value	\$489,000	\$596,000	\$733,000	
Market Value per SqFt	\$27.94	\$27.61	\$34.61	
Distance from Cooperative in miles		0.22	0.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02067-0047	1-02067-0036	1-02069-0014	1-02054-0096
Address	402 WEST 153 STREET	61 ST NICHOLAS PLACE	87 ST NICHOLAS PLACE	38 ST NICHOLAS PLACE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	C4-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	24	24	30
Year Built	1920	1920	1926	1920
Gross SqFt	18,600	25,093	23,256	31,014
Estimated Gross Income	\$229,524	\$307,348	\$287,034	\$421,401
Gross Income per SqFt	\$12.34	\$12.25	\$12.34	\$13.59
Estimated Expense	\$121,458	\$163,280	\$151,855	\$210,581
Expense SqFt	\$6.53	\$6.51	\$6.53	\$6.79
Net Operating Income	\$108,066	\$144,068	\$135,179	\$210,820
Full Market Value	\$685,000	\$914,000	\$856,000	\$977,000
Market Value per SqFt	\$36.83	\$36.42	\$36.81	\$31.50
Distance from Cooperative in miles		0.09	0.11	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02070-0017	1-01987-0036	1-02025-0058	
Address	525 WEST 138 STREET	1496 AMSTERDAM AVENUE	228 WEST 140 STREET	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	25	18	
Year Built	1910	1905	1920	
Gross SqFt	17,585	17,749	15,292	
Estimated Gross Income	\$205,569	\$217,894	\$169,737	
Gross Income per SqFt	\$11.69	\$12.28	\$11.10	
Estimated Expense	\$119,578	\$108,725	\$110,463	
Expense SqFt	\$6.80	\$6.13	\$7.22	
Net Operating Income	\$85,991	\$109,169	\$59,274	
Full Market Value	\$550,000	\$692,000	\$366,000	
Market Value per SqFt	\$31.28	\$38.99	\$23.93	
Distance from Cooperative in miles		0.25	0.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02070-0023	1-01987-0033	1-02025-0056	
Address	515 WEST 138 STREET	1488 AMSTERDAM AVENUE	226 WEST 140 STREET	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	18	18	
Year Built	1910	1905	1920	
Gross SqFt	12,640	14,334	15,292	
Estimated Gross Income	\$143,970	\$163,138	\$174,255	
Gross Income per SqFt	\$11.39	\$11.38	\$11.40	
Estimated Expense	\$81,528	\$80,290	\$111,456	
Expense SqFt	\$6.45	\$5.60	\$7.29	
Net Operating Income	\$62,442	\$82,848	\$62,799	
Full Market Value	\$401,000	\$533,000	\$404,000	
Market Value per SqFt	\$31.72	\$37.18	\$26.42	
Distance from Cooperative in miles		0.25	0.48	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02070-0024	1-01987-0033	1-02025-0056	
Address	511 WEST 138 STREET	1488 AMSTERDAM AVENUE	226 WEST 140 STREET	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	18	18	
Year Built	1910	1905	1920	
Gross SqFt	12,640	14,334	15,292	
Estimated Gross Income	\$143,970	\$163,138	\$174,255	
Gross Income per SqFt	\$11.39	\$11.38	\$11.40	
Estimated Expense	\$81,528	\$80,290	\$111,456	
Expense SqFt	\$6.45	\$5.60	\$7.29	
Net Operating Income	\$62,442	\$82,848	\$62,799	
Full Market Value	\$401,000	\$533,000	\$404,000	
Market Value per SqFt	\$31.72	\$37.18	\$26.42	
Distance from Cooperative in miles		0.25	0.48	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02070-0029	1-02026-0029	1-01914-0024	
Address	1580 AMSTERDAM AVENUE	2400 ADAM C POWELL BOULEV	115 WEST 129 STREET	
Neighborhood	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	42	57	23	
Year Built	1905	1905	1910	
Gross SqFt	53,984	58,569	21,192	
Estimated Gross Income	\$565,212	\$672,372	\$203,179	
Gross Income per SqFt	\$10.47	\$11.48	\$9.59	
Estimated Expense	\$310,408	\$383,041	\$116,989	
Expense SqFt	\$5.75	\$6.54	\$5.52	
Net Operating Income	\$254,804	\$289,331	\$86,190	
Full Market Value	\$1,583,000	\$1,397,000	\$509,000	
Market Value per SqFt	\$29.32	\$23.85	\$24.02	
Distance from Cooperative in miles		0.49	0.79	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02070-0037	1-01987-0036	1-02051-0033	
Address	504 WEST 139 STREET	1496 AMSTERDAM AVENUE	660 ST NICHOLAS AVENUE	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	30	25	30	
Year Built	1910	1905	1910	
Gross SqFt	20,868	17,749	20,640	
Estimated Gross Income	\$274,206	\$217,894	\$352,531	
Gross Income per SqFt	\$13.14	\$12.28	\$17.08	
Estimated Expense	\$110,392	\$108,725	\$112,075	
Expense SqFt	\$5.29	\$6.13	\$5.43	
Net Operating Income	\$163,814	\$109,169	\$240,456	
Full Market Value	\$862,000	\$692,000	\$1,738,000	
Market Value per SqFt	\$41.31	\$38.99	\$84.21	
Distance from Cooperative in miles		0.25	0.36	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02070-0039	1-02002-0002	1-02026-0029	1-02026-0041
Address	508 WEST 139 STREET	583 RIVERSIDE DRIVE	2400 ADAM C POWELL BOULEV	208 WEST 141 STREET
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	42	70	57	24
Year Built	1910	1930	1905	1920
Gross SqFt	41,702	67,350	58,569	25,410
Estimated Gross Income	\$473,318	\$783,954	\$672,372	\$165,395
Gross Income per SqFt	\$11.35	\$11.64	\$11.48	\$6.51
Estimated Expense	\$248,961	\$446,531	\$383,041	\$100,335
Expense SqFt	\$5.97	\$6.63	\$6.54	\$3.95
Net Operating Income	\$224,357	\$337,423	\$289,331	\$65,060
Full Market Value	\$1,443,000	\$2,161,000	\$1,397,000	\$349,000
Market Value per SqFt	\$34.60	\$32.09	\$23.85	\$13.73
Distance from Cooperative in miles		0.23	0.49	0.49

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02071-0030	1-01988-0115	1-01987-0033	
Address	1608 AMSTERDAM AVENUE	510 WEST 136 STREET	1488 AMSTERDAM AVENUE	
Neighborhood	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	18	18	
Year Built	1910	1905	1905	
Gross SqFt	17,216	15,048	14,334	
Estimated Gross Income	\$190,581	\$161,976	\$163,138	
Gross Income per SqFt	\$11.07	\$10.76	\$11.38	
Estimated Expense	\$96,065	\$83,588	\$80,290	
Expense SqFt	\$5.58	\$5.55	\$5.60	
Net Operating Income	\$94,516	\$78,388	\$82,848	
Full Market Value	\$522,000	\$444,400	\$533,000	
Market Value per SqFt	\$30.32	\$29.53	\$37.18	
Distance from Cooperative in miles		0.20	0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0010	1-02051-0083	1-02051-0081	
Address	557 WEST 140 STREET	165 EDGECOMBE AVENUE	169 EDGECOMBE AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	16	20	20	
Year Built	1910	1910	1910	
Gross SqFt	12,745	13,680	13,680	
Estimated Gross Income	\$172,695	\$185,307	\$185,307	
Gross Income per SqFt	\$13.55	\$13.55	\$13.55	
Estimated Expense	\$73,921	\$116,637	\$116,637	
Expense SqFt	\$5.80	\$8.53	\$8.53	
Net Operating Income	\$98,774	\$68,670	\$68,670	
Full Market Value	\$648,000	\$454,000	\$454,000	
Market Value per SqFt	\$50.84	\$33.19	\$33.19	
Distance from Cooperative in miles		0.35	0.35	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0021	1-02051-0033	1-01987-0036	
Address	79 HAMILTON PLACE	660 ST NICHOLAS AVENUE	1496 AMSTERDAM AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-WEST	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	30	25	
Year Built	1910	1910	1905	
Gross SqFt	22,272	20,640	17,749	
Estimated Gross Income	\$292,654	\$352,531	\$217,894	
Gross Income per SqFt	\$13.14	\$17.08	\$12.28	
Estimated Expense	\$117,819	\$112,075	\$108,725	
Expense SqFt	\$5.29	\$5.43	\$6.13	
Net Operating Income	\$174,835	\$240,456	\$109,169	
Full Market Value	\$1,062,000	\$1,738,000	\$692,000	
Market Value per SqFt	\$47.68	\$84.21	\$38.99	
Distance from Cooperative in miles		0.28	0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0022	1-02051-0033	1-01987-0036	1-02025-0056
Address	83 HAMILTON PLACE	660 ST NICHOLAS AVENUE	1496 AMSTERDAM AVENUE	226 WEST 140 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	25	18
Year Built	1920	1910	1905	1920
Gross SqFt	19,662	20,640	17,749	15,292
Estimated Gross Income	\$241,449	\$352,531	\$217,894	\$174,255
Gross Income per SqFt	\$12.28	\$17.08	\$12.28	\$11.40
Estimated Expense	\$125,247	\$112,075	\$108,725	\$111,456
Expense SqFt	\$6.37	\$5.43	\$6.13	\$7.29
Net Operating Income	\$116,202	\$240,456	\$109,169	\$62,799
Full Market Value	\$737,000	\$1,738,000	\$692,000	\$404,000
Market Value per SqFt	\$37.48	\$84.21	\$38.99	\$26.42
Distance from Cooperative in miles		0.28	0.35	0.46

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0024	1-01988-0088	1-02051-0081	
Address	509 WEST 140 STREET	521 WEST 135 STREET	169 EDGECOMBE AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	20	20	
Year Built	1920	1915	1910	
Gross SqFt	13,195	13,170	13,680	
Estimated Gross Income	\$162,167	\$145,113	\$185,307	
Gross Income per SqFt	\$12.29	\$11.02	\$13.55	
Estimated Expense	\$57,266	\$37,387	\$116,637	
Expense SqFt	\$4.34	\$2.84	\$8.53	
Net Operating Income	\$104,901	\$107,726	\$68,670	
Full Market Value	\$665,000	\$666,000	\$454,000	
Market Value per SqFt	\$50.40	\$50.57	\$33.19	
Distance from Cooperative in miles		0.25	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0037	1-02071-0029	1-02073-0034	1-02072-0008
Address	502 WEST 141 STREET	1606 AMSTERDAM AVENUE	1650 AMSTERDAM AVENUE	559 WEST 140 STREET
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	19	9	15
Year Built	1910	1910	1920	1920
Gross SqFt	12,270	13,413	10,252	12,745
Estimated Gross Income	\$163,559	\$185,841	\$136,703	\$149,702
Gross Income per SqFt	\$13.33	\$13.86	\$13.33	\$11.75
Estimated Expense	\$63,068	\$80,421	\$52,658	\$79,995
Expense SqFt	\$5.14	\$6.00	\$5.14	\$6.28
Net Operating Income	\$100,491	\$105,420	\$84,045	\$69,707
Full Market Value	\$667,000	\$695,000	\$1,094,000	\$446,000
Market Value per SqFt	\$54.36	\$51.82	\$106.71	\$34.99
Distance from Cooperative in miles		0.05	0.05	0.08

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02072-0055	1-02002-0067	1-02002-0002	1-02045-0036
Address	552 WEST 141 STREET	594 RIVERSIDE DRIVE	583 RIVERSIDE DRIVE	2753 FRED DOUGLASS BOULEV
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	36	70	24
Year Built	1910	1920	1930	1910
Gross SqFt	22,518	53,832	67,350	21,147
Estimated Gross Income	\$262,110	\$1,315,977	\$783,954	\$196,462
Gross Income per SqFt	\$11.64	\$24.45	\$11.64	\$9.29
Estimated Expense	\$112,365	\$580,276	\$446,531	\$120,964
Expense SqFt	\$4.99	\$10.78	\$6.63	\$5.72
Net Operating Income	\$149,745	\$735,701	\$337,423	\$75,498
Full Market Value	\$931,000	\$3,840,000	\$2,161,000	\$449,000
Market Value per SqFt	\$41.34	\$71.33	\$32.09	\$21.23
Distance from Cooperative in miles		0.24	0.28	0.52

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02073-0028	1-02051-0033	1-02051-0081	1-01987-0036
Address	503 WEST 141 STREET	660 ST NICHOLAS AVENUE	169 EDGECOMBE AVENUE	1496 AMSTERDAM AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-WEST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	30	20	25
Year Built	1920	1910	1910	1905
Gross SqFt	24,275	20,640	13,680	17,749
Estimated Gross Income	\$328,926	\$352,531	\$185,307	\$217,894
Gross Income per SqFt	\$13.55	\$17.08	\$13.55	\$12.28
Estimated Expense	\$140,795	\$112,075	\$116,637	\$108,725
Expense SqFt	\$5.80	\$5.43	\$8.53	\$6.13
Net Operating Income	\$188,131	\$240,456	\$68,670	\$109,169
Full Market Value	\$1,158,000	\$1,738,000	\$454,000	\$692,000
Market Value per SqFt	\$47.70	\$84.21	\$33.19	\$38.99
Distance from Cooperative in miles		0.26	0.26	0.40

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02073-0042	1-02045-0036	1-02026-0029	1-02038-0005
Address	98 HAMILTON PLACE	2753 FRED DOUGLASS BOULEV	2400 ADAM C POWELL BOULEV	263 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	17	24	57	35
Year Built	1900	1910	1905	1920
Gross SqFt	19,400	21,147	58,569	20,772
Estimated Gross Income	\$220,190	\$196,462	\$672,372	\$278,387
Gross Income per SqFt	\$11.35	\$9.29	\$11.48	\$13.40
Estimated Expense	\$115,818	\$120,964	\$383,041	\$174,469
Expense SqFt	\$5.97	\$5.72	\$6.54	\$8.40
Net Operating Income	\$104,372	\$75,498	\$289,331	\$103,918
Full Market Value	\$671,000	\$449,000	\$1,397,000	\$689,000
Market Value per SqFt	\$34.59	\$21.23	\$23.85	\$33.17
Distance from Cooperative in miles		0.48	0.53	0.74

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02074-0021	1-02045-0036	1-02002-0067	1-02038-0005
Address	509 WEST 142 STREET	2753 FRED DOUGLASS BOULEV	594 RIVERSIDE DRIVE	263 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	12	24	36	35
Year Built	1910	1910	1920	1920
Gross SqFt	17,862	21,147	53,832	20,772
Estimated Gross Income	\$239,351	\$196,462	\$1,315,977	\$278,387
Gross Income per SqFt	\$13.40	\$9.29	\$24.45	\$13.40
Estimated Expense	\$118,246	\$120,964	\$580,276	\$174,469
Expense SqFt	\$6.62	\$5.72	\$10.78	\$8.40
Net Operating Income	\$121,105	\$75,498	\$735,701	\$103,918
Full Market Value	\$803,000	\$449,000	\$3,840,000	\$689,000
Market Value per SqFt	\$44.96	\$21.23	\$71.33	\$33.17
Distance from Cooperative in miles		0.45	0.33	0.69

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02075-0008	1-02045-0036	1-02002-0067	1-02038-0005
Address	527 WEST 143 STREET	2753 FRED DOUGLASS BOULEV	594 RIVERSIDE DRIVE	263 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	24	24	36	35
Year Built	1910	1910	1920	1920
Gross SqFt	29,520	21,147	53,832	20,772
Estimated Gross Income	\$395,568	\$196,462	\$1,315,977	\$278,387
Gross Income per SqFt	\$13.40	\$9.29	\$24.45	\$13.40
Estimated Expense	\$195,422	\$120,964	\$580,276	\$174,469
Expense SqFt	\$6.62	\$5.72	\$10.78	\$8.40
Net Operating Income	\$200,146	\$75,498	\$735,701	\$103,918
Full Market Value	\$1,221,000	\$449,000	\$3,840,000	\$689,000
Market Value per SqFt	\$41.36	\$21.23	\$71.33	\$33.17
Distance from Cooperative in miles		0.42	0.38	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02075-0011	1-02045-0036	1-02002-0067	1-02038-0005
Address	523 WEST 143 STREET	2753 FRED DOUGLASS BOULEV	594 RIVERSIDE DRIVE	263 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	24	24	36	35
Year Built	1910	1910	1920	1920
Gross SqFt	29,520	21,147	53,832	20,772
Estimated Gross Income	\$395,568	\$196,462	\$1,315,977	\$278,387
Gross Income per SqFt	\$13.40	\$9.29	\$24.45	\$13.40
Estimated Expense	\$195,422	\$120,964	\$580,276	\$174,469
Expense SqFt	\$6.62	\$5.72	\$10.78	\$8.40
Net Operating Income	\$200,146	\$75,498	\$735,701	\$103,918
Full Market Value	\$895,000	\$449,000	\$3,840,000	\$689,000
Market Value per SqFt	\$30.32	\$21.23	\$71.33	\$33.17
Distance from Cooperative in miles		0.42	0.38	0.65

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02075-0017	1-02045-0036	1-02002-0067	1-02038-0005
Address	515 WEST 143 STREET	2753 FRED DOUGLASS BOULEV	594 RIVERSIDE DRIVE	263 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-WEST	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	24	24	36	35
Year Built	1908	1910	1920	1920
Gross SqFt	29,520	21,147	53,832	20,772
Estimated Gross Income	\$395,568	\$196,462	\$1,315,977	\$278,387
Gross Income per SqFt	\$13.40	\$9.29	\$24.45	\$13.40
Estimated Expense	\$195,422	\$120,964	\$580,276	\$174,469
Expense SqFt	\$6.62	\$5.72	\$10.78	\$8.40
Net Operating Income	\$200,146	\$75,498	\$735,701	\$103,918
Full Market Value	\$1,221,000	\$449,000	\$3,840,000	\$689,000
Market Value per SqFt	\$41.36	\$21.23	\$71.33	\$33.17
Distance from Cooperative in miles		0.42	0.38	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02075-0023	1-02045-0036	1-02038-0005	
Address	505 WEST 143 STREET	2753 FRED DOUGLASS BOULEV	263 WEST 152 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP	
Total Units	31	24	35	
Year Built	1920	1910	1920	
Gross SqFt	33,451	21,147	20,772	
Estimated Gross Income	\$379,669	\$196,462	\$278,387	
Gross Income per SqFt	\$11.35	\$9.29	\$13.40	
Estimated Expense	\$206,393	\$120,964	\$174,469	
Expense SqFt	\$6.17	\$5.72	\$8.40	
Net Operating Income	\$173,276	\$75,498	\$103,918	
Full Market Value	\$1,115,000	\$449,000	\$689,000	
Market Value per SqFt	\$33.33	\$21.23	\$33.17	
Distance from Cooperative in miles		0.42	0.65	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02075-0026	1-02002-0002	1-01937-0001	
Address	501 WEST 143 STREET	583 RIVERSIDE DRIVE	2450 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	40	70	48	
Year Built	1920	1930	1972	
Gross SqFt	50,986	67,350	59,880	
Estimated Gross Income	\$659,759	\$783,954	\$852,467	
Gross Income per SqFt	\$12.94	\$11.64	\$14.24	
Estimated Expense	\$324,271	\$446,531	\$462,036	
Expense SqFt	\$6.36	\$6.63	\$7.72	
Net Operating Income	\$335,488	\$337,423	\$390,431	
Full Market Value	\$2,237,000	\$2,161,000	\$2,445,000	
Market Value per SqFt	\$43.87	\$32.09	\$40.83	
Distance from Cooperative in miles		0.43	0.78	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02076-0023	1-02083-0040	1-02051-0085	1-02045-0079
Address	517 WEST 144 STREET	510 WEST 152 STREET	161 EDGECOMBE AVENUE	304 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20	24
Year Built	1880	1900	1920	1910
Gross SqFt	16,950	13,680	13,680	21,180
Estimated Gross Income	\$174,246	\$140,592	\$136,588	\$242,585
Gross Income per SqFt	\$10.28	\$10.28	\$9.98	\$11.45
Estimated Expense	\$89,496	\$72,217	\$90,612	\$128,493
Expense SqFt	\$5.28	\$5.28	\$6.62	\$6.07
Net Operating Income	\$84,750	\$68,375	\$45,976	\$114,092
Full Market Value	\$528,000	\$404,000	\$276,000	\$733,000
Market Value per SqFt	\$31.15	\$29.53	\$20.18	\$34.61
Distance from Cooperative in miles		0.35	0.31	0.44

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02076-0039	1-02051-0081	1-02051-0083	
Address	506 WEST 145 STREET	169 EDGECOMBE AVENUE	165 EDGECOMBE AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	26	20	20	
Year Built	1910	1910	1910	
Gross SqFt	12,570	13,680	13,680	
Estimated Gross Income	\$170,324	\$185,307	\$185,307	
Gross Income per SqFt	\$13.55	\$13.55	\$13.55	
Estimated Expense	\$72,906	\$116,637	\$116,637	
Expense SqFt	\$5.80	\$8.53	\$8.53	
Net Operating Income	\$97,418	\$68,670	\$68,670	
Full Market Value	\$639,000	\$454,000	\$454,000	
Market Value per SqFt	\$50.84	\$33.19	\$33.19	
Distance from Cooperative in miles		0.31	0.31	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02077-0010	1-02051-0081	1-02051-0083	
Address	533 WEST 145 STREET	169 EDGECOMBE AVENUE	165 EDGECOMBE AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	18	20	20	
Year Built	1915	1910	1910	
Gross SqFt	12,240	13,680	13,680	
Estimated Gross Income	\$165,852	\$185,307	\$185,307	
Gross Income per SqFt	\$13.55	\$13.55	\$13.55	
Estimated Expense	\$70,992	\$116,637	\$116,637	
Expense SqFt	\$5.80	\$8.53	\$8.53	
Net Operating Income	\$94,860	\$68,670	\$68,670	
Full Market Value	\$622,000	\$454,000	\$454,000	
Market Value per SqFt	\$50.82	\$33.19	\$33.19	
Distance from Cooperative in miles		0.32	0.32	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02077-0050	1-02082-0036	1-02045-0036	
Address	540 WEST 146 STREET	502 WEST 151 STREET	2753 FRED DOUGLASS BOULEV	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	35	36	24	
Year Built	1920	1920	1910	
Gross SqFt	31,430	29,736	21,147	
Estimated Gross Income	\$468,621	\$610,183	\$196,462	
Gross Income per SqFt	\$14.91	\$20.52	\$9.29	
Estimated Expense	\$210,581	\$274,463	\$120,964	
Expense SqFt	\$6.70	\$9.23	\$5.72	
Net Operating Income	\$258,040	\$335,720	\$75,498	
Full Market Value	\$1,200,000	\$2,190,000	\$449,000	
Market Value per SqFt	\$38.18	\$73.65	\$21.23	
Distance from Cooperative in miles		0.25	0.39	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02079-0007	1-02082-0036	1-02045-0036	1-02038-0005
Address	547 WEST 147 STREET	502 WEST 151 STREET	2753 FRED DOUGLASS BOULEV	263 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	30	36	24	35
Year Built	1940	1920	1910	1920
Gross SqFt	42,528	29,736	21,147	20,772
Estimated Gross Income	\$569,875	\$610,183	\$196,462	\$278,387
Gross Income per SqFt	\$13.40	\$20.52	\$9.29	\$13.40
Estimated Expense	\$281,535	\$274,463	\$120,964	\$174,469
Expense SqFt	\$6.62	\$9.23	\$5.72	\$8.40
Net Operating Income	\$288,340	\$335,720	\$75,498	\$103,918
Full Market Value	\$1,890,000	\$2,190,000	\$449,000	\$689,000
Market Value per SqFt	\$44.44	\$73.65	\$21.23	\$33.17
Distance from Cooperative in miles		0.15	0.39	0.53

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02080-0056	1-02051-0081	1-02051-0083	
Address	562 WEST 149 STREET	169 EDGECOMBE AVENUE	165 EDGECOMBE AVENUE	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	11	20	20	
Year Built	1920	1910	1910	
Gross SqFt	12,585	13,680	13,680	
Estimated Gross Income	\$170,527	\$185,307	\$185,307	
Gross Income per SqFt	\$13.55	\$13.55	\$13.55	
Estimated Expense	\$72,993	\$116,637	\$116,637	
Expense SqFt	\$5.80	\$8.53	\$8.53	
Net Operating Income	\$97,534	\$68,670	\$68,670	
Full Market Value	\$640,000	\$454,000	\$454,000	
Market Value per SqFt	\$50.85	\$33.19	\$33.19	
Distance from Cooperative in miles		0.41	0.41	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02082-0005	1-02045-0086	1-02045-0079	
Address	563 WEST 150 STREET	305 WEST 149 STREET	304 WEST 149 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	30	24	24	
Year Built	1930	1910	1910	
Gross SqFt	20,787	21,588	21,180	
Estimated Gross Income	\$235,932	\$242,585	\$242,585	
Gross Income per SqFt	\$11.35	\$11.24	\$11.45	
Estimated Expense	\$121,604	\$149,985	\$128,493	
Expense SqFt	\$5.85	\$6.95	\$6.07	
Net Operating Income	\$114,328	\$92,600	\$114,092	
Full Market Value	\$735,000	\$596,000	\$733,000	
Market Value per SqFt	\$35.36	\$27.61	\$34.61	
Distance from Cooperative in miles		0.39	0.40	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02082-0007	1-02045-0086	1-02045-0079	
Address	557 WEST 150 STREET	305 WEST 149 STREET	304 WEST 149 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	30	24	24	
Year Built	1930	1910	1910	
Gross SqFt	20,787	21,588	21,180	
Estimated Gross Income	\$235,932	\$242,585	\$242,585	
Gross Income per SqFt	\$11.35	\$11.24	\$11.45	
Estimated Expense	\$121,604	\$149,985	\$128,493	
Expense SqFt	\$5.85	\$6.95	\$6.07	
Net Operating Income	\$114,328	\$92,600	\$114,092	
Full Market Value	\$735,000	\$596,000	\$733,000	
Market Value per SqFt	\$35.36	\$27.61	\$34.61	
Distance from Cooperative in miles		0.39	0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02082-0042	1-02082-0040	1-02054-0027	
Address	510 WEST 151 STREET	508 WEST 151 STREET	34 ST NICHOLAS PLACE	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	14	14	15	
Year Built	1905	1905	1926	
Gross SqFt	12,040	12,040	12,970	
Estimated Gross Income	\$115,584	\$117,390	\$122,567	
Gross Income per SqFt	\$9.60	\$9.75	\$9.45	
Estimated Expense	\$62,247	\$70,434	\$76,004	
Expense SqFt	\$5.17	\$5.85	\$5.86	
Net Operating Income	\$53,337	\$46,956	\$46,563	
Full Market Value	\$316,000	\$278,000	\$276,000	
Market Value per SqFt	\$26.25	\$23.09	\$21.28	
Distance from Cooperative in miles		0.00	0.28	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02082-0049	1-02082-0047	1-02083-0040	
Address	522 WEST 151 STREET	520 WEST 151 STREET	510 WEST 152 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	19	19	20	
Year Built	1905	1905	1900	
Gross SqFt	13,535	13,535	13,680	
Estimated Gross Income	\$134,132	\$129,124	\$140,592	
Gross Income per SqFt	\$9.91	\$9.54	\$10.28	
Estimated Expense	\$72,412	\$79,992	\$72,217	
Expense SqFt	\$5.35	\$5.91	\$5.28	
Net Operating Income	\$61,720	\$49,132	\$68,375	
Full Market Value	\$365,000	\$282,000	\$404,000	
Market Value per SqFt	\$26.97	\$20.83	\$29.53	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02082-0050	1-02082-0047	1-02083-0040	
Address	524 WEST 151 STREET	520 WEST 151 STREET	510 WEST 152 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	19	20	
Year Built	1905	1905	1900	
Gross SqFt	13,535	13,535	13,680	
Estimated Gross Income	\$134,132	\$129,124	\$140,592	
Gross Income per SqFt	\$9.91	\$9.54	\$10.28	
Estimated Expense	\$72,412	\$79,992	\$72,217	
Expense SqFt	\$5.35	\$5.91	\$5.28	
Net Operating Income	\$61,720	\$49,132	\$68,375	
Full Market Value	\$365,000	\$282,000	\$404,000	
Market Value per SqFt	\$26.97	\$20.83	\$29.53	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0008	1-02038-0005	1-02026-0029	1-02002-0002
Address	535 WEST 151 STREET	263 WEST 152 STREET	2400 ADAM C POWELL BOULEV	583 RIVERSIDE DRIVE
Neighborhood	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-WEST
Building Classification	D4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR	D1-ELEVATOR
Total Units	33	35	57	70
Year Built	1920	1920	1905	1930
Gross SqFt	31,850	20,772	58,569	67,350
Estimated Gross Income	\$370,734	\$278,387	\$672,372	\$783,954
Gross Income per SqFt	\$11.64	\$13.40	\$11.48	\$11.64
Estimated Expense	\$158,932	\$174,469	\$383,041	\$446,531
Expense SqFt	\$4.99	\$8.40	\$6.54	\$6.63
Net Operating Income	\$211,802	\$103,918	\$289,331	\$337,423
Full Market Value	\$1,357,000	\$689,000	\$1,397,000	\$2,161,000
Market Value per SqFt	\$42.61	\$33.17	\$23.85	\$32.09
Distance from Cooperative in miles		0.47	0.74	0.82

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0019	1-02083-0040	1-02082-0047	
Address	523 WEST 151 STREET	510 WEST 152 STREET	520 WEST 151 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	20	19	
Year Built	1900	1900	1905	
Gross SqFt	17,350	13,680	13,535	
Estimated Gross Income	\$171,939	\$140,592	\$129,124	
Gross Income per SqFt	\$9.91	\$10.28	\$9.54	
Estimated Expense	\$92,823	\$72,217	\$79,992	
Expense SqFt	\$5.35	\$5.28	\$5.91	
Net Operating Income	\$79,116	\$68,375	\$49,132	
Full Market Value	\$468,000	\$404,000	\$282,000	
Market Value per SqFt	\$26.97	\$29.53	\$20.83	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0021	1-02083-0015	1-02082-0056	1-02083-0042
Address	521 WEST 151 STREET	529 WEST 151 STREET	558 WEST 151 STREET	514 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	22	15	20
Year Built	1900	1900	1977	1920
Gross SqFt	12,510	13,916	10,875	14,405
Estimated Gross Income	\$125,350	\$247,564	\$191,025	\$228,463
Gross Income per SqFt	\$10.02	\$17.79	\$17.57	\$15.86
Estimated Expense	\$66,428	\$145,881	\$80,386	\$114,232
Expense SqFt	\$5.31	\$10.48	\$7.39	\$7.93
Net Operating Income	\$58,922	\$101,683	\$110,639	\$114,231
Full Market Value	\$368,000	\$733,000	\$285,000	\$645,000
Market Value per SqFt	\$29.42	\$52.67	\$26.21	\$44.78
Distance from Cooperative in miles		0.00	0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0023	1-02083-0040	1-02082-0040	
Address	517 WEST 151 STREET	510 WEST 152 STREET	508 WEST 151 STREET	
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	12	20	14	
Year Built	1910	1900	1905	
Gross SqFt	14,500	13,680	12,040	
Estimated Gross Income	\$145,290	\$140,592	\$117,390	
Gross Income per SqFt	\$10.02	\$10.28	\$9.75	
Estimated Expense	\$76,995	\$72,217	\$70,434	
Expense SqFt	\$5.31	\$5.28	\$5.85	
Net Operating Income	\$68,295	\$68,375	\$46,956	
Full Market Value	\$426,000	\$404,000	\$278,000	
Market Value per SqFt	\$29.38	\$29.53	\$23.09	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0045	1-02083-0040	1-02082-0047	1-02117-0023
Address	522 WEST 152 STREET	510 WEST 152 STREET	520 WEST 151 STREET	524 WEST 159 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	19	25
Year Built	1900	1900	1905	1907
Gross SqFt	16,476	13,680	13,535	17,905
Estimated Gross Income	\$169,373	\$140,592	\$129,124	\$203,580
Gross Income per SqFt	\$10.28	\$10.28	\$9.54	\$11.37
Estimated Expense	\$86,993	\$72,217	\$79,992	\$118,173
Expense SqFt	\$5.28	\$5.28	\$5.91	\$6.60
Net Operating Income	\$82,380	\$68,375	\$49,132	\$85,407
Full Market Value	\$513,000	\$404,000	\$282,000	\$542,000
Market Value per SqFt	\$31.14	\$29.53	\$20.83	\$30.27
Distance from Cooperative in miles		0.00	0.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02083-0047	1-02083-0040	1-02082-0047	1-02117-0023
Address	524 WEST 152 STREET	510 WEST 152 STREET	520 WEST 151 STREET	524 WEST 159 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	19	25
Year Built	1900	1900	1905	1907
Gross SqFt	15,084	13,680	13,535	17,905
Estimated Gross Income	\$155,064	\$140,592	\$129,124	\$203,580
Gross Income per SqFt	\$10.28	\$10.28	\$9.54	\$11.37
Estimated Expense	\$79,644	\$72,217	\$79,992	\$118,173
Expense SqFt	\$5.28	\$5.28	\$5.91	\$6.60
Net Operating Income	\$75,420	\$68,375	\$49,132	\$85,407
Full Market Value	\$422,000	\$404,000	\$282,000	\$542,000
Market Value per SqFt	\$27.98	\$29.53	\$20.83	\$30.27
Distance from Cooperative in miles		0.00	0.05	0.35

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02084-0016	1-02118-0046	1-02026-0020	
Address	529 WEST 152 STREET	515 WEST 159 STREET	215 WEST 140 STREET	
Neighborhood	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	
Building Classification	C6-WALK-UP	C4-WALK-UP	C1-WALK-UP	
Total Units	20	16	15	
Year Built	1900	1905	1920	
Gross SqFt	9,410	9,650	10,703	
Estimated Gross Income	\$115,084	\$113,203	\$136,246	
Gross Income per SqFt	\$12.23	\$11.73	\$12.73	
Estimated Expense	\$55,143	\$56,804	\$100,361	
Expense SqFt	\$5.86	\$5.89	\$9.38	
Net Operating Income	\$59,941	\$56,399	\$35,885	
Full Market Value	\$380,000	\$315,000	\$240,000	
Market Value per SqFt	\$40.38	\$32.64	\$22.42	
Distance from Cooperative in miles		0.35	0.78	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02084-0050	1-02083-0040	1-02082-0040	1-02082-0047
Address	530 WEST 153 STREET	510 WEST 152 STREET	508 WEST 151 STREET	520 WEST 151 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	20	14	19
Year Built	1900	1900	1905	1905
Gross SqFt	12,585	13,680	12,040	13,535
Estimated Gross Income	\$122,704	\$140,592	\$117,390	\$129,124
Gross Income per SqFt	\$9.75	\$10.28	\$9.75	\$9.54
Estimated Expense	\$67,078	\$72,217	\$70,434	\$79,992
Expense SqFt	\$5.33	\$5.28	\$5.85	\$5.91
Net Operating Income	\$55,626	\$68,375	\$46,956	\$49,132
Full Market Value	\$329,000	\$404,000	\$278,000	\$282,000
Market Value per SqFt	\$26.14	\$29.53	\$23.09	\$20.83
Distance from Cooperative in miles		0.05	0.10	0.10

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02084-0052	1-02082-0040	1-02082-0047	1-02119-0066
Address	534 WEST 153 STREET	508 WEST 151 STREET	520 WEST 151 STREET	547 WEST 160 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	14	19	20
Year Built	1900	1905	1905	1907
Gross SqFt	12,585	12,040	13,535	15,175
Estimated Gross Income	\$122,704	\$117,390	\$129,124	\$172,441
Gross Income per SqFt	\$9.75	\$9.75	\$9.54	\$11.36
Estimated Expense	\$67,078	\$70,434	\$79,992	\$130,349
Expense SqFt	\$5.33	\$5.85	\$5.91	\$8.59
Net Operating Income	\$55,626	\$46,956	\$49,132	\$42,092
Full Market Value	\$329,000	\$278,000	\$282,000	\$271,000
Market Value per SqFt	\$26.14	\$23.09	\$20.83	\$17.86
Distance from Cooperative in miles		0.10	0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02084-0061	1-02083-0040	1-02119-0066	1-02045-0086
Address	550 WEST 153 STREET	510 WEST 152 STREET	547 WEST 160 STREET	305 WEST 149 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	21	20	20	24
Year Built	1900	1900	1907	1910
Gross SqFt	11,215	13,680	15,175	21,588
Estimated Gross Income	\$126,057	\$140,592	\$172,441	\$242,585
Gross Income per SqFt	\$11.24	\$10.28	\$11.36	\$11.24
Estimated Expense	\$63,028	\$72,217	\$130,349	\$149,985
Expense SqFt	\$5.62	\$5.28	\$8.59	\$6.95
Net Operating Income	\$63,029	\$68,375	\$42,092	\$92,600
Full Market Value	\$406,000	\$404,000	\$271,000	\$596,000
Market Value per SqFt	\$36.20	\$29.53	\$17.86	\$27.61
Distance from Cooperative in miles		0.05	0.40	0.42

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02084-0064	1-02083-0040	1-02082-0047	1-02119-0058
Address	3692 BROADWAY	510 WEST 152 STREET	520 WEST 151 STREET	531 WEST 160 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	19	20
Year Built	1926	1900	1905	1910
Gross SqFt	15,072	13,680	13,535	15,175
Estimated Gross Income	\$154,940	\$140,592	\$129,124	\$164,787
Gross Income per SqFt	\$10.28	\$10.28	\$9.54	\$10.86
Estimated Expense	\$79,580	\$72,217	\$79,992	\$100,739
Expense SqFt	\$5.28	\$5.28	\$5.91	\$6.64
Net Operating Income	\$75,360	\$68,375	\$49,132	\$64,048
Full Market Value	\$421,000	\$404,000	\$282,000	\$397,000
Market Value per SqFt	\$27.93	\$29.53	\$20.83	\$26.16
Distance from Cooperative in miles		0.05	0.10	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02086-0054	1-02086-0020	1-02063-0054	1-02061-0029
Address	604 RIVERSIDE DRIVE	607 WEST 137 STREET	452 WEST 149 STREET	723 ST NICHOLAS AVENUE
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER	HARLEM-UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	36	30	40
Year Built	1904	1906	1902	1906
Gross SqFt	29,750	38,750	29,424	33,780
Estimated Gross Income	\$416,203	\$528,163	\$421,945	\$471,481
Gross Income per SqFt	\$13.99	\$13.63	\$14.34	\$13.96
Estimated Expense	\$205,870	\$274,350	\$262,911	\$232,694
Expense SqFt	\$6.92	\$7.08	\$8.94	\$6.89
Net Operating Income	\$210,333	\$253,813	\$159,034	\$238,787
Full Market Value	\$1,384,000	\$663,000	\$1,101,000	\$1,572,000
Market Value per SqFt	\$46.52	\$17.11	\$37.42	\$46.54
Distance from Cooperative in miles		0.00	0.61	0.58

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02087-0031	1-01988-0105	1-01988-0115	1-01988-0088
Address	3405 BROADWAY	1524 AMSTERDAM AVENUE	510 WEST 136 STREET	521 WEST 135 STREET
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-WEST	HARLEM-WEST
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	17	18	20
Year Built	1910	1905	1905	1915
Gross SqFt	16,020	15,530	15,048	13,170
Estimated Gross Income	\$172,375	\$155,172	\$161,976	\$145,113
Gross Income per SqFt	\$10.76	\$9.99	\$10.76	\$11.02
Estimated Expense	\$88,911	\$90,849	\$83,588	\$37,387
Expense SqFt	\$5.55	\$5.85	\$5.55	\$2.84
Net Operating Income	\$83,464	\$64,323	\$78,388	\$107,726
Full Market Value	\$449,000	\$402,000	\$444,400	\$666,000
Market Value per SqFt	\$28.03	\$25.89	\$29.53	\$50.57
Distance from Cooperative in miles		0.21	0.21	0.21

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02087-0078	1-02002-0002	1-02026-0029	
Address	626 RIVERSIDE DRIVE	583 RIVERSIDE DRIVE	2400 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	770	70	57	
Year Built	1964	1930	1905	
Gross SqFt	400,800	67,350	58,569	
Estimated Gross Income	\$4,609,200	\$783,954	\$672,372	
Gross Income per SqFt	\$11.50	\$11.64	\$11.48	
Estimated Expense	\$2,196,384	\$446,531	\$383,041	
Expense SqFt	\$5.48	\$6.63	\$6.54	
Net Operating Income	\$2,412,816	\$337,423	\$289,331	
Full Market Value	\$14,085,000	\$2,161,000	\$1,397,000	
Market Value per SqFt	\$35.14	\$32.09	\$23.85	
Distance from Cooperative in miles		0.20	0.66	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02090-0019	1-02072-0030	1-01988-0115	1-02083-0040
Address	619 WEST 143 STREET	1626 AMSTERDAM AVENUE	510 WEST 136 STREET	510 WEST 152 STREET
Neighborhood	HARLEM-UPPER	HARLEM-UPPER	HARLEM-WEST	HARLEM-UPPER
Building Classification	C6-WALK-UP	D1-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	20	54	18	20
Year Built	1926	1920	1905	1900
Gross SqFt	17,420	63,000	15,048	13,680
Estimated Gross Income	\$187,439	\$902,233	\$161,976	\$140,592
Gross Income per SqFt	\$10.76	\$14.32	\$10.76	\$10.28
Estimated Expense	\$96,681	\$378,772	\$83,588	\$72,217
Expense SqFt	\$5.55	\$6.01	\$5.55	\$5.28
Net Operating Income	\$90,758	\$523,461	\$78,388	\$68,375
Full Market Value	\$562,000	\$3,626,000	\$444,400	\$404,000
Market Value per SqFt	\$32.26	\$57.56	\$29.53	\$29.53
Distance from Cooperative in miles		0.24	0.42	0.42

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02099-0036	1-02002-0002	1-02026-0029	
Address	3681 BROADWAY	583 RIVERSIDE DRIVE	2400 ADAM C POWELL BOULEV	
Neighborhood	HARLEM-UPPER	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	51	70	57	
Year Built	1920	1930	1905	
Gross SqFt	67,254	67,350	58,569	
Estimated Gross Income	\$773,421	\$783,954	\$672,372	
Gross Income per SqFt	\$11.50	\$11.64	\$11.48	
Estimated Expense	\$368,552	\$446,531	\$383,041	
Expense SqFt	\$5.48	\$6.63	\$6.54	
Net Operating Income	\$404,869	\$337,423	\$289,331	
Full Market Value	\$2,598,000	\$2,161,000	\$1,397,000	
Market Value per SqFt	\$38.63	\$32.09	\$23.85	
Distance from Cooperative in miles		0.85	0.90	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02107-0014	1-02108-0083	1-02107-0072	
Address	930 ST NICHOLAS AVENUE	961 ST NICHOLAS AVENUE	929 ST NICHOLAS AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	56	56	65	
Year Built	1910	1910	1915	
Gross SqFt	52,542	50,028	74,826	
Estimated Gross Income	\$642,589	\$635,199	\$1,036,340	
Gross Income per SqFt	\$12.23	\$12.70	\$13.85	
Estimated Expense	\$288,981	\$323,332	\$518,544	
Expense SqFt	\$5.50	\$6.46	\$6.93	
Net Operating Income	\$353,608	\$311,867	\$517,796	
Full Market Value	\$2,244,000	\$1,903,000	\$3,413,000	
Market Value per SqFt	\$42.71	\$38.04	\$45.61	
Distance from Cooperative in miles		0.15	0.07	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02107-0020	1-02012-0045	1-02026-0029	
Address	938 ST NICHOLAS AVENUE	112 WEST 144 STREET	2400 ADAM C POWELL BOULEV	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	52	47	57	
Year Built	1909	1910	1905	
Gross SqFt	68,160	45,540	58,569	
Estimated Gross Income	\$951,514	\$754,083	\$672,372	
Gross Income per SqFt	\$13.96	\$16.56	\$11.48	
Estimated Expense	\$485,299	\$376,441	\$383,041	
Expense SqFt	\$7.12	\$8.27	\$6.54	
Net Operating Income	\$466,215	\$377,642	\$289,331	
Full Market Value	\$2,490,000	\$2,295,000	\$1,397,000	
Market Value per SqFt	\$36.53	\$50.40	\$23.85	
Distance from Cooperative in miles		0.79	0.84	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02108-0035	1-02108-0065	1-02109-0005	
Address	474 WEST 158 STREET	945 ST NICHOLAS AVENUE	2011 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	72	32	44	
Year Built	1910	1915	1930	
Gross SqFt	34,230	20,610	24,368	
Estimated Gross Income	\$495,650	\$301,088	\$349,437	
Gross Income per SqFt	\$14.48	\$14.61	\$14.34	
Estimated Expense	\$221,126	\$133,607	\$188,608	
Expense SqFt	\$6.46	\$6.48	\$7.74	
Net Operating Income	\$274,524	\$167,481	\$160,829	
Full Market Value	\$1,899,000	\$1,074,000	\$1,099,000	
Market Value per SqFt	\$55.48	\$52.11	\$45.10	
Distance from Cooperative in miles		0.06	0.12	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02108-0039	1-02108-0065	1-02109-0024	1-02109-0005
Address	515 EDGECOMBE AVENUE	945 ST NICHOLAS AVENUE	992 ST NICHOLAS AVENUE	2011 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	23	32	28	44
Year Built	1923	1915	1923	1930
Gross SqFt	21,705	20,610	20,425	24,368
Estimated Gross Income	\$317,110	\$301,088	\$337,625	\$349,437
Gross Income per SqFt	\$14.61	\$14.61	\$16.53	\$14.34
Estimated Expense	\$140,648	\$133,607	\$172,183	\$188,608
Expense SqFt	\$6.48	\$6.48	\$8.43	\$7.74
Net Operating Income	\$176,462	\$167,481	\$165,442	\$160,829
Full Market Value	\$1,219,000	\$1,074,000	\$1,198,000	\$1,099,000
Market Value per SqFt	\$56.16	\$52.11	\$58.65	\$45.10
Distance from Cooperative in miles		0.06	0.10	0.12

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02108-0073	1-02117-0023	1-02117-0034	
Address	499 WEST 158 STREET	524 WEST 159 STREET	1996 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	30	25	31	
Year Built	1907	1907	1907	
Gross SqFt	20,026	17,905	26,184	
Estimated Gross Income	\$260,739	\$203,580	\$384,119	
Gross Income per SqFt	\$13.02	\$11.37	\$14.67	
Estimated Expense	\$116,752	\$118,173	\$203,450	
Expense SqFt	\$5.83	\$6.60	\$7.77	
Net Operating Income	\$143,987	\$85,407	\$180,669	
Full Market Value	\$771,000	\$542,000	\$821,000	
Market Value per SqFt	\$38.50	\$30.27	\$31.36	
Distance from Cooperative in miles		0.11	0.11	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02108-0077	1-02117-0023	1-02119-0058	
Address	1987 AMSTERDAM AVENUE	524 WEST 159 STREET	531 WEST 160 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	25	20	
Year Built	1910	1907	1910	
Gross SqFt	17,466	17,905	15,175	
Estimated Gross Income	\$198,588	\$203,580	\$164,787	
Gross Income per SqFt	\$11.37	\$11.37	\$10.86	
Estimated Expense	\$98,858	\$118,173	\$100,739	
Expense SqFt	\$5.66	\$6.60	\$6.64	
Net Operating Income	\$99,730	\$85,407	\$64,048	
Full Market Value	\$570,000	\$542,000	\$397,000	
Market Value per SqFt	\$32.63	\$30.27	\$26.16	
Distance from Cooperative in miles		0.11	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02108-0079	1-02117-0023	1-02119-0058	
Address	1993 AMSTERDAM AVENUE	524 WEST 159 STREET	531 WEST 160 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	24	25	20	
Year Built	1907	1907	1910	
Gross SqFt	17,466	17,905	15,175	
Estimated Gross Income	\$198,588	\$203,580	\$164,787	
Gross Income per SqFt	\$11.37	\$11.37	\$10.86	
Estimated Expense	\$98,858	\$118,173	\$100,739	
Expense SqFt	\$5.66	\$6.60	\$6.64	
Net Operating Income	\$99,730	\$85,407	\$64,048	
Full Market Value	\$570,000	\$542,000	\$397,000	
Market Value per SqFt	\$32.63	\$30.27	\$26.16	
Distance from Cooperative in miles		0.11	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02110-0063	1-02111-0104	1-02117-0023	1-02117-0034
Address	2087 AMSTERDAM AVENUE	451 WEST 166 STREET	524 WEST 159 STREET	1996 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	15	20	25	31
Year Built	1915	1906	1907	1907
Gross SqFt	15,200	11,750	17,905	26,184
Estimated Gross Income	\$172,824	\$113,740	\$203,580	\$384,119
Gross Income per SqFt	\$11.37	\$9.68	\$11.37	\$14.67
Estimated Expense	\$74,784	\$68,150	\$118,173	\$203,450
Expense SqFt	\$4.92	\$5.80	\$6.60	\$7.77
Net Operating Income	\$98,040	\$45,590	\$85,407	\$180,669
Full Market Value	\$630,000	\$267,000	\$542,000	\$821,000
Market Value per SqFt	\$41.45	\$22.72	\$30.27	\$31.36
Distance from Cooperative in miles		0.16	0.28	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02110-0065	1-02111-0104	1-02117-0023	1-02117-0034
Address	2089 AMSTERDAM AVENUE	451 WEST 166 STREET	524 WEST 159 STREET	1996 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	25	31
Year Built	1915	1906	1907	1907
Gross SqFt	15,347	11,750	17,905	26,184
Estimated Gross Income	\$174,495	\$113,740	\$203,580	\$384,119
Gross Income per SqFt	\$11.37	\$9.68	\$11.37	\$14.67
Estimated Expense	\$75,507	\$68,150	\$118,173	\$203,450
Expense SqFt	\$4.92	\$5.80	\$6.60	\$7.77
Net Operating Income	\$98,988	\$45,590	\$85,407	\$180,669
Full Market Value	\$537,000	\$267,000	\$542,000	\$821,000
Market Value per SqFt	\$34.99	\$22.72	\$30.27	\$31.36
Distance from Cooperative in miles		0.16	0.28	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02110-0066	1-02119-0066	1-02119-0058	1-02117-0034
Address	2091 AMSTERDAM AVENUE	547 WEST 160 STREET	531 WEST 160 STREET	1996 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	20	31
Year Built	1905	1907	1910	1907
Gross SqFt	16,795	15,175	15,175	26,184
Estimated Gross Income	\$190,791	\$172,441	\$164,787	\$384,119
Gross Income per SqFt	\$11.36	\$11.36	\$10.86	\$14.67
Estimated Expense	\$107,320	\$130,349	\$100,739	\$203,450
Expense SqFt	\$6.39	\$8.59	\$6.64	\$7.77
Net Operating Income	\$83,471	\$42,092	\$64,048	\$180,669
Full Market Value	\$537,000	\$271,000	\$397,000	\$821,000
Market Value per SqFt	\$31.97	\$17.86	\$26.16	\$31.36
Distance from Cooperative in miles		0.20	0.20	0.28

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02110-0076	1-02119-0066	1-02117-0023	1-02117-0034
Address	438 WEST 164 STREET	547 WEST 160 STREET	524 WEST 159 STREET	1996 AMSTERDAM AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	20	25	31
Year Built	1920	1907	1907	1907
Gross SqFt	19,270	15,175	17,905	26,184
Estimated Gross Income	\$219,100	\$172,441	\$203,580	\$384,119
Gross Income per SqFt	\$11.37	\$11.36	\$11.37	\$14.67
Estimated Expense	\$94,808	\$130,349	\$118,173	\$203,450
Expense SqFt	\$4.92	\$8.59	\$6.60	\$7.77
Net Operating Income	\$124,292	\$42,092	\$85,407	\$180,669
Full Market Value	\$799,000	\$271,000	\$542,000	\$821,000
Market Value per SqFt	\$41.46	\$17.86	\$30.27	\$31.36
Distance from Cooperative in miles		0.20	0.28	0.28

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02115-0011	1-02045-0036	1-02012-0045	
Address	544 WEST 157 STREET	2753 FRED DOUGLASS BOULEV	112 WEST 144 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	40	24	47	
Year Built	1910	1910	1910	
Gross SqFt	42,000	21,147	45,540	
Estimated Gross Income	\$543,060	\$196,462	\$754,083	
Gross Income per SqFt	\$12.93	\$9.29	\$16.56	
Estimated Expense	\$294,000	\$120,964	\$376,441	
Expense SqFt	\$7.00	\$5.72	\$8.27	
Net Operating Income	\$249,060	\$75,498	\$377,642	
Full Market Value	\$1,661,000	\$449,000	\$2,295,000	
Market Value per SqFt	\$39.55	\$21.23	\$50.40	
Distance from Cooperative in miles		0.63	0.94	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02115-0040	1-02117-0034	1-02117-0023	
Address	501 WEST 156 STREET	1996 AMSTERDAM AVENUE	524 WEST 159 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	35	31	25	
Year Built	1930	1907	1907	
Gross SqFt	30,134	26,184	17,905	
Estimated Gross Income	\$392,345	\$384,119	\$203,580	
Gross Income per SqFt	\$13.02	\$14.67	\$11.37	
Estimated Expense	\$175,681	\$203,450	\$118,173	
Expense SqFt	\$5.83	\$7.77	\$6.60	
Net Operating Income	\$216,664	\$180,669	\$85,407	
Full Market Value	\$983,000	\$821,000	\$542,000	
Market Value per SqFt	\$32.62	\$31.36	\$30.27	
Distance from Cooperative in miles		0.10	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02115-0053	1-02117-0023	1-02119-0058	
Address	535 WEST 156 STREET	524 WEST 159 STREET	531 WEST 160 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	25	20	
Year Built	1907	1907	1910	
Gross SqFt	13,280	17,905	15,175	
Estimated Gross Income	\$150,994	\$203,580	\$164,787	
Gross Income per SqFt	\$11.37	\$11.37	\$10.86	
Estimated Expense	\$75,165	\$118,173	\$100,739	
Expense SqFt	\$5.66	\$6.60	\$6.64	
Net Operating Income	\$75,829	\$85,407	\$64,048	
Full Market Value	\$488,000	\$542,000	\$397,000	
Market Value per SqFt	\$36.75	\$30.27	\$26.16	
Distance from Cooperative in miles		0.10	0.20	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02116-0019	1-02116-0015	1-02116-0017	1-02118-0043
Address	526 WEST 158 STREET	540 WEST 158 STREET	536 WEST 158 STREET	509 WEST 159 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	30	30	30	25
Year Built	1925	1925	1925	1916
Gross SqFt	21,270	21,150	21,450	15,558
Estimated Gross Income	\$326,495	\$337,131	\$329,258	\$181,125
Gross Income per SqFt	\$15.35	\$15.94	\$15.35	\$11.64
Estimated Expense	\$129,322	\$161,798	\$167,739	\$80,576
Expense SqFt	\$6.08	\$7.65	\$7.82	\$5.18
Net Operating Income	\$197,173	\$175,333	\$161,519	\$100,549
Full Market Value	\$1,188,000	\$1,197,000	\$959,000	\$644,000
Market Value per SqFt	\$55.85	\$56.60	\$44.71	\$41.39
Distance from Cooperative in miles		0.00	0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02116-0023	1-02026-0041	1-02026-0029	
Address	516 WEST 158 STREET	208 WEST 141 STREET	2400 ADAM C POWELL BOULEV	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	47	24	57	
Year Built	1928	1920	1905	
Gross SqFt	43,368	25,410	58,569	
Estimated Gross Income	\$387,276	\$165,395	\$672,372	
Gross Income per SqFt	\$8.93	\$6.51	\$11.48	
Estimated Expense	\$215,105	\$100,335	\$383,041	
Expense SqFt	\$4.96	\$3.95	\$6.54	
Net Operating Income	\$172,171	\$65,060	\$289,331	
Full Market Value	\$1,027,000	\$349,000	\$1,397,000	
Market Value per SqFt	\$23.68	\$13.73	\$23.85	
Distance from Cooperative in miles		0.99	0.99	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02117-0012	1-02045-0036	1-02026-0029	
Address	566 WEST 159 STREET	2753 FRED DOUGLASS BOULEV	2400 ADAM C POWELL BOULEV	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	28	24	57	
Year Built	1913	1910	1905	
Gross SqFt	23,538	21,147	58,569	
Estimated Gross Income	\$242,912	\$196,462	\$672,372	
Gross Income per SqFt	\$10.32	\$9.29	\$11.48	
Estimated Expense	\$137,697	\$120,964	\$383,041	
Expense SqFt	\$5.85	\$5.72	\$6.54	
Net Operating Income	\$105,215	\$75,498	\$289,331	
Full Market Value	\$655,000	\$449,000	\$1,397,000	
Market Value per SqFt	\$27.83	\$21.23	\$23.85	
Distance from Cooperative in miles		0.71	1.03	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02118-0011	1-02118-0042	1-02118-0039	
Address	560 WEST 160 STREET	2002 AMSTERDAM AVENUE	2006 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	20	23	20	
Year Built	1909	1910	1906	
Gross SqFt	17,330	19,208	16,672	
Estimated Gross Income	\$243,833	\$261,997	\$241,818	
Gross Income per SqFt	\$14.07	\$13.64	\$14.50	
Estimated Expense	\$88,903	\$136,185	\$91,220	
Expense SqFt	\$5.13	\$7.09	\$5.47	
Net Operating Income	\$154,930	\$125,812	\$150,598	
Full Market Value	\$826,000	\$832,000	\$981,000	
Market Value per SqFt	\$47.66	\$43.32	\$58.84	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0047	1-02119-0066	1-02117-0034	1-02054-0022
Address	509 WEST 160 STREET	547 WEST 160 STREET	1996 AMSTERDAM AVENUE	377 EDGEcombe AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	20	31	15
Year Built	1909	1907	1907	1920
Gross SqFt	15,370	15,175	26,184	12,905
Estimated Gross Income	\$210,723	\$172,441	\$384,119	\$128,814
Gross Income per SqFt	\$13.71	\$11.36	\$14.67	\$9.98
Estimated Expense	\$100,059	\$130,349	\$203,450	\$74,384
Expense SqFt	\$6.51	\$8.59	\$7.77	\$5.76
Net Operating Income	\$110,664	\$42,092	\$180,669	\$54,430
Full Market Value	\$731,000	\$271,000	\$821,000	\$340,000
Market Value per SqFt	\$47.56	\$17.86	\$31.36	\$26.35
Distance from Cooperative in miles		0.00	0.10	0.49

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0052	1-02119-0058	1-02117-0034	
Address	519 WEST 160 STREET	531 WEST 160 STREET	1996 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	20	20	31	
Year Built	1910	1910	1907	
Gross SqFt	15,370	15,175	26,184	
Estimated Gross Income	\$196,275	\$164,787	\$384,119	
Gross Income per SqFt	\$12.77	\$10.86	\$14.67	
Estimated Expense	\$93,296	\$100,739	\$203,450	
Expense SqFt	\$6.07	\$6.64	\$7.77	
Net Operating Income	\$102,979	\$64,048	\$180,669	
Full Market Value	\$688,000	\$397,000	\$821,000	
Market Value per SqFt	\$44.76	\$26.16	\$31.36	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0056	1-02119-0058	1-02117-0034	
Address	527 WEST 160 STREET	531 WEST 160 STREET	1996 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	20	20	31	
Year Built	1910	1910	1907	
Gross SqFt	15,370	15,175	26,184	
Estimated Gross Income	\$196,275	\$164,787	\$384,119	
Gross Income per SqFt	\$12.77	\$10.86	\$14.67	
Estimated Expense	\$93,296	\$100,739	\$203,450	
Expense SqFt	\$6.07	\$6.64	\$7.77	
Net Operating Income	\$102,979	\$64,048	\$180,669	
Full Market Value	\$538,000	\$397,000	\$821,000	
Market Value per SqFt	\$35.00	\$26.16	\$31.36	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0060	1-02119-0058	1-02117-0034	
Address	535 WEST 160 STREET	531 WEST 160 STREET	1996 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	20	20	31	
Year Built	1910	1910	1907	
Gross SqFt	15,175	15,175	26,184	
Estimated Gross Income	\$193,785	\$164,787	\$384,119	
Gross Income per SqFt	\$12.77	\$10.86	\$14.67	
Estimated Expense	\$92,112	\$100,739	\$203,450	
Expense SqFt	\$6.07	\$6.64	\$7.77	
Net Operating Income	\$101,673	\$64,048	\$180,669	
Full Market Value	\$679,000	\$397,000	\$821,000	
Market Value per SqFt	\$44.74	\$26.16	\$31.36	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0062	1-02119-0058	1-02117-0034	
Address	539 WEST 160 STREET	531 WEST 160 STREET	1996 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	20	20	31	
Year Built	1910	1910	1907	
Gross SqFt	15,175	15,175	26,184	
Estimated Gross Income	\$193,785	\$164,787	\$384,119	
Gross Income per SqFt	\$12.77	\$10.86	\$14.67	
Estimated Expense	\$92,112	\$100,739	\$203,450	
Expense SqFt	\$6.07	\$6.64	\$7.77	
Net Operating Income	\$101,673	\$64,048	\$180,669	
Full Market Value	\$679,000	\$397,000	\$821,000	
Market Value per SqFt	\$44.74	\$26.16	\$31.36	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0064	1-02119-0058	1-02117-0034	
Address	543 WEST 160 STREET	531 WEST 160 STREET	1996 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	20	20	31	
Year Built	1910	1910	1907	
Gross SqFt	15,175	15,175	26,184	
Estimated Gross Income	\$193,785	\$164,787	\$384,119	
Gross Income per SqFt	\$12.77	\$10.86	\$14.67	
Estimated Expense	\$92,112	\$100,739	\$203,450	
Expense SqFt	\$6.07	\$6.64	\$7.77	
Net Operating Income	\$101,673	\$64,048	\$180,669	
Full Market Value	\$679,000	\$397,000	\$821,000	
Market Value per SqFt	\$44.74	\$26.16	\$31.36	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02119-0068	1-02119-0058	1-02117-0034	
Address	551 WEST 160 STREET	531 WEST 160 STREET	1996 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	20	20	31	
Year Built	1907	1910	1907	
Gross SqFt	15,175	15,175	26,184	
Estimated Gross Income	\$193,785	\$164,787	\$384,119	
Gross Income per SqFt	\$12.77	\$10.86	\$14.67	
Estimated Expense	\$92,112	\$100,739	\$203,450	
Expense SqFt	\$6.07	\$6.64	\$7.77	
Net Operating Income	\$101,673	\$64,048	\$180,669	
Full Market Value	\$679,000	\$397,000	\$821,000	
Market Value per SqFt	\$44.74	\$26.16	\$31.36	
Distance from Cooperative in miles		0.00	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02122-0127	1-02117-0034	1-02117-0023	
Address	535 WEST 163 STREET	1996 AMSTERDAM AVENUE	524 WEST 159 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	36	31	25	
Year Built	1900	1907	1907	
Gross SqFt	26,650	26,184	17,905	
Estimated Gross Income	\$346,983	\$384,119	\$203,580	
Gross Income per SqFt	\$13.02	\$14.67	\$11.37	
Estimated Expense	\$155,370	\$203,450	\$118,173	
Expense SqFt	\$5.83	\$7.77	\$6.60	
Net Operating Income	\$191,613	\$180,669	\$85,407	
Full Market Value	\$1,277,000	\$821,000	\$542,000	
Market Value per SqFt	\$47.92	\$31.36	\$30.27	
Distance from Cooperative in miles		0.25	0.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02122-0133	1-02038-0005	1-02051-0098	1-02026-0029
Address	549 WEST 163 STREET	263 WEST 152 STREET	180 EDGECOMBE AVENUE	2400 ADAM C POWELL BOULEV
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR	D7-ELEVATOR
Total Units	38	35	42	57
Year Built	1910	1920	1920	1905
Gross SqFt	48,210	20,772	42,348	58,569
Estimated Gross Income	\$547,184	\$278,387	\$293,472	\$672,372
Gross Income per SqFt	\$11.35	\$13.40	\$6.93	\$11.48
Estimated Expense	\$287,814	\$174,469	\$208,352	\$383,041
Expense SqFt	\$5.97	\$8.40	\$4.92	\$6.54
Net Operating Income	\$259,370	\$103,918	\$85,120	\$289,331
Full Market Value	\$1,551,000	\$689,000	\$506,000	\$1,397,000
Market Value per SqFt	\$32.17	\$33.17	\$11.95	\$23.85
Distance from Cooperative in miles		0.74	1.05	1.26

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02126-0001	1-02129-0001	1-02128-0008	
Address	4032 ST NICHOLAS AVENUE	1238 ST NICHOLAS AVENUE	1228 ST NICHOLAS AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	64	45	51	
Year Built	1910	1910	1912	
Gross SqFt	84,102	55,026	57,690	
Estimated Gross Income	\$1,181,633	\$819,337	\$762,037	
Gross Income per SqFt	\$14.05	\$14.89	\$13.21	
Estimated Expense	\$473,494	\$434,155	\$330,047	
Expense SqFt	\$5.63	\$7.89	\$5.72	
Net Operating Income	\$708,139	\$385,182	\$431,990	
Full Market Value	\$3,817,000	\$2,655,000	\$2,772,000	
Market Value per SqFt	\$45.39	\$48.25	\$48.05	
Distance from Cooperative in miles		0.15	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02127-0052	1-02119-0058	1-02117-0034	1-02054-0022
Address	503 WEST 170 STREET	531 WEST 160 STREET	1996 AMSTERDAM AVENUE	377 EDGEcombe AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	25	20	31	15
Year Built	1911	1910	1907	1920
Gross SqFt	18,005	15,175	26,184	12,905
Estimated Gross Income	\$246,849	\$164,787	\$384,119	\$128,814
Gross Income per SqFt	\$13.71	\$10.86	\$14.67	\$9.98
Estimated Expense	\$117,213	\$100,739	\$203,450	\$74,384
Expense SqFt	\$6.51	\$6.64	\$7.77	\$5.76
Net Operating Income	\$129,636	\$64,048	\$180,669	\$54,430
Full Market Value	\$801,000	\$397,000	\$821,000	\$340,000
Market Value per SqFt	\$44.49	\$26.16	\$31.36	\$26.35
Distance from Cooperative in miles		0.51	0.61	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02128-0038	1-02119-0058	1-02117-0023	
Address	510 WEST 172 STREET	531 WEST 160 STREET	524 WEST 159 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	20	25	
Year Built	1907	1910	1907	
Gross SqFt	16,790	15,175	17,905	
Estimated Gross Income	\$190,902	\$164,787	\$203,580	
Gross Income per SqFt	\$11.37	\$10.86	\$11.37	
Estimated Expense	\$95,031	\$100,739	\$118,173	
Expense SqFt	\$5.66	\$6.64	\$6.60	
Net Operating Income	\$95,871	\$64,048	\$85,407	
Full Market Value	\$616,000	\$397,000	\$542,000	
Market Value per SqFt	\$36.69	\$26.16	\$30.27	
Distance from Cooperative in miles		0.56	0.66	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02129-0045	1-02119-0058	1-02117-0023	
Address	500 WEST 173 STREET	531 WEST 160 STREET	524 WEST 159 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	18	20	25	
Year Built	1906	1910	1907	
Gross SqFt	16,275	15,175	17,905	
Estimated Gross Income	\$185,047	\$164,787	\$203,580	
Gross Income per SqFt	\$11.37	\$10.86	\$11.37	
Estimated Expense	\$92,117	\$100,739	\$118,173	
Expense SqFt	\$5.66	\$6.64	\$6.60	
Net Operating Income	\$92,930	\$64,048	\$85,407	
Full Market Value	\$598,000	\$397,000	\$542,000	
Market Value per SqFt	\$36.74	\$26.16	\$30.27	
Distance from Cooperative in miles		0.61	0.71	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02130-0044	1-02117-0034	1-02117-0023	
Address	500 WEST 174 STREET	1996 AMSTERDAM AVENUE	524 WEST 159 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	30	31	25	
Year Built	1911	1907	1907	
Gross SqFt	23,442	26,184	17,905	
Estimated Gross Income	\$305,215	\$384,119	\$203,580	
Gross Income per SqFt	\$13.02	\$14.67	\$11.37	
Estimated Expense	\$136,667	\$203,450	\$118,173	
Expense SqFt	\$5.83	\$7.77	\$6.60	
Net Operating Income	\$168,548	\$180,669	\$85,407	
Full Market Value	\$902,000	\$821,000	\$542,000	
Market Value per SqFt	\$38.48	\$31.36	\$30.27	
Distance from Cooperative in miles		0.76	0.76	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02133-0070	1-02133-0024	1-02142-0061	1-02123-0105
Address	592 WEST 178 STREET	561 WEST 175 STREET	643 WEST 171 STREET	511 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	30	31	30
Year Built	1911	1914	1914	1925
Gross SqFt	24,625	24,144	26,005	22,910
Estimated Gross Income	\$321,603	\$341,137	\$339,644	\$307,424
Gross Income per SqFt	\$13.06	\$14.13	\$13.06	\$13.42
Estimated Expense	\$153,660	\$151,279	\$167,357	\$163,925
Expense SqFt	\$6.24	\$6.27	\$6.44	\$7.16
Net Operating Income	\$167,943	\$189,858	\$172,287	\$143,499
Full Market Value	\$1,125,000	\$1,317,000	\$1,147,000	\$951,000
Market Value per SqFt	\$45.69	\$54.55	\$44.11	\$41.51
Distance from Cooperative in miles		0.10	0.34	0.51

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-0071	1-02115-0005	1-02097-0027	
Address	790 RIVERSIDE DRIVE	3770 BROADWAY	3643 BROADWAY	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	
Total Units	202	80	92	
Year Built	1930	1910	1917	
Gross SqFt	326,008	99,076	123,314	
Estimated Gross Income	\$4,225,064	\$1,294,923	\$1,583,727	
Gross Income per SqFt	\$12.96	\$13.07	\$12.84	
Estimated Expense	\$1,669,161	\$698,486	\$629,610	
Expense SqFt	\$5.12	\$7.05	\$5.11	
Net Operating Income	\$2,555,903	\$596,437	\$954,117	
Full Market Value	\$17,039,000	\$3,972,000	\$3,839,000	
Market Value per SqFt	\$52.27	\$40.09	\$31.13	
Distance from Cooperative in miles		0.17	0.29	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-0105	1-02038-0005	1-02026-0029	1-02002-0002
Address	611 WEST 156 STREET	263 WEST 152 STREET	2400 ADAM C POWELL BOULEV	583 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-WEST
Building Classification	D4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR	D1-ELEVATOR
Total Units	29	35	57	70
Year Built	1910	1920	1905	1930
Gross SqFt	44,742	20,772	58,569	67,350
Estimated Gross Income	\$520,797	\$278,387	\$672,372	\$783,954
Gross Income per SqFt	\$11.64	\$13.40	\$11.48	\$11.64
Estimated Expense	\$223,263	\$174,469	\$383,041	\$446,531
Expense SqFt	\$4.99	\$8.40	\$6.54	\$6.63
Net Operating Income	\$297,534	\$103,918	\$289,331	\$337,423
Full Market Value	\$1,845,000	\$689,000	\$1,397,000	\$2,161,000
Market Value per SqFt	\$41.24	\$33.17	\$23.85	\$32.09
Distance from Cooperative in miles		0.66	1.04	1.04

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-0195	1-02119-0036	1-01740-0007	
Address	800 RIVERSIDE DRIVE	2034 AMSTERDAM AVENUE	646 LENOX AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
Total Units	80	110	134	
Year Built	1920	1983	1970	
Gross SqFt	167,821	123,015	129,386	
Estimated Gross Income	\$2,419,979	\$2,083,874	\$1,538,832	
Gross Income per SqFt	\$14.42	\$16.94	\$11.89	
Estimated Expense	\$1,112,653	\$1,062,850	\$926,587	
Expense SqFt	\$6.63	\$8.64	\$7.16	
Net Operating Income	\$1,307,326	\$1,021,024	\$612,245	
Full Market Value	\$8,010,000	\$7,383,000	\$3,907,000	
Market Value per SqFt	\$47.73	\$60.02	\$30.20	
Distance from Cooperative in miles		0.23	1.26	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02134-0206	1-02065-0001	1-02038-0005	1-01740-0007
Address	156 RIVERSIDE DRIVE WEST	1821 AMSTERDAM AVENUE	263 WEST 152 STREET	646 LENOX AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	434	132	35	134
Year Built	1963	1984	1920	1970
Gross SqFt	646,044	145,691	20,772	129,386
Estimated Gross Income	\$8,656,990	\$2,174,363	\$278,387	\$1,538,832
Gross Income per SqFt	\$13.40	\$14.92	\$13.40	\$11.89
Estimated Expense	\$4,276,811	\$1,059,086	\$174,469	\$926,587
Expense SqFt	\$6.62	\$7.27	\$8.40	\$7.16
Net Operating Income	\$4,380,179	\$1,115,277	\$103,918	\$612,245
Full Market Value	\$29,048,000	\$6,465,000	\$689,000	\$3,907,000
Market Value per SqFt	\$44.96	\$44.37	\$33.17	\$30.20
Distance from Cooperative in miles		0.50	0.75	1.33

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02135-0060	1-02137-0157	1-02136-0020	
Address	158 RIVERSIDE DRIVE WEST	118 FT WASHINGTON AVENUE	838 RIVERSIDE DRIVE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	244	119	61	
Year Built	1941	1925	1920	
Gross SqFt	318,505	123,937	56,190	
Estimated Gross Income	\$4,510,031	\$1,826,635	\$762,830	
Gross Income per SqFt	\$14.16	\$14.74	\$13.58	
Estimated Expense	\$2,127,613	\$739,604	\$415,047	
Expense SqFt	\$6.68	\$5.97	\$7.39	
Net Operating Income	\$2,382,418	\$1,087,031	\$347,783	
Full Market Value	\$16,523,000	\$7,501,000	\$2,301,000	
Market Value per SqFt	\$51.88	\$60.52	\$40.95	
Distance from Cooperative in miles		0.31	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0018	1-02038-0005	1-02002-0002	
Address	834 RIVERSIDE DRIVE	263 WEST 152 STREET	583 RIVERSIDE DRIVE	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-WEST	
Building Classification	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR	
Total Units	31	35	70	
Year Built	1921	1920	1930	
Gross SqFt	26,400	20,772	67,350	
Estimated Gross Income	\$330,528	\$278,387	\$783,954	
Gross Income per SqFt	\$12.52	\$13.40	\$11.64	
Estimated Expense	\$153,384	\$174,469	\$446,531	
Expense SqFt	\$5.81	\$8.40	\$6.63	
Net Operating Income	\$177,144	\$103,918	\$337,423	
Full Market Value	\$1,187,000	\$689,000	\$2,161,000	
Market Value per SqFt	\$44.96	\$33.17	\$32.09	
Distance from Cooperative in miles		0.73	1.18	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0036	1-02002-0002	1-02026-0041	
Address	870 RIVERSIDE DRIVE	583 RIVERSIDE DRIVE	208 WEST 141 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-WEST	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	37	70	24	
Year Built	1920	1930	1920	
Gross SqFt	74,879	67,350	25,410	
Estimated Gross Income	\$679,901	\$783,954	\$165,395	
Gross Income per SqFt	\$9.08	\$11.64	\$6.51	
Estimated Expense	\$334,709	\$446,531	\$100,335	
Expense SqFt	\$4.47	\$6.63	\$3.95	
Net Operating Income	\$345,192	\$337,423	\$65,060	
Full Market Value	\$2,055,000	\$2,161,000	\$349,000	
Market Value per SqFt	\$27.44	\$32.09	\$13.73	
Distance from Cooperative in miles		1.18	1.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0050	1-02038-0005	1-02045-0036	
Address	15 FT WASHINGTON AVENUE	263 WEST 152 STREET	2753 FRED DOUGLASS BOULEV	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR	
Total Units	36	35	24	
Year Built	1912	1920	1910	
Gross SqFt	40,778	20,772	21,147	
Estimated Gross Income	\$462,830	\$278,387	\$196,462	
Gross Income per SqFt	\$11.35	\$13.40	\$9.29	
Estimated Expense	\$251,600	\$174,469	\$120,964	
Expense SqFt	\$6.17	\$8.40	\$5.72	
Net Operating Income	\$211,230	\$103,918	\$75,498	
Full Market Value	\$1,359,000	\$689,000	\$449,000	
Market Value per SqFt	\$33.33	\$33.17	\$21.23	
Distance from Cooperative in miles		0.73	0.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0086	1-02026-0029	1-02002-0002	
Address	47 FT WASHINGTON AVENUE	2400 ADAM C POWELL BOULEV	583 RIVERSIDE DRIVE	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	41	57	70	
Year Built	1914	1905	1930	
Gross SqFt	63,084	58,569	67,350	
Estimated Gross Income	\$725,466	\$672,372	\$783,954	
Gross Income per SqFt	\$11.50	\$11.48	\$11.64	
Estimated Expense	\$345,700	\$383,041	\$446,531	
Expense SqFt	\$5.48	\$6.54	\$6.63	
Net Operating Income	\$379,766	\$289,331	\$337,423	
Full Market Value	\$2,400,000	\$1,397,000	\$2,161,000	
Market Value per SqFt	\$38.04	\$23.85	\$32.09	
Distance from Cooperative in miles		1.24	1.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0124	1-02026-0029	1-02002-0002	
Address	664 WEST 161 STREET	2400 ADAM C POWELL BOULEV	583 RIVERSIDE DRIVE	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-WEST	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	42	57	70	
Year Built	1916	1905	1930	
Gross SqFt	52,950	58,569	67,350	
Estimated Gross Income	\$608,925	\$672,372	\$783,954	
Gross Income per SqFt	\$11.50	\$11.48	\$11.64	
Estimated Expense	\$290,166	\$383,041	\$446,531	
Expense SqFt	\$5.48	\$6.54	\$6.63	
Net Operating Income	\$318,759	\$289,331	\$337,423	
Full Market Value	\$2,045,000	\$1,397,000	\$2,161,000	
Market Value per SqFt	\$38.62	\$23.85	\$32.09	
Distance from Cooperative in miles		1.24	1.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02136-0128	1-02136-0150	1-02136-0175	
Address	654 WEST 161 STREET	657 WEST 161 STREET	666 WEST 162 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	48	48	49	
Year Built	1915	1915	1918	
Gross SqFt	61,902	62,736	53,034	
Estimated Gross Income	\$605,402	\$597,617	\$531,266	
Gross Income per SqFt	\$9.78	\$9.53	\$10.02	
Estimated Expense	\$255,036	\$326,981	\$219,080	
Expense SqFt	\$4.12	\$5.21	\$4.13	
Net Operating Income	\$350,366	\$270,636	\$312,186	
Full Market Value	\$2,075,000	\$1,606,000	\$1,949,000	
Market Value per SqFt	\$33.52	\$25.60	\$36.75	
Distance from Cooperative in miles		0.04	0.04	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0175	1-02139-0204	1-02139-0159	
Address	255 FT WASHINGTON AVENUE	275 FT WASHINGTON AVENUE	235 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	37	36	
Year Built	1946	1937	1920	
Gross SqFt	44,574	30,648	48,462	
Estimated Gross Income	\$550,489	\$436,359	\$506,817	
Gross Income per SqFt	\$12.35	\$14.24	\$10.46	
Estimated Expense	\$269,673	\$178,388	\$303,754	
Expense SqFt	\$6.05	\$5.82	\$6.27	
Net Operating Income	\$280,816	\$257,971	\$203,063	
Full Market Value	\$1,779,000	\$1,788,000	\$1,262,000	
Market Value per SqFt	\$39.91	\$58.34	\$26.04	
Distance from Cooperative in miles		0.05	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0214	1-02009-0054	1-01687-0014	
Address	70 HAVEN AVENUE	164 WEST 141 STREET	325 EAST 115 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	HARLEM-CENTRAL	HARLEM-EAST	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
Total Units	54	84	44	
Year Built	1925	1920	1998	
Gross SqFt	61,356	53,525	39,792	
Estimated Gross Income	\$712,957	\$527,706	\$532,019	
Gross Income per SqFt	\$11.62	\$9.86	\$13.37	
Estimated Expense	\$381,634	\$300,111	\$281,727	
Expense SqFt	\$6.22	\$5.61	\$7.08	
Net Operating Income	\$331,323	\$227,595	\$250,292	
Full Market Value	\$2,123,000	\$1,347,000	\$1,605,000	
Market Value per SqFt	\$34.60	\$25.17	\$40.33	
Distance from Cooperative in miles		1.72	3.25	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0316	1-02139-0343	1-02139-0310	
Address	720 WEST 173 STREET	285 FT WASHINGTON AVENUE	295 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP	
Total Units	48	62	54	
Year Built	1922	1920	1922	
Gross SqFt	40,720	37,170	49,710	
Estimated Gross Income	\$462,986	\$428,952	\$556,194	
Gross Income per SqFt	\$11.37	\$11.54	\$11.19	
Estimated Expense	\$242,691	\$263,057	\$240,113	
Expense SqFt	\$5.96	\$7.08	\$4.83	
Net Operating Income	\$220,295	\$165,895	\$316,081	
Full Market Value	\$1,417,000	\$1,064,000	\$1,463,000	
Market Value per SqFt	\$34.80	\$28.63	\$29.43	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0517	1-02139-0268	1-02142-0200	1-02176-0009
Address	4 SOUTH PINEHURST AVENUE	134 HAVEN AVENUE	4161 BROADWAY	400 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	43	38	48	41
Year Built	1925	1930	1925	1924
Gross SqFt	59,805	44,442	43,994	51,948
Estimated Gross Income	\$937,742	\$718,955	\$689,716	\$791,688
Gross Income per SqFt	\$15.68	\$16.18	\$15.68	\$15.24
Estimated Expense	\$412,056	\$270,824	\$303,199	\$403,636
Expense SqFt	\$6.89	\$6.09	\$6.89	\$7.77
Net Operating Income	\$525,686	\$448,131	\$386,517	\$388,052
Full Market Value	\$3,597,000	\$2,706,000	\$2,629,000	\$2,666,000
Market Value per SqFt	\$60.15	\$60.89	\$59.76	\$51.32
Distance from Cooperative in miles		0.13	0.13	0.14

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0523	1-02176-0011	1-02139-0551	
Address	371 FT WASHINGTON AVENUE	718 WEST 178 STREET	217 HAVEN AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	54	42	49	
Year Built	1923	1908	1920	
Gross SqFt	81,804	49,202	64,518	
Estimated Gross Income	\$979,194	\$600,595	\$756,467	
Gross Income per SqFt	\$11.97	\$12.21	\$11.72	
Estimated Expense	\$548,905	\$301,153	\$470,606	
Expense SqFt	\$6.71	\$6.12	\$7.29	
Net Operating Income	\$430,289	\$299,442	\$285,861	
Full Market Value	\$2,742,000	\$1,901,000	\$1,828,000	
Market Value per SqFt	\$33.52	\$38.64	\$28.33	
Distance from Cooperative in miles		0.08	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02139-0530	1-02142-0237	1-02139-0551	
Address	359 FT WASHINGTON AVENUE	4133 BROADWAY	217 HAVEN AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	54	63	49	
Year Built	1923	1925	1920	
Gross SqFt	81,804	77,877	64,518	
Estimated Gross Income	\$985,738	\$963,007	\$756,467	
Gross Income per SqFt	\$12.05	\$12.37	\$11.72	
Estimated Expense	\$486,734	\$358,749	\$470,606	
Expense SqFt	\$5.95	\$4.61	\$7.29	
Net Operating Income	\$499,004	\$604,258	\$285,861	
Full Market Value	\$3,036,000	\$2,915,000	\$1,828,000	
Market Value per SqFt	\$37.11	\$37.43	\$28.33	
Distance from Cooperative in miles		0.12	0.06	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02142-0050	1-02142-0058	1-02142-0001	
Address	270 FT WASHINGTON AVENUE	651 WEST 171 STREET	250 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	48	48	
Year Built	1920	1922	1921	
Gross SqFt	48,298	50,802	51,600	
Estimated Gross Income	\$751,517	\$746,047	\$847,079	
Gross Income per SqFt	\$15.56	\$14.69	\$16.42	
Estimated Expense	\$321,665	\$348,950	\$332,825	
Expense SqFt	\$6.66	\$6.87	\$6.45	
Net Operating Income	\$429,852	\$397,097	\$514,254	
Full Market Value	\$2,944,000	\$2,420,000	\$3,724,000	
Market Value per SqFt	\$60.95	\$47.64	\$72.17	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02142-0089	1-02142-0001	1-02142-0058	
Address	280 FT WASHINGTON AVENUE	250 FT WASHINGTON AVENUE	651 WEST 171 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	37	48	48	
Year Built	1915	1921	1922	
Gross SqFt	50,412	51,600	50,802	
Estimated Gross Income	\$784,411	\$847,079	\$746,047	
Gross Income per SqFt	\$15.56	\$16.42	\$14.69	
Estimated Expense	\$335,744	\$332,825	\$348,950	
Expense SqFt	\$6.66	\$6.45	\$6.87	
Net Operating Income	\$448,667	\$514,254	\$397,097	
Full Market Value	\$3,073,000	\$3,724,000	\$2,420,000	
Market Value per SqFt	\$60.96	\$72.17	\$47.64	
Distance from Cooperative in miles		0.05	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02142-0130	1-02142-0217	1-02176-0074	
Address	4101 BROADWAY	4151 BROADWAY	701 WEST 177 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	78	68	45	
Year Built	1926	1920	1920	
Gross SqFt	78,425	70,436	75,381	
Estimated Gross Income	\$1,091,676	\$917,222	\$1,116,428	
Gross Income per SqFt	\$13.92	\$13.02	\$14.81	
Estimated Expense	\$582,698	\$500,175	\$584,101	
Expense SqFt	\$7.43	\$7.10	\$7.75	
Net Operating Income	\$508,978	\$417,047	\$532,327	
Full Market Value	\$2,904,000	\$2,167,000	\$3,531,000	
Market Value per SqFt	\$37.03	\$30.77	\$46.84	
Distance from Cooperative in miles		0.10	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02142-0136	1-02142-0058	1-02142-0109	
Address	4113 BROADWAY	651 WEST 171 STREET	4087 BROADWAY	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	50	48	63	
Year Built	1926	1922	1920	
Gross SqFt	47,580	50,802	64,896	
Estimated Gross Income	\$696,095	\$746,047	\$945,517	
Gross Income per SqFt	\$14.63	\$14.69	\$14.57	
Estimated Expense	\$274,537	\$348,950	\$302,428	
Expense SqFt	\$5.77	\$6.87	\$4.66	
Net Operating Income	\$421,558	\$397,097	\$643,089	
Full Market Value	\$2,827,000	\$2,420,000	\$3,267,000	
Market Value per SqFt	\$59.42	\$47.64	\$50.34	
Distance from Cooperative in miles		0.10	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02142-0161	1-02142-0237	1-02142-0224	1-02142-0217
Address	326 FT WASHINGTON AVENUE	4133 BROADWAY	4141 BROADWAY	4151 BROADWAY
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	79	63	68	68
Year Built	1924	1925	1925	1920
Gross SqFt	76,536	77,877	71,896	70,436
Estimated Gross Income	\$711,940	\$963,007	\$1,021,642	\$917,222
Gross Income per SqFt	\$9.30	\$12.37	\$14.21	\$13.02
Estimated Expense	\$322,681	\$358,749	\$551,442	\$500,175
Expense SqFt	\$4.22	\$4.61	\$7.67	\$7.10
Net Operating Income	\$389,259	\$604,258	\$470,200	\$417,047
Full Market Value	\$2,315,000	\$2,915,000	\$3,190,000	\$2,167,000
Market Value per SqFt	\$30.25	\$37.43	\$44.37	\$30.77
Distance from Cooperative in miles		0.00	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02142-0231	1-02139-0343	1-02139-0196	
Address	712 WEST 175 STREET	285 FT WASHINGTON AVENUE	707 WEST 171 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	40	62	42	
Year Built	1925	1920	1926	
Gross SqFt	32,540	37,170	34,338	
Estimated Gross Income	\$390,480	\$428,952	\$428,009	
Gross Income per SqFt	\$12.00	\$11.54	\$12.46	
Estimated Expense	\$228,431	\$263,057	\$238,655	
Expense SqFt	\$7.02	\$7.08	\$6.95	
Net Operating Income	\$162,049	\$165,895	\$189,354	
Full Market Value	\$1,032,000	\$1,064,000	\$1,270,000	
Market Value per SqFt	\$31.71	\$28.63	\$36.99	
Distance from Cooperative in miles		0.12	0.15	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02145-0036	1-02157-0015	1-02119-0058	
Address	92 WADSWORTH AVENUE	552 WEST 185 STREET	531 WEST 160 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	15	20	20	
Year Built	1910	1920	1910	
Gross SqFt	14,025	14,230	15,175	
Estimated Gross Income	\$143,756	\$137,165	\$164,787	
Gross Income per SqFt	\$10.25	\$9.64	\$10.86	
Estimated Expense	\$80,924	\$87,431	\$100,739	
Expense SqFt	\$5.77	\$6.14	\$6.64	
Net Operating Income	\$62,832	\$49,734	\$64,048	
Full Market Value	\$391,000	\$295,000	\$397,000	
Market Value per SqFt	\$27.88	\$20.73	\$26.16	
Distance from Cooperative in miles		0.38	0.89	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02145-0038	1-02157-0015	1-02119-0058	
Address	90 WADSWORTH AVENUE	552 WEST 185 STREET	531 WEST 160 STREET	
Neighborhood	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	28	20	20	
Year Built	1906	1920	1910	
Gross SqFt	13,700	14,230	15,175	
Estimated Gross Income	\$140,425	\$137,165	\$164,787	
Gross Income per SqFt	\$10.25	\$9.64	\$10.86	
Estimated Expense	\$79,049	\$87,431	\$100,739	
Expense SqFt	\$5.77	\$6.14	\$6.64	
Net Operating Income	\$61,376	\$49,734	\$64,048	
Full Market Value	\$382,000	\$295,000	\$397,000	
Market Value per SqFt	\$27.88	\$20.73	\$26.16	
Distance from Cooperative in miles		0.38	0.89	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02149-0265	1-02149-0270	1-02159-0083	
Address	121 FT GEORGE AVENUE	133 FT GEORGE AVENUE	2608 AMSTERDAM AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	44	40	55	
Year Built	1960	1924	1925	
Gross SqFt	40,304	35,135	45,125	
Estimated Gross Income	\$455,032	\$416,435	\$483,704	
Gross Income per SqFt	\$11.29	\$11.85	\$10.72	
Estimated Expense	\$242,630	\$246,917	\$225,888	
Expense SqFt	\$6.02	\$7.03	\$5.01	
Net Operating Income	\$212,402	\$169,518	\$257,816	
Full Market Value	\$1,367,000	\$1,082,000	\$1,598,000	
Market Value per SqFt	\$33.92	\$30.80	\$35.41	
Distance from Cooperative in miles		0.00	0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02155-0019	1-02038-0005	1-02026-0029	
Address	2440 AMSTERDAM AVENUE	263 WEST 152 STREET	2400 ADAM C POWELL BOULEV	
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR	
Total Units	78	35	57	
Year Built	1923	1920	1905	
Gross SqFt	71,305	20,772	58,569	
Estimated Gross Income	\$882,756	\$278,387	\$672,372	
Gross Income per SqFt	\$12.38	\$13.40	\$11.48	
Estimated Expense	\$449,222	\$174,469	\$383,041	
Expense SqFt	\$6.30	\$8.40	\$6.54	
Net Operating Income	\$433,534	\$103,918	\$289,331	
Full Market Value	\$2,745,000	\$689,000	\$1,397,000	
Market Value per SqFt	\$38.50	\$33.17	\$23.85	
Distance from Cooperative in miles		1.53	2.12	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02156-0029	1-02157-0015	1-02119-0058	
Address	517 WEST 184 STREET	552 WEST 185 STREET	531 WEST 160 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	21	20	20	
Year Built	1913	1920	1910	
Gross SqFt	17,615	14,230	15,175	
Estimated Gross Income	\$180,554	\$137,165	\$164,787	
Gross Income per SqFt	\$10.25	\$9.64	\$10.86	
Estimated Expense	\$101,639	\$87,431	\$100,739	
Expense SqFt	\$5.77	\$6.14	\$6.64	
Net Operating Income	\$78,915	\$49,734	\$64,048	
Full Market Value	\$491,000	\$295,000	\$397,000	
Market Value per SqFt	\$27.87	\$20.73	\$26.16	
Distance from Cooperative in miles		0.08	1.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02157-0042	1-02157-0015	1-02219-0032	
Address	560 WEST 186 STREET	552 WEST 185 STREET	274 NAGLE AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	INWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	36	20	18	
Year Built	1923	1920	1930	
Gross SqFt	28,705	14,230	16,987	
Estimated Gross Income	\$343,312	\$137,165	\$242,466	
Gross Income per SqFt	\$11.96	\$9.64	\$14.27	
Estimated Expense	\$195,481	\$87,431	\$136,571	
Expense SqFt	\$6.81	\$6.14	\$8.04	
Net Operating Income	\$147,831	\$49,734	\$105,895	
Full Market Value	\$942,000	\$295,000	\$701,000	
Market Value per SqFt	\$32.82	\$20.73	\$41.27	
Distance from Cooperative in miles		0.05	1.02	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02162-0051	1-02157-0015	1-02111-0107	1-02111-0103
Address	143 WADSWORTH AVENUE	552 WEST 185 STREET	457 WEST 166 STREET	444 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	16	20
Year Built	1907	1920	1913	1913
Gross SqFt	13,035	14,230	13,510	13,810
Estimated Gross Income	\$112,492	\$137,165	\$86,982	\$119,180
Gross Income per SqFt	\$8.63	\$9.64	\$6.44	\$8.63
Estimated Expense	\$59,961	\$87,431	\$57,065	\$78,579
Expense SqFt	\$4.60	\$6.14	\$4.22	\$5.69
Net Operating Income	\$52,531	\$49,734	\$29,917	\$40,601
Full Market Value	\$314,000	\$295,000	\$178,000	\$243,000
Market Value per SqFt	\$24.09	\$20.73	\$13.18	\$17.60
Distance from Cooperative in miles		0.21	0.76	0.76

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02162-0052	1-02157-0015	1-02111-0107	1-02111-0103
Address	145 WADSWORTH AVENUE	552 WEST 185 STREET	457 WEST 166 STREET	444 WEST 167 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	16	20
Year Built	1907	1920	1913	1913
Gross SqFt	13,035	14,230	13,510	13,810
Estimated Gross Income	\$112,492	\$137,165	\$86,982	\$119,180
Gross Income per SqFt	\$8.63	\$9.64	\$6.44	\$8.63
Estimated Expense	\$59,961	\$87,431	\$57,065	\$78,579
Expense SqFt	\$4.60	\$6.14	\$4.22	\$5.69
Net Operating Income	\$52,531	\$49,734	\$29,917	\$40,601
Full Market Value	\$314,000	\$295,000	\$178,000	\$243,000
Market Value per SqFt	\$24.09	\$20.73	\$13.18	\$17.60
Distance from Cooperative in miles		0.21	0.76	0.76

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02170-0129	1-01740-0007	1-02026-0029	
Address	11 FT GEORGE HILL	646 LENOX AVENUE	2400 ADAM C POWELL BOULEV	
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	169	134	57	
Year Built	1963	1970	1905	
Gross SqFt	201,206	129,386	58,569	
Estimated Gross Income	\$2,338,014	\$1,538,832	\$672,372	
Gross Income per SqFt	\$11.62	\$11.89	\$11.48	
Estimated Expense	\$1,321,923	\$926,587	\$383,041	
Expense SqFt	\$6.57	\$7.16	\$6.54	
Net Operating Income	\$1,016,091	\$612,245	\$289,331	
Full Market Value	\$6,510,000	\$3,907,000	\$1,397,000	
Market Value per SqFt	\$32.35	\$30.20	\$23.85	
Distance from Cooperative in miles		2.88	2.88	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02170-0131	1-01740-0007	1-01955-0026	1-02026-0029
Address	1705 FT GEORGE HILL	646 LENOX AVENUE	2411 FRED DOUGLASS BOULEV	2400 ADAM C POWELL BOULEV
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	204	134	205	57
Year Built	1961	1970	1980	1905
Gross SqFt	222,714	129,386	202,280	58,569
Estimated Gross Income	\$2,648,069	\$1,538,832	\$3,011,949	\$672,372
Gross Income per SqFt	\$11.89	\$11.89	\$14.89	\$11.48
Estimated Expense	\$1,594,632	\$926,587	\$1,595,989	\$383,041
Expense SqFt	\$7.16	\$7.16	\$7.89	\$6.54
Net Operating Income	\$1,053,437	\$612,245	\$1,415,960	\$289,331
Full Market Value	\$6,722,000	\$3,907,000	\$9,225,000	\$1,397,000
Market Value per SqFt	\$30.18	\$30.20	\$45.61	\$23.85
Distance from Cooperative in miles		2.88	3.39	2.88

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02170-0140	1-01740-0007	1-02026-0029	
Address	99 HILLSIDE AVENUE	646 LENOX AVENUE	2400 ADAM C POWELL BOULEV	
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	205	134	57	
Year Built	1959	1970	1905	
Gross SqFt	223,200	129,386	58,569	
Estimated Gross Income	\$2,593,584	\$1,538,832	\$672,372	
Gross Income per SqFt	\$11.62	\$11.89	\$11.48	
Estimated Expense	\$1,466,424	\$926,587	\$383,041	
Expense SqFt	\$6.57	\$7.16	\$6.54	
Net Operating Income	\$1,127,160	\$612,245	\$289,331	
Full Market Value	\$7,221,000	\$3,907,000	\$1,397,000	
Market Value per SqFt	\$32.35	\$30.20	\$23.85	
Distance from Cooperative in miles		2.88	2.88	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02170-0520	1-02065-0001	1-01740-0007	1-01736-0001
Address	45 FAIRVIEW AVENUE	1821 AMSTERDAM AVENUE	646 LENOX AVENUE	560 LENOX AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	HARLEM-UPPER	HARLEM-CENTRAL	HARLEM-CENTRAL
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	218	132	134	216
Year Built	1963	1984	1970	1940
Gross SqFt	271,388	145,691	129,386	384,164
Estimated Gross Income	\$3,226,803	\$2,174,363	\$1,538,832	\$3,554,670
Gross Income per SqFt	\$11.89	\$14.92	\$11.89	\$9.25
Estimated Expense	\$1,943,138	\$1,059,086	\$926,587	\$2,184,641
Expense SqFt	\$7.16	\$7.27	\$7.16	\$5.69
Net Operating Income	\$1,283,665	\$1,115,277	\$612,245	\$1,370,029
Full Market Value	\$8,191,000	\$6,465,000	\$3,907,000	\$8,149,000
Market Value per SqFt	\$30.18	\$44.37	\$30.20	\$21.21
Distance from Cooperative in miles		2.32	2.88	3.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02171-0012	1-02171-0032	1-02174-0020	
Address	31 NAGLE AVENUE	28 ELLWOOD STREET	31 SHERMAN AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	114	52	80	
Year Built	1951	1940	1920	
Gross SqFt	89,300	43,248	75,352	
Estimated Gross Income	\$1,201,978	\$592,469	\$995,400	
Gross Income per SqFt	\$13.46	\$13.70	\$13.21	
Estimated Expense	\$507,224	\$262,577	\$527,464	
Expense SqFt	\$5.68	\$6.07	\$7.00	
Net Operating Income	\$694,754	\$329,892	\$467,936	
Full Market Value	\$4,602,000	\$2,180,000	\$2,695,000	
Market Value per SqFt	\$51.53	\$50.41	\$35.77	
Distance from Cooperative in miles		0.00	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02171-0105	1-02171-0032	1-02172-0100	
Address	30 BOGARDUS PLACE	28 ELLWOOD STREET	609 WEST 196 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	50	52	51	
Year Built	1941	1940	1928	
Gross SqFt	43,737	43,248	47,642	
Estimated Gross Income	\$601,384	\$592,469	\$657,136	
Gross Income per SqFt	\$13.75	\$13.70	\$13.79	
Estimated Expense	\$279,042	\$262,577	\$318,127	
Expense SqFt	\$6.38	\$6.07	\$6.68	
Net Operating Income	\$322,342	\$329,892	\$339,009	
Full Market Value	\$2,127,000	\$2,180,000	\$2,236,000	
Market Value per SqFt	\$48.63	\$50.41	\$46.93	
Distance from Cooperative in miles		0.00	0.12	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02171-0120	1-02172-0100	1-02174-0200	1-02171-0008
Address	4 BOGARDUS PLACE	609 WEST 196 STREET	47 ARDEN STREET	25 NAGLE AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	35	51	36	49
Year Built	1920	1928	1939	1941
Gross SqFt	34,108	47,642	32,928	44,911
Estimated Gross Income	\$467,280	\$657,136	\$435,048	\$586,227
Gross Income per SqFt	\$13.70	\$13.79	\$13.21	\$13.05
Estimated Expense	\$207,036	\$318,127	\$221,082	\$294,637
Expense SqFt	\$6.07	\$6.68	\$6.71	\$6.56
Net Operating Income	\$260,244	\$339,009	\$213,966	\$291,590
Full Market Value	\$1,719,000	\$2,236,000	\$1,422,000	\$1,942,000
Market Value per SqFt	\$50.40	\$46.93	\$43.19	\$43.24
Distance from Cooperative in miles		0.12	0.23	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02175-0032	1-02175-0180	1-02174-0093	1-02175-0135
Address	96 ARDEN STREET	68 THAYER STREET	92 NAGLE AVENUE	80 ARDEN STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR	D7-ELEVATOR
Total Units	60	68	76	31
Year Built	1925	1926	1927	1930
Gross SqFt	58,904	42,780	70,323	28,753
Estimated Gross Income	\$713,916	\$528,001	\$852,617	\$341,948
Gross Income per SqFt	\$12.12	\$12.34	\$12.12	\$11.89
Estimated Expense	\$338,698	\$290,083	\$404,236	\$172,239
Expense SqFt	\$5.75	\$6.78	\$5.75	\$5.99
Net Operating Income	\$375,218	\$237,918	\$448,381	\$169,709
Full Market Value	\$2,386,000	\$1,507,000	\$2,629,000	\$1,083,000
Market Value per SqFt	\$40.51	\$35.23	\$37.38	\$37.67
Distance from Cooperative in miles		0.06	0.18	0.07

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02175-0175	1-02174-0194		
Address	76 THAYER STREET	35 ARDEN STREET		
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER		
Building Classification	C6-WALK-UP	C1-WALK-UP		
Total Units	62	68		
Year Built	1928	1930		
Gross SqFt	47,825	52,705		
Estimated Gross Income	\$529,901	\$583,901		
Gross Income per SqFt	\$11.08	\$11.08		
Estimated Expense	\$293,646	\$323,735		
Expense SqFt	\$6.14	\$6.14		
Net Operating Income	\$236,255	\$260,166		
Full Market Value	\$1,459,000	\$1,606,000		
Market Value per SqFt	\$30.51	\$30.47		
Distance from Cooperative in miles		0.14		

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02176-0044	1-02176-0039	1-02176-0001	
Address	706 WEST 180 STREET	720 WEST 180 STREET	723 WEST 177 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	21	22	19	
Year Built	1924	1909	1925	
Gross SqFt	18,340	20,500	18,820	
Estimated Gross Income	\$260,245	\$337,681	\$223,880	
Gross Income per SqFt	\$14.19	\$16.47	\$11.90	
Estimated Expense	\$135,899	\$161,130	\$130,892	
Expense SqFt	\$7.41	\$7.86	\$6.95	
Net Operating Income	\$124,346	\$176,551	\$92,988	
Full Market Value	\$862,000	\$1,278,000	\$590,000	
Market Value per SqFt	\$47.00	\$62.34	\$31.35	
Distance from Cooperative in miles		0.00	0.10	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02176-0150	1-02176-0042	1-02176-0026	
Address	715 WEST 180 STREET	712 WEST 180 STREET	705 WEST 179 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	20	21	21	
Year Built	1909	1909	1909	
Gross SqFt	20,720	20,500	19,880	
Estimated Gross Income	\$279,513	\$236,496	\$306,814	
Gross Income per SqFt	\$13.49	\$11.54	\$15.43	
Estimated Expense	\$152,706	\$153,000	\$144,658	
Expense SqFt	\$7.37	\$7.46	\$7.28	
Net Operating Income	\$126,807	\$83,496	\$162,156	
Full Market Value	\$840,000	\$535,000	\$1,112,000	
Market Value per SqFt	\$40.54	\$26.10	\$55.94	
Distance from Cooperative in miles		0.06	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0028	1-02142-0202	1-02142-0168	
Address	5 PINEHURST AVENUE	709 WEST 176 STREET	344 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	38	49	48	
Year Built	1950	1924	1923	
Gross SqFt	47,550	45,760	41,670	
Estimated Gross Income	\$667,602	\$720,000	\$514,208	
Gross Income per SqFt	\$14.04	\$15.73	\$12.34	
Estimated Expense	\$351,395	\$352,703	\$272,522	
Expense SqFt	\$7.39	\$7.71	\$6.54	
Net Operating Income	\$316,207	\$367,297	\$241,686	
Full Market Value	\$1,694,000	\$2,512,000	\$1,531,000	
Market Value per SqFt	\$35.63	\$54.90	\$36.74	
Distance from Cooperative in miles		0.08	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0087	1-02176-0115	1-02180-0007	
Address	447 FT WASHINGTON AVENUE	736 WEST 181 STREET	482 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	44	75	48	
Year Built	1910	1920	1930	
Gross SqFt	52,782	59,208	51,138	
Estimated Gross Income	\$810,732	\$919,451	\$776,871	
Gross Income per SqFt	\$15.36	\$15.53	\$15.19	
Estimated Expense	\$359,973	\$399,313	\$352,518	
Expense SqFt	\$6.82	\$6.74	\$6.89	
Net Operating Income	\$450,759	\$520,138	\$424,353	
Full Market Value	\$3,094,000	\$3,563,000	\$2,916,000	
Market Value per SqFt	\$58.62	\$60.18	\$57.02	
Distance from Cooperative in miles		0.09	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0118	1-02177-0152	1-02176-0115	
Address	854 WEST 181 STREET	435 FT WASHINGTON AVENUE	736 WEST 181 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	60	46	75	
Year Built	1909	1909	1920	
Gross SqFt	56,814	49,422	59,208	
Estimated Gross Income	\$889,139	\$781,827	\$919,451	
Gross Income per SqFt	\$15.65	\$15.82	\$15.53	
Estimated Expense	\$355,656	\$348,742	\$399,313	
Expense SqFt	\$6.26	\$7.06	\$6.74	
Net Operating Income	\$533,483	\$433,085	\$520,138	
Full Market Value	\$3,651,000	\$2,960,000	\$3,563,000	
Market Value per SqFt	\$64.26	\$59.89	\$60.18	
Distance from Cooperative in miles		0.08	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0154	1-02176-0036	1-02177-0152	
Address	49 PINEHURST AVENUE	436 FT WASHINGTON AVENUE	435 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	44	53	46	
Year Built	1910	1914	1909	
Gross SqFt	46,818	52,206	49,422	
Estimated Gross Income	\$739,724	\$839,472	\$781,827	
Gross Income per SqFt	\$15.80	\$16.08	\$15.82	
Estimated Expense	\$300,572	\$403,030	\$348,742	
Expense SqFt	\$6.42	\$7.72	\$7.06	
Net Operating Income	\$439,152	\$436,442	\$433,085	
Full Market Value	\$3,002,000	\$2,975,000	\$2,960,000	
Market Value per SqFt	\$64.12	\$56.99	\$59.89	
Distance from Cooperative in miles		0.08	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0166	1-02180-0020	1-02177-0152	1-02176-0115
Address	825 WEST 179 STREET	13 MAGAW PLACE	435 FT WASHINGTON AVENUE	736 WEST 181 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	42	48	46	75
Year Built	1920	1927	1909	1920
Gross SqFt	43,536	43,326	49,422	59,208
Estimated Gross Income	\$688,740	\$738,708	\$781,827	\$919,451
Gross Income per SqFt	\$15.82	\$17.05	\$15.82	\$15.53
Estimated Expense	\$307,364	\$376,936	\$348,742	\$399,313
Expense SqFt	\$7.06	\$8.70	\$7.06	\$6.74
Net Operating Income	\$381,376	\$361,772	\$433,085	\$520,138
Full Market Value	\$2,607,000	\$2,615,000	\$2,960,000	\$3,563,000
Market Value per SqFt	\$59.88	\$60.36	\$59.89	\$60.18
Distance from Cooperative in miles		0.17	0.05	0.15

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0170	1-02177-0116	1-02179-0093	1-02177-0163
Address	870 WEST 181 STREET	90 PINEHURST AVENUE	815 WEST 181 STREET	854 WEST 180 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	61	51	73	48
Year Built	1923	1920	1920	1910
Gross SqFt	63,600	60,090	70,296	46,530
Estimated Gross Income	\$881,496	\$832,883	\$1,201,730	\$533,854
Gross Income per SqFt	\$13.86	\$13.86	\$17.10	\$11.47
Estimated Expense	\$400,044	\$378,236	\$370,680	\$241,526
Expense SqFt	\$6.29	\$6.29	\$5.27	\$5.19
Net Operating Income	\$481,452	\$454,647	\$831,050	\$292,328
Full Market Value	\$3,173,000	\$2,996,000	\$6,007,000	\$1,876,000
Market Value per SqFt	\$49.89	\$49.86	\$85.45	\$40.32
Distance from Cooperative in miles		0.05	0.13	0.07

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0175	1-02177-0150	1-02176-0115	1-02179-0100
Address	860 WEST 181 STREET	427 FT WASHINGTON AVENUE	736 WEST 181 STREET	481 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	66	56	75	64
Year Built	1923	1909	1920	1936
Gross SqFt	60,780	50,976	59,208	56,706
Estimated Gross Income	\$943,913	\$804,031	\$919,451	\$792,549
Gross Income per SqFt	\$15.53	\$15.77	\$15.53	\$13.98
Estimated Expense	\$409,657	\$294,099	\$399,313	\$348,102
Expense SqFt	\$6.74	\$5.77	\$6.74	\$6.14
Net Operating Income	\$534,256	\$509,932	\$520,138	\$444,447
Full Market Value	\$3,660,000	\$3,487,000	\$3,563,000	\$2,925,000
Market Value per SqFt	\$60.22	\$68.40	\$60.18	\$51.58
Distance from Cooperative in miles		0.12	0.19	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0234	1-02139-0551	1-02176-0070	
Address	330 HAVEN AVENUE	217 HAVEN AVENUE	700 WEST 178 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	192	49	54	
Year Built	1951	1920	1920	
Gross SqFt	210,468	64,518	84,318	
Estimated Gross Income	\$2,580,338	\$756,467	\$1,078,778	
Gross Income per SqFt	\$12.26	\$11.72	\$12.79	
Estimated Expense	\$1,119,690	\$470,606	\$282,347	
Expense SqFt	\$5.32	\$7.29	\$3.35	
Net Operating Income	\$1,460,648	\$285,861	\$796,431	
Full Market Value	\$9,266,000	\$1,828,000	\$5,319,000	
Market Value per SqFt	\$44.03	\$28.33	\$63.08	
Distance from Cooperative in miles		0.14	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02177-0242	1-02176-0009	1-02177-0039	
Address	880 WEST 181 STREET	400 FT WASHINGTON AVENUE	12 PINEHURST AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	61	41	61	
Year Built	1916	1924	1920	
Gross SqFt	56,418	51,948	53,874	
Estimated Gross Income	\$798,315	\$791,688	\$703,840	
Gross Income per SqFt	\$14.15	\$15.24	\$13.06	
Estimated Expense	\$377,436	\$403,636	\$406,001	
Expense SqFt	\$6.69	\$7.77	\$7.54	
Net Operating Income	\$420,879	\$388,052	\$297,839	
Full Market Value	\$2,919,000	\$2,666,000	\$1,738,000	
Market Value per SqFt	\$51.74	\$51.32	\$32.26	
Distance from Cooperative in miles		0.24	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0001	1-02179-0203	1-02180-0406	
Address	875 WEST 181 STREET	183 PINEHURST AVENUE	660 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	86	35	60	
Year Built	1917	1930	1920	
Gross SqFt	60,355	32,100	68,108	
Estimated Gross Income	\$892,047	\$488,826	\$976,129	
Gross Income per SqFt	\$14.78	\$15.23	\$14.33	
Estimated Expense	\$430,331	\$282,111	\$371,767	
Expense SqFt	\$7.13	\$8.79	\$5.46	
Net Operating Income	\$461,716	\$206,715	\$604,362	
Full Market Value	\$3,185,000	\$1,420,000	\$4,050,000	
Market Value per SqFt	\$52.77	\$44.24	\$59.46	
Distance from Cooperative in miles		0.11	0.21	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0010	1-02153-0001	1-02180-0340	
Address	120 CABRINI BOULEVARD	1360 ST NICHOLAS AVENUE	150 BENNETT AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	594	485	153	
Year Built	1939	1964	1941	
Gross SqFt	890,134	517,910	179,130	
Estimated Gross Income	\$11,740,867	\$6,824,420	\$2,365,357	
Gross Income per SqFt	\$13.19	\$13.18	\$13.20	
Estimated Expense	\$5,305,199	\$3,940,625	\$772,340	
Expense SqFt	\$5.96	\$7.61	\$4.31	
Net Operating Income	\$6,435,668	\$2,883,795	\$1,593,017	
Full Market Value	\$42,776,000	\$19,169,000	\$7,832,000	
Market Value per SqFt	\$48.06	\$37.01	\$43.72	
Distance from Cooperative in miles		0.61	0.28	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0080	1-02180-0406	1-02180-0157	
Address	867 WEST 181 STREET	660 FT WASHINGTON AVENUE	725 WEST 184 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	72	60	78	
Year Built	1920	1920	1920	
Gross SqFt	73,272	68,108	70,692	
Estimated Gross Income	\$1,041,195	\$976,129	\$996,394	
Gross Income per SqFt	\$14.21	\$14.33	\$14.09	
Estimated Expense	\$443,296	\$371,767	\$468,852	
Expense SqFt	\$6.05	\$5.46	\$6.63	
Net Operating Income	\$597,899	\$604,362	\$527,542	
Full Market Value	\$4,145,000	\$4,050,000	\$2,541,000	
Market Value per SqFt	\$56.57	\$59.46	\$35.94	
Distance from Cooperative in miles		0.21	0.24	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0112	1-02180-0023	1-02179-0269	1-02180-0077
Address	115 CABRINI BOULEVARD	506 FT WASHINGTON AVENUE	240 CABRINI BOULEVARD	10 BENNETT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	56	43	44
Year Built	1927	1920	1930	1929
Gross SqFt	39,708	54,888	47,674	33,078
Estimated Gross Income	\$522,954	\$748,123	\$628,084	\$430,292
Gross Income per SqFt	\$13.17	\$13.63	\$13.17	\$13.01
Estimated Expense	\$204,496	\$388,607	\$245,441	\$190,363
Expense SqFt	\$5.15	\$7.08	\$5.15	\$5.75
Net Operating Income	\$318,458	\$359,516	\$382,643	\$239,929
Full Market Value	\$2,117,000	\$2,377,000	\$2,544,000	\$1,276,000
Market Value per SqFt	\$53.31	\$43.31	\$53.36	\$38.58
Distance from Cooperative in miles		0.12	0.14	0.12

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0158	1-02179-0100	1-02177-0116	
Address	198 PINEHURST AVENUE	481 FT WASHINGTON AVENUE	90 PINEHURST AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	60	64	51	
Year Built	1920	1936	1920	
Gross SqFt	52,616	56,706	60,090	
Estimated Gross Income	\$732,415	\$792,549	\$832,883	
Gross Income per SqFt	\$13.92	\$13.98	\$13.86	
Estimated Expense	\$327,272	\$348,102	\$378,236	
Expense SqFt	\$6.22	\$6.14	\$6.29	
Net Operating Income	\$405,143	\$444,447	\$454,647	
Full Market Value	\$2,668,000	\$2,925,000	\$2,996,000	
Market Value per SqFt	\$50.71	\$51.58	\$49.86	
Distance from Cooperative in miles		0.12	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0170	1-02180-0036	1-02180-0350	1-02179-0005
Address	116 PINEHURST AVENUE	570 FT WASHINGTON AVENUE	620 FT WASHINGTON AVENUE	1384 RIVERSIDE DRIVE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	353	91	140	138
Year Built	1925	1939	1937	1967
Gross SqFt	540,000	114,541	148,793	142,600
Estimated Gross Income	\$8,229,600	\$1,827,291	\$2,142,619	\$2,134,016
Gross Income per SqFt	\$15.24	\$15.95	\$14.40	\$14.97
Estimated Expense	\$3,423,600	\$765,991	\$870,439	\$955,898
Expense SqFt	\$6.34	\$6.69	\$5.85	\$6.70
Net Operating Income	\$4,806,000	\$1,061,300	\$1,272,180	\$1,178,118
Full Market Value	\$33,015,000	\$7,242,000	\$8,107,000	\$8,115,000
Market Value per SqFt	\$61.14	\$63.23	\$54.49	\$56.91
Distance from Cooperative in miles		0.12	0.25	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0205	1-02180-0122	1-02177-0126	
Address	187 PINEHURST AVENUE	4329 BROADWAY	825 WEST 180 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	
Total Units	49	51	28	
Year Built	1925	1923	1912	
Gross SqFt	34,200	35,270	24,345	
Estimated Gross Income	\$423,396	\$492,716	\$262,410	
Gross Income per SqFt	\$12.38	\$13.97	\$10.78	
Estimated Expense	\$201,780	\$219,611	\$135,711	
Expense SqFt	\$5.90	\$6.23	\$5.57	
Net Operating Income	\$221,616	\$273,105	\$126,699	
Full Market Value	\$1,403,000	\$1,798,000	\$785,000	
Market Value per SqFt	\$41.02	\$50.98	\$32.24	
Distance from Cooperative in miles		0.18	0.29	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0258	1-02179-0221	1-02180-0083	1-02180-0473
Address	17 CHITTENDEN AVENUE	567 FT WASHINGTON AVENUE	30 MAGAW PLACE	182 BENNETT AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	33	62	43	60
Year Built	1939	1920	1930	1940
Gross SqFt	29,322	59,976	35,310	60,654
Estimated Gross Income	\$452,145	\$976,752	\$544,372	\$933,071
Gross Income per SqFt	\$15.42	\$16.29	\$15.42	\$15.38
Estimated Expense	\$241,320	\$365,459	\$290,646	\$468,774
Expense SqFt	\$8.23	\$6.09	\$8.23	\$7.73
Net Operating Income	\$210,825	\$611,293	\$253,726	\$464,297
Full Market Value	\$1,446,000	\$4,159,000	\$1,741,000	\$2,651,000
Market Value per SqFt	\$49.31	\$69.34	\$49.31	\$43.71
Distance from Cooperative in miles		0.08	0.20	0.23

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0261	1-02179-0203	1-02180-0083	
Address	23 CHITTENDEN AVENUE	183 PINEHURST AVENUE	30 MAGAW PLACE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	18	35	43	
Year Built	1937	1930	1930	
Gross SqFt	17,436	32,100	35,310	
Estimated Gross Income	\$267,294	\$488,826	\$544,372	
Gross Income per SqFt	\$15.33	\$15.23	\$15.42	
Estimated Expense	\$148,380	\$282,111	\$290,646	
Expense SqFt	\$8.51	\$8.79	\$8.23	
Net Operating Income	\$118,914	\$206,715	\$253,726	
Full Market Value	\$816,000	\$1,420,000	\$1,741,000	
Market Value per SqFt	\$46.80	\$44.24	\$49.31	
Distance from Cooperative in miles		0.08	0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0274	1-02179-0221	1-02180-0473	
Address	220 CABRINI BOULEVARD	567 FT WASHINGTON AVENUE	182 BENNETT AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	62	62	60	
Year Built	1930	1920	1940	
Gross SqFt	58,008	59,976	60,654	
Estimated Gross Income	\$918,847	\$976,752	\$933,071	
Gross Income per SqFt	\$15.84	\$16.29	\$15.38	
Estimated Expense	\$400,835	\$365,459	\$468,774	
Expense SqFt	\$6.91	\$6.09	\$7.73	
Net Operating Income	\$518,012	\$611,293	\$464,297	
Full Market Value	\$3,540,000	\$4,159,000	\$2,651,000	
Market Value per SqFt	\$61.03	\$69.34	\$43.71	
Distance from Cooperative in miles		0.08	0.23	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0373	1-02180-0350	1-02180-0500	
Address	900 WEST 190 STREET	620 FT WASHINGTON AVENUE	711 WEST 190 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	217	140	67	
Year Built	1954	1937	1963	
Gross SqFt	218,536	148,793	75,678	
Estimated Gross Income	\$3,026,724	\$2,142,619	\$942,657	
Gross Income per SqFt	\$13.85	\$14.40	\$12.46	
Estimated Expense	\$1,400,816	\$870,439	\$490,527	
Expense SqFt	\$6.41	\$5.85	\$6.48	
Net Operating Income	\$1,625,908	\$1,272,180	\$452,130	
Full Market Value	\$9,735,000	\$8,107,000	\$2,871,000	
Market Value per SqFt	\$44.55	\$54.49	\$37.94	
Distance from Cooperative in miles		0.05	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0440	1-02171-0001	1-02180-0610	1-02174-0020
Address	350 CABRINI BOULEVARD	10 HILLSIDE AVENUE	700 FT WASHINGTON AVENUE	31 SHERMAN AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	76	110	74	80
Year Built	1935	1942	1949	1920
Gross SqFt	91,968	121,800	83,402	75,352
Estimated Gross Income	\$1,214,897	\$1,608,855	\$1,150,609	\$995,400
Gross Income per SqFt	\$13.21	\$13.21	\$13.80	\$13.21
Estimated Expense	\$485,591	\$590,831	\$441,391	\$527,464
Expense SqFt	\$5.28	\$4.85	\$5.29	\$7.00
Net Operating Income	\$729,306	\$1,018,024	\$709,218	\$467,936
Full Market Value	\$4,847,000	\$6,765,000	\$4,678,000	\$2,695,000
Market Value per SqFt	\$52.70	\$55.54	\$56.09	\$35.77
Distance from Cooperative in miles		0.23	0.33	0.30

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0466	1-02180-0406	1-02180-0610	
Address	250 CABRINI BOULEVARD	660 FT WASHINGTON AVENUE	700 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	77	60	74	
Year Built	1936	1920	1949	
Gross SqFt	81,781	68,108	83,402	
Estimated Gross Income	\$1,150,659	\$976,129	\$1,150,609	
Gross Income per SqFt	\$14.07	\$14.33	\$13.80	
Estimated Expense	\$439,982	\$371,767	\$441,391	
Expense SqFt	\$5.38	\$5.46	\$5.29	
Net Operating Income	\$710,677	\$604,362	\$709,218	
Full Market Value	\$4,932,000	\$4,050,000	\$4,678,000	
Market Value per SqFt	\$60.31	\$59.46	\$56.09	
Distance from Cooperative in miles		0.16	0.23	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0489	1-02171-0001	1-02170-0112	
Address	360 CABRINI BOULEVARD	10 HILLSIDE AVENUE	25 HILLSIDE AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	112	110	142	
Year Built	1942	1942	1920	
Gross SqFt	117,678	121,800	113,125	
Estimated Gross Income	\$1,559,234	\$1,608,855	\$1,501,764	
Gross Income per SqFt	\$13.25	\$13.21	\$13.28	
Estimated Expense	\$541,319	\$590,831	\$491,683	
Expense SqFt	\$4.60	\$4.85	\$4.35	
Net Operating Income	\$1,017,915	\$1,018,024	\$1,010,081	
Full Market Value	\$6,567,000	\$6,765,000	\$6,705,000	
Market Value per SqFt	\$55.80	\$55.54	\$59.27	
Distance from Cooperative in miles		0.23	0.35	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02179-0500	1-02180-0473	1-02180-0480	
Address	689 FT WASHINGTON AVENUE	182 BENNETT AVENUE	4411 BROADWAY	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	84	60	91	
Year Built	1928	1940	1928	
Gross SqFt	56,686	60,654	74,355	
Estimated Gross Income	\$875,232	\$933,071	\$1,152,121	
Gross Income per SqFt	\$15.44	\$15.38	\$15.49	
Estimated Expense	\$463,125	\$468,774	\$640,357	
Expense SqFt	\$8.17	\$7.73	\$8.61	
Net Operating Income	\$412,107	\$464,297	\$511,764	
Full Market Value	\$2,827,000	\$2,651,000	\$3,507,000	
Market Value per SqFt	\$49.87	\$43.71	\$47.17	
Distance from Cooperative in miles		0.13	0.19	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0032	1-02169-0003	1-02161-0103	1-02157-0093
Address	550 FT WASHINGTON AVENUE	351 WADSWORTH AVENUE	569 WEST 192 STREET	555 WEST 186 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	30	29	30
Year Built	1922	1912	1924	1917
Gross SqFt	28,775	27,980	26,175	28,365
Estimated Gross Income	\$349,616	\$339,837	\$303,107	\$356,264
Gross Income per SqFt	\$12.15	\$12.15	\$11.58	\$12.56
Estimated Expense	\$180,132	\$174,676	\$172,755	\$172,176
Expense SqFt	\$6.26	\$6.24	\$6.60	\$6.07
Net Operating Income	\$169,484	\$165,161	\$130,352	\$184,088
Full Market Value	\$1,084,000	\$1,050,000	\$701,000	\$1,233,000
Market Value per SqFt	\$37.67	\$37.53	\$26.78	\$43.47
Distance from Cooperative in miles		0.41	0.54	0.34

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0039	1-02180-0083	1-02180-0173	
Address	590 FT WASHINGTON AVENUE	30 MAGAW PLACE	80 BENNETT AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	79	43	68	
Year Built	1920	1930	1957	
Gross SqFt	92,430	35,310	63,912	
Estimated Gross Income	\$1,366,115	\$544,372	\$903,933	
Gross Income per SqFt	\$14.78	\$15.42	\$14.14	
Estimated Expense	\$669,193	\$290,646	\$399,619	
Expense SqFt	\$7.24	\$8.23	\$6.25	
Net Operating Income	\$696,922	\$253,726	\$504,314	
Full Market Value	\$4,807,000	\$1,741,000	\$3,124,000	
Market Value per SqFt	\$52.01	\$49.31	\$48.88	
Distance from Cooperative in miles		0.00	0.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0057	1-02180-0023	1-02180-0182	
Address	41 OVERLOOK TERRACE	506 FT WASHINGTON AVENUE	50 OVERLOOK TERRACE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	51	56	58	
Year Built	1968	1920	1940	
Gross SqFt	43,196	54,888	58,750	
Estimated Gross Income	\$586,602	\$748,123	\$793,392	
Gross Income per SqFt	\$13.58	\$13.63	\$13.50	
Estimated Expense	\$277,750	\$388,607	\$422,695	
Expense SqFt	\$6.43	\$7.08	\$7.19	
Net Operating Income	\$308,852	\$359,516	\$370,697	
Full Market Value	\$2,043,000	\$2,377,000	\$2,454,000	
Market Value per SqFt	\$47.30	\$43.31	\$41.77	
Distance from Cooperative in miles		0.00	0.12	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0067	1-02180-0007	1-02180-0173	1-02180-0157
Address	56 BENNETT AVENUE	482 FT WASHINGTON AVENUE	80 BENNETT AVENUE	725 WEST 184 STREET
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	75	48	68	78
Year Built	1920	1930	1957	1920
Gross SqFt	81,909	51,138	63,912	70,692
Estimated Gross Income	\$1,158,193	\$776,871	\$903,933	\$996,394
Gross Income per SqFt	\$14.14	\$15.19	\$14.14	\$14.09
Estimated Expense	\$511,931	\$352,518	\$399,619	\$468,852
Expense SqFt	\$6.25	\$6.89	\$6.25	\$6.63
Net Operating Income	\$646,262	\$424,353	\$504,314	\$527,542
Full Market Value	\$4,483,000	\$2,916,000	\$3,124,000	\$2,541,000
Market Value per SqFt	\$54.73	\$57.02	\$48.88	\$35.94
Distance from Cooperative in miles		0.11	0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0070	1-02180-0173	1-02180-0157	1-02180-0023
Address	24 BENNETT AVENUE	80 BENNETT AVENUE	725 WEST 184 STREET	506 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	58	68	78	56
Year Built	1920	1957	1920	1920
Gross SqFt	75,522	63,912	70,692	54,888
Estimated Gross Income	\$1,064,105	\$903,933	\$996,394	\$748,123
Gross Income per SqFt	\$14.09	\$14.14	\$14.09	\$13.63
Estimated Expense	\$500,711	\$399,619	\$468,852	\$388,607
Expense SqFt	\$6.63	\$6.25	\$6.63	\$7.08
Net Operating Income	\$563,394	\$504,314	\$527,542	\$359,516
Full Market Value	\$3,909,000	\$3,124,000	\$2,541,000	\$2,377,000
Market Value per SqFt	\$51.76	\$48.88	\$35.94	\$43.31
Distance from Cooperative in miles		0.05	0.05	0.00

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0078	1-02174-0211	1-02180-0031	
Address	2 MAGAW PLACE	40 THAYER STREET	540 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	60	72	29	
Year Built	1940	1927	1922	
Gross SqFt	50,655	51,070	29,710	
Estimated Gross Income	\$763,877	\$769,910	\$447,796	
Gross Income per SqFt	\$15.08	\$15.08	\$15.07	
Estimated Expense	\$343,947	\$352,657	\$197,891	
Expense SqFt	\$6.79	\$6.91	\$6.66	
Net Operating Income	\$419,930	\$417,253	\$249,905	
Full Market Value	\$2,888,000	\$2,870,000	\$1,719,000	
Market Value per SqFt	\$57.01	\$56.20	\$57.86	
Distance from Cooperative in miles		0.83	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0082	1-02180-0023	1-02179-0100	
Address	20 MAGAW PLACE	506 FT WASHINGTON AVENUE	481 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	43	56	64	
Year Built	1924	1920	1936	
Gross SqFt	45,222	54,888	56,706	
Estimated Gross Income	\$624,516	\$748,123	\$792,549	
Gross Income per SqFt	\$13.81	\$13.63	\$13.98	
Estimated Expense	\$265,001	\$388,607	\$348,102	
Expense SqFt	\$5.86	\$7.08	\$6.14	
Net Operating Income	\$359,515	\$359,516	\$444,447	
Full Market Value	\$2,371,000	\$2,377,000	\$2,925,000	
Market Value per SqFt	\$52.43	\$43.31	\$51.58	
Distance from Cooperative in miles		0.00	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0166	1-02180-0160	1-02180-0173	1-02180-0182
Address	736 WEST 186 STREET	10 OVERLOOK TERRACE	80 BENNETT AVENUE	50 OVERLOOK TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	56	63	68	58
Year Built	1939	1941	1957	1940
Gross SqFt	55,776	67,422	63,912	58,750
Estimated Gross Income	\$785,884	\$910,197	\$903,933	\$793,392
Gross Income per SqFt	\$14.09	\$13.50	\$14.14	\$13.50
Estimated Expense	\$369,795	\$484,764	\$399,619	\$422,695
Expense SqFt	\$6.63	\$7.19	\$6.25	\$7.19
Net Operating Income	\$416,089	\$425,433	\$504,314	\$370,697
Full Market Value	\$2,887,000	\$2,817,000	\$3,124,000	\$2,454,000
Market Value per SqFt	\$51.76	\$41.78	\$48.88	\$41.77
Distance from Cooperative in miles		0.00	0.00	0.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0169	1-02180-0173	1-02180-0157	
Address	100 BENNETT AVENUE	80 BENNETT AVENUE	725 WEST 184 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	62	68	78	
Year Built	1939	1957	1920	
Gross SqFt	66,990	63,912	70,692	
Estimated Gross Income	\$945,899	\$903,933	\$996,394	
Gross Income per SqFt	\$14.12	\$14.14	\$14.09	
Estimated Expense	\$431,416	\$399,619	\$468,852	
Expense SqFt	\$6.44	\$6.25	\$6.63	
Net Operating Income	\$514,483	\$504,314	\$527,542	
Full Market Value	\$3,569,000	\$3,124,000	\$2,541,000	
Market Value per SqFt	\$53.28	\$48.88	\$35.94	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0192	1-02180-0182	1-02180-0154	1-02180-0160
Address	120 BENNETT AVENUE	50 OVERLOOK TERRACE	105 BENNETT AVENUE	10 OVERLOOK TERRACE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	58	65	63
Year Built	1939	1940	1939	1941
Gross SqFt	80,600	58,750	71,034	67,422
Estimated Gross Income	\$1,071,980	\$793,392	\$904,691	\$910,197
Gross Income per SqFt	\$13.30	\$13.50	\$12.74	\$13.50
Estimated Expense	\$436,046	\$422,695	\$276,339	\$484,764
Expense SqFt	\$5.41	\$7.19	\$3.89	\$7.19
Net Operating Income	\$635,934	\$370,697	\$628,352	\$425,433
Full Market Value	\$4,222,000	\$2,454,000	\$2,618,000	\$2,817,000
Market Value per SqFt	\$52.38	\$41.77	\$36.86	\$41.78
Distance from Cooperative in miles		0.00	0.06	0.08

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0315	1-02170-0037	1-02180-0473	1-02180-0406
Address	4395 BROADWAY	4410 BROADWAY	182 BENNETT AVENUE	660 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	54	60	60
Year Built	1940	1939	1940	1920
Gross SqFt	58,242	52,038	60,654	68,108
Estimated Gross Income	\$821,212	\$764,959	\$933,071	\$976,129
Gross Income per SqFt	\$14.10	\$14.70	\$15.38	\$14.33
Estimated Expense	\$359,353	\$405,376	\$468,774	\$371,767
Expense SqFt	\$6.17	\$7.79	\$7.73	\$5.46
Net Operating Income	\$461,859	\$359,583	\$464,297	\$604,362
Full Market Value	\$3,205,000	\$2,482,000	\$2,651,000	\$4,050,000
Market Value per SqFt	\$55.03	\$47.70	\$43.71	\$59.46
Distance from Cooperative in miles		0.09	0.12	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0326	1-02180-0610	1-02180-0200	
Address	143 BENNETT AVENUE	700 FT WASHINGTON AVENUE	729 WEST 186 STREET	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	105	74	73	
Year Built	1951	1949	1940	
Gross SqFt	101,108	83,402	79,328	
Estimated Gross Income	\$1,382,146	\$1,150,609	\$1,074,093	
Gross Income per SqFt	\$13.67	\$13.80	\$13.54	
Estimated Expense	\$539,917	\$441,391	\$427,168	
Expense SqFt	\$5.34	\$5.29	\$5.38	
Net Operating Income	\$842,229	\$709,218	\$646,925	
Full Market Value	\$5,566,000	\$4,678,000	\$4,281,000	
Market Value per SqFt	\$55.05	\$56.09	\$53.97	
Distance from Cooperative in miles		0.12	0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0371	1-02180-0610	1-02180-0340	
Address	66 OVERLOOK TERRACE	700 FT WASHINGTON AVENUE	150 BENNETT AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	118	74	153	
Year Built	1959	1949	1941	
Gross SqFt	133,920	83,402	179,130	
Estimated Gross Income	\$1,807,920	\$1,150,609	\$2,365,357	
Gross Income per SqFt	\$13.50	\$13.80	\$13.20	
Estimated Expense	\$642,816	\$441,391	\$772,340	
Expense SqFt	\$4.80	\$5.29	\$4.31	
Net Operating Income	\$1,165,104	\$709,218	\$1,593,017	
Full Market Value	\$7,714,000	\$4,678,000	\$7,832,000	
Market Value per SqFt	\$57.60	\$56.09	\$43.72	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0450	1-02180-0350	1-02180-0340	
Address	100 OVERLOOK TERRACE	620 FT WASHINGTON AVENUE	150 BENNETT AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	172	140	153	
Year Built	1963	1937	1941	
Gross SqFt	142,470	148,793	179,130	
Estimated Gross Income	\$2,025,923	\$2,142,619	\$2,365,357	
Gross Income per SqFt	\$14.22	\$14.40	\$13.20	
Estimated Expense	\$759,365	\$870,439	\$772,340	
Expense SqFt	\$5.33	\$5.85	\$4.31	
Net Operating Income	\$1,266,558	\$1,272,180	\$1,593,017	
Full Market Value	\$7,953,000	\$8,107,000	\$7,832,000	
Market Value per SqFt	\$55.82	\$54.49	\$43.72	
Distance from Cooperative in miles		0.07	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0522	1-02180-0530	1-02180-0507	1-02180-0610
Address	225 BENNETT AVENUE	213 BENNETT AVENUE	4455 BROADWAY	700 FT WASHINGTON AVENUE
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	106	72	85	74
Year Built	1940	1930	1920	1949
Gross SqFt	82,536	63,144	63,103	83,402
Estimated Gross Income	\$1,138,997	\$885,542	\$795,944	\$1,150,609
Gross Income per SqFt	\$13.80	\$14.02	\$12.61	\$13.80
Estimated Expense	\$436,615	\$427,945	\$408,289	\$441,391
Expense SqFt	\$5.29	\$6.78	\$6.47	\$5.29
Net Operating Income	\$702,382	\$457,597	\$387,655	\$709,218
Full Market Value	\$4,633,000	\$3,010,000	\$2,596,000	\$4,678,000
Market Value per SqFt	\$56.13	\$47.67	\$41.14	\$56.09
Distance from Cooperative in miles		0.00	0.00	0.11

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0536	1-02170-0066	1-02170-0348	
Address	209 BENNETT AVENUE	4460 BROADWAY	72 WADSWORTH TERRACE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	30	60	42	
Year Built	1940	1928	1927	
Gross SqFt	21,456	49,242	33,490	
Estimated Gross Income	\$312,185	\$747,763	\$465,441	
Gross Income per SqFt	\$14.55	\$15.19	\$13.90	
Estimated Expense	\$165,640	\$419,138	\$232,010	
Expense SqFt	\$7.72	\$8.51	\$6.93	
Net Operating Income	\$146,545	\$328,625	\$233,431	
Full Market Value	\$1,013,000	\$2,258,000	\$1,342,000	
Market Value per SqFt	\$47.21	\$45.86	\$40.07	
Distance from Cooperative in miles		0.06	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0614	1-02180-0340	1-02180-0350	
Address	720 FT WASHINGTON AVENUE	150 BENNETT AVENUE	620 FT WASHINGTON AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	150	153	140	
Year Built	1939	1941	1937	
Gross SqFt	179,130	179,130	148,793	
Estimated Gross Income	\$2,547,229	\$2,365,357	\$2,142,619	
Gross Income per SqFt	\$14.22	\$13.20	\$14.40	
Estimated Expense	\$954,763	\$772,340	\$870,439	
Expense SqFt	\$5.33	\$4.31	\$5.85	
Net Operating Income	\$1,592,466	\$1,593,017	\$1,272,180	
Full Market Value	\$11,039,000	\$7,832,000	\$8,107,000	
Market Value per SqFt	\$61.63	\$43.72	\$54.49	
Distance from Cooperative in miles		0.00	0.07	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0628	1-02180-0486	1-02180-0497	
Address	730 FT WASHINGTON AVENUE	179 BENNETT AVENUE	195 BENNETT AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
Total Units	84	95	58	
Year Built	1939	1960	1939	
Gross SqFt	102,150	80,927	54,595	
Estimated Gross Income	\$1,507,734	\$1,223,381	\$785,929	
Gross Income per SqFt	\$14.76	\$15.12	\$14.40	
Estimated Expense	\$576,126	\$449,161	\$313,027	
Expense SqFt	\$5.64	\$5.55	\$5.73	
Net Operating Income	\$931,608	\$774,220	\$472,902	
Full Market Value	\$6,427,000	\$5,324,000	\$3,274,000	
Market Value per SqFt	\$62.92	\$65.79	\$59.97	
Distance from Cooperative in miles		0.07	0.07	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02180-0633	1-02180-0340	1-02171-0052	
Address	4523 BROADWAY	150 BENNETT AVENUE	64 HILLSIDE AVENUE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	350	153	185	
Year Built	1951	1941	1928	
Gross SqFt	316,007	179,130	161,362	
Estimated Gross Income	\$3,934,287	\$2,365,357	\$1,887,934	
Gross Income per SqFt	\$12.45	\$13.20	\$11.70	
Estimated Expense	\$1,829,681	\$772,340	\$1,170,906	
Expense SqFt	\$5.79	\$4.31	\$7.26	
Net Operating Income	\$2,104,606	\$1,593,017	\$717,028	
Full Market Value	\$14,080,000	\$7,832,000	\$4,587,000	
Market Value per SqFt	\$44.56	\$43.72	\$28.43	
Distance from Cooperative in miles		0.20	0.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02202-0009	1-02222-0017	1-02222-0035	1-02223-0012
Address	416 WEST 206 STREET	530 WEST 207 STREET	110 POST AVENUE	253 SHERMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	74	89	73	69
Year Built	1946	1920	1939	1927
Gross SqFt	77,967	72,643	104,400	55,340
Estimated Gross Income	\$1,170,285	\$1,284,804	\$964,656	\$830,587
Gross Income per SqFt	\$15.01	\$17.69	\$9.24	\$15.01
Estimated Expense	\$583,193	\$395,479	\$607,608	\$414,116
Expense SqFt	\$7.48	\$5.44	\$5.82	\$7.48
Net Operating Income	\$587,092	\$889,325	\$357,048	\$416,471
Full Market Value	\$4,040,000	\$4,741,000	\$2,124,000	\$2,866,000
Market Value per SqFt	\$51.82	\$65.26	\$20.34	\$51.79
Distance from Cooperative in miles		0.16	0.16	0.17

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02215-0042	1-01736-0001	1-01740-0007	
Address	150 WEST 225 STREET	560 LENOX AVENUE	646 LENOX AVENUE	
Neighborhood	INWOOD	HARLEM-CENTRAL	HARLEM-CENTRAL	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR	
Total Units	318	216	134	
Year Built	1972	1940	1970	
Gross SqFt	461,475	384,164	129,386	
Estimated Gross Income	\$4,877,791	\$3,554,670	\$1,538,832	
Gross Income per SqFt	\$10.57	\$9.25	\$11.89	
Estimated Expense	\$2,967,284	\$2,184,641	\$926,587	
Expense SqFt	\$6.43	\$5.69	\$7.16	
Net Operating Income	\$1,910,507	\$1,370,029	\$612,245	
Full Market Value	\$11,861,000	\$8,149,000	\$3,907,000	
Market Value per SqFt	\$25.70	\$21.21	\$30.20	
Distance from Cooperative in miles		4.37	4.18	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02218-0025	1-02114-0035	1-02065-0001	
Address	250 NAGLE AVENUE	1930 AMSTERDAM AVENUE	1821 AMSTERDAM AVENUE	
Neighborhood	INWOOD	WASHINGTON HEIGHTS LOWER	HARLEM-UPPER	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
Total Units	180	182	132	
Year Built	1964	1900	1984	
Gross SqFt	208,415	181,111	145,691	
Estimated Gross Income	\$3,463,857	\$3,317,064	\$2,174,363	
Gross Income per SqFt	\$16.62	\$18.32	\$14.92	
Estimated Expense	\$1,479,747	\$1,255,018	\$1,059,086	
Expense SqFt	\$7.10	\$6.93	\$7.27	
Net Operating Income	\$1,984,110	\$2,062,046	\$1,115,277	
Full Market Value	\$9,945,000	\$14,836,000	\$6,465,000	
Market Value per SqFt	\$47.72	\$81.92	\$44.37	
Distance from Cooperative in miles		2.44	2.69	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02218-0035	1-02220-0005	1-02221-0011	
Address	228 NAGLE AVENUE	97 SHERMAN AVENUE	165 SHERMAN AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	102	110	107	
Year Built	2005	1930	1925	
Gross SqFt	104,180	89,391	93,250	
Estimated Gross Income	\$1,537,697	\$1,391,593	\$1,301,202	
Gross Income per SqFt	\$14.76	\$15.57	\$13.95	
Estimated Expense	\$773,016	\$705,110	\$647,873	
Expense SqFt	\$7.42	\$7.89	\$6.95	
Net Operating Income	\$764,681	\$686,483	\$653,329	
Full Market Value	\$5,275,000	\$4,701,000	\$3,124,000	
Market Value per SqFt	\$50.63	\$52.59	\$33.50	
Distance from Cooperative in miles		0.14	0.07	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02230-0001	1-02243-0030	1-02243-0241	1-02228-0042
Address	5000 BROADWAY	5009 BROADWAY	5025 BROADWAY	272 SHERMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	88	79	75	63
Year Built	1925	1929	1925	1928
Gross SqFt	74,934	83,766	61,380	45,072
Estimated Gross Income	\$993,625	\$1,043,298	\$813,609	\$651,123
Gross Income per SqFt	\$13.26	\$12.45	\$13.26	\$14.45
Estimated Expense	\$484,074	\$398,403	\$396,334	\$393,701
Expense SqFt	\$6.46	\$4.76	\$6.46	\$8.73
Net Operating Income	\$509,551	\$644,895	\$417,275	\$257,422
Full Market Value	\$3,384,000	\$3,014,000	\$2,771,000	\$1,781,000
Market Value per SqFt	\$45.16	\$35.98	\$45.14	\$39.51
Distance from Cooperative in miles		0.08	0.08	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02238-0001	1-02239-0031	1-02241-0014	
Address	675 ACADEMY STREET	10 COOPER STREET	77 COOPER STREET	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	63	72	52	
Year Built	1952	1928	1936	
Gross SqFt	62,964	61,302	50,583	
Estimated Gross Income	\$839,310	\$805,379	\$683,884	
Gross Income per SqFt	\$13.33	\$13.14	\$13.52	
Estimated Expense	\$332,450	\$257,682	\$321,133	
Expense SqFt	\$5.28	\$4.20	\$6.35	
Net Operating Income	\$506,860	\$547,697	\$362,751	
Full Market Value	\$3,025,000	\$3,375,000	\$2,401,000	
Market Value per SqFt	\$48.04	\$55.06	\$47.47	
Distance from Cooperative in miles		0.05	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02238-0011	1-02239-0021	1-02248-0012	
Address	25 COOPER STREET	686 WEST 204 STREET	119 PAYSON AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	43	48	43	
Year Built	1937	1925	1930	
Gross SqFt	44,644	45,962	43,911	
Estimated Gross Income	\$644,659	\$733,784	\$566,455	
Gross Income per SqFt	\$14.44	\$15.97	\$12.90	
Estimated Expense	\$319,205	\$353,355	\$289,649	
Expense SqFt	\$7.15	\$7.69	\$6.60	
Net Operating Income	\$325,454	\$380,429	\$276,806	
Full Market Value	\$2,252,000	\$2,596,000	\$1,847,000	
Market Value per SqFt	\$50.44	\$56.48	\$42.06	
Distance from Cooperative in miles		0.05	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02238-0017	1-02239-0021	1-02248-0032	
Address	33 COOPER STREET	686 WEST 204 STREET	80 SEAMAN AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	42	48	55	
Year Built	1925	1925	1930	
Gross SqFt	52,332	45,962	52,143	
Estimated Gross Income	\$740,498	\$733,784	\$642,970	
Gross Income per SqFt	\$14.15	\$15.97	\$12.33	
Estimated Expense	\$345,915	\$353,355	\$288,092	
Expense SqFt	\$6.61	\$7.69	\$5.53	
Net Operating Income	\$394,583	\$380,429	\$354,878	
Full Market Value	\$2,737,000	\$2,596,000	\$1,958,000	
Market Value per SqFt	\$52.30	\$56.48	\$37.55	
Distance from Cooperative in miles		0.05	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02239-0029	1-02157-0015	1-02117-0023	
Address	24 COOPER STREET	552 WEST 185 STREET	524 WEST 159 STREET	
Neighborhood	INWOOD	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS LOWER	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	27	20	25	
Year Built	1925	1920	1907	
Gross SqFt	17,410	14,230	17,905	
Estimated Gross Income	\$182,979	\$137,165	\$203,580	
Gross Income per SqFt	\$10.51	\$9.64	\$11.37	
Estimated Expense	\$96,277	\$87,431	\$118,173	
Expense SqFt	\$5.53	\$6.14	\$6.60	
Net Operating Income	\$86,702	\$49,734	\$85,407	
Full Market Value	\$539,000	\$295,000	\$542,000	
Market Value per SqFt	\$30.96	\$20.73	\$30.27	
Distance from Cooperative in miles		1.21	2.51	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02240-0001	1-02241-0042	1-02239-0001	
Address	109 SEAMAN AVENUE	677 WEST 204 STREET	65 SEAMAN AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
Total Units	41	31	46	
Year Built	1918	1915	1924	
Gross SqFt	43,195	33,000	37,460	
Estimated Gross Income	\$562,831	\$332,305	\$598,451	
Gross Income per SqFt	\$13.03	\$10.07	\$15.98	
Estimated Expense	\$266,945	\$162,989	\$277,543	
Expense SqFt	\$6.18	\$4.94	\$7.41	
Net Operating Income	\$295,886	\$169,316	\$320,908	
Full Market Value	\$1,925,000	\$782,000	\$2,189,000	
Market Value per SqFt	\$44.57	\$23.70	\$58.44	
Distance from Cooperative in miles		0.05	0.11	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02240-0029	1-02239-0031	1-02248-0024	
Address	60 COOPER STREET	10 COOPER STREET	139 PAYSON AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	61	72	61	
Year Built	1925	1928	1927	
Gross SqFt	63,527	61,302	61,584	
Estimated Gross Income	\$859,520	\$805,379	\$856,577	
Gross Income per SqFt	\$13.53	\$13.14	\$13.91	
Estimated Expense	\$346,857	\$257,682	\$379,133	
Expense SqFt	\$5.46	\$4.20	\$6.16	
Net Operating Income	\$512,663	\$547,697	\$477,444	
Full Market Value	\$3,047,000	\$3,375,000	\$3,145,000	
Market Value per SqFt	\$47.96	\$55.06	\$51.07	
Distance from Cooperative in miles		0.11	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02240-0037	1-02240-0006	1-02241-0014	1-02248-0024
Address	46 COOPER STREET	121 SEAMAN AVENUE	77 COOPER STREET	139 PAYSON AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	55	41	52	61
Year Built	1925	1932	1936	1927
Gross SqFt	62,263	36,793	50,583	61,584
Estimated Gross Income	\$841,796	\$559,622	\$683,884	\$856,577
Gross Income per SqFt	\$13.52	\$15.21	\$13.52	\$13.91
Estimated Expense	\$395,370	\$285,146	\$321,133	\$379,133
Expense SqFt	\$6.35	\$7.75	\$6.35	\$6.16
Net Operating Income	\$446,426	\$274,476	\$362,751	\$477,444
Full Market Value	\$2,955,000	\$1,886,000	\$2,401,000	\$3,145,000
Market Value per SqFt	\$47.46	\$51.26	\$47.47	\$51.07
Distance from Cooperative in miles		0.00	0.05	0.13

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02241-0018	1-02234-0045	1-02242-0065	
Address	624 WEST 207 STREET	645 ACADEMY STREET	623 WEST 207 STREET	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
Total Units	20	21	27	
Year Built	1916	1917	1925	
Gross SqFt	18,520	17,905	23,035	
Estimated Gross Income	\$272,614	\$261,378	\$341,839	
Gross Income per SqFt	\$14.72	\$14.60	\$14.84	
Estimated Expense	\$154,272	\$160,892	\$181,285	
Expense SqFt	\$8.33	\$8.99	\$7.87	
Net Operating Income	\$118,342	\$100,486	\$160,554	
Full Market Value	\$817,000	\$694,000	\$1,100,000	
Market Value per SqFt	\$44.11	\$38.76	\$47.75	
Distance from Cooperative in miles		0.13	0.09	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0210	1-02243-0030	1-02243-0045	
Address	55 PARK TERRACE EAST	5009 BROADWAY	10 PARK TERRACE EAST	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	78	79	72	
Year Built	1939	1929	1925	
Gross SqFt	87,400	83,766	80,808	
Estimated Gross Income	\$1,075,894	\$1,043,298	\$982,513	
Gross Income per SqFt	\$12.31	\$12.45	\$12.16	
Estimated Expense	\$505,172	\$398,403	\$548,522	
Expense SqFt	\$5.78	\$4.76	\$6.79	
Net Operating Income	\$570,722	\$644,895	\$433,991	
Full Market Value	\$3,617,000	\$3,014,000	\$2,758,000	
Market Value per SqFt	\$41.38	\$35.98	\$34.13	
Distance from Cooperative in miles		0.13	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0220	1-02243-0030	1-02243-0045	
Address	65 PARK TERRACE EAST	5009 BROADWAY	10 PARK TERRACE EAST	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	78	79	72	
Year Built	1939	1929	1925	
Gross SqFt	87,400	83,766	80,808	
Estimated Gross Income	\$1,075,894	\$1,043,298	\$982,513	
Gross Income per SqFt	\$12.31	\$12.45	\$12.16	
Estimated Expense	\$505,172	\$398,403	\$548,522	
Expense SqFt	\$5.78	\$4.76	\$6.79	
Net Operating Income	\$570,722	\$644,895	\$433,991	
Full Market Value	\$3,617,000	\$3,014,000	\$2,758,000	
Market Value per SqFt	\$41.38	\$35.98	\$34.13	
Distance from Cooperative in miles		0.13	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0230	1-02243-0030	1-02243-0045	
Address	75 PARK TERRACE EAST	5009 BROADWAY	10 PARK TERRACE EAST	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	78	79	72	
Year Built	1939	1929	1925	
Gross SqFt	87,400	83,766	80,808	
Estimated Gross Income	\$1,075,894	\$1,043,298	\$982,513	
Gross Income per SqFt	\$12.31	\$12.45	\$12.16	
Estimated Expense	\$505,172	\$398,403	\$548,522	
Expense SqFt	\$5.78	\$4.76	\$6.79	
Net Operating Income	\$570,722	\$644,895	\$433,991	
Full Market Value	\$3,617,000	\$3,014,000	\$2,758,000	
Market Value per SqFt	\$41.38	\$35.98	\$34.13	
Distance from Cooperative in miles		0.13	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0236	1-02243-0030	1-02243-0045	
Address	70 PARK TERRACE WEST	5009 BROADWAY	10 PARK TERRACE EAST	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	85	79	72	
Year Built	1939	1929	1925	
Gross SqFt	85,740	83,766	80,808	
Estimated Gross Income	\$1,055,459	\$1,043,298	\$982,513	
Gross Income per SqFt	\$12.31	\$12.45	\$12.16	
Estimated Expense	\$495,577	\$398,403	\$548,522	
Expense SqFt	\$5.78	\$4.76	\$6.79	
Net Operating Income	\$559,882	\$644,895	\$433,991	
Full Market Value	\$3,549,000	\$3,014,000	\$2,758,000	
Market Value per SqFt	\$41.39	\$35.98	\$34.13	
Distance from Cooperative in miles		0.13	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0240	1-02243-0030	1-02243-0045	
Address	60 PARK TERRACE WEST	5009 BROADWAY	10 PARK TERRACE EAST	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	78	79	72	
Year Built	1939	1929	1925	
Gross SqFt	87,400	83,766	80,808	
Estimated Gross Income	\$1,075,894	\$1,043,298	\$982,513	
Gross Income per SqFt	\$12.31	\$12.45	\$12.16	
Estimated Expense	\$505,172	\$398,403	\$548,522	
Expense SqFt	\$5.78	\$4.76	\$6.79	
Net Operating Income	\$570,722	\$644,895	\$433,991	
Full Market Value	\$3,617,000	\$3,014,000	\$2,758,000	
Market Value per SqFt	\$41.38	\$35.98	\$34.13	
Distance from Cooperative in miles		0.13	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0289	1-02243-0283	1-02250-0050	
Address	532 WEST 218 STREET	520 WEST 218 STREET	583 WEST 215 STREET	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	69	60	67	
Year Built	1951	1927	1930	
Gross SqFt	62,110	67,734	68,592	
Estimated Gross Income	\$932,271	\$1,032,337	\$1,013,104	
Gross Income per SqFt	\$15.01	\$15.24	\$14.77	
Estimated Expense	\$454,645	\$478,459	\$537,075	
Expense SqFt	\$7.32	\$7.06	\$7.83	
Net Operating Income	\$477,626	\$553,878	\$476,029	
Full Market Value	\$2,981,000	\$3,805,000	\$3,284,000	
Market Value per SqFt	\$48.00	\$56.18	\$47.88	
Distance from Cooperative in miles		0.00	0.13	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0306	1-02243-0283	1-02250-0050	
Address	95 PARK TERRACE EAST	520 WEST 218 STREET	583 WEST 215 STREET	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	46	60	67	
Year Built	1925	1927	1930	
Gross SqFt	41,176	67,734	68,592	
Estimated Gross Income	\$618,052	\$1,032,337	\$1,013,104	
Gross Income per SqFt	\$15.01	\$15.24	\$14.77	
Estimated Expense	\$301,408	\$478,459	\$537,075	
Expense SqFt	\$7.32	\$7.06	\$7.83	
Net Operating Income	\$316,644	\$553,878	\$476,029	
Full Market Value	\$2,179,000	\$3,805,000	\$3,284,000	
Market Value per SqFt	\$52.92	\$56.18	\$47.88	
Distance from Cooperative in miles		0.00	0.13	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0309	1-02250-0018	1-02243-0335	
Address	98 PARK TERRACE EAST	580 WEST 215 STREET	30 PARK TERRACE EAST	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	49	52	49	
Year Built	1949	1953	1937	
Gross SqFt	42,763	42,933	41,151	
Estimated Gross Income	\$644,011	\$712,142	\$556,295	
Gross Income per SqFt	\$15.06	\$16.59	\$13.52	
Estimated Expense	\$311,315	\$315,131	\$296,932	
Expense SqFt	\$7.28	\$7.34	\$7.22	
Net Operating Income	\$332,696	\$397,011	\$259,363	
Full Market Value	\$2,289,000	\$2,874,000	\$1,717,000	
Market Value per SqFt	\$53.53	\$66.94	\$41.72	
Distance from Cooperative in miles		0.20	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0313	1-02250-0080	1-02242-0033	
Address	90 PARK TERRACE EAST	254 SEAMAN AVENUE	647 WEST 207 STREET	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	49	61	28	
Year Built	1949	1925	1954	
Gross SqFt	44,283	54,261	19,044	
Estimated Gross Income	\$627,047	\$783,919	\$264,187	
Gross Income per SqFt	\$14.16	\$14.45	\$13.87	
Estimated Expense	\$282,083	\$350,608	\$115,665	
Expense SqFt	\$6.37	\$6.46	\$6.07	
Net Operating Income	\$344,964	\$433,311	\$148,522	
Full Market Value	\$2,392,000	\$2,651,000	\$914,000	
Market Value per SqFt	\$54.02	\$48.86	\$47.99	
Distance from Cooperative in miles		0.18	0.30	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0317	1-02250-0080	1-02228-0042	
Address	60 PARK TERRACE EAST	254 SEAMAN AVENUE	272 SHERMAN AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	75	61	63	
Year Built	1956	1925	1928	
Gross SqFt	70,245	54,261	45,072	
Estimated Gross Income	\$1,015,040	\$783,919	\$651,123	
Gross Income per SqFt	\$14.45	\$14.45	\$14.45	
Estimated Expense	\$533,862	\$350,608	\$393,701	
Expense SqFt	\$7.60	\$6.46	\$8.73	
Net Operating Income	\$481,178	\$433,311	\$257,422	
Full Market Value	\$3,330,000	\$2,651,000	\$1,781,000	
Market Value per SqFt	\$47.41	\$48.86	\$39.51	
Distance from Cooperative in miles		0.18	0.28	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0332	1-02243-0283	1-02243-0030	1-02243-0045
Address	48 PARK TERRACE EAST	520 WEST 218 STREET	5009 BROADWAY	10 PARK TERRACE EAST
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	72	60	79	72
Year Built	1941	1927	1929	1925
Gross SqFt	106,983	67,734	83,766	80,808
Estimated Gross Income	\$1,331,938	\$1,032,337	\$1,043,298	\$982,513
Gross Income per SqFt	\$12.45	\$15.24	\$12.45	\$12.16
Estimated Expense	\$509,239	\$478,459	\$398,403	\$548,522
Expense SqFt	\$4.76	\$7.06	\$4.76	\$6.79
Net Operating Income	\$822,699	\$553,878	\$644,895	\$433,991
Full Market Value	\$5,518,000	\$3,805,000	\$3,014,000	\$2,758,000
Market Value per SqFt	\$51.58	\$56.18	\$35.98	\$34.13
Distance from Cooperative in miles		0.07	0.16	0.16

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0347	1-02243-0358	1-02243-0241	1-02250-0080
Address	50 PARK TERRACE WEST	235 SEAMAN AVENUE	5025 BROADWAY	254 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	50	52	75	61
Year Built	1925	1935	1925	1925
Gross SqFt	47,477	47,180	61,380	54,261
Estimated Gross Income	\$686,043	\$751,623	\$813,609	\$783,919
Gross Income per SqFt	\$14.45	\$15.93	\$13.26	\$14.45
Estimated Expense	\$306,701	\$228,410	\$396,334	\$350,608
Expense SqFt	\$6.46	\$4.84	\$6.46	\$6.46
Net Operating Income	\$379,342	\$523,213	\$417,275	\$433,311
Full Market Value	\$2,625,000	\$3,571,000	\$2,771,000	\$2,651,000
Market Value per SqFt	\$55.29	\$75.69	\$45.14	\$48.86
Distance from Cooperative in miles		0.06	0.07	0.13

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0354	1-02250-0080	1-02243-0283	
Address	45 PARK TERRACE WEST	254 SEAMAN AVENUE	520 WEST 218 STREET	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	48	61	60	
Year Built	1940	1925	1927	
Gross SqFt	47,180	54,261	67,734	
Estimated Gross Income	\$700,623	\$783,919	\$1,032,337	
Gross Income per SqFt	\$14.85	\$14.45	\$15.24	
Estimated Expense	\$318,937	\$350,608	\$478,459	
Expense SqFt	\$6.76	\$6.46	\$7.06	
Net Operating Income	\$381,686	\$433,311	\$553,878	
Full Market Value	\$2,631,000	\$2,651,000	\$3,805,000	
Market Value per SqFt	\$55.77	\$48.86	\$56.18	
Distance from Cooperative in miles		0.09	0.14	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0366	1-02250-0050	1-02250-0080	
Address	251 SEAMAN AVENUE	583 WEST 215 STREET	254 SEAMAN AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	67	67	61	
Year Built	1939	1930	1925	
Gross SqFt	63,804	68,592	54,261	
Estimated Gross Income	\$932,176	\$1,013,104	\$783,919	
Gross Income per SqFt	\$14.61	\$14.77	\$14.45	
Estimated Expense	\$447,904	\$537,075	\$350,608	
Expense SqFt	\$7.02	\$7.83	\$6.46	
Net Operating Income	\$484,272	\$476,029	\$433,311	
Full Market Value	\$3,058,000	\$3,284,000	\$2,651,000	
Market Value per SqFt	\$47.93	\$47.88	\$48.86	
Distance from Cooperative in miles		0.06	0.06	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02243-0399	1-02243-0358	1-02250-0080	
Address	57 PARK TERRACE WEST	235 SEAMAN AVENUE	254 SEAMAN AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	51	52	61	
Year Built	1937	1935	1925	
Gross SqFt	50,117	47,180	54,261	
Estimated Gross Income	\$761,277	\$751,623	\$783,919	
Gross Income per SqFt	\$15.19	\$15.93	\$14.45	
Estimated Expense	\$283,161	\$228,410	\$350,608	
Expense SqFt	\$5.65	\$4.84	\$6.46	
Net Operating Income	\$478,116	\$523,213	\$433,311	
Full Market Value	\$3,286,000	\$3,571,000	\$2,651,000	
Market Value per SqFt	\$65.57	\$75.69	\$48.86	
Distance from Cooperative in miles		0.08	0.06	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02246-0110	1-02175-0027	1-02175-0033	
Address	1825 RIVERSIDE DRIVE	4706 BROADWAY	4720 BROADWAY	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
Total Units	42	63	52	
Year Built	1926	1930	1920	
Gross SqFt	57,796	67,800	52,378	
Estimated Gross Income	\$801,631	\$972,643	\$723,864	
Gross Income per SqFt	\$13.87	\$14.35	\$13.82	
Estimated Expense	\$325,391	\$333,015	\$361,932	
Expense SqFt	\$5.63	\$4.91	\$6.91	
Net Operating Income	\$476,240	\$639,628	\$361,932	
Full Market Value	\$3,139,000	\$3,223,000	\$2,387,000	
Market Value per SqFt	\$54.31	\$47.54	\$45.57	
Distance from Cooperative in miles		0.15	0.16	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02246-0120	1-02246-0125	1-02246-0135	
Address	1803 RIVERSIDE DRIVE	1795 RIVERSIDE DRIVE	1781 RIVERSIDE DRIVE	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
Total Units	74	75	65	
Year Built	1920	1925	1920	
Gross SqFt	86,352	80,736	72,602	
Estimated Gross Income	\$1,198,566	\$1,025,912	\$1,091,820	
Gross Income per SqFt	\$13.88	\$12.71	\$15.04	
Estimated Expense	\$461,983	\$497,090	\$329,925	
Expense SqFt	\$5.35	\$6.16	\$4.54	
Net Operating Income	\$736,583	\$528,822	\$761,895	
Full Market Value	\$4,854,000	\$3,537,000	\$5,242,000	
Market Value per SqFt	\$56.21	\$43.81	\$72.20	
Distance from Cooperative in miles		0.00	0.05	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02246-0130	1-02175-0170	1-02175-0027	
Address	1793 RIVERSIDE DRIVE	98 THAYER STREET	4706 BROADWAY	
Neighborhood	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	WASHINGTON HEIGHTS UPPER	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
Total Units	62	59	63	
Year Built	1926	1929	1930	
Gross SqFt	66,456	54,732	67,800	
Estimated Gross Income	\$956,302	\$789,978	\$972,643	
Gross Income per SqFt	\$14.39	\$14.43	\$14.35	
Estimated Expense	\$352,881	\$311,787	\$333,015	
Expense SqFt	\$5.31	\$5.70	\$4.91	
Net Operating Income	\$603,421	\$478,191	\$639,628	
Full Market Value	\$4,177,000	\$3,310,000	\$3,223,000	
Market Value per SqFt	\$62.85	\$60.48	\$47.54	
Distance from Cooperative in miles		0.24	0.22	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02248-0001	1-02248-0117	1-02248-0024	
Address	91 PAYSON AVENUE	100 SEAMAN AVENUE	139 PAYSON AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	72	84	61	
Year Built	1935	1929	1927	
Gross SqFt	82,272	90,298	61,584	
Estimated Gross Income	\$1,074,472	\$1,102,969	\$856,577	
Gross Income per SqFt	\$13.06	\$12.21	\$13.91	
Estimated Expense	\$489,518	\$468,073	\$379,133	
Expense SqFt	\$5.95	\$5.18	\$6.16	
Net Operating Income	\$584,954	\$634,896	\$477,444	
Full Market Value	\$3,896,000	\$4,031,000	\$3,145,000	
Market Value per SqFt	\$47.36	\$44.64	\$51.07	
Distance from Cooperative in miles		0.00	0.00	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02248-0009	1-02248-0109	1-02248-0012	
Address	115 PAYSON AVENUE	116 SEAMAN AVENUE	119 PAYSON AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	37	32	43	
Year Built	1937	1937	1930	
Gross SqFt	31,140	23,418	43,911	
Estimated Gross Income	\$441,254	\$361,612	\$566,455	
Gross Income per SqFt	\$14.17	\$15.44	\$12.90	
Estimated Expense	\$203,344	\$143,352	\$289,649	
Expense SqFt	\$6.53	\$6.12	\$6.60	
Net Operating Income	\$237,910	\$218,260	\$276,806	
Full Market Value	\$1,650,000	\$1,497,000	\$1,847,000	
Market Value per SqFt	\$52.99	\$63.93	\$42.06	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02250-0014	1-02240-0006	1-02250-0050	1-02250-0080
Address	586 WEST 215 STREET	121 SEAMAN AVENUE	583 WEST 215 STREET	254 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	41	67	61
Year Built	1937	1932	1930	1925
Gross SqFt	38,505	36,793	68,592	54,261
Estimated Gross Income	\$568,719	\$559,622	\$1,013,104	\$783,919
Gross Income per SqFt	\$14.77	\$15.21	\$14.77	\$14.45
Estimated Expense	\$291,483	\$285,146	\$537,075	\$350,608
Expense SqFt	\$7.57	\$7.75	\$7.83	\$6.46
Net Operating Income	\$277,236	\$274,476	\$476,029	\$433,311
Full Market Value	\$1,913,000	\$1,886,000	\$3,284,000	\$2,651,000
Market Value per SqFt	\$49.68	\$51.26	\$47.88	\$48.86
Distance from Cooperative in miles		0.28	0.06	0.06

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02250-0054	1-02250-0080	1-02250-0050	
Address	25 INDIAN ROAD	254 SEAMAN AVENUE	583 WEST 215 STREET	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	50	61	67	
Year Built	1953	1925	1930	
Gross SqFt	55,296	54,261	68,592	
Estimated Gross Income	\$807,875	\$783,919	\$1,013,104	
Gross Income per SqFt	\$14.61	\$14.45	\$14.77	
Estimated Expense	\$388,178	\$350,608	\$537,075	
Expense SqFt	\$7.02	\$6.46	\$7.83	
Net Operating Income	\$419,697	\$433,311	\$476,029	
Full Market Value	\$2,899,000	\$2,651,000	\$3,284,000	
Market Value per SqFt	\$52.43	\$48.86	\$47.88	
Distance from Cooperative in miles		0.00	0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02250-0072	1-02250-0080	1-02243-0358	
Address	270 SEAMAN AVENUE	254 SEAMAN AVENUE	235 SEAMAN AVENUE	
Neighborhood	INWOOD	INWOOD	INWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
Total Units	50	61	52	
Year Built	1926	1925	1935	
Gross SqFt	50,066	54,261	47,180	
Estimated Gross Income	\$760,503	\$783,919	\$751,623	
Gross Income per SqFt	\$15.19	\$14.45	\$15.93	
Estimated Expense	\$282,873	\$350,608	\$228,410	
Expense SqFt	\$5.65	\$6.46	\$4.84	
Net Operating Income	\$477,630	\$433,311	\$523,213	
Full Market Value	\$2,794,000	\$2,651,000	\$3,571,000	
Market Value per SqFt	\$55.81	\$48.86	\$75.69	
Distance from Cooperative in miles		0.00	0.09	

BOROUGH OF MANHATTAN - 2011/12 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	1-02250-0084	1-02243-0283	1-02250-0050	1-02250-0080
Address	244 SEAMAN AVENUE	520 WEST 218 STREET	583 WEST 215 STREET	254 SEAMAN AVENUE
Neighborhood	INWOOD	INWOOD	INWOOD	INWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	60	67	61
Year Built	1966	1927	1930	1925
Gross SqFt	78,130	67,734	68,592	54,261
Estimated Gross Income	\$1,153,980	\$1,032,337	\$1,013,104	\$783,919
Gross Income per SqFt	\$14.77	\$15.24	\$14.77	\$14.45
Estimated Expense	\$591,444	\$478,459	\$537,075	\$350,608
Expense SqFt	\$7.57	\$7.06	\$7.83	\$6.46
Net Operating Income	\$562,536	\$553,878	\$476,029	\$433,311
Full Market Value	\$3,751,000	\$3,805,000	\$3,284,000	\$2,651,000
Market Value per SqFt	\$48.01	\$56.18	\$47.88	\$48.86
Distance from Cooperative in miles		0.13	0.00	0.00